# CITY OF PITTSBURG
# AMENDED AGENDA

## APRIL 20, 2026

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

**SPECIAL MEETING**
**DRAFT 5 YEAR CAPITAL IMPROVEMENT PROGRAM WORKSHOP**
**6:30 PM**

**REGULAR MEETING**
**7:00 PM**

**CITY COUNCIL**
**PITTSBURG ARTS AND COMMUNITY FOUNDATION**
**PITTSBURG POWER COMPANY**
**SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II**
**SUCCESSOR AGENCY**

**PRESIDING**

| | |
|---|---|
| Mayor/Chair | • Dionne Adams |
| Vice-Mayor/Chair | • Angelica Lopez |
| Council Member/Board Member | • Juan Antonio Banales |
| Council Member/Board Member | • Arlene Kobata |
| Council Member/Board Member | • Jelani Killings |

**FOR HOUSING AUTHORITY**

| | |
|---|---|
| Housing Authority Member | • S.L. Floyd |
| Housing Authority Member | • Annie Hill Herring |

---

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are 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 from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also 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.

**6:30 PM - SPECIAL MEETING FOR DRAFT 5 YEAR CAPITAL IMPROVEMENT PROGRAM WORKSHOP**

1. Draft 5 Year Capital Improvement Program FY 2026/27 through 2030/31

**7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS**

The standing proclamation(s) were published as part of the agenda. The proclamation(s) will be posted on the City's website and social media accounts as appropriate.

2. Th!nk Pittsburg - Blue Planet
3. Recognize the 2026 Youth Hall of Fame Award Recipients
4. Second Chance Month
5. National Library Week
6. Earth Day and Civic Pride Day
7. Arbor Day

**PUBLIC COMMENTS**

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar 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 three minutes to address the Council unless additional time is allowed as provided for spokespersons. 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. (No Action Required)

**CITY MANAGER REPORTS/REMARKS**

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

**COMMITTEE REPORTS**

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

## COMBINED CITY COUNCIL AND SUCCESSOR AGENCY CONSIDERATION

8. Adoption of a City Council Resolution Approving the Technology Disruption, Decorum, and Disruptive Behavior Policy for City Council Meetings in Compliance with the Ralph M. Brown Act

   Starting no later than July 1, 2026, City Council meetings will shift to a hybrid format with both in-person and remote participation. To comply with recent legislative amendments to the Ralph M. Brown Act (Brown Act) enacted by Senate Bill (SB) 707, this policy establishes the procedure in the event of a disruption in two-way remote participation, and provides for actions that may be taken to address disruptive behavior during a City Council meeting. The policy further sets forth decorum standards.

9. Adoption of a Successor Agency to the Redevelopment Agency of the City of Pittsburg Resolution Authorizing the 2026 Tax Allocation Refunding Bonds, Series A and B

   Based on current market rates, a refinancing of the outstanding bonds is anticipated to generate over $1,950,000 of present value savings, or $10,600,000 in gross cash flow savings. The savings will be shared among the taxing entities, including the City's General Fund. The refunding will also shorten the final maturity of the Agency's bonds from 2036 to 2030.

10. Adoption of a City Council Minute Order to Approve the City Council Strategic Plan for Fiscal Year 2026-27

    The City Council and staff collaborate annually to establish a City Council Strategic Plan (Plan) for the following fiscal year. Staff is proposing the Fiscal Year 2026-27 Plan.

## CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

## COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

11. Minutes of April 6, 2026

12. Adoption of a City Council Resolution Authorizing the Execution of an Agreement between the City of Pittsburg and Contra Costa County for Project 2052-Delta De Anza Multimodal Trail Safety Improvements

    The City of Pittsburg (City) and Contra Costa County (County) submitted a joint application to the One Bay Area Grant (OBAG3) for Project 2052- Delta De Anza Multimodal Trail Safety Improvements (Project) and was awarded $4,427,000. The Agreement describes the roles and responsibilities for the City, as lead agency, and County within their respective jurisdictions to complete the Project. Adoption of this Resolution will authorize the City Manager to execute an Agreement with the County for the Project.

13. Adoption of a City Council Resolution Approving a List of Projects to be Funded by Senate Bill 1, the Road Repair and Accountability Act of 2017, for Fiscal Year 2026/27

    Each Fiscal Year (FY) the City must adopt by resolution, a list of projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), also referred to as Senate Bill 1 ("SB1"). Attached to this report is the proposed list of projects to receive this funding during FY 2026/27.

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

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

15. Adoption of a City Council Resolution Authorizing Submittal of Applications to the Bay Area Air Quality Management District Bay REPAIR Grant Program, Negotiation and Execution of Required Partnership and Grant Agreements, and Acceptance of Any Awarded Funds

    The Bay Area Air Quality Management District (BAAQMD) is soliciting applications for the Bay REPAIR (Reinvesting Penalties for Air Improvement and Resilience) Local Community Benefits Fund (LCBF) grant program, which funds community-focused air quality improvement, exposure reduction, clean transportation, and economic resilience projects. City staff is seeking City Council approval to submit one lead application and participate in up to two projects as a co-applicant, negotiate and execute required Partnership and Grant Agreements, and accept any awarded funds.

## COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

## COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)

## ADJOURNMENT TO MAY 4, 2026

## 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

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

### DISRUPTIVE CONDUCT

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.

### LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

# City Council Agency/Liaison/Subcommittee Assignments as of March 26, 2026

| OUTSIDE AGENCY BOARDS | COUNCIL MEMBER(S) | TYPE | MEETS | TIME | STAFF |
|---|---|---|---|---|---|
| ABAG | Dionne Adams / Jelani Killings (Alt.) | Standing | Annual | | D.Gale/M. Aliotti |
| Delta Diablo* | Jelani Killings / Arlene Kobata (Alt.) | Standing | 2nd Wednesday | 4:30 PM | J. Samuelson |
| East Co. Co. County Habitat Conservancy | Arlene Kobata / Juan Banales (Alt.) | Standing | 4th Monday (Bi-Monthly) | 2:00 PM | J. Davis |
| East County Water Management | Juan Banales / Jelani Killings (Alt.) | Standing | Bi-Annual | 1:00 PM | J. Samuelson |
| MCE Clean Energy Board | Arlene Kobata / Angelica Lopez (Alt.) | Standing | 3rd Thursday | 6:30 PM | J. Davis |
| TRANSPLAN / ECCRFFA | Juan Banales / Dionne Adams (Alt.) | Standing | 2nd Thursday | 6:30 PM | J. Samuelson |
| Tri-Delta Transit (2 reps)** | Angelica Lopez & Dionne Adams / Jelani Killings (Alt.) | Standing | 4th Wednesday | 4:00 PM | J. Samuelson |
| **LIAISON** | **COUNCIL MEMBER(S)** | **TYPE** | **MEETS** | **TIME** | **STAFF** |
| East Bay League of California Cities | Dionne Adams / Angelica Lopez (Alt.) | Standing | 3rd Thursday | | D.Gale/M. Aliotti |
| Green Empowerment Zone | Arlene Kobata / Jelani Killings (Alt.) | Standing | 3rd Friday (Bi-Monthly) | 9:30 AM | J. Davis |
| Los Medanos Health Advisory Committee | Arlene Kobata & Dionne Adams | Ad Hoc | As needed | | D.Gale/M. Aliotti |
| Mayor's Conference | Dionne Adams / Angelica Lopez (Alt.) | Standing | 1st Thursday | 6:30 PM | D.Gale/M. Aliotti |
| School Districts Committee (2x2) | Jelani Killings & Angelica Lopez / Juan Banales (Alt.) | Standing | Quarterly | | D.Gale/M. Aliotti |
| **SUBCOMMITTEES** | **COUNCIL MEMBER(S)** | **TYPE** | **MEETS** | **TIME** | **STAFF** |
| Community and Economic Development | Jelani Killings & Dionne Adams / Angelica Lopez (Alt.) | Standing | 2nd Thursday | 5:30 PM | J. Davis |
| Data Center and Hydrogen | Jelani Killings & Juan Banales | Ad Hoc | As needed | | J. Davis |
| Development Agreement | Jelani Killings & Dionne Adams | Ad Hoc | As needed | | J. Davis |
| Finance Management | Dionne Adams, & Juan Banales / Jelani Killings (Alt.) | Standing | 2nd Wednesday | 5:30 PM | E. Adair |
| Infrastructure and Transportation | Juan Banales & Arlene Kobata / Dionne Adams (Alt.) | Standing | 4th Thursday | 5:30 PM | J. Samuelson |
| Tenant Protections | Juan Banales & Angelica Lopez | Ad Hoc | As needed | | S. Bellafronte |
| Life Enrichment | Dionne Adams & Arlene Kobata / Jelani Killings (Alt.) | Standing | 3rd Wednesday | 5:30 PM | K. Simonton |
| Pittsburg Arts and Community Foundation | Jelani Killings & Angelica Lopez | Standing | As needed | | K. Simonton |
| Public Safety | Juan Banales & Angelica Lopez / Arlene Kobata Alt.) | Standing | 1st Wednesday | 5:30 PM | S. Albanese |

*Stipend of $170 per month
** Stipend of 100 per month

Pittsburg
CALIFORNIA

# FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

2026/27 - 2030/31

**65 CIVIC AVENUE**
**PITTSBURG, CA 94565**

This page was intentionally left blank.

# Table of Contents


Introduction ..... 4

City Council/Executive Staff ..... 5

Contributors ..... 6

CIP Overview ..... 7

Accomplishments From FY 2025/26 ..... 9

Active CIP Projects ..... 10

Project Categories/Potential Funding Sources ..... 12

Capital Improvement Program Summary ..... 15

Funding Sources ..... 19

Summary of Capital Improvement Projects by Priority ..... 31

Roadway Infrastructure Projects ..... 35

Underground Infrastructure Projects ..... 63

Community Facilities Projects ..... 77

Park Projects ..... 87

Marina Projects ..... 95

Power Projects ..... 99

Future Improvements ..... 109

Appendix A: Glossary of Funding ..... 127

Appendix B: Acronyms ..... 135

Appendix C: Current Projects Totals ..... 139

Appendix D: Project Summary ..... 145

Appendix E: Project Index ..... 153

This page was intentionally left blank.

# CITY OF PITTSBURG
# FY 2026/27 - FY 2030/31
# FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

## ***City Council***

Dionne Adams..... MAYOR

Angelica Lopez ..... VICE MAYOR

Juan Antonio Banales ..... COUNCIL MEMBER

Arlene Kobata ..... COUNCIL MEMBER

Jelani Killings..... COUNCIL MEMBER

## ***Executive Team***

Darin Gale ..... CITY MANAGER

Donna Mooney……..…CITY ATTORNEY

Maria Aliotti ..... ASSISTANT CITY MANAGER

Elena Adair……..FINANCE DIRECTOR

Jordan Davis ……DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

John Samuelson ..... PUBLIC WORKS DIRECTOR/CITY ENGINEER

Kolette Simonton……..DIRECTOR OF RECREATION

**PREPARED BY**

Public Works Department Staff

April 20, 2026

## ***Contributors***

Sharon Paz ..... ADMINISTRATIVE ANALYST ll

Lydia Blakely ..... ADMINISTRATIVE SPECIALIST

Gina Haynes ..... ASSISTANT DIRECTOR OF PUBLIC WORKS-ENGINEERING

Mariana Mena ..... SENIOR ENGINEER

SM Saklaen..... SENIOR ENGINEER

Khristin Labao ..... ASSOCIATE ENGINEER

Savon Resse ..... ASSOCIATE ENGINEER

Tina Tan ..... ASSISTANT ENGINEER

Maria Ruiz ..... ASSISTANT ENGINEER

Jolan Longway ..... DEVELOPMENT SERVICES SUPERVISOR

April Chamberlain ..... ADMINISTRATIVE ANALYST II

Zuna Barker Portillo ..... ENVIRONMENTAL HEALTH AND SAFETY OFFICER

Sara Bellafronte ..... ASSISTANT TO THE CITY MANAGER

Hilario Mata ..... ASSISTANT DIRECTOR OF PUBLIC WORKS

Bobby Joaquin ..... LEAD SUPERINTENDENT- PUBLIC WORKS

Jorge Esparza ..... SUPERINTENDENT - WASTEWATER

Jason Moser ..... SUPERINTENDENT - WATER TREATMENT PLANT

Pedro Ramos..... SUPERINTENDENT – WATER

Bryan Ballardo ..... SUPERINTENDENT – OPERATIONS

Olivia Ortega ..... HARBORMASTER

Tracy Story..... FINANCIAL ANALYSIS

Vanessa Xie ..... DEPUTY GENERAL MANAGER – PITTSBURG POWER COMPANY

Bradly Bond……UTILITY SUPERVISOR-PITTSBURG POWER COMPANY

## OVERVIEW

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

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

The 5-Year CIP for Fiscal Year (FY) 2026/27 through FY 2030/31 includes **59** current or new projects with a total estimated cost of **$328,205,360** for the benefit of the residents of Pittsburg which includes projects proposed by Pittsburg Power Company at the Island Energy facility on Mare Island in Vallejo.

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

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

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

### CIP Prioritization Policy and Descriptors

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

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

- Federal, State and Local regulations.
- Demands due to increased population and development.
- Potential for increased efficiencies in infrastructure.
- Maintenance of existing service level and Quality of Service.

- Risk to Health, Safety and Environment and Regulatory or Mandated Requirements.
- Funding Availability.
- Community Investment and Economic Prosperity.
- Sustainability and Conservation.
- Multiple Cross Relationship Opportunities.

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

- **Priority Level 1: Essential (High)–** Projects in the Level 1 category are the highest priority projects. These projects are current in status and prioritized to protect the health, safety, and welfare of the general public.
    - **Priority Level 1 Descriptors:**
        - 1A. Ongoing Projects – Currently under construction.
        - 1B. Legal/Regulatory Obligations – Required by Federal, State, County or other municipal requirements.
        - 1C. Safety/Emergency Obligations – Ensure the safety of the citizens, mitigate emergencies, and reduce liability to the City.
        - 1D. Development – Required due to development projects.
        - 1E. Consensus Priority – Identified as a consensus goal by City Council.

- **Priority Level 2: Required (Medium)–** Projects in the Level 2 category are medium priority. These projects should replace facilities that are past the service life according to industry standard practice or to make a determination that a retrofit of the existing facilities is cost effective and/or efficient.
    - **Priority Level 2 Descriptors:**
        - 2F. Development – Funded entirely with Development Impact Fee funds.
        - 2G. Agency Assisted – Relying on outside agencies for funding, including grants, which may have funding expenditure deadlines.
        - 2H. Service Increase/Maintenance – Increase the efficiency or maintain the existing service levels of City systems.

- **Priority Level 3: Goals (Low)** – Projects in the Level 3 category are low priority which are “desirable and optional” projects if appropriate funding avenues exist.
    - **Priority Level 3 Descriptors:**
        - 3I. Aesthetic Improvements – Enhances the appearance of City facilities.
        - 3J. Any project which does not meet any of the above criteria.

Proposed funding for the listed projects is according to their priority ranking or available funding. The staff obtain funding projections and available funding for current and future projects from the City’s Finance Department and apply them to the CIP accordingly. These projects will receive further evaluation in the next 5-Year CIP update beginning in FY 2027/28.

**ACCOMPLISHMENTS FROM FY 2025/26**

On August 18, 2025, the City Council adopted Resolution 25-14662 approving the Five-Year CIP for FY 2025/26 - 2029/30 allocating funds to various projects. Since the approval of the previous 5-year CIP, staff made progress moving new projects forward to completion and act towards completing existing projects. Below is a summary of accomplishments since the City Council's approval of the last 5-Year CIP update:

**1. COMPLETED CIP PROJECTS**

Since adoption of the previous 5-year CIP there are **13** completed CIP projects which are those projects that have completed the entire scope and accomplished the stated goals or are in close-out phase.

These projects include the following:

| Completed (13 Projects) | |
|---|---|
| **Project No.** | **Project Name** |
| 2018 | BART Pedestrian and Bike Connectivity Project-Phase I |
| 2029 | Zone 4 Pavement Management |
| 2038 | HSIP 10-Citywide Roadway Improvements |
| 2044 | Bailey Road Pavement Repair |
| 2133 | Trail Crossing Improvements (TDA) |
| 3023 | Willow Pass Storm Drain Repair |
| 3333 | California Theatre Below Stage Modifications |
| 1754 | City Park Restroom Facility |
| 1756 | Landscape Master Plan Update |
| 3080 | Pittsburg Premier Fields-Phase I |
| 3022 | Riverview Park Fishing Pier |
| 5704 | Centeral Harbor Park and Boat Launch Facilities-Phase I |
| 4067 | 2025/26 CDBG ADA Curb Ramp Installation Project |

## 2. ACTIVE CIP PROJECTS

There are **59** active projects which are those projects that Staff is currently planning, are being designed or have been designed, are out for contractors to bid on, or are under construction.

These projects include the following:

**Roadway Infrastructure** (26 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 37 | 2019 | BART Pedestrian & Bicycle Connectivity | $ 11,068,824 |
| 38 | 2037 | Harbor Street Safety Improvements (HSIP 12) | $ 2,612,700 |
| 39 | 2041 | Bailey Road Improvements Phase I | $ 22,083,200 |
| 40 | 2042 | Annual Citywide Traffic Calming | $ 600,000 |
| 41 | 2043 | Zone 7 Pavement Management Phase I | $ 4,587,152 |
| 42 | 2045 | Walk-Smart Crosswalk Improvements | $ 125,700 |
| 43 | 2049 | Bailey Road Pavement Maintenance | $ 2,080,000 |
| 44 | 2052 | Delta De Anza Multimodal Trail Safety Improvements | $ 5,009,406 |
| 45 | 2228 | Citywide Arterial Median Conversion | $ 580,000 |
| 46 | 2242 | Annual Citywide Striping & Signage | $ 547,168 |
| 47 | 2243 | Countywide Smart Signals Project | $ 1,332,724 |
| 48 | 2244 | Citywide Sidewalk Repair | $ 370,800 |
| 49 | 2314 | Pittsburg Center Smart City Pilot | $ 1,337,640 |
| 50 | 3038 | West Leland Road Extension Phase II | $ 33,380,000 |
| 51 | 3039 | Pittsburg Antioch Highway Widening | $ 38,080,000 |
| 52 | 3332 | Annual Citywide Fence/Soundwall Repairs | $ 805,000 |
| 53 | 4079 | Linscheid Drive Traffic Calming | $ 920,236 |
| 54 | TBD | Pavement Management Program | $ 16,600,000 |
| 55 | TBD | 2026/27 CDBG ADA Curb Ramp Installation Project | $ 300,000 |
| 56 | TBD | Zone 7 Pavement Management Phase II | $ 4,150,000 |
| 57 | TBD | City Gateway Beautification Project | $ 500,000 |
| 58 | TBD | Loveridge Road Complete Streets | $ 26,250,000 |
| 59 | TBD | West Leland Road Landscape Medians | $ 6,650,000 |
| 60 | TBD | California Avenue Class I Bike Path | $ 3,540,000 |
| 61 | TBD | West Leland Road Bicycle & Pedestrian Overcrossing | $ 10,000,000 |
| 62 | TBD | Delta DeAnza Multimodal Trail Safety Improvements Phase II | $ 8,700,000 |
| | | **TOTAL COST** | **$ 202,210,550** |

**Underground Infrastructure** (12 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 65 | 5003 | West Santa Fe Ave. Sewer Water Rehabilitation Phase I | $ 14,950,530 |
| 66 | 5006 | Water System Reliability (Cabrillo Place Waterline) | $ 2,822,916 |
| 67 | 5065 | Water Treatment Plant Capital Repairs and Improvements | $ 450,000 |
| 68 | 5067 | Hypochlorite Conversion | $ 64,408,188 |
| 69 | 5090 | Bella Vista/Riverview Water Consolidation | $ 952,400 |
| 70 | TBD | Americana Park Basin Retrofit | $ 1,651,000 |
| 71 | TBD | Loveridge Road Sanitary Sewer Pipe Re-Line | $ 165,000 |
| 72 | TBD | California Seasons Sewer Lift Station Repair | $ 1,620,000 |
| 73 | TBD | Terry Court Sewer Repair | $ 660,000 |
| 74 | TBD | Central Addition Water & Sewer Rehabilitation Project Phase I | $ 6,700,000 |
| 75 | TBD | West Santa Fe Ave. Sewer Water Rehabilitation Phase II | $ 7,500,000 |
| 76 | TBD | Buchanan Park Storm Drain Improvement | $ 380,000 |
| | | **TOTAL COST** | $ 102,260,034 |

**Community Facilities** (7 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 79 | 1755 | City Entrance Features | $ 250,000 |
| 80 | 2472 | Pittsburg Moves Active Transportation Plan Update | $ 510,000 |
| 81 | 3024 | Buchanan Road Slope Repair | $ 1,523,436 |
| 82 | 3333 | Corporation Yard Groundwater Monitoring Wells | $ 1,918,100 |
| 83 | 5007 | Highlands Ranch Tank Improvements | $ 705,000 |
| 84 | 5074 | Water Treatment Plant Alternative Fuel Conversion | $ 959,752 |
| 85 | TBD | Buchanan Pump Station Electrical Repairs | $ 380,000 |
| | | | $ 6,246,288 |

**Parks** (5 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 89 | 3040 | Buchanan Park Pond Loop Replacement | $ 222,288 |
| 90 | 3080 | Pittsburg Premier Fields Phase II | $ 10,000,000 |
| 91 | TBD | City Park Electrical Room Replacement | $ 265,000 |
| 92 | TBD | Marina Outdoor Fitness Area | $ 305,000 |
| 93 | TBD | Soccer Field Turf Replacement | $ 1,000,000 |
| | | **TOTAL COST** | $ 11,792,288 |

**Marina** (1 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 97 | 5517 | Sheds A - D Upgrades | $ 291,200 |
| | | **TOTAL COST** | $ 291,200 |

**Power** (8 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 101 | 5816 | Duct Bank and Vault Replacements | $ 1,350,000.00 |
| 102 | 5820 | Waterfront Area Reliability | $ 1,700,000.00 |
| 103 | 5821 | Outage Recovery | $ 730,000.00 |
| 104 | 5826 | RA Replacement | $ 430,000.00 |
| 105 | 5827 | Electrical Substation Battery Replacement | $ 320,000.00 |
| 106 | 5828 | Residential Gas Isolation Valves Installation | $ 400,000.00 |
| 107 | 5829 | Electrical System "SKM Modeling" and Analysis | $ 300,000.00 |
| 108 | TBD | Electrical Substation Protection Reinforcement | $ 175,000.00 |
| | | **TOTAL COST** | $ 5,405,000 |

## PROJECT CATEGORIES/POTENTIAL FUNDING SOURCES

The projects included in the FY 2026/27 – FY 2030/31 CIP have been divided into six categories. Projects included in the 5-year CIP are those that are a high priority and are fully funded, partially funded, or unfunded. Below is a description of the categories, funding requirements, as well as potential funding restrictions that may be affecting a particular project category.

These categories include the following:

### Roadway Infrastructure

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

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

The current 5-year CIP identifies **26** roadway infrastructure projects totaling **$202.2 million** that are included as current or proposed projects. This category is made up of a combination of new improvements and maintenance of existing infrastructure.

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

## Underground Infrastructure

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

The current 5-year CIP identifies **12** underground infrastructure projects totaling nearly **$102.3 million** that are included as current or proposed projects.

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

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

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

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

## Community Facilities

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

The current 5-year CIP identifies **7** community facilities totaling **$6.2 million** that are included as current or proposed projects.

Funding Sources:
The primary funding sources for this category of projects includes General Fund, Federal/State grants, and Water Operations Fund (for water facilities).

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

## Park

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

The current 5-year CIP identifies **5** park projects totaling **$11.7 million** that are included as current or proposed projects.

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

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

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

## Marina

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

The current 5-year CIP identifies **1** Marina projects totaling **$0.3 million** that are included as current or proposed projects.

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

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

## Pittsburg Power

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

The current 5-year CIP identifies **8** Pittsburg Power Company projects totaling **$5.4 million** that are included as current or proposed projects.

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

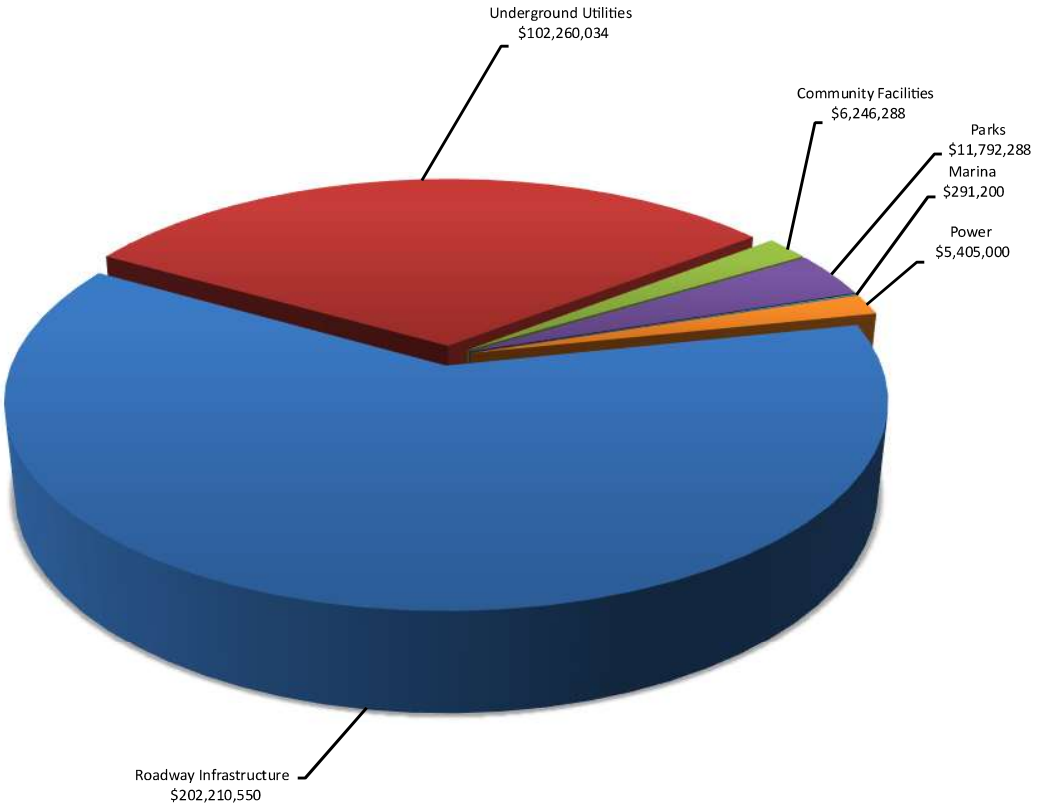
Funding Restrictions:
Projects listed in the Pittsburg Power Projects section of the CIP are funded by revenues collected by Island Energy (IE) and Pittsburg Power. These funds have occasionally been used to fund programs and projects within the City of Pittsburg. Projects currently included in the CIP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

**CAPITAL IMPROVEMENT PROGRAM SUMMARY**

The following table summarizes the total estimated project expenditures planned, by category, for the projects included in the 5-Year CIP FY 2026/27 through 2030/31. The table also indicates the projected year those funds are anticipated to be expended. At this time, new funding will be requested only for projects planned to begin planning, design, and/or construction in FY 2026/27. The remaining projects are projections based on estimates for the project costs and funds available. This table includes projects that are anticipated to be funded during the 5-year period. Amounts in the Prior Funding column have previously been allocated by the City Council through other actions.

**Capital Improvement Program Expenditures by Category**

| Category | Prior | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Per Category |
|---|---|---|---|---|---|---|---|
| Roadway Infrastructure | $ 106,797,350 | $ 4,800,000 | $ 21,973,200 | $ 4,500,000 | $ 4,500,000 | $ 59,640,000 | $ 202,210,550 |
| Underground Utilities | $ 80,339,034 | $ 2,930,000 | $ 1,565,000 | $ 2,705,000 | $ 14,696,000 | $ 25,000 | $ 102,260,034 |
| Community Facilities | $ 5,866,288 | $ 380,000 | $ - | $ - | $ - | $ - | $ 6,246,288 |
| Parks | $ 222,288 | $ 405,000 | $ 365,000 | $ 10,100,000 | $ 100,000 | $ 600,000 | $ 11,792,288 |
| Marina | $ 291,200 | $ - | $ - | $ - | $ - | $ - | $ 291,200 |
| Power | $ 2,305,000 | $ 590,000 | $ 650,000 | $ 640,000 | $ 610,000 | $ 610,000 | $ 5,405,000 |
| **Total Per Fiscal Year** | $ 195,821,160 | $9,105,000 | $24,553,200 | $17,945,000 | $19,906,000 | $60,875,000 | $328,205,360 |

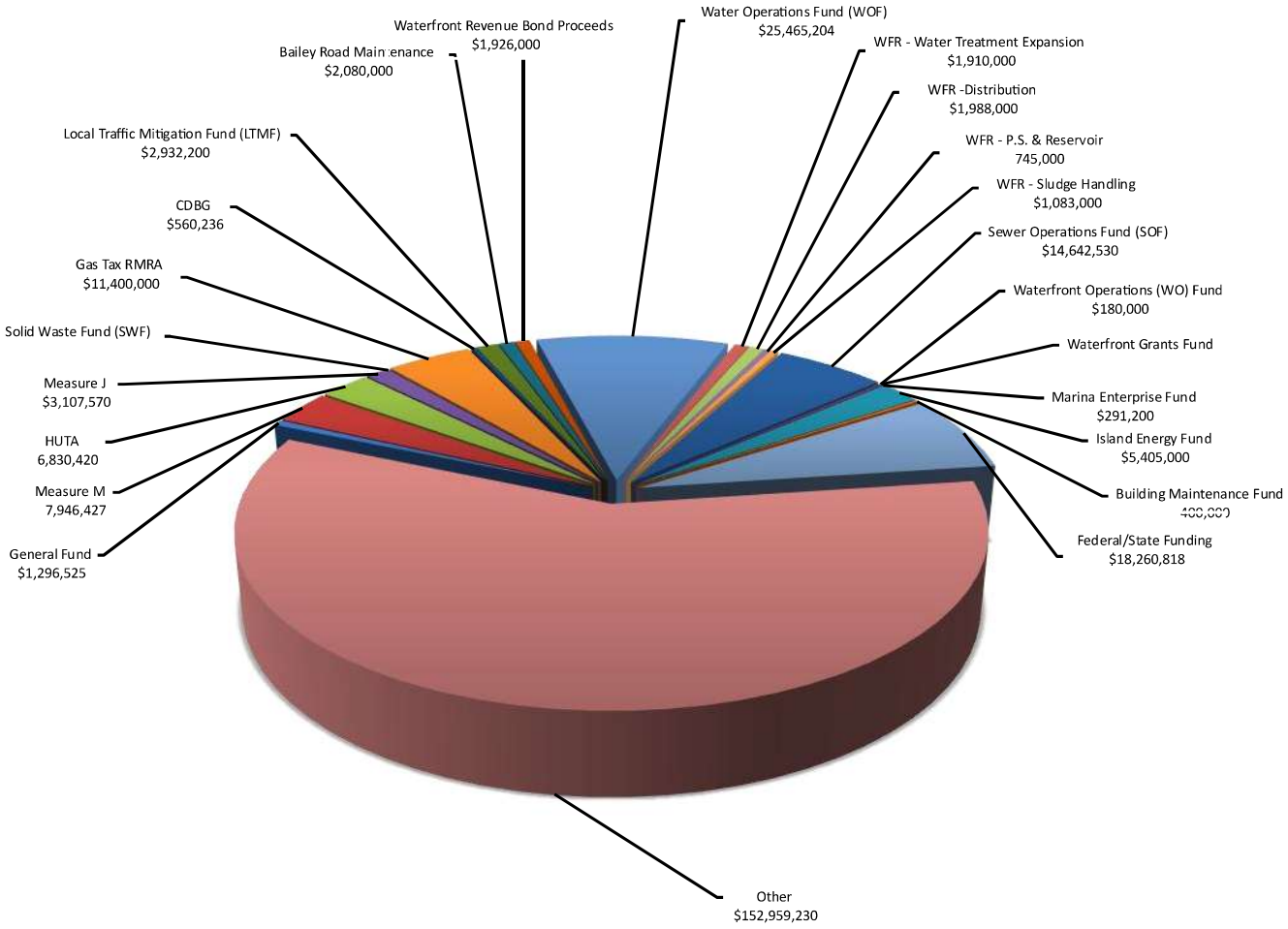

Underground Utilities
$102,260,034
Community Facilities
$6,246,288
Parks
$11,792,288
Marina
$291,200
Power
$5,405,000
Roadway Infrastructure
$202,210,550

## Capital Improvement Program Funding by Source

| Category | Fund Number | Current | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Per Funding Source |
|---|---|---|---|---|---|---|---|---|
| General Fund | 110 | $ 796,525 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 1,296,525 |
| Measure M | 111 | $ 1,696,427 | $ 1,250,000 | $ 1,250,000 | $ 1,250,000 | $ 1,250,000 | $ 1,250,000 | $ 7,946,427 |
| HUTA | 203 | $ 2,205,420 | $ 925,000 | $ 925,000 | $ 925,000 | $ 925,000 | $ 925,000 | $ 6,830,420 |
| Measure J | 204 | $ 962,570 | $ 445,000 | $ 425,000 | $ 425,000 | $ 425,000 | $ 425,000 | $ 3,107,570 |
| Solid Waste Fund (SWF) | 210 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Gas Tax RMRA | 228 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 11,400,000 |
| CDBG | 233 | $ 280,236 | $ 280,000 | $ - | $ - | $ - | $ - | $ 560,236 |
| ARPA | 298 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Local Traffic Mitigation Fund (LTMF) | 303 | $ 2,439,000 | $ - | $ 493,200 | $ - | $ - | $ - | $ 2,932,200 |
| Park Dedication Fund (PDF) | 304 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Bailey Road Maintenance | 312 | $ 2,080,000 | $ - | $ - | $ - | $ - | $ - | $ 2,080,000 |
| Waterfront Revenue Bond Proceeds | 500 | $ 1,926,000 | $ - | $ - | $ - | $ - | $ - | $ 1,926,000 |
| Water Operations Fund (WOF) | 501 | $ 19,445,204 | $ 2,670,000 | $ 25,000 | $ 275,000 | $ 3,025,000 | $ 25,000 | $ 25,465,204 |
| WFR - Water Treatment Expansion | 502 | $ 1,910,000 | $ - | $ - | $ - | $ - | $ - | $ 1,910,000 |
| WFR -Distribution | 503 | $ 1,988,000 | $ - | $ - | $ - | $ - | $ - | $ 1,988,000 |
| WFR - P.S. & Reservoir | 506 | $ 745,000 | $ - | $ - | $ - | $ - | $ - | $ 745,000 |
| Water Facility Reserve (WFR) | 507 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| WFR - Sludge Handling | 509 | $ 1,083,000 | $ - | $ - | $ - | $ - | $ - | $ 1,083,000 |
| Sewer Operations Fund (SOF) | 521 | $ 8,712,530 | $ 580,000 | $ 1,100,000 | $ 250,000 | $ 4,000,000 | $ - | $ 14,642,530 |
| Waterfront Operations (WO) Fund | 540 | $ - | $ 180,000 | $ - | $ - | $ - | $ - | $ 180,000 |
| Waterfront Grants Fund | 541 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Marina Enterprise Fund | 550 | $ 291,200 | $ - | $ - | $ - | $ - | $ - | $ 291,200 |
| Island Energy Fund | 580 | $ 2,305,000 | $ 590,000 | $ 650,000 | $ 640,000 | $ 610,000 | $ 610,000 | $ 5,405,000 |
| Building Maintenance Fund | 621 | $ 400,000 | | | | | | $ 400,000 |
| Federal/State Funding | - | $ 18,260,818 | $ - | $ - | $ - | $ - | $ - | $ 18,260,818 |
| Other | - | $ 126,394,230 | $ 125,000 | $ 16,440,000 | $ 10,000,000 | $ - | $ - | $ 152,959,230 |
| **Total Per Fiscal Year** | | $ 195,821,160 | $ 9,045,000 | $ 23,308,200 | $ 15,765,000 | $ 12,235,000 | $ 5,235,000 | $261,409,360 |

| Category | Fund Number | Current ($) | FY 2026/27 ($) | FY 2027/28 ($) | FY 2028/29 ($) | FY 2029/30 ($) | FY 2030/31 ($) | Unfunded Total |
|---|---|---|---|---|---|---|---|---|
| Unfunded | - | $ - | $ 60,000 | $ 1,245,000 | $ 2,180,000 | $ 7,671,000 | $ 55,640,000 | $ 66,796,000 |
| **Total Per Fiscal Year** | | $ - | $ 60,000 | $ 1,245,000 | $ 2,180,000 | $ 7,671,000 | $ 55,640,000 | $ 66,796,000 |

| | |
|---|---|
| **TOTAL + UNFUNDED** | $ 328,205,360 |


Water Operations Fund (WOF)
$25,465,204
Waterfront Revenue Bond Proceeds
$1,926,000
Bailey Road Maintenance
$2,080,000
WFR - Water Treatment Expansion
$1,910,000
WFR -Distribution
$1,988,000
Local Traffic Mitigation Fund (LTMF)
$2,932,200
WFR - P.S. & Reservoir
745,000
CDBG
$560,236
WFR - Sludge Handling
$1,083,000
Sewer Operations Fund (SOF)
$14,642,530
Gas Tax RMRA
$11,400,000
Waterfront Operations (WO) Fund
$180,000
Solid Waste Fund (SWF)
Waterfront Grants Fund
Measure J
$3,107,570
Marina Enterprise Fund
$291,200
HUTA
6,830,420
Island Energy Fund
$5,405,000
Measure M
7,946,427
Building Maintenance Fund
General Fund
$1,296,525
Federal/State Funding
$18,260,818
Other
$152,959,230

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# FUNDING SOURCES

2026/27— 2030/31

This page was intentionally left blank.

The following section discusses the major funding sources available to fund CIP projects. Funding amounts included in the "Current" column are previous allocations from the corresponding fund. Funding amounts in the "FY 2026/27" column are funds that are available for use on CIP projects in fiscal year 2026/27 as of the date this document was prepared. Funding amounts listed for the remaining fiscal years are estimated net funds available for use as a funding source for CIP projects. New funding is requested only for projects planned for FY 2026/27. The remaining projects for FY 2027/28 through FY 2030/31 are projections based on anticipated funding availability. Enterprise funds are budgeted to maintain a reserve equal to 30% of their operating expenses.

### Restricted vs. Unrestricted Funding Sources

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

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

### FUNDING REQUESTS

The major sources of funding (and their abbreviations) for projects included in the current 5-Year CIP are as follows (fund balances estimated as of June 2026):

## General Fund (GF)

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

**Current and Projected General Fund Availability: Fund 110**

| General Fund (110) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | Zone 7 Pavement Management | 2043 | $ 346,525 | | | | | |
| Community Facilities | City Entrance Features | 1755 | $ 250,000 | | | | | |
| | Buchanan Road Slope Repair | 3024 | $ 200,000 | | | | | |
| Park | Soccer Field Turf Replacement | TBD | | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 |
| | CIP Expenditures | | $ 796,525 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 |

## Measure M (MM)

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

**Current and Projected Measure M Funding Availability: Fund 111**

| Measure M (111) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | Zone 7 Pavement Management | 2043 | $ 1,225,627 | | | | | |
| | Citywide Arterial Median Conversions | 2228 | $ 100,000 | | | | | |
| | Citywide Sidewalk Repair | 2244 | $ 370,800 | | | | | |
| | Pavement Management Program | TBD | | | $ 1,150,000 | $ 1,150,000 | $ 1,150,000 | $ 1,150,000 |
| | Zone 7 Pavement Management Phase II | TBD | | $ 1,150,000 | | | | |
| | City Gateway Beautification | TBD | | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 |
| CIP Expenditures | | | $ 1,696,427 | $ 1,250,000 | $ 1,250,000 | $ 1,250,000 | $ 1,250,000 | $ 1,250,000 |

## Highway User Tax Account Gas Tax Fund (HUTA)

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

**Current and Projected HUTA Funding Availability: Fund 203**

| HUTA (203) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | Harbor Street Safety Improvements (HSIP 12) | 2037 | $ 365,778 | | | | | |
| | Annual Citywide Traffic Calming | 2042 | $ 75,000 | | | | | |
| | Zone 7 Pavement Management | 2043 | $ 800,000 | | | | | |
| | Annual Citywide Striping & Signage | 2242 | $ 297,168 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 |
| | Countywide Smart Signals | 2243 | $ 152,834 | | | | | |
| | Pittsburg Center Smart City Pilot | 2314 | $ 137,640 | | | | | |
| | Annual Citywide Fence/Soundwall Repair | 3332 | $ 275,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 |
| | Pavement Management Program | TBD | | | $ 800,000 | $ 800,000 | $ 800,000 | $ 800,000 |
| | Zone 7 Pavement Management Phase II | TBD | | $ 800,000 | | | | |
| Community Facilities | Pittsburg Moves Active Transportation Plan Update | 2472 | $ 102,000 | | | | | |
| CIP Expenditures | | | $ 2,205,420 | $ 925,000 | $ 925,000 | $ 925,000 | $ 925,000 | $ 925,000 |

## Measure J (MJ)

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

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

| Measure J (204) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastucture | Annual Citywide Traffic Calming | 2042 | $ 150,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 |
| | Zone 7 Pavement Management | 2043 | $ 315,000 | | | | | |
| | Walk-Smart Crosswalk Improvements | 2045 | $ 12,570 | | | | | |
| | Citywide Arterial Median Conversion | 2228 | $ 230,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 |
| | Annual Citywide Fence/Soundwall Repairs | 3332 | $ 155,000 | | | | | |
| | 2025/26 ADA Curb Ramp Installation Project | 4067 | $ 20,000 | | | | | |
| | Linscheid Drive Traffic Calming Phase I & II | 4079 | $ 100,000 | | | | | |
| | 2026/27 CDBG Curb Ramp Installation Project | TBD | | $ 20,000 | | | | |
| | Pavement Management Program | TBD | | | $ 300,000 | $ 300,000 | $ 300,000 | $ 300,000 |
| | Zone 7 Pavement Management Phase II | TBD | | $ 300,000 | | | | |
| CIP Expenditures | | | $ 982,570 | $ 445,000 | $ 425,000 | $ 425,000 | $ 425,000 | $ 425,000 |

## National Pollutant Discharge Elimination System (NPDES)

The NPDES Program is a federal program which has been delegated to the State of California for implementation through the State Water Resources Control Board (State Water Board) and the nine Regional Water Quality Control Boards (Regional Water Boards), collectively Water Boards. In California, NPDES permits are also referred to as waste discharge requirements (WDRs) that regulate discharges to waters of the United States.

There are no Capital Projects planned for the NPDES Fund for FY 2026/27-2030/31.

## Public Education and Government Fund (PEG)

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

There are no Capital Projects planned for the PEG Fund for FY 2026/27-2030/31.

## Solid Waste Fund

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

There are no Capital Projects planned for the Solid Waste Fund for FY 2026/27-2030/31.

## Road Maintenance and Rehabilitation Account Gas Tax Fund (RMRA)

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

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

**Current and Projected RMRA Funding Availability: Fund 228**

| RMRA (228) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | Zone 7 Pavement Management | 2043 | $ 1,900,000 | | | | | |
| | Pavement Management Program | TBD | | | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 |
| | Zone 7 Pavement Management Phase II | TBD | | $ 1,900,000 | | | | |
| | CIP Expenditures | | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 |

## Community Development Block Grant (CDBG)

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

**Current and Projected CDBG Funding Availability: Fund 233**

| CDBG (233) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | Linscheid Drive Traffic Calming Phase I & II | 4079 | $ 280,236 | | | | | |
| | 2026/27 CDBG Curb Ramp Installation Project | TBD | | $ 280,000 | | | | |
| | CIP Expenditures | | $ 280,236 | $ 280,000 | $ - | $ - | $ - | $ - |

## Local Traffic Mitigation Fund (LTMF)

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

**Current and Projected LTMF Funding Availability: Fund 303**

| Local Traffic Mitigation Fund (LTMF) (303) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | BART Pedestrian/Bicycle Connectivity | 2019 | $ 2,289,000 | | | | | |
| | Bailey Road Improvements Phase I | 2041 | $ 150,000 | | $ 493,200 | | | |
| | CIP Expenditures | | $ 2,439,000 | $ - | $ 493,200 | $ - | $ - | $ - |

## Park Dedication Fees (PDF)

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

**Current and Projected PDF Funding Availability: Fund 304**

There are no Capital Projects planned for the PDF Fund for FY 2026/27-2030/31.

## Pittsburg Regional Traffic Mitigation Fund (PRTMF)

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

There are no Capital Projects planned for the PRTMF Fund for FY 2026/27-2030/31.

## Bailey Road Maintenance

In 1990, Contra Costa County issued a use permit to the Keller Canyon Landfill Company to establish and operate a sanitary landfill in unincorporated Contra Costa County. Vehicles accessing the landfill site must use Bailey Road, portions of which are within the City of Pittsburg. The Landfill Operator was required, under the County's permit, to pay surcharges on each ton of material collected at the site for maintenance of Bailey Road between Highway 4 interchange and the entrance to the Landfill.

**Current and Projected Bailey Road Maintenance Funding Availability: Fund 312**

| Bailey Road Maintenance (312) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | Bailey Road Pavement Maintenance | 2049 | $ 2,080,000 | | | | | |
| | CIP Expenditures | | $ 2,080,000 | $ - | $ - | $ - | $ - | $ - |

## Infrastructure Repair and Replacement Fund (IRRF)

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

There are no Capital Projects planned for the IRRF Fund for FY 2026/27-2030/31.

## Water Operations Fund (WOF)

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

**Current and Projected Water Revenue Bond Proceeds: Fund 500**

| Water Revenue Bond Proceeds (500) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Infrastructure | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | 5067 | $ 1,926,000 | | | | | |
| | CIP Expenditures | | $ 1,926,000 | $ - | $ - | $ - | $ - | $ - |

**Current and Projected Water Operations Fund Funding Availability: Fund 501**

| Water Operations Fund (WOF) (501) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Infrastructure | West Santa Fe Ave. Sewer Water Rehabilitation Phase I | 5003 | $ 6,142,000 | | | | | |
| | Water System Reliability (Cabrillo Place Waterline) | 5006 | $ 2,822,916 | | | | | |
| | WTP Capital Repairs and Improvements | 5065 | $ 325,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 |
| | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | 5067 | $ 8,691,188 | $ 2,265,000 | | | | |
| | West Santa Fe Ave. Sewer Water Rehabilitation Phase II | TBD | | | | $ 250,000 | $ 3,000,000 | |
| Community Facilities | Corporation Yard Groundwater Monitoring Wells | 3118 | $ 759,100 | | | | | |
| | Highlands Ranch Tank Improvements | 5007 | $ 705,000 | | | | | |
| | Buchanan Pump Station Electrical Repairs | TBD | | $ 380,000 | | | | |
| | CIP Expenditures | | $ 19,445,204 | $ 2,670,000 | $ 25,000 | $ 275,000 | $ 3,025,000 | $ 25,000 |

## Water Facility Reserve Fund (WFR) Treatment and Distribution

The Water Facility Reserve is funded by a onetime charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution 05-1029 and as amended by Resolution 12-11778).

### Current and Projected Funding Availability Various WFR Accounts:

This fund is used for expansion and upgrade of the water distribution system or treatment plant to account for increased use with new development.

**Current and Projected WFR Treatment Plant Funding Availability: Fund 502**

| Water Facility Reserves (WFR) - Water Treatment Expansion (502) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Utilities | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | 5067 | $ 1,910,000 | | | | | |
| | CIP Expenditures | | $ 1,910,000 | $ - | $ - | $ - | $ - | $ - |

**Current and Projected WFR Distribution Funding Availability: Fund 503**

| Water Facility Reserves (WFR) - Distribution (503) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Utilities | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | 5067 | $ 1,988,000 | | | | | |
| | CIP Expenditures | | $ 1,988,000 | $ - | $ - | $ - | $ - | $ - |

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

| Water Facility Reserves (WFR) - P.S. & Reservoir (506) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Utilities | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | 5067 | $ 745,000 | | | | | |
| | CIP Expenditures | | $ 745,000 | $ - | $ - | $ - | $ - | $ - |

**Current and Projected WFR Sludge Handling Funding Availability: Fund 509**

| Water Facility Reserves (WFR) - Sludge Handling (509) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Utilities | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | 5067 | $ 1,083,000 | | | | | |
| | CIP Expenditures | | $ 1,083,000 | $ - | $ - | $ - | $ - | $ - |

## Sewer Operations Fund (SOF)

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

**Current and Projected Sewer Operations Fund Funding Availability: Fund 521**

| Sewer Operation Fund (SOF) (521) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Infrastructure | West Santa Fe Ave. Sewer and Water Rehabilitation Phase I | 5003 | $ 7,708,530 | | $ 1,100,000 | | | |
| | Loveridge Road Sanitary Sewer Pipe Re-line | TBD | $ 165,000 | | | | | |
| | Terry Court Sewer Repair | 5130 | $ 80,000 | $ 580,000 | | | | |
| | Corporation Yard Groundwater Monitoring Wells | 3118 | $ 759,000 | | | | | |
| | West Santa Fe Ave. Sewer and Water Rehabilitation Phase II | TBD | | | | $ 250,000 | $ 4,000,000 | |
| | CIP Expenditures | | $ 8,712,530 | $ 580,000 | $ 1,100,000 | $ 250,000 | $ 4,000,000 | $ - |

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

The Sewer Facility Reserve is funded by a one-time charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described

in the fee schedule approved by the City Council (Resolution No. 05-10291 and as amended by 05-10372). This fund is used for expansion and upgrade of the sewer system to account for increased usage with new development.

There are no Capital Projects planned for the SFR Fund for FY 2026/27-2030/31.

## Waterfront Operations (WO)

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

**Current and Projected Waterfront Operations Funding Availability: Fund 540**

| Waterfront Operations (WO) Fund (540) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Park | Marina Outdoor Fitness Area | TBD | | $ 180,000 | | | | |
| | CIP Expenditures | | $ - | $ 180,000 | $ - | $ - | $ - | $ - |

## Waterfront Grant Funds

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

There are no Capital Projects planned for the Waterfront Grant Funds for FY 2026/27-2030/31.

## Marina Enterprise Fund (ME)

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

**Current and Projected Marina Enterprise Fund Funding Availability: Fund 550**

| Marina Enterprise Fund (550) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Marina | Sheds A - D Upgrades | 5517 | $ 291,200 | | | | | |
| | CIP Expenditures | | $ 291,200 | $ - | $ - | $ - | $ - | $ - |

## Island Energy (IE)

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

**Current and Projected Island Energy Funding Availability: Fund 580**

| Island Energy Fund (580) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Power | Duct Bank/Vault Replacements | 5816 | $ 725,000 | $ 100,000 | $ 100,000 | $ 125,000 | $ 150,000 | $ 150,000 |
| | Waterfront Area Reliability | 5820 | $ 825,000 | $ 125,000 | $ 150,000 | $ 200,000 | $ 200,000 | $ 200,000 |
| | Outage Recovery | 5821 | $ 330,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 |
| | RA Replacement | 5826 | $ 60,000 | $ 50,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 |
| | Electrical Substation Battery Replacement | 5827 | $ 80,000 | $ 40,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 |
| | Residential Gas Isolation Valves Installation | 5828 | $ 85,000 | $ 85,000 | $ 80,000 | $ 50,000 | $ 50,000 | $ 50,000 |
| | Electrical System "SKM Modeling" and | 5829 | $ 200,000 | $ 50,000 | $ 50,000 | | | |
| | Island Energy Electrical Substations Protection Reinforcement | TBD | | $ 60,000 | $ 60,000 | $ 55,000 | | |
| | CIP Expenditures | | $ 2,305,000 | $ 590,000 | $ 650,000 | $ 640,000 | $ 610,000 | $ 610,000 |

## Pittsburg Power Fund

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

There are no Capital Projects planned for the Pittsburg Power Fund for FY 2026/27-2030/31.

## Building Maintenance Fund (BMF)

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

| Building Maintenance (621) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Underground Infrastructure | Corporation Yard Groundwater Monitoring Wells | 3118 | $ 400,000 | | | | | |
| | CIP Expenditures | | $ 400,000 | $ - | $ - | $ - | $ - | $ - |

## Federal/State Funding

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

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

**Current and Projected Federal/State Grant Funding Availability:**

| FEDERAL/STATE GRANT | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | BART Pedestrian/Bicycle Connectivity | 2019 | $ 5,228,000 | | | | | |
| | Harbor Street Safety Improvements (HSIP 12) | 2037 | $ 2,246,922 | | | | | |
| | Walk-Smart Crosswalk Improvements | 2045 | $ 113,130 | | | | | |
| | Delta De Anza Multimodal Trail Safety Improvements | 2052 | $ 4,427,000 | | | | | |
| | Countywide Smart Signal | 2243 | $ 1,179,890 | | | | | |
| | Pittsburg Center Smart City Pilot | 2314 | $ 1,200,000 | | | | | |
| Underground Infrastructure | Bella Vista/Riverview Water Consolidation | TBD | $ 952,400 | | | | | |
| Community Facilities | Pittsburg Moves Active Transportation Plan Update | 2472 | $ 408,000 | | | | | |
| | Buchanan Road Slope Repair | 3024 | $ 1,323,436 | | | | | |
| | Water Treatment Plant Alternative Fuel Conversion | 5074 | $ 959,752 | | | | | |
| Park | Buchanan Park Pond Loop Replacement | 3040 | $ 222,288 | | | | | |
| | CIP Expenditures | | $ 18,260,818 | $ - | $ - | $ - | $ - | $ - |

## Other Potential Funding Sources

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

- Developer Funding (direct developer contributions)
- ECCRFAA
- CCTA Funds
- Water Bond (2022A)/Water Bond Proceeds

**Current and Projected Other Funding Availability:**

| OTHER | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | BART Pedestrian & Bicycle Connectivity | 2019 | $ 3,551,824 | | | | | |
| | Bailey Road Improvements Phase I | 2041 | $ 5,000,000 | | $ 16,440,000 | | | |
| | Delta De Anza Multimodal Trail Safety Improvements | 2052 | $ 582,406 | | | | | |
| | West Leland Road Extension Phase II | 3038 | $ 33,380,000 | | | | | |
| | Pittsburg-Antioch Highway Widening | 3039 | $ 38,080,000 | | | | | |
| Underground Infrastructure | Water Treatment Plant Filter Gallery Replacement | 5067 | $ 45,800,000 | | | | | |
| | Pittsburg Premier Fields Phase II | 3080 | | | | $ 10,000,000 | | |
| Park | Marina Outdoor Fitness Area | TBD | | $ 125,000 | | | | |
| | CIP Expenditures | | $ 126,394,230 | $ 125,000 | $ 16,440,000 | $ 10,000,000 | $ - | $ - |

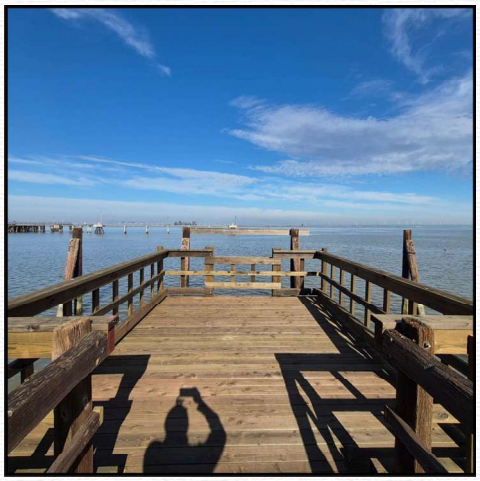
## Unfunded Needs

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

**Current and Projected Unfunded Project Needs:**

| UNFUNDED | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Category | Description: | Project Number | CURRENT | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 |
| Roadway Infrastructure | Linscheid Drive Traffic Calming Phase I & II | 4079 | | | $ 540,000 | | | |
| | Loveridge Road Complete Streets | TBD | | | | | | $ 26,250,000 |
| | West Leland Road Landscape Medians | TBD | | | | | | $ 6,650,000 |
| | California Avenue Class I Bike Path | TBD | | | | | | $ 3,540,000 |
| | West Leland Road Bicycle & Pedestrian Overcrossing | TBD | | | | | | $ 10,000,000 |
| | Delta DeAnza Multimodal Trail Safety Improvements Phase II | TBD | | | | | | $ 8,700,000 |
| Underground Infrastructure | Americana Park Basin Retrofit | TBD | | | | | $ 1,651,000 | |
| | California Seasons Sewer Lift Station | TBD | | | $ 120,000 | $ 1,500,000 | | |
| | Central Addition Water and Sewer Rehabilitation Phase I | TBD | | | | $ 680,000 | $ 6,020,000 | |
| | Buchanan Park Storm Drain | TBD | | $ 60,000 | $ 320,000 | | | |
| Park | City Park Electrical Room | TBD | | | $ 265,000 | | | |
| | Soccer Field Turf Replacement | TBD | | | | | | $ 500,000 |
| CIP Expenditures | | | $ - | $ 60,000 | $ 1,245,000 | $ 2,180,000 | $ 7,671,000 | $ 55,640,000 |

Pittsburg
CALIFORNIA



# CAPITAL IMPROVEMENT PROGRAM
# PROJECT SUMMARY BY PRIORITY

2026/27 — 2030/31

This page was intentionally left blank.

| Project Summary by Priority | | | | | | |
|---|---|---|---|---|---|---|
| Page # | Project # | Priority | Project | Total Funding | Funding Status | Category |
| | | | ***Level 1A Essential - Ongoing Projects*** | | | |
| 41 | 2043 | 1A | Zone 7 Pavement Management Phase I | $ 4,587,152 | FF | Roadway Infrastructure |
| 53 | 4079 | 1A | Linscheid Drive Traffic Calming | $ 920,236 | PF | Roadway Infrastructure |
| 68 | 5067 | 1A | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | $ 64,408,188 | FF | Underground Utilities |
| 81 | 3024 | 1A | Buchanan Road Slope Repair | $ 1,523,436 | FF | Community Facilities |
| 82 | 3118 | 1A | Corporation Yard Groundwater Monitoring Wells | $ 1,918,100 | FF | Community Facilities |
| | | | ***Level 1B Essential - Legal / Regulatory Obligations*** | | | |
| 80 | 2472 | 1B | Pittsburg Moves Active Transportation Plan & ADA Transition Plan Update | $ 510,000 | FF | Community facilities |
| | | | ***Level 1C Essential - Safey / Emergency Obligations*** | | | |
| 38 | 2037 | 1C | Harbor Street Safety Improvements (HSIP 12) | $ 2,612,700 | FF | Roadway Infrastructure |
| 42 | 2045 | 1C | Walk-Smart Crosswalk Improvements | $ 125,700 | FF | Roadway Infrastructure |
| 43 | 2049 | 1C | Bailey Road Pavement Maintenance | $ 2,080,000 | FF | Roadway Infrastructure |
| 55 | TBD | 1C | 2026/27 CDBG ADA Curb Ramp Installation Project | $ 300,000 | FF | Roadway Infrastructure |
| 76 | TBD | 1C | Buchanan Park Storm Drain Improvement | $ 380,000 | UF | Underground Utilities |
| 91 | TBD | 1C | City Park Electrical Room Replacement | $ 265,000 | UF | Parks |
| 93 | TBD | 1C | Soccer Field Turf Replacement | $ 1,000,000 | PF | Parks |
| 103 | 5821 | 1C | Outage Recovery | $ 730,000 | FF | Power |
| 106 | 5828 | 1C | Residential Gas Isolation Valves Installation | $ 400,000 | FF | Power |
| 108 | TBD | 1C | Electrical Substations Protection Reinforcement | $ 175,000 | FF | Power |
| | | | ***Level 1E Essential - Concensus Priority*** | | | |
| 56 | 2043 | 1E | Zone 7 Pavement Management-Phase II | $ 4,150,000 | FF | Roadway Infrastructure |
| 50 | 3038 | 1E | W. Leland Road Extension Phase II | $ 33,380,000 | FF | Roadway Infrastructure |
| 54 | TBD | 1E | Pavement Management Program | $ 16,600,000 | FF | Roadway Infrastructure |
| 57 | TBD | 1E | City Gateway Beautification | $ 500,000 | FF | Roadway Infrastructure |
| 79 | 1755 | 1E | City Entrance Features | $ 250,000 | FF | Community Facilities |
| | | | ***Level 2F Required - Development*** | | | |
| 39 | 2041 | 2F | Bailey Road Improvements Phase I | $ 22,083,200 | FF | Roadway Infrastructure |
| 51 | 3039 | 2F | Pittsburg-Antioch Highway Widening | $ 38,080,000 | FF | Roadway Infrastructure |
| 90 | TBD | 2F | Pittsburg Premier Fields-Phase II | $ 10,000,000 | FF | Parks |
| | | | ***Level 2G Required - Agency Assisted*** | | | |
| 62 | 2052 | 2G | Delta De Anza Multimodal Trail Safety Improvements | $ 5,009,406 | FF | Roadway Infrastructure |
| 47 | 2243 | 1E | Countywide Smart Signals Project | $ 1,332,724 | FF | Roadway Infrastructure |
| 49 | 2314 | 1E | Pittsburg Center Smart City Pilot | $ 1,337,640 | FF | Roadway Infrastructure |
| 58 | TBD | 2G | Loveridge Road Complete Streets | $ 26,250,000 | UF | Roadway Infrastructure |
| 59 | TBD | 2G | West Leland Landscape Medians | $ 6,650,000 | UF | Roadway Infrastructure |
| 60 | TBD | 2G | California Avenue Class I Bicycle Path | $ 3,540,000 | UF | Roadway Infrastructure |
| 61 | TBD | 2G | West Leland Road Bicycle & Pedestrian Overcrossing | $ 10,000,000 | UF | Roadway Infrastructure |
| 62 | TBD | 2G | Delta De Anza Multimodal Trail Safety Improvements-Phase II | $ 8,700,000 | UF | Roadway Infrastructure |
| 69 | TBD | 2G | Bella Vista/Riverview Water Consolidation | $ 952,400 | FF | Underground Utilities |
| 89 | 3040 | 2G | Buchanan Park Pond Loop Replacement | $ 222,288 | FF | Parks |
| 92 | TBD | 2G | Marina Outdoor Fitness Area | $ 305,000 | PF | Parks |

| Level 2H Required - Service Increase / Maintenance | | | | | | | |
|---|---|---|---|---|---|---|---|
| 37 | 2019 | 2H | BART Pedestrian/Bicycle Connectivity | $ | 11,068,824 | FF | Roadway Infrastructure |
| 40 | 2242 | 2H | Annual Citywide Traffic Calming | $ | 600,000 | FF | Roadway Infrastructure |
| 45 | 2228 | 2H | Citywide Arterial Median Conversion | $ | 580,000 | FF | Roadway Infrastructure |
| 46 | 2242 | 2H | Annual Citywide Striping and Signage | $ | 547,168 | FF | Roadway Infrastructure |
| 48 | 2244 | 2H | Citywide Sidewalk Repair | $ | 370,800 | FF | Roadway Infrastructure |
| 52 | 3332 | 2H | Annual Citywide Fence/Soundwall Repairs | $ | 805,000 | FF | Roadway Infrastructure |
| 65 | 5003 | 2H | West Santa Fe Ave. Sewer Water Rehabilitation Phase I | $ | 14,950,530 | FF | Underground Utilities |
| 66 | 5006 | 2H | Water System Reliability (Cabrillo Place Waterline) | $ | 2,822,916 | FF | Underground Utilities |
| 67 | 5065 | 2H | Water Treatment Plant Capital Repairs and Improvements | $ | 450,000 | FF | Underground Utilities |
| 72 | TBD | 2H | California Seasons Sewer Lift Station Repair | $ | 1,620,000 | UF | Underground Utilities |
| 73 | TBD | 2H | Terry Court Sewer Repair | $ | 660,000 | FF | Underground Utilities |
| 74 | TBD | 2H | Central Addition Water and Sewer Rehabilitation | $ | 6,700,000 | UF | Underground Utilities |
| 75 | TBD | 2H | West Santa Fe Ave. Sewer Water Rehabilitation Phase II | $ | 7,500,000 | FF | Underground Utilities |
| 70 | TBD | 2H | Americana Park Basin Retrofit | $ | 1,651,000 | UF | Underground Utilities |
| 71 | TBD | 2H | Loveridge Road Sanitary Sewer Pipe Re-line | $ | 165,000 | FF | Underground Utilities |
| 83 | 5007 | 2H | Highlands Ranch Tank Improvements | $ | 705,000 | FF | Community Facilities |
| 84 | 5074 | 2H | Water Treatment Plant Alternative Fuel Conversion | $ | 959,752 | FF | Community Facilities |
| 85 | TBD | 2H | Buchanan Pump Station Electrical Repairs | $ | 380,000 | UF | Community facilities |
| 97 | 5517 | 2H | Sheds A - D Upgrades | $ | 291,200 | FF | Marina |
| 101 | 5816 | 2H | Duct Bank and Vault Replacements | $ | 1,350,000 | FF | Power |
| 102 | 5820 | 2H | Waterfront Area Reliability | $ | 1,700,000 | FF | Power |
| 104 | 5826 | 2H | RA Replacement | $ | 430,000 | FF | Power |
| 105 | 5827 | 2H | Electrical Substation Battery Replacement | $ | 320,000 | FF | Power |
| 107 | 5829 | 2H | Electrical System "SKM Modeling" and Analysis | $ | 300,000 | FF | Power |

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

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# ROADWAY INFRASTRUCTURE PROJECTS

2026/27 — 2030/31

This page was intentionally left blank.

**Project Title:** **Project #:**

## BART Pedestrian & Bicycle Connectivity 2019

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Railroad Ave, California Ave, and Bliss Ave |
| **Project Manager:** | K. Labao |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

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

### Supplemental Information:

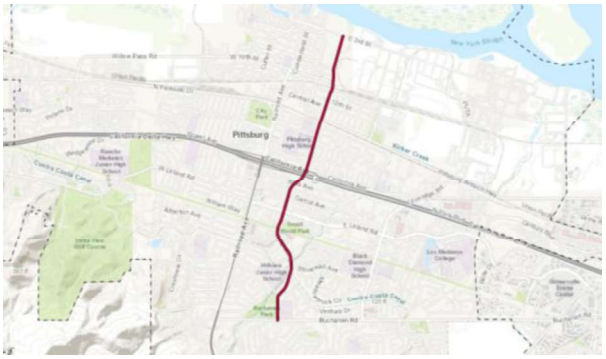
Caltrans has relinquished to the City of Pittsburg a portion of SR-4 consisting of Class I bikeways south of California Avenue between Railroad Avenue and Harbor Street.

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

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | $ 205,733 | $ 96,000 | $ 38,000 | | | | | $ 339,733 |
| 2122 | Design | $ 961,215 | $ 35,000 | $ 15,000 | | | | | $ 1,011,215 |
| 2281 | Construction | $ 5,990,885 | $ 1,822,000 | $ 430,000 | | | | | $ 8,242,885 |
| 2372 | Administrative Overhead | $ 192,811 | $ 96,000 | $ 38,000 | | | | | $ 326,811 |
| TOTAL | | $ 7,350,644 | $ 2,049,000 | $ 521,000 | | | | | $ 9,920,644 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| | Federal/State Funding | $ 5,228,000 | | | | | | | $ 5,228,000 |
| 303 | Local TMF | $ 2,225,000 | $ 64,000 | | | | | | $ 2,289,000 |
| | ECCRFFA | | $ 3,551,824 | | | | | | $ 3,551,824 |
| TOTAL | | $ 7,453,000 | $ 3,615,824 | $ - | | | | | $ 11,068,824 |

**Project Title:** **Project #:**

## Harbor St. Safety Improvements (HSIP 12) 2037




| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Harbor Street from Buchanan Road to East 3rd Street |
| **Project Manager:** | K.Labao |
| **Project Priority:** | 1C – Essential |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2027/28 |

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | **Staff Time** | | $ 10,200 | $ 19,800 | $ 22,500 | | | | **$ 52,500** |
| 2122 | **Design** | | $ 60,000 | $ 125,000 | | | | | **$ 185,000** |
| 2281 | **Construction** | | | $ 1,440,000 | $ 882,700 | | | | **$ 2,322,700** |
| 2372 | **Administrative Overhead** | | $ 10,200 | $ 19,800 | $ 22,500 | | | | **$ 52,500** |
| **TOTAL** | | | **$ 80,400** | **$ 1,604,600** | **$ 927,700** | | | | **$ 2,612,700** |
| | | | | | | | | | |
| **PROJECT FUNDING** | | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| | **Federal/State Funding** | $ 2,246,922 | | | | | | | **$ 2,246,922** |
| 201 | **HUTA** | $ 365,778 | | | | | | | **$ 365,778** |
| **TOTAL** | | **$ 2,612,700** | | | | | | | **$ 2,612,700** |

**Project Title:** **Project #:**

## Bailey Road Improvements Phase I — 2041

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Bailey Road from W. Leland Road to southern city limits |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2F – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2029/30 |

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | | CURRENT | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | $ 10,000 | $ 150,000 | $ 150,000 | $ 250,000 | $ 216,600 | | **$ 776,600** |
| 2122 **Design** | | $ 100,000 | $ 1,500,000 | $ 1,000,000 | | | | **$ 2,600,000** |
| 2281 **Construction** | | | | $ 1,930,000 | $ 9,000,000 | $ 7,000,000 | | **$ 17,930,000** |
| 2372 **Administrative Overhead** | | $ 10,000 | $ 150,000 | $ 150,000 | $ 250,000 | $ 216,600 | | **$ 776,600** |
| **TOTAL** | | **$ 120,000** | **$ 1,800,000** | **$ 3,230,000** | **$ 9,500,000** | **$ 7,433,200** | | **$ 22,083,200** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **ECCRFFA** | | $ 5,000,000 | | $ 16,440,000 | | | | **$ 21,440,000** |
| 303 **LTMF** | | $ 150,000 | | $ 493,200 | | | | **$ 643,200** |
| **TOTAL** | | **$ 5,150,000** | | **$ 16,933,200** | | | | **$ 22,083,200** |

**Project Title:** **Project #:**

## Annual Citywide Traffic Calming 2042

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Citywide |
| **Project Manager:** | M. Ruiz |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Ongoing |
| **Est. Completion Date:** | Continuous |

**Description/Justification:**

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

**Supplemental Information:**

This is an ongoing project.

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | | $ 5,000 | $ 8,000 | $ 8,000 | $ 8,000 | $ 8,000 | $ 7,000 | $ 44,000 |
| 2122 | Design | $ 1,238 | $ 10,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 36,238 |
| 2281 | Construction | $ 51,540 | $ 134,222 | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 50,000 | $ 475,762 |
| 2372 | Administrative Overhead | | $ 5,000 | $ 8,000 | $ 8,000 | $ 8,000 | $ 8,000 | $ 7,000 | $ 44,000 |
| TOTAL | | $ 52,778 | $ 154,222 | $ 81,000 | $ 81,000 | $ 81,000 | $ 81,000 | $ 69,000 | $ 600,000 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 204 | Measure J | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 525,000 |
| 201 | HUTA | $ 75,000 | | | | | | | $ 75,000 |
| TOTAL | | $ 150,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 600,000 |

**Project Title:** **Project #:**

## Zone 7 Pavement Management (Phase I) 2043

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Maintenance Zone 7 |
| **Project Manager:** | S. Reese |
| **Project Priority:** | 1A - Essential |
| **Project Status:** | Construction |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | | CURRENT | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 50,000 | $ 10,000 | | | | | $ 60,000 |
| 2281 Construction | | $ 2,120,627 | $ 2,346,525 | | | | | $ 4,467,152 |
| 2372 Administrative Overhead | | $ 50,000 | $ 10,000 | | | | | $ 60,000 |
| TOTAL | | $ 2,220,627 | $ 2,366,525 | | | | | $ 4,587,152 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 204 Measure J | | $ 315,000 | | | | | | $ 315,000 |
| 110 General Fund | | $ 346,525 | | | | | | $ 346,525 |
| 111 Measure M | | $ 1,225,627 | | | | | | $ 1,225,627 |
| 201 HUTA | | $ 800,000 | | | | | | $ 800,000 |
| 202 RMRA | | $ 1,900,000 | | | | | | $ 1,900,000 |
| TOTAL | | $ 4,587,152 | | | | | | $ 4,587,152 |

**Project Title:** **Project #:**

## Walk-Smart Crosswalk Improvements 2045

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | West 10th Street, Santa Teresa Drive, Black Diamond Street, and San Juan Drive crossings |
| **Project Manager:** | K.Labao |
| **Project Priority:** | 1C – Essential |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

**Description/Justification:**

This project is located at the intersections of West 10th Street and East 8th Street, Santa Teresa Drive and Lacoma Drive, Black Diamond Street and West 9th Street, San Juan and Calistoga Drive, and San Juan and Mariposa Drive crossings. This project will install Rectangular Rapid Flashing Beacons (RRFBs) near school crossings in Pittsburg. The crosswalks are all uncontrolled at this time, and the RRFBs will improve the safety of pedestrians using the trail.

**Supplemental Information:**

Funding Source: TDA FY 2025/2026 Article 3 Grant

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 6,000 | $ 10,000 | | | | | $ 16,000 |
| 2281 Construction | | $ 60,000 | $ 33,700 | | | | | $ 93,700 |
| 2372 Administrative Overhead | | $ 6,000 | $ 10,000 | | | | | $ 16,000 |
| TOTAL | | $ 72,000 | $ 53,700 | | | | | $ 125,700 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Federal/State Funding | | $ 113,130 | | | | | | $ 113,130 |
| 204 Measure J | | $ 12,570 | | | | | | $ 12,570 |
| TOTAL | | $ 125,700 | | | | | | $ 125,700 |

**Project Title:** **Project #:**

## Bailey Road Pavement Maintenance 2049

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Bailey Road |
| **Project Manager:** | S. Reese |
| **Project Priority:** | 1C - Essential |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | $ 20,000 | $ 20,000 | | | | | **$ 40,000** |
| 2281 **Construction** | | | $ 2,000,000 | | | | | **$ 2,000,000** |
| 2372 **Administrative Overhead** | | $ 20,000 | $ 20,000 | | | | | **$ 40,000** |
| **TOTAL** | | **$ 40,000** | **$ 2,040,000** | | | | | **$ 2,080,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 312 **Bailey Rd Maintenance** | | $ 2,080,000 | | | | | | **$ 2,080,000** |
| **TOTAL** | | **$ 2,080,000** | | | | | | **$ 2,080,000** |

**Project Title:** **Project #:**

## Delta De Anza Multimodal Trail Safety Improvements 2052

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

### Description/Justification:

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

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

### Supplemental Information:

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

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | $ 6,593 | $ 30,000 | $ 25,000 | $ 14,000 | | | | **$ 75,593** |
| 2122 **Design** | $ 4,896 | $ 155,970 | $ 344,000 | | | | | **$ 504,866** |
| 2281 **Construction** | | | $ 2,500,000 | $ 1,855,759 | | | | **$ 4,355,759** |
| 2372 **Administrative Overhead** | $ 4,188 | $ 30,000 | $ 25,000 | $ 14,000 | | | | **$ 73,188** |
| **TOTAL** | **$ 4,896** | **$ 215,970** | **$ 2,894,000** | **$ 1,883,759** | | | | **$ 5,009,406** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Federal/State Funding** | $ 4,427,000 | | | | | | | **$ 4,427,000** |
| **Other** | $ 582,406 | | | | | | | **$ 582,406** |
| **TOTAL** | **$ 5,009,406** | | | | | | | **$ 5,009,406** |

**Project Title:** **Project #:**

## Citywide Arterial Median Conversion 2228

| | |
|---|---|
| **Project Category:** | Streets |
| **Location:** | Central Harbor/3rd Street/Railroad Avenue half |
| **Project Manager:** | H. Mata |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Ongoing |
| **Est. Completion Date:** | Continuous |

### Description/Justification:

This project will focus on median conversions on arterial streets. The locations and priorities are determined by staff to ensure adequate work areas are provided for maintenance staff working within the medians. The project scope includes adding longer necks to medians, converting grass medians to landscaping that requires less water, and converting some medians to red stamped concrete. Some potential locations for this project are Central Harbor median/Roundabout, 3rd Street Median Stamped Concrete fill and grass removal/replanting, then median enhancement on RR from Highway 4 to south to Burger King. These locations are the most important, but other locations throughout the project may be later identified based on bid prices and project funding.

### Supplemental Information:

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 2281 Construction | $ 43,008 | $ 286,992 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 580,000 |
| TOTAL | $ 43,008 | $ 286,992 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 580,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 111 Measure M | | $ 100,000 | | | | | | $ 100,000 |
| 204 Measure J | $ 180,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 480,000 |
| TOTAL | $ 180,000 | $ 150,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 580,000 |

**Project Title:** **Project #:**

## Annual Citywide Striping and Signage 2242

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Citywide |
| **Project Manager:** | M. Ruiz |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Ongoing |
| **Est. Completion Date:** | Continuous |

### Description/Justification:

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

### Supplemental Information:

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | $ 15,649 | $ 3,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | **$ 43,649** |
| 2281 **Construction** | $ 131,818 | $ 55,674 | $ 55,000 | $ 55,000 | $ 55,000 | $ 55,000 | $ 55,000 | **$ 462,492** |
| 2372 **Administrative Overhead** | $ 13,028 | $ 3,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | **$ 41,028** |
| **TOTAL** | **$ 160,494** | **$ 61,674** | **$ 65,000** | **$ 65,000** | **$ 65,000** | **$ 65,000** | **$ 65,000** | **$ 547,168** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 201 **HUTA** | $ 247,168 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | **$ 547,168** |
| **TOTAL** | **$ 247,168** | **$ 50,000** | **$ 50,000** | **$ 50,000** | **$ 50,000** | **$ 50,000** | **$ 50,000** | **$ 547,168** |

**Project Title:** **Project #:**

## Countywide Smart Signals 2243

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Approx. 30 intersections total – Buchanan, W. Leland Rd & Railroad Ave |
| **Project Manager:** | M. Ruiz |
| **Project Priority:** | 2G – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 5,285 | $ 16,000 | | | | | $ 21,285 |
| 2122 Design | $ 154,154 | | | | | | | $ 154,154 |
| 2281 Construction | | | $ 1,136,000 | | | | | $ 1,136,000 |
| 2372 Administrative Overhead | | $ 5,285 | $ 16,000 | | | | | $ 21,285 |
| TOTAL | $ 154,154 | $ 10,570 | $ 1,168,000 | | | | | $ 1,332,724 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Federal/State Funding | $ 1,179,890 | | | | | | | $ 1,179,890 |
| 201 HUTA | $ 152,834 | | | | | | | $ 152,834 |
| TOTAL | $ 1,179,890 | | | | | | | $ 1,332,724 |

**Project Title:** **Project #:**

## Citywide Sidewalk Repair — 2244

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

**Description/Justification:**
This project will repair damaged sidewalks at multiple locations throughout the City. Priority of locations will be determined by the Public Works and Engineering Departments.

**Supplemental Information:**
None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | $ 5,000 | $ 15,000 | | | | | **$ 20,000** |
| 2281 **Construction** | | | $ 330,800 | | | | | **$ 330,800** |
| 2372 **Administrative Overhead** | | $ 5,000 | $ 15,000 | | | | | **$ 20,000** |
| **TOTAL** | | **$ 10,000** | **$ 360,800** | | | | | **$ 370,800** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Measure M Surplus** | $ 270,800 | $ 100,000 | | | | | | **$ 370,800** |
| **TOTAL** | **$ 270,800** | **$ 100,000** | | | | | | **$ 370,800** |

**Project Title:** **Project #:**

## Pittsburg Center Smart City Pilot 2314

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

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | | CURRENT | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 10,000 | $ 25,000 | | | | | $ 35,000 |
| 2122 Design | | $ 50,000 | $ 200,000 | | | | | $ 250,000 |
| 2281 Construction | | | $ 1,017,640 | | | | | $ 1,017,640 |
| 2372 Administrative Overhead | | $ 10,000 | $ 25,000 | | | | | $ 35,000 |
| TOTAL | | $ 70,000 | $ 1,267,640 | | | | | $ 1,337,640 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Federal/State Funding | $ 1,200,000 | | | | | | | $ 1,200,000 |
| 201 HUTA | $ 137,640 | | | | | | | $ 137,640 |
| TOTAL | $ 1,337,640 | | | | | | | $ 1,337,640 |

**Project Title:** **Project #:**

## West Leland Road Extension Phase II — 3038

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | W. Leland Rd from Santa Teresa Drive to Avila Road |
| **Project Manager:** | S. Reese |
| **Project Priority:** | 1E – Essential |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2028/29 |

### Description/Justification:

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

### Supplemental Information:

Funding will be provided by the ECCRFFA funds.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | $ 75,000 | $ 150,000 | $ 1,100,000 | $ 30,000 | | | **$ 1,355,000** |
| 2122 **Design** | | $ 330,000 | $ 1,000,000 | | | | | **$ 1,330,000** |
| 2281 **Construction** | | | | $ 27,500,000 | $ 1,840,000 | | | **$ 29,340,000** |
| 2372 **Administrative Overhead** | | $ 75,000 | $ 150,000 | $ 1,100,000 | $ 30,000 | | | **$ 1,355,000** |
| **TOTAL** | | **$ 480,000** | **$ 1,300,000** | **$ 29,700,000** | **$ 1,900,000** | | | **$ 33,380,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **ECCRFFA** | | $ 33,380,000 | | | | | | **$ 33,380,000** |
| **TOTAL** | | **$ 33,380,000** | | | | | | **$ 33,380,000** |

**Project Title:** **Project #:**

## Pittsburg-Antioch Highway Widening 3039

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Pittsburg- Antioch Highway from Loveridge Road to the eastern City limits |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2F – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2029/30 |

**Description/Justification:**

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

**Supplemental Information:**

Funding will be provided by the ECCRFFA funds.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 65,000 | $ 65,000 | $ 295,000 | $ 425,000 | $ 150,000 | | $ 1,000,000 |
| 2122 Design | | $ 550,000 | $ 522,300 | $ 70,600 | | | | $ 1,142,900 |
| 2281 Construction | | | | $ 4,079,000 | $ 21,473,700 | $ 9,384,400 | | $ 34,937,100 |
| 2372 Administrative Overhead | | $ 65,000 | $ 65,000 | $ 295,000 | $ 425,000 | $ 150,000 | | $ 1,000,000 |
| TOTAL | | | $ 652,300 | $ 4,739,600 | $ 22,323,700 | $ 9,684,400 | | $ 38,080,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| ECCRFFA | | $ 38,080,000 | | | | | | $ 38,080,000 |
| TOTAL | | $ 38,080,000 | | | | | | $ 38,080,000 |

**Project Title:** **Project #:**

## Annual Citywide Fence/Soundwall Repairs 3332

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Citywide |
| **Project Manager:** | H. Mata |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Ongoing |
| **Est. Completion Date:** | Continuous |

**Description/Justification:**
This project will be determined based on Staff input. The project will maintain ongoing city-owned fences and soundwalls repairs and replacements.

**Supplemental Information:**
None

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | $ 300 | | $ 10,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 30,300 |
| 2281 | Construction | $ 122,837 | $ 30,000 | $ 331,563 | $ 65,000 | $ 65,000 | $ 65,000 | $ 65,000 | $ 744,400 |
| 2372 | Administrative Overhead | $ 300 | | $ 10,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 30,300 |
| TOTAL | | $ 123,437 | $ 30,000 | $ 351,563 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 805,000 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 201 | HUTA | $ 200,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 650,000 |
| 204 | Measure J | $ 155,000 | | | | | | | $ 155,000 |
| TOTAL | | $ 355,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 75,000 | $ 805,000 |

**Project Title:** **Project #:**

## Linscheid Drive Traffic Calming — 4079

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Intersection of Linscheid Dr and Madoline St |
| **Project Manager:** | T. Tan |
| **Project Priority:** | 1A - Essential |
| **Project Status:** | Construction |
| **Est. Completion Date:** | 2027/28 |

### Description/Justification:

The project encompasses three intersections near Linscheid Drive with the primary goal of improving pedestrian safety and preventing vehicular speeding. The project will be split into multiple phases. The first phase will be at the intersection of Linscheid Drive and Madoline Street. The scope includes the installation of a roundabout, striping, and signage. The second phase of this project, which is expected to be completed by the end of FY 2027, will take place at the intersections of Linscheid Drive and Ramona Street, and Manville Avenue and Madoline Street. Improvements include, but are not limited to, the installation of roundabouts, medians, striping and pavement markings.

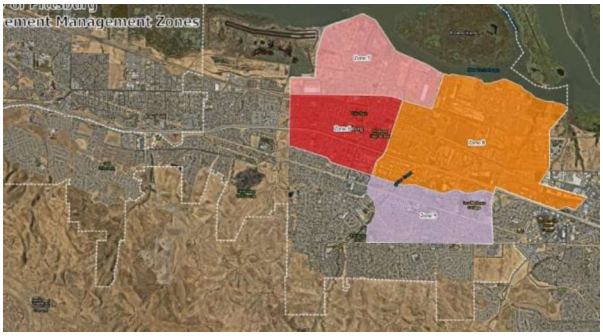
### Supplemental Information:

Measure J funds from project 2019 - BART Pedestrian & Bicycle Connectivity were allocated to this project to complete the construction phase of Phase I (one roundabout at Linscheid/Madoline Street).

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | $ 1,326 | $ 17,000 | | $ 41,750 | | | | $ 60,076 |
| 2122 | Design | $ 184,404 | | | | | | | $ 184,404 |
| 2281 | Construction | | $ 144,506 | | $ 484,500 | | | | $ 629,006 |
| 2372 | Administrative Overhead | | $ 5,000 | | $ 41,750 | | | | $ 46,750 |
| TOTAL | | $ 185,730 | $ 166,506 | | $ 568,000 | | | | $ 920,236 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 233 | CDBG | $ 202,184 | $ 78,052 | | | | | | $ 280,236 |
| 204 | Measure J | | $ 100,000 | | | | | | $ 100,000 |
| | Unfunded | | | | $ 540,000 | | | | $ 540,000 |
| TOTAL | | $ 202,184 | $ 178,052 | | $ 540,000 | | | | $ 920,236 |

**Project Title:** **Project #:**

## Pavement Management Program — TBD




| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Maintenance Zone 6, 5, 8 and 9 |
| **Project Manager:** | S. Reese |
| **Project Priority:** | 1E - Essential |
| **Project Status:** | Preliminary |
| **Est. Completion Date:** | 2031/32 |

### Description/Justification:

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

### Supplemental Information:

Zone 6 will be implemented in Summer 2028, Zone 5 will be implemented in summer 2029, and Zone 8 will be implemented in Summer 2030. Zone 9 will be broken in two Phases. Phase 1 is expected to be completed in Summer 2031 and Phase 2 in Summer 2032.

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | | | | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 240,000 |
| 2281 | Construction | | | | $ 4,030,000 | $ 4,030,000 | $ 4,030,000 | $ 4,030,000 | $ 16,120,000 |
| 2372 | Administrative Overhead | | | | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 240,000 |
| TOTAL | | | | | $ 4,150,000 | $ 4,150,000 | $ 4,150,000 | $ 4,150,000 | $ 16,600,000 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 204 | Measure J | | | | $ 300,000 | $ 300,000 | $ 300,000 | $ 300,000 | $ 1,200,000 |
| 111 | Measure M | | | | $ 1,150,000 | $ 1,150,000 | $ 1,150,000 | $ 1,150,000 | $ 4,600,000 |
| 201 | HUTA | | | | $ 800,000 | $ 800,000 | $ 800,000 | $ 800,000 | $ 3,200,000 |
| 202 | RMRA | | | | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 1,900,000 | $ 7,600,000 |
| TOTAL | | | | | $ 4,150,000 | $ 4,150,000 | $ 4,150,000 | $ 4,150,000 | $ 16,600,000 |

**Project Title:** **Project #:**

## 2026/27 CDBG ADA Curb Ramp Installation Project — TBD

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Various locations around the City |
| **Project Manager:** | S. Reese |
| **Project Priority:** | 1C – Essential |
| **Project Status:** | New |
| **Est. Completion Date:** | 2026/27 |

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

### Supplemental Information:
Funding Source: HUD CDBG Grant.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | $ 30,000 | | | | | $ 30,000 |
| 2281 Construction | | | $ 270,000 | | | | | $ 270,000 |
| TOTAL | | | $ 300,000 | | | | | $ 300,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 233 CDBG | | | $ 280,000 | | | | | $ 280,000 |
| 204 Measure J | | | $ 20,000 | | | | | $ 20,000 |
| TOTAL | | | $ 300,000 | | | | | $ 300,000 |

**Project Title:** **Project #:**

## Zone 7 Pavement Management (Phase II) TBD

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Maintenance Zone 7 |
| **Project Manager:** | S. Reese |
| **Project Priority:** | 1E - Essential |
| **Project Status:** | New |
| **Est. Completion Date:** | 2027/28 |

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | $ 40,000 | $ 20,000 | | | | $ 60,000 |
| 2281 Construction | | | $ 3,030,000 | $ 1,000,000 | | | | $ 4,030,000 |
| 2372 Administrative Overhead | | | $ 40,000 | $ 20,000 | | | | $ 60,000 |
| TOTAL | | | $ 3,110,000 | $ 1,040,000 | | | | $ 4,150,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 204 Measure J | | | $ 300,000 | | | | | $ 300,000 |
| 111 Measure M | | | $ 1,150,000 | | | | | $ 1,150,000 |
| 201 HUTA | | | $ 800,000 | | | | | $ 800,000 |
| 202 RMRA | | | $ 1,900,000 | | | | | $ 1,900,000 |
| TOTAL | | | $ 4,150,000 | | | | | $ 4,150,000 |

**Project Title:** **Project #:**

## City Gateway Beautification — TBD

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Key Gateway Locations |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 1E – Essential |
| **Project Status:** | New |
| **Est. Completion Date:** | Continuous |

### Description/Justification:

This project is designed to enhance the visual appeal, and identity of key entrance corridors into the City. The project will create welcoming, well-maintained gateways that reflect community character, promote civic pride and improve first impressions for residents, businesses and visitors.

Corridors could include State Route 4 at Western City Limits, Bailey Road at Willow Avenue, State Route 4 at Bailey Road, Willow Pass Road at west City limits, eastbound Railroad Avenue offramp, Kirker Pass Road at south City limits, WB Railroad/Harbor Off-Ramp, Loveridge at State Route 4, East Leland at LMC, and Century Blvd at West Side.

### Supplemental Information:

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | | $ 12,500 | $ 12,500 | $ 12,500 | $ 12,500 | $ 12,500 | **$ 62,500** |
| 2122 **Design** | | | $ 15,000 | $ 15,000 | $ 15,000 | $ 15,000 | $ 15,000 | **$ 75,000** |
| 2281 **Construction** | | | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | **$ 300,000** |
| 2372 **Administrative Overhead** | | | $ 12,500 | $ 12,500 | $ 12,500 | $ 12,500 | $ 12,500 | **$ 62,500** |
| **TOTAL** | | | **$ 100,000** | **$ 100,000** | **$ 100,000** | **$ 100,000** | **$ 100,000** | **$ 500,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 111 Measure M | | | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | **$ 500,000** |
| **TOTAL** | | | **$ 100,000** | **$ 100,000** | **$ 100,000** | **$ 100,000** | **$ 100,000** | **$ 500,000** |

**Project Title:** **Project #:**

## Loveridge Road Complete Streets — TBD

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Loveridge Rd from PA Hwy to N. Terminus |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2G - Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2030/31 |

### Description/Justification:

This is for the design and construction of a Complete Streets corridor along Loveridge Road from the Pittsburg–Antioch Highway to the Northern Terminus. The improvements are designed to revitalize the existing roadway segment through comprehensive pavement rehabilitation including bicycle lanes, new landscape medians, installation of sidewalks, underground utility enhancements, and streetlighting. These elements aim to improve mobility, safety, and the overall streetscape for motorists, pedestrians, and cyclists.

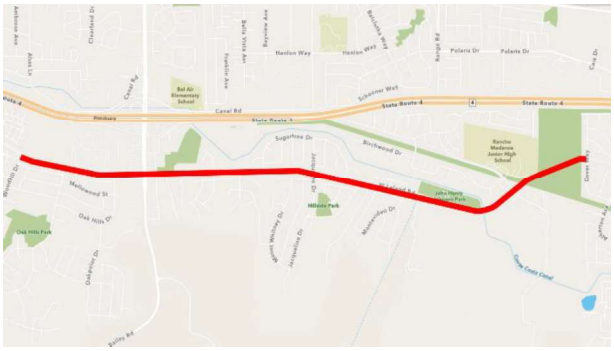
### Supplemental Information:

City Staff are actively pursuing grant opportunities to fund the project.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | | | | | | $ 1,570,000 | **$ 1,570,000** |
| 2122 **Design** | | | | | | | $ 2,210,000 | **$ 2,210,000** |
| 2281 **Construction** | | | | | | | $ 20,900,000 | **$ 20,900,000** |
| 2372 **Administrative Overhead** | | | | | | | $ 1,570,000 | **$ 1,570,000** |
| **TOTAL** | | | | | | | **$ 26,250,000** | **$ 26,250,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2024/25** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Unfunded** | | | | | | | $ 26,250,000 | **$ 26,250,000** |
| **TOTAL** | | | | | | | **$ 26,250,000** | **$ 26,250,000** |

**Project Title:** **Project #:**

## West Leland Landscape Medians — TBD



| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | West Leland Rd from Woodhill Dr to Dover Way |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2G - Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2030/31 |

### Description/Justification:

The project will design and construct new landscape medians along West Leland Road, extending from Woodhill Drive to Dover Way. These improvements are designed to enhance traffic safety for pedestrians, bicyclists, and motorists by providing clearer separation of travel lanes and reducing opportunities for speeding and reckless driving. The medians will also feature landscape elements that improve the visual character of the corridor and provide a more attractive streetscape.

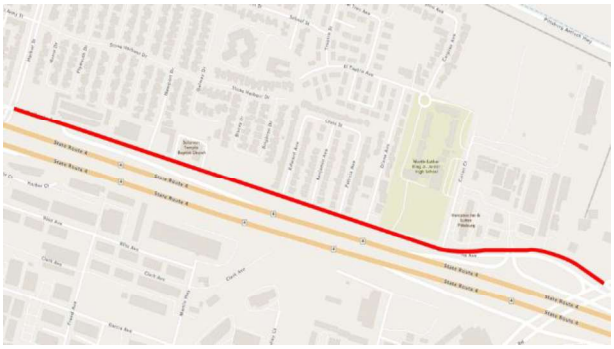
### Supplemental Information:

City Staff are actively pursuing grant opportunities to fund the project.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | | | | | | $ 687,500 | **$ 687,500** |
| 2122 **Design** | | | | | | | $ 65,000 | **$ 65,000** |
| 2281 **Construction** | | | | | | | $ 5,210,000 | **$ 5,210,000** |
| 2372 **Administrative Overhead** | | | | | | | $ 687,500 | **$ 687,500** |
| **TOTAL** | | | | | | | **$ 6,650,000** | **$ 6,650,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2024/25** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Unfunded** | | | | | | | $ 6,650,000 | **$ 6,650,000** |
| **TOTAL** | | | | | | | **$ 6,650,000** | **$ 6,650,000** |

**Project Title:** **Project #:**

## California Ave Class I Bike Path — TBD



| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | California Ave from Harbor St to Loveridge Road |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2G - Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2030/31 |

### Description/Justification:

This is for the construction of a Class-I pedestrian and bicycle multi-use path on California Avenue from Harbor Street to Loveridge Road. The proposed improvements will include, but are not limited to, new paved pathway facilities, enhanced pedestrian and bicycle access features, lighting, storm drainage with water quality features, and associated safety enhancements. These improvements are intended to increase mobility for pedestrians and cyclists, improve connectivity within the corridor, and enhance overall roadway safety.

### Supplemental Information:

City Staff are actively pursuing grant opportunities to fund the project.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | | | | | | $ 205,000 | **$ 205,000** |
| 2122 **Design** | | | | | | | $ 400,000 | **$ 400,000** |
| 2281 **Construction** | | | | | | | $ 2,730,000 | **$ 2,730,000** |
| 2372 **Administrative Overhead** | | | | | | | $ 205,000 | **$ 205,000** |
| **TOTAL** | | | | | | | **$ 3,540,000** | **$ 3,540,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2024/25** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Unfunded** | | | | | | | $ 3,540,000 | **$ 3,540,000** |
| **TOTAL** | | | | | | | **$ 3,540,000** | **$ 3,540,000** |

**Project Title:** **Project #:**

## West Leland Road Bicycle & Pedestrian Overcrossing — TBD

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Loveridge Rd from PA Hwy to N. Terminus |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2G - Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2030/31 |

### Description/Justification:

This project is for the design and construction of a dedicated pedestrian and bicycle bridge connecting the newly developed Dreamcourts facility at John Henry Johnson Park to Premier Fields. Spanning West Leland Road, the bridge will provide a safe, vehicle-free crossing for pedestrians and cyclists while significantly enhancing connectivity between the two recreational destinations. By improving accessibility and promoting active transportation, the project will create a more cohesive, user-friendly environment for community members and users of all ages.

### Supplemental Information:

City Staff are actively pursuing grant opportunities to fund the project.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | | | | | $ 50,000 | $ 50,000 |
| 2122 Design | | | | | | | $ 500,000 | $ 500,000 |
| 2281 Construction | | | | | | | $ 9,400,000 | $ 9,400,000 |
| 2372 Administrative Overhead | | | | | | | $ 50,000 | $ 50,000 |
| TOTAL | | | | | | | $ 10,000,000 | $ 10,000,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2024/25 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Unfunded | | | | | | | $ 10,000,000 | $ 10,000,000 |
| TOTAL | | | | | | | $ 10,000,000 | $ 10,000,000 |

**Project Title:** **Project #:**

## Delta De Anza Multimodal Trail Safety Improvements-Phase II — TBD

| | |
|---|---|
| **Project Category:** | Roadway Infrastructure |
| **Location:** | Delta De Anza Trail from Pittsburg to Bay Point |
| **Project Manager:** | G Haynes |
| **Project Priority:** | 2G – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2027/28 |

### Description/Justification:

This project will enhance the Delta de Anza Trail segment within the Pittsburg city limits through the installation of new pedestrian-scale lighting and comprehensive landscaping improvements along the entire Pittsburg corridor. The project aims to improve safety, accessibility, and overall user experience for pedestrians, cyclists, and other trail users by providing continuous illumination and aesthetically pleasing green space. Work will include installation of energy-efficient lighting fixtures, planting of drought-tolerant vegetation, irrigation system upgrades, soil preparation, and ongoing erosion control measures where needed.

This project supports the City's goals of promoting active transportation, enhancing public safety, and creating attractive, sustainable recreational spaces. It also aligns with regional efforts to improve multi-use trail networks and encourage outdoor activity.

### Supplemental Information:

City staff are actively pursuing grant opportunities to fund the project.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | | | | | $ 50,000 | $ 50,000 |
| 2122 Design | | | | | | | $ 800,000 | $ 800,000 |
| 2281 Construction | | | | | | | $ 7,800,000 | $ 7,800,000 |
| 2372 Administrative Overhead | | | | | | | $ 50,000 | $ 50,000 |
| TOTAL | | | | | | | $ 8,700,000 | $ 8,700,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2024/25 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Unfunded | | | | | | | $ 8,700,000 | $ 8,700,000 |
| TOTAL | | | | | | | $ 8,700,000 | $ 8,700,000 |

Pittsburg
CALIFORNIA

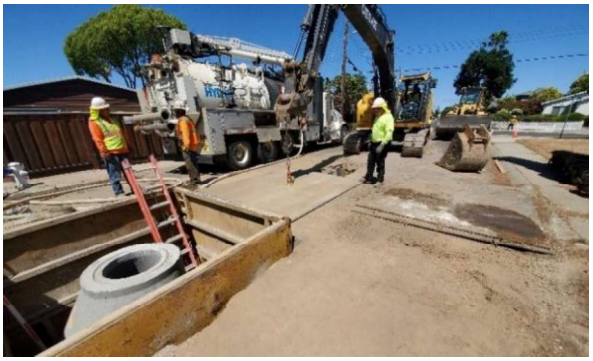
# CAPITAL IMPROVEMENT PROGRAM
# UNDERGROUND INFRASTRUCTURE PROJECTS

2026/27 — 2030/31

This page was intentionally left blank.

**Project Title:** **Project #:**

## West Santa Fe Avenue Sewer Water Rehabilitation (Phase I) 5003



| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | From Montezuma St. to Black Diamond St. between W 10th St. & W. Santa Fe Ave, and E. 12th St. |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2028/29 |

**Description/Justification:**

This project will replace approximately 8,500 linear feet of water main pipe and approximately 8,000 linear feet of sewer main pipe. This project targets areas where the water and sewer systems have reached the end of their useful life and have become maintenance problems and/or do not produce adequate flow.

**Supplemental Information:**

None

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | $ 7,308 | $ 20,000 | $ 20,000 | $ 60,000 | $ 40,000 | | | $ 147,308 |
| 2122 | Design | $ 405,577 | $ 405,423 | $ 150,000 | | | | | $ 961,000 |
| 2281 | Construction | $ 15,933 | | | $ 10,000,000 | $ 3,680,454 | | | $ 13,696,387 |
| 2372 | Administrative Overhead | $ 5,835 | $ 20,000 | $ 20,000 | $ 60,000 | $ 40,000 | | | $ 145,835 |
| TOTAL | | $ 434,653 | $ 445,423 | $ 190,000 | $ 10,120,000 | $ 3,760,454 | | | $ 14,950,530 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 501 | Water Operations Fund | $ 5,094,000 | $ 1,048,000 | | | | | | $ 6,142,000 |
| 521 | Sewer Operations Fund | $ 3,708,530 | $ 4,000,000 | | $ 1,100,000 | | | | $ 8,808,530 |
| TOTAL | | $ 8,802,530 | $ 5,048,000 | | $ 1,100,000 | | | | $ 14,950,530 |

**Project Title:** **Project #:**

## Water System Reliability (Cabrillo Place Waterline) 5006

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

### Description/Justification:

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

### Supplemental Information:

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

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

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | $ 47,674 | $ 24,000 | $ 50,000 | | | | | $ 121,674 |
| 2122 | Design | $ 256,745 | $ 144,029 | | | | | | $ 400,774 |
| 2281 | Construction | $ 114,510 | | $ 2,080,000 | | | | | $ 2,194,510 |
| 2372 | Administrative Overhead | $ 31,958 | $ 24,000 | $ 50,000 | | | | | $ 105,958 |
| TOTAL | | $ 450,887 | $ 192,029 | $ 2,180,000 | | | | | $ 2,822,916 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 501 | Water Operations Fund | $ 2,052,916 | $ 770,000 | | | | | | $ 2,822,916 |
| TOTAL | | $ 2,052,916 | $ 770,000 | | | | | | $ 2,822,916 |

**Project Title:** **Project #:**

## Water Treatment Plant Capital Repairs and Improvements 5065

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

### Description/Justification:

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

### Supplemental Information:

None

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 | **Staff Time** | $ 1,967 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | **$ 13,967** |
| 2281 | **Construction** | $ 18,852 | $ 152,516 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | **$ 421,368** |
| 2372 | **Administrative Overhead** | $ 2,665 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | **$ 14,665** |
| **TOTAL** | | **$ 23,484** | **$ 156,516** | **$ 54,000** | **$ 54,000** | **$ 54,000** | **$ 54,000** | **$ 54,000** | **$ 450,000** |
| | | | | | | | | | |
| **PROJECT FUNDING** | | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 501 | **Water Operations Fund** | $ 300,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | **$ 450,000** |
| **TOTAL** | | **$ 300,000** | **$ 25,000** | **$ 25,000** | **$ 25,000** | **$ 25,000** | **$ 25,000** | **$ 25,000** | **$ 450,000** |

**Project Title:** **Project #:**

## Water Treatment Plant Filtration Improvements & Hypochlorite Conversion 5067

| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | Water Treatment Plant |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 1A – Essential |
| **Project Status:** | Construction |
| **Est. Completion Date:** | 2027/28 |

### Description/Justification:

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

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

### Supplemental Information:

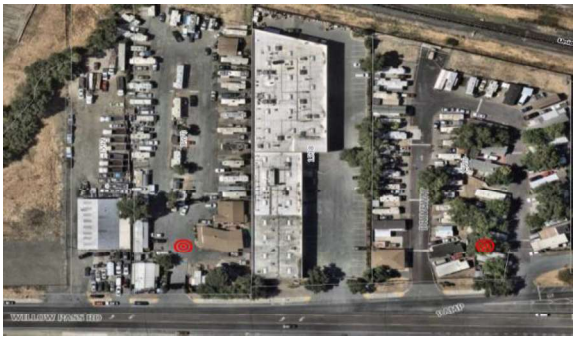
Water revenue bonds were sold in 2022 of a not to exceed funding allocation of $50,000,000 to finance improvements covered by this project.

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | $ 14,578 | $ 5,000 | $ 10,000 | $ 5,000 | | | | $ 34,578 |
| 2122 | Design | $ 5,115,661 | $ 1,219,625 | $ 500,000 | $ 500,000 | | | | $ 7,335,286 |
| 2281 | Construction | $ 10,288,551 | $ 23,910,000 | $ 19,420,000 | $ 3,381,237 | | | | $ 56,999,788 |
| 2372 | Administrative Overhead | $ 18,535 | $ 5,000 | $ 10,000 | $ 5,000 | | | | $ 38,535 |
| TOTAL | | $ 15,437,326 | $ 25,139,625 | $ 19,940,000 | $ 3,891,237 | | | | $ 64,408,188 |

| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| | Water Revenue Bond (2022A) | $ 45,800,000 | | | | | | | $ 45,800,000 |
| 500 | Water Revenue Bond Proceeds | $ 1,926,000 | | | | | | | $ 1,926,000 |
| 501 | Water Operations Fund | $ 8,041,188 | $ 650,000 | $ 2,265,000 | | | | | $ 10,956,188 |
| 502 | WFR - WTP Expansion | $ 1,910,000 | | | | | | | $ 1.910.000 |
| 503 | WFR - Distribution | $ 1,988,000 | | | | | | | $ 1,988,000 |
| 506 | WFR - P.S. & Reservoir | $ 745,000 | | | | | | | $ 745,000 |
| 509 | WFR - Sludge Handling | $ 1,083,000 | | | | | | | $ 1,083,000 |
| TOTAL | | $ 61,493,188 | $ 650,000 | $ 2,265,000 | | | | | $ 64,408,188 |

**Project Title:** **Project #:**

## Bella Vista / Riverview Water Consolidation Project — 5090



| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | Willow Pass Road |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2G - Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

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

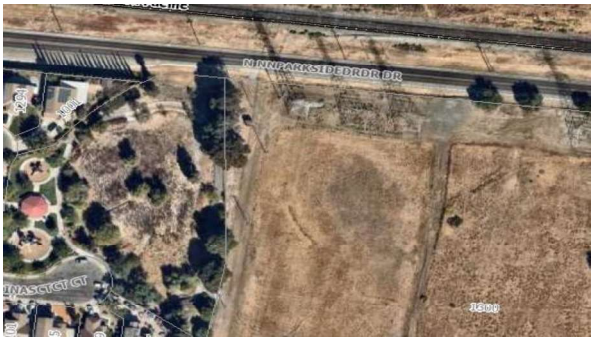
### Supplemental Information:

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | $ 25,000 | $ 40,000 | | | | | **$ 65,000** |
| 2122 **Design** | | $ 200,000 | $ 112,400 | | | | | **$ 312,400** |
| 2281 **Construction** | | | $ 510,000 | | | | | **$ 510,000** |
| 2372 **Administrative Overhead** | | $ 25,000 | $ 40,000 | | | | | **$ 65,000** |
| **TOTAL** | | **$ 250,000** | **$ 702,400** | | | | | **$ 952,400** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Federal/State Funding** | | $ 952,400 | | | | | | **$ 952,400** |
| **TOTAL** | | **$ 952,400** | | | | | | **$ 952,400** |

**Project Title:** **Project #:**

## Americana Park Basin Retrofit — TBD




| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | N. Parkside Drive |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Preliminary |
| **Est. Completion Date:** | 2029/30 |

**Description/Justification:**

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

**Supplemental Information:**

The City is waiting for EPA funding.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | | | | $ 40,000 | | $ 40,000 |
| 2122 Design | | | | | | $ 325,000 | | $ 325,000 |
| 2281 Construction | | | | | | $ 1,246,000 | | $ 1,246,000 |
| 2372 Administrative Overhead | | | | | | $ 40,000 | | $ 40,000 |
| TOTAL | | | | | | $ 1,651,000 | | $ 1,651,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Unfunded | | | | | | $ 1,651,000 | | $ 1,651,000 |
| TOTAL | | | | | | $ 1,651,000 | | $ 1,651,000 |

**Project Title:** **Project #:**

## Loveridge Road Sanitary Sewer Pipe Re-line — TBD

| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | Loveridge Road, north of Leland Road |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Preliminary |
| **Est. Completion Date:** | 2026/27 |

**Description/Justification:**

The Project includes the rehabilitation of approximately 640 linear feet of existing 15" and 18" sewer collection main. The work will include relining these existing segments of pipe with a cured in place liner. This repair is needed to provide longevity to an existing sewerage system to accommodate existing and future development in the area.

**Supplemental Information:**

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2029/30 | TOTAL |
| 1101 Staff Time | | | $ 2,500 | | | | | $ 2,500 |
| 2281 Construction | | | $ 160,000 | | | | | $ 160,000 |
| 2372 Administrative Overhead | | | $ 2,500 | | | | | $ 2,500 |
| TOTAL | | | $ 165,000 | | | | | $ 165,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2029/30 | TOTAL |
| 521 Sewer Operations Fund | | $ 165,000 | | | | | | $ 165,000 |
| TOTAL | | $ 165,000 | | | | | | $ 165,000 |

**Project Title:** **Project #:**

| California Season Sewer Lift Station Repair | TBD |
|---|---|

| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | California Seasons |
| **Project Manager:** | H. Mata |
| **Project Priority:** | 2H – Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2028/29 |

**Description/Justification:**
The California Seasons sewer lift station is exhibiting severe corrosion and requires a comprehensive structural assessment, including an evaluation of the force main. The existing telematics system is obsolete and no longer supported. Currently, crews clean the wet well on a quarterly basis, while electricians perform weekly inspections of the pumps and electronic components.

**Supplemental Information:**
None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | | | $ 10,000 | $ 25,000 | | | **$ 35,000** |
| 2122 **Design** | | | | $ 100,000 | | | | **$ 100,000** |
| 2281 **Construction** | | | | | $ 1,450,000 | | | **$ 1,450,000** |
| 2372 **Administrative Overhead** | | | | $ 10,000 | $ 25,000 | | | **$ 35,000** |
| **TOTAL** | | | | **$ 120,000** | **$ 1,500,000** | | | **$ 1,620,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 521 **Sewer Operations Fund** | | | | $ 120,000 | $ 1,500,000 | | | **$ 1,620,000** |
| **TOTAL** | | | | **$ 120,000** | **$ 1,500,000** | | | **$ 1,620,000** |

**Project Title:** **Project #:**

## Terry Court Sewer Repair — 5130

| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | Terry Ct and St. Mortiz Dr. |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

**Description/Justification:**

This project will abandon existing sewer main pipe which runs through property line between 960 and 966 Terry Court and reconstruct new sanitary sewer main at Terry Court to connect at Saint Moritz Drive. The existing sewer main collapsed and requires frequent maintenance. Relocating sewer main to the street side will ensure adequate slope and flow to reduce ongoing maintenance issues.

**Supplemental Information:**

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 10,000 | $ 10,000 | | | | | $ 20,000 |
| 2122 Design | | $ 60,000 | | | | | | $ 60,000 |
| 2281 Construction | | | $ 560,000 | | | | | $ 560,000 |
| 2372 Administrative Overhead | | $ 10,000 | $ 10,000 | | | | | $ 20,000 |
| TOTAL | | $ 80,000 | $ 580,000 | | | | | $ 660,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 521 Sewer Operations Fund | | $ 80,000 | $ 580,000 | | | | | $ 660,000 |
| TOTAL | | $ 80,000 | $ 580,000 | | | | | $ 660,000 |

**Project Title:** **Project #:**

## Central Addition Water and Sewer Rehabilitation (Phase I) — TBD

| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | Central Addition Neighborhood |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Preliminary |
| **Est. Completion Date:** | 2029/30 |

### Description/Justification:

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

### Supplemental Information:

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | | | | $ 40,000 | $ 100,000 | | **$ 140,000** |
| 2122 **Design** | | | | | $ 600,000 | | | **$ 600,000** |
| 2281 **Construction** | | | | | | $ 5,820,000 | | **$ 5,820,000** |
| 2372 **Administrative Overhead** | | | | | $ 40,000 | $ 100,000 | | **$ 140,000** |
| **TOTAL** | | | | | **$ 680,000** | **$ 6,020,000** | | **$ 6,700,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Unfunded** | | | | | $ 680,000 | $ 6,020,000 | | **$ 6,700,000** |
| **TOTAL** | | | | | **$ 680,000** | **$ 6,020,000** | | **$ 6,700,000** |

**Project Title:** **Project #:**

## West Santa Fe Avenue Sewer Water Rehabilitation (Phase II) — TBD

| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | From Montezuma St. to Beacon St. between W 10th St. & W. Santa Fe Ave, and E. 4th St. & E. 5th St. |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Preliminary |
| **Est. Completion Date:** | 2029/30 |

**Description/Justification:**

This project will replace approximately 4,500 linear feet of water main pipe and approximately 4,000 linear feet of sewer main pipe. This project targets areas where the water and sewer systems have reached the end of their useful life and have become maintenance problems and/or do not produce adequate flow.

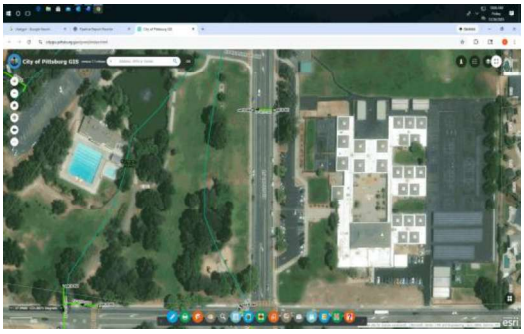
**Supplemental Information:**

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | | | $ 50,000 | $ 70,000 | | $ 120,000 |
| 2122 Design | | | | | $ 400,000 | | | $ 400,000 |
| 2281 Construction | | | | | | $ 6,860,000 | | $ 6,860,000 |
| 2372 Administrative Overhead | | | | | $ 50,000 | $ 70,000 | | $ 120,000 |
| TOTAL | | | | | $ 500,000 | $ 7,000,000 | | $ 7,500,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 501 Water Operations Fund | | | | | $ 250,000 | $ 3,000,000 | | $ 3,250,000 |
| 521 Sewer Operations Fund | | | | | $ 250,000 | $ 4,000,000 | | $ 4,250,000 |
| TOTAL | | | | | $ 500,000 | $ 7,000,000 | | $ 7,500,000 |

**Project Title:** **Project #:**

## Buchanan Park Storm Drain Improvement — TBD



| | |
|---|---|
| **Project Category:** | Underground Infrastructure |
| **Location:** | Buchanan Park |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 1C-Essential |
| **Project Status:** | New |
| **Est. Completion Date:** | 2027/28 |

**Description/Justification:**
Approximately 560 feet of twin 18-inch storm drain lines have been found to be damaged and in need of replacement.

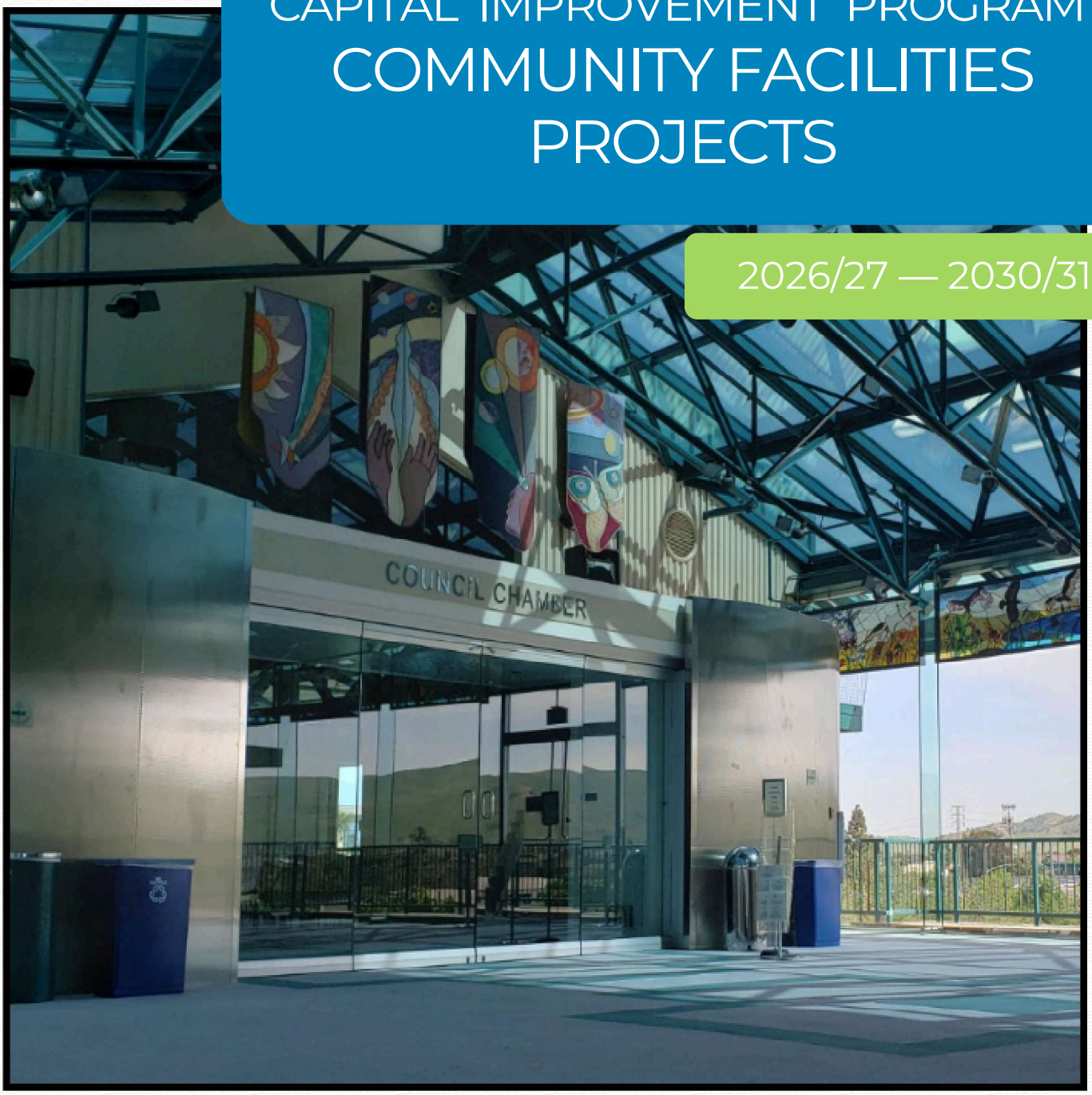
**Supplemental Information:**
Staff attempted to CCTV the pipeline; however, due to the extent of the damage, the pipe could not be inspected. Based on these conditions, we recommend removal and replacement of the entire pipeline.

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | **Staff Time** | | | $ 5,000 | $ 10,000 | | | | **$ 15,000** |
| 2122 | **Design** | | | $ 50,000 | | | | | **$ 50,000** |
| 2281 | **Construction** | | | | $ 300,000 | | | | **$ 300,000** |
| 2372 | **Administrative Overhead** | | | $ 5,000 | $ 10,000 | | | | **$ 15,000** |
| **TOTAL** | | | | **$ 60,000** | **$ 320,000** | | | | **$ 380,000** |
| | | | | | | | | | |
| **PROJECT FUNDING** | | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| | **Unfunded** | | | $ 60,000 | $ 320,000 | | | | **$ 380,000** |
| **TOTAL** | | | | **$ 60,000** | **$ 320,000** | | | | **$ 380,000** |

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# COMMUNITY FACILITIES PROJECTS

2026/27 — 2030/31



This page was intentionally left blank.

**Project Title:** **Project #:**

## City Entrance Features 1755

| | |
|---|---|
| **Project Category:** | Community Facilities |
| **Location:** | Highway 4 at Western City Limits |
| **Project Manager:** | J. Samuelson |
| **Project Priority:** | 1E – Essential |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

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

**Supplemental Information:**
None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 5,000 | $ 10,000 | | | | | $ 15,000 |
| 2122 Design | | $ 50,000 | $ 100,000 | | | | | $ 150,000 |
| 2281 Construction | | | $ 70,000 | | | | | $ 70,000 |
| 2372 Administrative Overhead | | $ 5,000 | $ 10,000 | | | | | $ 15,000 |
| TOTAL | | $ 60,000 | $ 190,000 | | | | | $ 250,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 110 General Fund | $ 250,000 | | | | | | | $ 250,000 |
| TOTAL | $ 250,000 | | | | | | | $ 250,000 |

**Project Title:** **Project #:**

## Pittsburg Moves Active Transportation Plan Update 2472

| | |
|---|---|
| **Project Category:** | Community Facilities |
| **Location:** | Citywide |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 1B – Essential |
| **Project Status:** | Preliminary |
| **Est. Completion Date:** | 2026/27 |

**Description/Justification:**

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

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

**Supplemental Information:**

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 5,000 | $ 15,000 | | | | | $ 20,000 |
| 2122 Design | | $ 45,000 | $ 425,000 | | | | | $ 470,000 |
| 2372 Administrative Overhead | | $ 5,000 | $ 15,000 | | | | | $ 20,000 |
| TOTAL | | $ 55,000 | $ 455,000 | | | | | $ 510,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Federal/State Funding | $ 408,000 | | | | | | | $ 408,000 |
| 203 HUTA | $ 102,000 | | | | | | | $ 102,000 |
| TOTAL | $ 510,000 | | | | | | | $ 510,000 |

**Project Title:** **Project #:**

## Buchanan Road Slope Repair — 3024

| | |
|---|---|
| **Project Category:** | Community Facilities |
| **Location:** | Buchanan Road at Quercus Lane across from Buchanan Park |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 1A – Essential |
| **Project Status:** | Construction |
| **Est. Completion Date:** | 2026/27 |

**Description/Justification:**

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

**Supplemental Information:**

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | $ 18,088 | $ 30,000 | $ 45,000 | | | | | $ 93,088 |
| 2122 Design | $ 147,866 | | | | | | | $ 147,866 |
| 2281 Construction | | $ 465,800 | $ 741,682 | | | | | $ 1,207,482 |
| 2372 Administrative Overhead | | $ 30,000 | $ 45,000 | | | | | $ 75,000 |
| TOTAL | $ 165,954 | $ 525,800 | $ 831,682 | | | | | $ 1,523,436 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 110 General Fund | $ 200,000 | | | | | | | $ 200,000 |
| Federal/State Funding | $ 1,323,436 | | | | | | | $ 1,323,436 |
| TOTAL | $ 1,523,436 | | | | | | | $ 1,523,436 |

**Project Title:** **Project #:**

## Corporation Yard Groundwater Monitoring Wells — 3118

| | |
|---|---|
| **Project Category:** | Community Facilities |
| **Location:** | Corporation Yard |
| **Project Manager:** | T. Tan |
| **Project Priority:** | 1A – Essential |
| **Project Status:** | Ongoing |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

The Corporation Yard fueling system previously contained two underground storage tanks. Elevated gasoline-related petroleum hydrocarbon concentrations were identified in soil and groundwater. Although the tanks were removed, elevated concentrations remained, requiring additional environmental evaluation.

The scope of work includes installation of groundwater monitoring wells, exploratory soil borings, and air/soil-vapor samplings to evaluate subsurface conditions and potential vapor intrusion to nearby buildings. The investigation will define the extent of contamination, evaluate groundwater conditions and support regulatory compliance to attain case closure under the State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy.

### Supplemental Information:

None

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 | **Staff Time** | $ 53,533 | $ 3,000 | $ 5,000 | | | | | **$ 61,533** |
| 2122 | **Design** | $ 297,354 | | | | | | | **$ 297,354** |
| 2281 | **Construction** | $ 1,203,977 | $ 100,000 | $ 196,344 | | | | | **$ 1,500,321** |
| 2372 | **Administrative Overhead** | $ 50,892 | $ 3,000 | $ 5,000 | | | | | **$ 58,892** |
| **TOTAL** | | **$ 1,605,756** | **$ 106,000** | **$ 206,344** | | | | | **$ 1,918,100** |
| | | | | | | | | | |
| **PROJECT FUNDING** | | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 501 | **Water Operations Fund** | $ 759,100 | | | | | | | **$ 759,100** |
| 521 | **Sewer Operations Fund** | $ 759,000 | | | | | | | **$ 759,000** |
| 621 | **Building Maintenance** | $ 400,000 | | | | | | | **$ 400,000** |
| **TOTAL** | | **$ 1,918,100** | | | | | | | **$ 1,918,100** |

**Project Title:** **Project #:**

## Highlands Ranch Tank Improvements 5007

| | |
|---|---|
| **Project Category:** | Community Facilities |
| **Location:** | Highlands Ranch at the end of Ventura Drive |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

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

### Supplemental Information:

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | $ 5,600 | $ 7,000 | $ 8,000 | | | | | **$ 20,600** |
| 2122 **Design** | $ 32,622 | $ 50,000 | | | | | | **$ 82,622** |
| 2281 **Construction** | | | $ 581,500 | | | | | **$ 581,500** |
| 2372 **Administrative Overhead** | $ 5,216 | $ 7,000 | $ 8,000 | | | | | **$ 20,216** |
| **TOTAL** | **$ 43,438** | **$ 64,000** | **$ 597,500** | | | | | **$ 704,938** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 501 **Water Operations Fund** | $ 705,000 | | | | | | | **$ 705,000** |
| **TOTAL** | **$ 705,000** | | | | | | | **$ 705,000** |

**Project Title:** **Project #:**

## Water Treatment Plant Alternative Fuel Conversion 5074

| | |
|---|---|
| **Project Category:** | Community Facilities |
| **Location:** | Water Treatment Plant |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Preliminary |
| **Est. Completion Date:** | 2027/28 |

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

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 7,000 | $ 25,000 | $ 15,000 | | | | $ 47,000 |
| 2122 Design | | $ 50,000 | $ 100,000 | | | | | $ 150,000 |
| 2281 Construction | | | $ 400,000 | $ 315,752 | | | | $ 715,752 |
| 2372 Administrative Overhead | | $ 7,000 | $ 25,000 | $ 15,000 | | | | $ 47,000 |
| TOTAL | | $ 64,000 | $ 550,000 | $ 345,752 | | | | $ 959,752 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Federal/State Funding | | $ 959,752 | | | | | | $ 959,752 |
| TOTAL | | $ 959,752 | | | | | | $ 959,752 |

**Project Title:** **Project #:**

## Buchanan Pump Station Electrical Repairs — TBD

| | |
|---|---|
| **Project Category:** | Community Facilities |
| **Location:** | Buchanan Pump Station (Buchanan Road) |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 2H - Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2027/28 |

**Description/Justification:**

This project includes upgrading and replacing the aging electrical system at the Buchanan Pump Station to improve operational reliability, safety and regulatory compliance. The existing electrical infrastructure has reached the end of its useful life, with a risk of unplanned outages imminent.

Upon completion, the electrical upgrades will improve system reliability, enhance employee safety, reduce maintenance needs and the facility will meet future capacity and regulatory demands.

**Supplemental Information:**
None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | | | $ 5,000 | $ 10,000 | | | | **$ 15,000** |
| 2122 **Design** | | | $ 50,000 | | | | | **$ 50,000** |
| 2281 **Construction** | | | | $ 300,000 | | | | **$ 300,000** |
| 2372 **Administrative Overhead** | | | $ 5,000 | $ 10,000 | | | | **$ 15,000** |
| **TOTAL** | | | **$ 60,000** | **$ 320,000** | | | | **$ 380,000** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 501 **Water Operations Fund** | | | $ 380,000 | | | | | **$ 380,000** |
| **TOTAL** | | | **$ 380,000** | | | | | **$ 380,000** |

This page was intentionally left blank.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# PARK PROJECTS

2026/27 — 2030/31

This page was intentionally left blank.

**Project Title:** **Project #:**

## Buchanan Park Pond Loop Replacement — 3040

| | |
|---|---|
| **Project Category:** | Parks |
| **Location:** | Buchanan Park |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2G – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

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

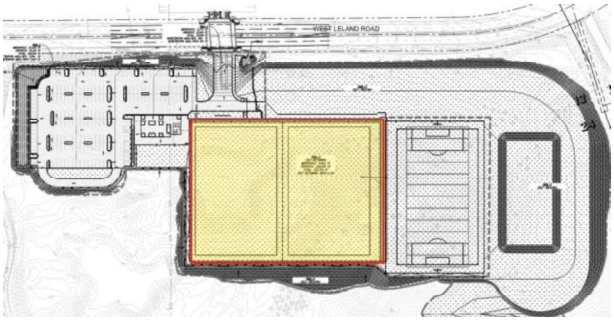
### Supplemental Information:

Funding sources: Per Capita Grant Program Funds

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| **PROJECT EXPENDITURES** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| 1101 **Staff Time** | $ 1,764 | $ 1,600 | $ 4,500 | | | | | **$ 7,864** |
| 2281 **Construction** | $ 8,563 | | $ 199,761 | | | | | **$ 208,324** |
| 2372 **Administrative Overhead** | | $ 1,600 | $ 4,500 | | | | | **$ 6,100** |
| **TOTAL** | | **$ 3,200** | **$ 208,761** | | | | | **$ 222,288** |
| | | | | | | | | |
| **PROJECT FUNDING** | **Prior** | **2025/26** | **2026/27** | **2027/28** | **2028/29** | **2029/30** | **2030/31** | **TOTAL** |
| **Federal/State Funded** | $ 222,288 | | | | | | | **$ 222,288** |
| **TOTAL** | **$ 222,288** | | | | | | | **$ 222,288** |

**Project Title:** **Project #:**

## Pittsburg Premier Fields – Phase II — TBD



| | |
|---|---|
| **Project Category:** | Parks |
| **Location:** | Old Delta View Golf Course |
| **Project Manager:** | M. Mena |
| **Project Priority:** | 2F-Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2029/30 |

**Description/Justification:**

The second phase of the Project will construct two multipurpose fields with site furnishing, tree plantings, and other amenities within the project limits. This project will create a much-needed space for community members to participate in sporting events within their hometown.

**Supplemental Information:**

Funding for this project is from the sale of a portion of the old golf course.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | | | $ 50,000 | $ 400,000 | | $ 450,000 |
| 2122 Design | | | | | $ 100,000 | | | $ 100,000 |
| 2281 Construction | | | | | $ 5,000,000 | $ 4,000,000 | | $ 9,000,000 |
| 2372 Administrative Overhead | | | | | $ 50,000 | $ 400,000 | | $ 450,000 |
| TOTAL | | | | | $ 5,200,000 | $ 4,800,000 | | $ 10,000,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2024/25 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Other | | | | | $ 10,000,000 | | | $ 10,000,000 |
| TOTAL | | | | | | | | $ 10,000,000 |

**Project Title:** **Project #:**

## City Park Electrical Room Replacement — TBD

| | |
|---|---|
| **Project Category:** | Park Projects |
| **Location:** | City Park – Field One |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 1C-Essential |
| **Project Status:** | New |
| **Est. Completion Date:** | 2027/28 |

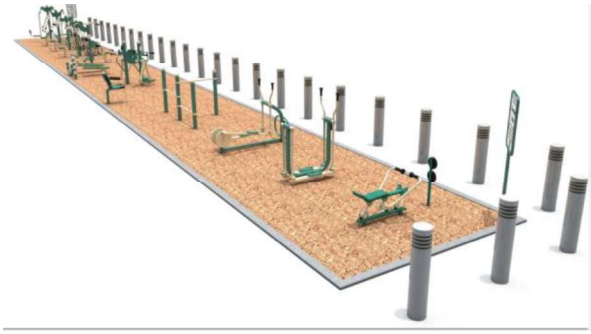
**Description/Justification:**
The current service/electrical room that houses all the electrical equipment for City Park fields and services is in need of replacement due to age and condition. Currently the "Storage room" that houses the electrical panels and service wiring is susceptible to the elements. If the equipment were to fail, it would no longer allow for night games for the different sports leagues and community.

**Supplemental Information:** Design to include electrical code assessment of current service and appropriate new housing structure and storage room.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | | $ 15,000 | | | | $ 15,000 |
| 2122 Design | | | | $ 35,000 | | | | $ 35,000 |
| 2281 Construction | | | | $ 200,000 | | | | $ 200,000 |
| 2372 Administrative Overhead | | | | $ 15,000 | | | | $ 15,000 |
| TOTAL | | | | $ 265,000 | | | | $ 265,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Unfunded | | | | $ 265,000 | | | | $ 265,000 |
| TOTAL | | | | $ 265,000 | | | | $ 265,000 |

**Project Title:** **Project #:**

## Marina Outdoor Fitness Area — TBD



| | |
|---|---|
| **Project Category:** | Parks |
| **Location:** | Marina Blvd |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 2G-Required |
| **Project Status:** | New |
| **Est. Completion Date:** | 2026/27 |

### Description/Justification:

This project includes the construction of an all-abilities outdoor fitness area. Access to health and wellness is a vital part of a thriving community. An outdoor fitness area ensures that all members of Pittsburg have access to overcome their obstacles in becoming healthier. The court includes 12 units that may serve up to 27 people at one time and includes accessible equipment and access.

### Supplemental Information:

RaSi Holds Hands, a charitable organization committed to enriching and empowering young lives through selfless service and community support, has generously pledged $125,000 to advance this project.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | $ 5,000 | | | | | $ 5,000 |
| 2122 Design | | | $ 15,000 | | | | | $ 15,000 |
| 2281 Construction | | | $ 280,000 | | | | | $ 280,000 |
| 2372 Administrative Overhead | | | $ 5,000 | | | | | $ 5,000 |
| TOTAL | | | $ 305,000 | | | | | $ 305,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| Other | | | $ 125,000 | | | | | $ 125,000 |
| Waterfront | | | $ 180,000 | | | | | $ 180,000 |
| TOTAL | | | $ 305,000 | | | | | $ 305,000 |

**Project Title:** **Project #:**

## Soccer Field Turf Replacement — TBD

| | |
|---|---|
| **Project Category:** | Parks |
| **Location:** | City Park |
| **Project Manager:** | G. Haynes |
| **Project Priority:** | 1C – Essential |
| **Project Status:** | New |
| **Est. Completion Date:** | 2036/37 |

**Description/Justification:**

This project consists of the removal and replacement of the existing synthetic turf system at City Park and Central Park. The current turf surfaces at these locations have reached the end of their useful life due to age, wear, and environmental exposure, resulting in diminished playability, safety concerns, and increased maintenance requirements.

**Supplemental Information:**

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | | | | | $ 15,000 | $ 15,000 |
| 2281 Construction | | | | | | | $ 970,000 | $ 970,000 |
| 2372 Administrative Overhead | | | | | | | $ 15,000 | $ 15,000 |
| TOTAL | | | | | | | $ 1,000,000 | $ 1,000,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 110 General Fund | | | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 500,000 |
| Unfunded | | | | | | | $ 500,000 | $ 500,000 |
| TOTAL | | | $ 100,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 600,000 | $ 1,000,000 |

This page was intentionally left blank.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# MARINA PROJECTS

2026/27 — 2030/31

This page was intentionally left blank.

**Project Title:** **Project #:**

## Sheds A – D Upgrades 5517

| | |
|---|---|
| **Project Category:** | Marina |
| **Location:** | Main Harbor |
| **Project Manager:** | S. Saklaen |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

**Description/Justification:**
This project is to repair the existing galvanized rain gutters that have corroded.

**Supplemental Information:**
None

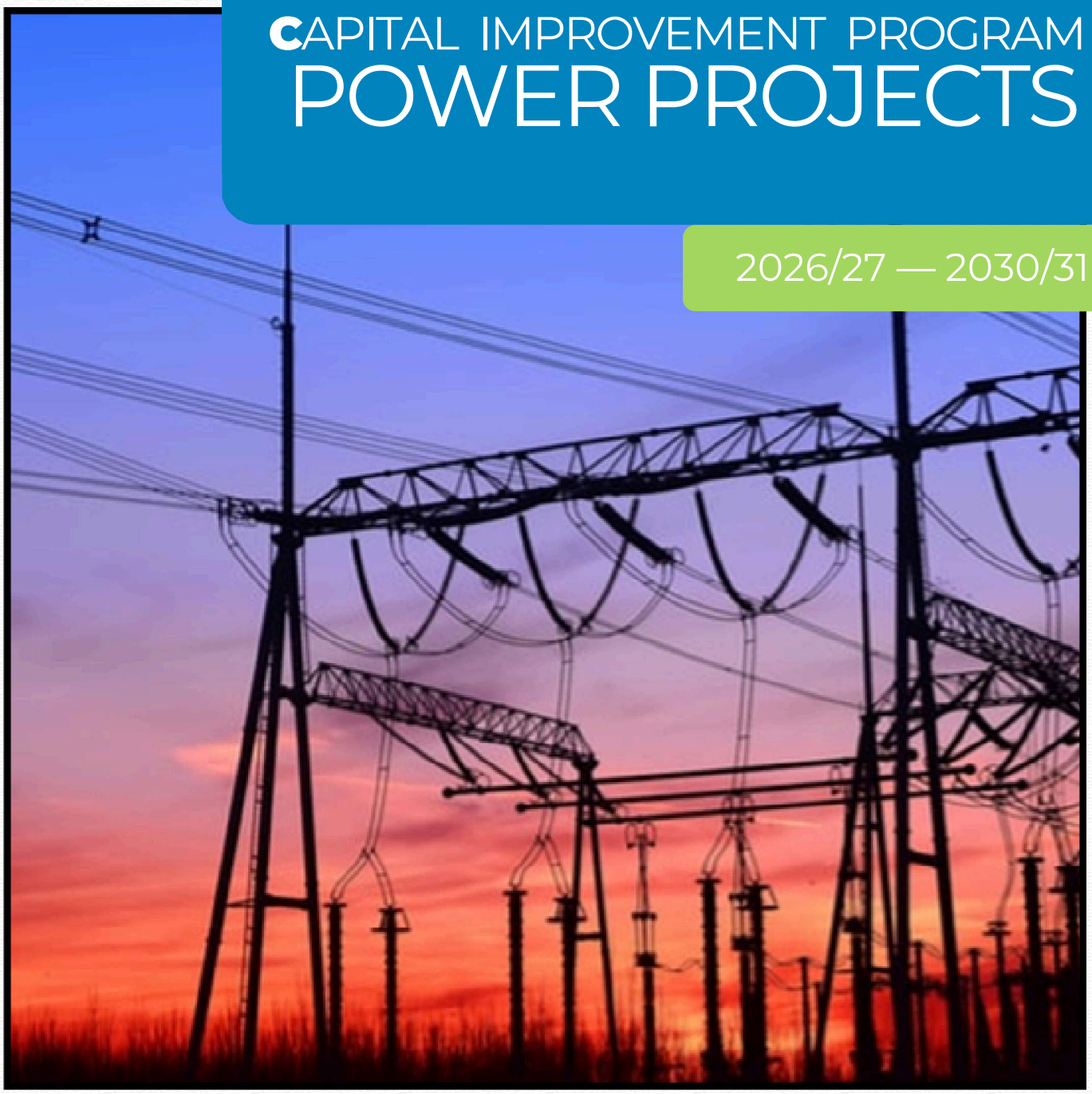
| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 5,000 | $ 15,000 | | | | | $ 20,000 |
| 2122 Design | | $ 40,000 | $ 10,000 | | | | | $ 50,000 |
| 2281 Construction | | | $ 201,200 | | | | | $ 201,200 |
| 2372 Administrative Overhead | | $ 5,000 | $ 15,000 | | | | | $ 20,000 |
| TOTAL | | $ 50,000 | $ 241,200 | | | | | $ 291,200 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 550 Marina Enterprises Fund | $ 291,200 | | | | | | | $ 291,200 |
| TOTAL | | | | | | | | $ 291,200 |

This page was intentionally left blank.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# POWER PROJECTS

2026/27 — 2030/31



This page was intentionally left blank.

**Project Title:** **Project #:**

## Duct Bank and Vault Replacements 5816

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

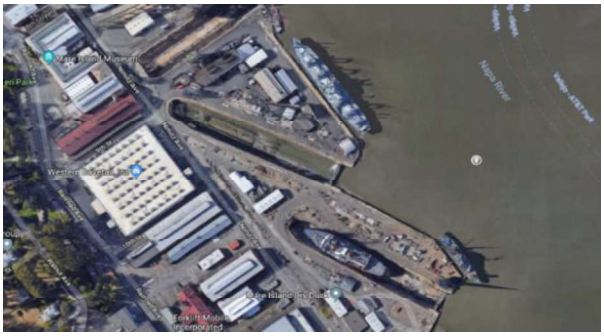
**Description/Justification:**
Specific sections of the island energy system have been identified for duct bank and vault replacement as being critical for "North End," which includes existing ALCO and EPS customers, and the anticipated City of Vallejo master development north of G Street.

**Supplemental Information:**
Adopted Budget FY18/19 RES18-13499 $400,000 IE

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | | | $ 80,000 | | | | | $ 80,000 |
| 2122 | Design | $ 205,089 | | | | | | | $ 205,089 |
| 2281 | Construction | $ 236,343 | $ 283,568 | $ 20,000 | $ 100,000 | $ 125,000 | $ 150,000 | $ 150,000 | $ 1,064,911 |
| 2372 | Administrative Overhead | | | | | | | | |
| TOTAL | | $ 441,432 | $ 283,568 | $ 100,000 | $ 100,000 | $ 125,000 | $ 150,000 | $ 150,000 | $ 1,350,000 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 | Island Energy | $ 625,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 125,000 | $ 150,000 | $ 150,000 | $ 1,350,000 |
| TOTAL | | $ 625,000 | $ 100,000 | $ 100,000 | $ 100,000 | $ 125,000 | $ 150,000 | $ 150,000 | $ 1,350,000 |

**Project Title:** **Project #:**

## Waterfront Area Reliability 5820



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

### Description/Justification:

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

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

### Supplemental Information:

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

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 150,000 |
| 2122 Design | | | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 25,000 | $ 125,000 |
| 2281 Construction | $ 568,860 | $ 231,140 | $ 75,000 | $ 100,000 | $ 150,000 | $ 150,000 | $ 150,000 | $ 1,425,000 |
| 2372 Administrative Overhead | | | | | | | | |
| TOTAL | $ 568,860 | $ 256,140 | $ 125,000 | $ 150,000 | $ 200,000 | $ 200,000 | $ 200,000 | $ 1,700,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 Island Energy | $ 700,000 | $ 125,000 | $ 125,000 | $ 150,000 | $ 200,000 | $ 200,000 | $ 200,000 | $ 1,700,000 |
| TOTAL | $ 700,000 | $ 125,000 | $ 125,000 | $ 150,000 | $ 200,000 | $ 200,000 | $ 200,000 | $ 1,700,000 |

**Project Title:** **Project #:**

## Outage Recovery 5821

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

### Description/Justification:

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

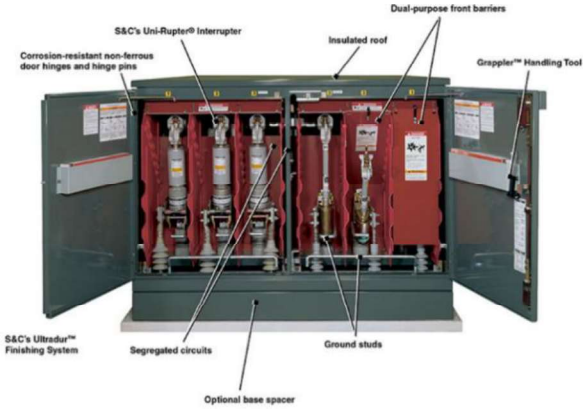
### Supplemental Information:

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

| PROJECT FINANCING | | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 | Staff Time | $ 18,889 | $ 61,351 | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 380,240 |
| 2122 | Design | $ 38,788 | | | | | | | $ 38,788 |
| 2281 | Construction | $ 185,973 | $ 25,000 | $ 20,000 | $ 20,000 | $ 20,000 | $ 20,000 | $ 20,000 | $ 310,973 |
| 2372 | Administrative Overhead | | | | | | | | |
| TOTAL | | $ 243,649 | $ 86,351 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 730,000 |
| | | | | | | | | | |
| PROJECT FUNDING | | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 | Island Energy | $ 250,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 730,000 |
| TOTAL | | $ 250,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 730,000 |

**Project Title:** **Project #:**

## RA Replacement 5826




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

### Description/Justification:

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

### Supplemental Information:

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 9,102 | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | $ 59,102 |
| 2122 Design | | | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | $ 50,000 |
| 2281 Construction | $ 11,795 | $ 9,103 | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 60,000 | $ 320,898 |
| 2372 Administrative Overhead | | | | | | | | |
| TOTAL | $ 11,795 | $ 18,205 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 430,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 Island Energy | $ 60,000 | $ - | $ 50,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 430,000 |
| TOTAL | $ 60,000 | | $ 50,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 80,000 | $ 430,000 |

**Project Title:** **Project #:**

## Electrical Substation Battery Replacement 5827

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

### Description/Justification:

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

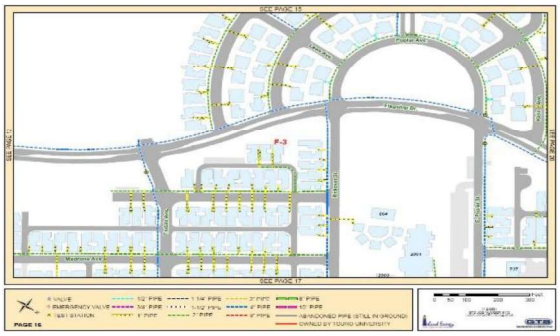
### Supplemental Information:

None

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 5,000 | $ 30,000 |
| 2122 Design | | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | $ 10,000 | $ 60,000 |
| 2281 Construction | $ 15,335 | $ 49,665 | $ 25,000 | $ 35,000 | $ 35,000 | $ 35,000 | $ 35,000 | $ 230,000 |
| 2372 Administrative Overhead | | | | | | | | |
| TOTAL | $ 15,335 | $ 64,665 | $ 40,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 320,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 Island Energy | $ 40,000 | $ 40,000 | $ 40,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 320,000 |
| TOTAL | $ 40,000 | $ 40,000 | $ 40,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 320,000 |

**Project Title:** **Project #:**

## Residential Gas Isolation Valves Installation 5828



| | |
|---|---|
| **Project Category:** | Power |
| **Location:** | Mare Island Residential 6 A, B & C |
| **Project Manager:** | V. Xie |
| **Project Priority:** | 1C – Essential |
| **Project Status:** | Ongoing |
| **Est. Completion Date:** | Continuous |

**Description/Justification:**

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

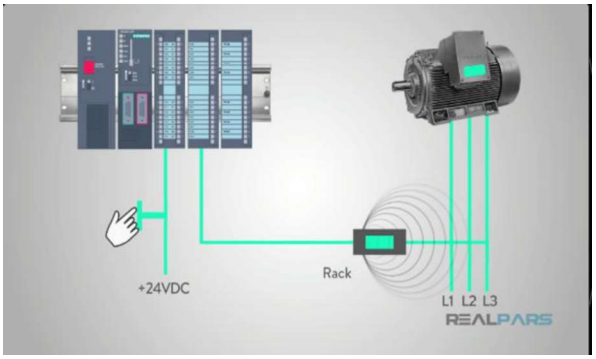
**Supplemental Information:**

None

| PROJECT FINANCING | | CURRENT | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | $ 45,000 | $ 50,000 | $ 30,000 | $ 30,000 | $ 30,000 | $ 185,000 |
| 2122 Design | | | $ 20,000 | | | | | $ 20,000 |
| 2281 Construction | | $ 85,000 | $ 20,000 | $ 30,000 | $ 20,000 | $ 20,000 | $ 20,000 | $ 195,000 |
| 2372 Administrative Overhead | | | | | | | | |
| TOTAL | | $ 85,000 | $ 85,000 | $ 80,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 400,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 Island Energy | $ - | $ 85,000 | $ 85,000 | $ 80,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 400,000 |
| TOTAL | | $ 85,000 | $ 85,000 | $ 80,000 | $ 50,000 | $ 50,000 | $ 50,000 | $ 400,000 |

**Project Title:** **Project #:**

## Electrical System “SKM Modeling” And Analysis 5829




| | |
|---|---|
| **Project Category:** | Power |
| **Location:** | Mare Island PPC Electrical Distribution System |
| **Project Manager:** | V. Xie |
| **Project Priority:** | 2H – Required |
| **Project Status:** | Design |
| **Est. Completion Date:** | 2026/27 |

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

**Supplemental Information:**
None

| PROJECT FINANCING | CURRENT | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | $ 50,000 | $ 10,000 | | | | | $ 60,000 |
| 2122 Design | | $ 150,000 | $ 40,000 | $ 50,000 | | | | $ 240,000 |
| TOTAL | | $ 200,000 | $ 50,000 | $ 50,000 | | | | $ 300,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 Island Energy | $ - | $ 200,000 | $ 50,000 | $ 50,000 | $ - | $ - | | $ 300,000 |
| TOTAL | | $ 200,000 | $ 50,000 | $ 50,000 | | | | $ 300,000 |

**Project Title:** **Project #:**

## Island Energy Electrical Substations Protection Reinforcement — TBD

| | |
|---|---|
| **Project Category:** | **Power** |
| **Location:** | Mare Island, Vallejo |
| **Project Manager:** | V.Xie |
| **Project Priority:** | 1C - Safety |
| **Project Status:** | New |
| **Est. Completion Date:** | 2027/28 |

**Description/Justification:**

A comprehensive, multi-layered strategy and action plan to protect critical electrical infrastructures on Mare Island from physical intrusion, vandalism, and sabotage. It integrates perimeter fencing, 24/7 surveillance (CCTV/IR), intrusion detection systems (IDS), access control, robust lighting, reinforcement and repairs of existing protective and security systems.

**Supplemental Information:**
Island Energy Enterprise fund 580 will fund the project.

| PROJECT FINANCING | CURRENT | | PROPOSED | | | | | |
|---|---|---|---|---|---|---|---|---|
| PROJECT EXPENDITURES | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 1101 Staff Time | | | $ 15,000 | $ 15,000 | $ 10,000 | | | $ 40,000 |
| 2281 Construction | | | $ 45,000 | $ 45,000 | $ 45,000 | | | $ 135,000 |
| TOTAL | | | $ 60,000 | $ 60,000 | $ 55,000 | | | $ 175,000 |
| | | | | | | | | |
| PROJECT FUNDING | Prior | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | TOTAL |
| 580 Island Energy | | | $ 60,000 | $ 60,000 | $ 55,000 | | | $ 175,000 |
| TOTAL | | | $ 60,000 | $ 60,000 | $ 55,000 | | | $ 175,000 |

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# FUTURE IMPROVEMENTS

2026/27 — 2030/31

This page was intentionally left blank.

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

## Roadway Infrastructure

### Corporation Yard Pavement Rehabilitation

**Project Manager: M. Mena**
**Location:** 357 E. 12th Street
**Description/Justification:**
The project will analyze the existing condition of the pavement at the Corp Yard and determine pavement areas that require patch paving, base failure repairs, pavement reconstruction and slurry seal to help extend the useful life of the Corporation Yard Parking Lot. The current cost estimate for this project is $1,060,000.

### Marina Boulevard Improvements (Marina Master Plan Phase III)

**Project Manager: M. Mena**
**Location:** Marina Blvd. from 3rd to end of Marina Blvd.
**Description/Justification:**
Reconfiguration of Marina Boulevard to reduce the number of travel lanes from 4 to 2 and add diagonal parking and green streets improvements to treat surface stormwater runoff. Proposed limits are from 3rd Street North to the end of Marina Boulevard. The current cost estimate for this project is $1,625,000.

### Signal at Harbor Street/Central Ave

**Project Manager: M. Ruiz**
**Location:** Harbor Street/ Central Avenue
**Description/Justification:**
This project will design and construct a fully actuated traffic signal at the intersection of Harbor Street and Central Ave. The project will replace existing all-way stop controls at this intersection. The current cost estimate for this project is $1,000,000.

### Traffic Signal Interconnect Expansion Project

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

### James Donlon Boulevard Extension (Project 3015)

**Project Manager: M. Mena**
**Location:** James Donlon Blvd from the future terminus in Sky Ranch to Kirker Pass Rd.
**Description/Justification:**
This project will cover design and construction of an additional east-west connection between East and Central County by extending James Donlon Boulevard from its future terminus in Sky Ranch to Kirker Pass Road. The new roadway, formerly known as the Buchanan Road Bypass, will relieve congestion and other future travel demand on

Buchanan Road. This project has been identified as a priority project for East Contra Costa Regional Fee and Financing Authority (ECCRFFA) up to 68% of the total project costs. This project is located outside of the current Pittsburg city limits. The current cost estimate for this project is $300,000,000.

## Underground Utilities

### Water Main Pressure Increase Upgrades Zones 1-2

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

### Water Main Pressure Increase Upgrades Zones 3

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

### Water Main Fire Flow UP Upgrades-Pressure Zone 1

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

### Water Main Fire Flow UP Upgrades-Pressure Zone 2

**Project Manager: M. Mena**
**Location:** Citywide
**Description/Justification:**
As recommended from the Draft 2022 Water System Master Plan domestic water system improvements are necessary to mitigate severe fire flow deficiencies. This project includes the improvements within Pressure Zone 2 for distribution main transmission lines and fire hydrants. The current cost estimate for this project is $2,200,000.

### Water Main Fire Flow UP Upgrades-Pressure Zone 3

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

## Riverview Drive/Alturas Avenue 12" Canal Crossing

**Project Manager: M. Mena**
**Location:** Crossing Contra Costa Canal from Alturas Avenue/Riverview Drive and crossing Robinson Ave
**Description/Justification:**
The project will include the removal and replacement of the existing 12" waterline. The project will also include the replacement of the canal crossing and the execution of a license agreement for future maintenance with Contra Costa Water District. The current cost estimate for this project is $187,500.

## Zone 1/ Zone 2 Boundary Adjustments

**Project Manager: M. Mena**
**Location:** Leland Road corridor, bounded by Crestview Drive to the west, EBMUD right-of-way to the south, Freed Wat to the east, and Garcia Avenue to the north.
**Description/Justification:**
The project will construct improvements to the water distribution system to facilities and modifications of the pressure zone boundaries in the problem areas of pressure Zone 2. This current cost estimate for this project is $1,416,400.

## Water Main Buchanan Road (Phase 2)

**Project Manager: M. Mena**
**Location:** Between the Water Treatment Plant to Railroad Avenue and Loveridge Road/Ventura Avenue
**Description/Justification:**
This project will provide a new water transmission line to meet domestic and fire flow requirements for existing development and new development in the southeast hills and infill development in Zone 2. The cost estimate for this project is $1,902,500.

## 12" Water Main Stoneman Avenue

**Project Manager: M. Mena**
**Location:** Stoneman Avenue from Harbor Street to Loveridge Road
**Description/Justification:**
This project will include the installation of approximately 3,300-feet of 12-inch transmission main and will provide an additional system loop to enhance fire protection capabilities in Zone 2. The current cost estimate for this project is $1,000,000.

## Pittsburg-Antioch Highway Water Line Improvements (Eastern Loop)

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

## Highlands Ranch Zone 2 Reservoir

**Project Manager: M. Mena**
**Location:** Zone 2, Highlands Ranch Subdivision
**Description/Justification:**

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

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

**Project Manager: M. Mena**
**Location:** Water Treatment Plant
**Description/Justification:**
The project will construct a 1.5 million gallons per day (MGD) packaged treatment system for treating water filter backwash for recycling. A second treatment unit will be required in the future as the WTP gets closer to the design capacity of 32 MGD. The current cost estimate for this project is $1,875,000.

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

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

## Water Treatment Plant 0.5 MG Filter Backwash Basin

**Project Manager: M. Mena**
**Location:** Water Treatment Plant
**Description/Justification:**
This project will construct a 0.5-million-gallon (MG) backwash recycle basin with mixers to prevent settling prior to pumping the water to the backwash water package treatment units to be constructed with earlier projects. The current cost estimate for this project is $3,610,000.

## Water Main Installation/ Replacement Program

**Project Manager: M. Mena**
**Location:** Black Diamond Road and West 10$^{th}$ Street to West Santa Fe (excluding Scudero Circle)
**Description/Justification:**
The project will identify and replace water mains, services, and valves that have reached the end of their useful life and have become maintenance problems, and/or install mains to improve fire flow in localized areas. The current cost estimate for this project is $4,070,000.

## 1.3 MG Zone 1 Water Tank

**Project Manager: M. Mena**
**Location:** Near Delta View Golf Course
**Description/Justification:**
The project will provide additional water storage to meet domestic and fire flow requirements for the new infill development in Pressure Zone 1. The current cost estimate for this project is $6,245,000.

## Water Main Installation Replacement Program

**Project Manager: M. Mena**
**Location:** Citywide

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

## Water Treatment Plant Mechanical Sludge Dewatering

**Project Manager: M. Mena**
**Location:** Water Treatment Plant
**Description/Justification:**
This project will construct a mechanical sludge dewatering system for use once WTP operations reach 15 million gallons per day (MGD). The current system of dewatering by natural evaporation is adequate for flows up to the 15 MGD threshold. The current cost estimate for this project is $11,920,780.

## Bart Specific Plan Sewer Main

**Project Manager: M. Mena**
**Location:** 1600 West Leland Road
**Description/Justification:**
This project is contingent on development north of West Leland Road, west of Bailey Road. This project will construct a parallel 8" pipe parallel to State Route 4 on the south side and will be approximately 1000' long to improve capacity for future development. The current cost estimate for this project is $340,800.

## Highway 4 Trunk Line Relief (Segment B)

**Project Manager: M. Mena**
**Location:** Along Highway 4 from Lislin Court to Bodega Court
**Description/Justification:**
This project is the western segment (2,500 ft.) of the State Route 4 sewer trunk line that runs from Bailey Road to the PG&E easement, a total of 9,500 ft. This will be an increase from 12-inch pipe to 15-inch to accommodate new development. The current cost estimate for this project is $4,084,800.

## Pittsburg/ Antioch (PA) Highway Sewer Line Improvements

**Project Manager: M. Mena**
**Location:** PA Highway
**Description/Justification:**
This project will provide for the installation of approximately 3200 linear feet of 10" sewer line and laterals to connect to Delta Diablo manhole. The current cost estimate for this project is $726,000.

## Praxiar Storm Water Diversion for Kirker Creek East of Loveridge Road

**Project Manager: M. Mena**
**Location:** From the intersection of East California Ave and Loveridge Rd. to Kirker Creek Channel along Pittsburg Antioch Highway
**Description/Justification:**
This project will construct an overflow storm drain line to accept additional storm water capacity in a line that was constructed with Highway 4 widening from an existing 25-year storm to a 50-year storm. The current cost estimate for this project is $1,365,000.

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

**Project Manager: M. Mena**

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

**Description/Justification:**

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

## Kirker Creek Improvements (Loveridge Rd to DOW Channel)

**Project Manager: M. Mena**

**Location:** Kirker Creek East of Loveridge Rd.

**Description/Justification:**

Construction of improvements to prevent flooding along Kirker Creek north of the Pittsburg Antioch Hwy. This project includes improving the underside pipes, culverts, and channels along Kirker Creek from Loveridge Road to Dow channel. The current cost estimate for this project is $1,330,000.

## Kirker Creek Watershed (State Route 4 to Garcia Ave)

**Project Manager: M. Mena**

**Location:** Kirker Creek from Hwy. 4 to Garcia Avenue

**Description/Justification:**

This project will improve all the undersized pipes, and channels from Hwy 4 to Garcia Avenue. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8043, 8045, 8047, 8048, and 8049. This project includes 955’ of channel restoration to promote stormwater infiltration improvements and 260’ of pipe improvements. The current cost estimate for this project is $1,875,000.

## Kirker Creek Watershed (E Leland Rd to CC Canal)

**Project Manager: M. Mena**

**Location:** Kirker Creek from East Leland Rd to south of Stoneman Avenue

**Description/Justification:**

This project will improve all the undersized pipes and culverts from East Leland Road to the Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8053, 8057, 8061, and 8067. This project includes 147’ of culvert improvements and 478’ of pipe improvements. The current cost estimate for this project is $345,000.

## Kirker Creek Watershed (CC Canal to Buchanan Rd)

**Project Manager: M. Mena**

**Location:** Kirker Creek from Contra Costa Canal to Buchanan Road

**Description/Justification:**

This project will improve all the undersized pipes and culverts from the Contra Costa Canal to Buchanan Road. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8071 and 8075. This project includes 425’ of culvert improvements and 114’ of pipe improvements. The current cost estimate for this project is $520,000.

## Kirker Creek Watershed (Buchanan Rd to Kingswood)

**Project Manager: M. Mena**

**Location:** Kirker Creek Watershed from Contra Costa Canal to Kingswood Dr.

**Description/Justification:**

This project will improve all the undersized pipes, and channels from Buchanan Road to Kingswood. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8077, 8083, 8085, and 8093. This project includes 412' of channel improvements and 2,794' of pipe improvements. The current cost estimate for this project is $2,180,000.

**Kirker Creek behind MLK School**
**Project Manager:** J. Longway
**Location:** Culverts at the north end of the drainage channel behind MLK School crossing Pittsburg/Antioch Highway.
**Description / Justification:**
The 82" RCP culverts need to be de-silted to restore flow to the portion of the Kirker Creek Channel. Currently the channel is flowing at 40% of its capacity. Current estimate for de-silting is $650,000

## Kirker Creek Watershed (Ventura Area)

**Project Manager: M. Mena**
**Location:** Kirker Creek near Ventura Drive, Piedmont Way and Loveridge Road
**Description/Justification:**
This project will improve the undersized pipes near Ventura Drive, Piedmont Way and Loveridge Road. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8161, 8189, and 8227. This project includes 212' of pipe improvements. The current cost estimate for this project is $205,000.

## Kirker Creek Watershed (Stoneman Ave/ Contra Costa Canal)

**Project Manager: M. Mena**
**Location:** Kirker Creek Watershed near Stoneman Avenue and the Contra Costa Canal.
**Description/Justification:**
This project will improve all the undersized pipes and culverts in the area of Stoneman Avenue and the Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8179, 8183, 8240, and 8243. This project includes 265' of culvert improvements and 1350' of pipe improvements. The current cost estimate for this project is $1,110,000.

## Kirker Creek Watershed (Los Medanos College Area)

**Project Manager: M. Mena**
**Location:** Kirker Creek Watershed in the vicinity of Los Medanos College
**Description/Justification:**
This project will improve all the undersized pipes, in the vicinity of Los Medanos College and south of the Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 8271, 8280, and 8289. This project includes 1010' of pipe improvements. The current cost estimate for this project is $685,000.

**Kirker Creek @ Piedmont Channel**
**Project Manager:** J. Longway
**Location:** Drainage corridor to the east of Kelly Court, from Garcia Avenue to Highway 4
**Description / Justification:**
Approximately 800 feet of the bottom of the concrete channel is severely deteriorated, and is in need of replacement. ( identified as nodes 8043,8045,and 8161 in the 991 Stormwater Master Plan) The bottom of the concrete ditch is broken; pieces of concrete missing. Current estimate is $200,000

## Lawlor Creek Watershed (State Route 4 to Leland Road)

**Project Manager: M. Mena**
**Location:** Lawlor Creek Watershed from Hwy. 4 to West Leland Road.
**Description/Justification:**
This project will improve all the undersized pipes in the Lawlor Creek Watershed from Hwy 4 to West Leland Road. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 3039 and 3041. This project includes 986' of pipe improvements. The current cost estimate for this project is $540,000.

## Lawlor Creek Watershed (Contra Costa Canal to Santa Maria Drive)

**Project Manager: M. Mena**
**Location:** Lawlor Creek Watershed from Contra Costa Canal to Santa Maria Drive
**Description/Justification:**
This project will improve all the undersized pipes in the Lawlor Creek Watershed from Contra Costa Canal to Santa Maria Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 3083 and 3091. This project includes 363' of pipe improvements. The current cost estimate for this project is $200,000.

## Lawlor Creek Watershed (West Leland Rd to Oak Hills Circle)

**Project Manager: M. Mena**
**Location:** Lawlor Creek Watershed from Contra Costa Canal to Oak Hills Cr.
**Description/Justification:**
This project will improve all the undersized pipes in the Lawlor Creek Watershed from West Leland Road to Oak Hills Circle. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 3137 and 3138. This project includes 1058' of pipe improvements. The current cost estimate for this project is $520,000.

## Watershed 4 (Willow Pass Road to Contra Costa Canal)

**Project Manager: M. Mena**
**Location:** Watershed 4: Willow Pass Road to Contra Costa Canal
**Description/Justification:**
Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of Highway 4. This project will improve all the undersized pipes in Watershed 4 from Willow Pass Road to Contra Costa Canal. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 4017 and 4039. This project includes 392' of pipe improvements. The current cost estimate for this project is $155,000.

## Watershed 4 (Leland Road to Sugartree Drive)

**Project Manager: M. Mena**
**Location:** Watershed 4: West Leland Road to Sugartree Drive
**Description/Justification:**
Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of Highway 4. This project will improve all the undersized pipes in Watershed 4 from West Leland Road to Sugartree Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduit 4051. This project includes 802' of pipe improvements. The current cost estimate for this project is $260,000.

## Watershed 4 (Rock Ridge Way to end of Jacqueline Drive)

**Project Manager: M. Mena**
**Location:** Rock Ridge Way to Jacqueline Drive
**Description/Justification:**
Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of Highway 4. This project will improve all the undersized pipes in Watershed 4 from Rock Ridge Way to

Jacqueline Drive Terminus. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 4071 and 4073. This project includes 2,864' of pipe improvements. The current cost estimate for this project is $695,000.

## Watershed 5 (Highway 4 to Paige Court)

**Project Manager: M. Mena**
**Location:** Watershed 5: Hwy4 to Paige Ct
**Description/Justification:**
Watershed 5 drains entirely residential developments north and south of Highway 4 via storm drains. This project will improve the 24" pipe in Watershed 5 from Highway 4 to Paige Court. This is the only deficiency identified in Watershed 5. These improvements were identified in the July 1999, Stormwater Management Plan as conduit 5053. This project includes 212' of pipe improvements. The current cost estimate for this project is $60,000.

## Watershed 6 (City Park Storm Drain)

**Project Manager: M. Mena**
**Location:** Watershed 6: City Park
**Description/Justification:**
Watershed 6 encompasses downtown Pittsburg and includes two areas, downtown Pittsburg and just south of Hwy 4. This project will improve undersized pipes in Watershed 6 in City Park. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6313, 6315, and 6317. This project includes 1,926' of pipe improvements. The current cost estimate for this project is $710,000.

## Watershed 6 (Dover Way Storm Drain)

**Project Manager: M. Mena**
**Location:** Watershed 6: Dover Way
**Description/Justification:**
Watershed 6 encompasses areas in downtown Pittsburg and just south of Highway 4. This project will improve undersized pipes in Watershed 6 on Dover Way and Crestview. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6481, 6491, 6493, 6503, 6505, 6507, and 6509. This project includes 3,426' of pipe improvements. The current cost estimate for this project is $1,135,000.

## Watershed 6 (CC Canal/Crestview Drive to Ramona Drive/Linscheid Drive)

**Project Manager: M. Mena**
**Location:** Alturas Avenue to Linscheid Drive
**Description/Justification:**
Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 along the Contra Costa Canal, north of Alturas Avenue, to Ramona Drive/Linscheid Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6561, 6563, 6564, 6565, and 6567. This project includes 4,139' of pipe improvements. The current cost estimate for this project is $1,390,000.

## Watershed 6 (Storm Drain Easement Area @ Lois and Ramona Streets)

**Project Manager**: M. Mena
**Location**: Storm Drainage Easement Area behind homes on Lois Avenue, From Ramona Street to Pacini Avenue
**Description / Justification:** The existing storm drainage ditch and retaining walls behind the homes located along Lois Avenue is damaged; some portions of the wall are already offset. Approximately 930 feet of open ditch to be replaces with RCP pipe. Current estimate is $1,000,000

## Watershed 6 (Harbor Street/River Outfall to Harbor Street/School Street)

**Project Manager: M. Mena**

**Location:** Watershed 6 on Harbor Street from the River Outfall to School Street

**Description/Justification:**

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Harbor Street from the river outfall to School Street. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6003, 6005, 6007, 6011, 6013, 6015, 6019, 6023, and 6043. This project includes 4,992' of pipe improvements. The current cost estimate for this project is $1,330,000.

## Watershed 6 (Harbour Drive/Morro Drive to Brighton Drive)

**Project Manager: M. Mena**

**Location:** Watershed 6: Stone Harbour Drive from Morrow Drive to Brighton Drive

**Description/Justification:**

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Stone Harbour Drive from Morro Drive to Brighton Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6054, 6055, and 6057. This project includes 1,793' of pipe improvements. The current cost estimate for this project is $460,000.

## Watershed 6 (Cumberland Drive/3rd Street to Railroad Ave/ 7th Street)

**Project Manager: M. Mena**

**Location:**

Watershed 6: Downtown area

**Description/Justification:**

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 in the downtown area. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6109, 6111, 6113, and 6115. This project includes 2,061' of pipe improvements. The current cost estimate for this project is $565,000.

## Watershed 6 (Marina Blvd and Bayside Drive)

**Project Manager: M. Mena**

**Location:**

Watershed 6: Marina Blvd and Bayside Drive

**Description/Justification:**

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Marina Blvd and Bayside Drive. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6165 and 6207. This project includes 593' of pipe improvements. The current cost estimate for this project is $182,000.

## Watershed 6 (8th St/Railroad Ave to 8th Street Outfall at Montezuma Slough)

**Project Manager: M. Mena**

**Location:** Watershed 6: 8th Street from Herb White Way/Montezuma Street to Railroad Avenue

**Description/Justification:**

This project will improve undersized pipes in Watershed 6 along West Eighth Street and Herb White Way. These improvements were identified in the July 1999, Stormwater Management Plan as conduits 6257, 6258, 6260, and 6263. This project includes 2,154' of pipe improvements. This project will also include stormwater controls to redirect surface stormwater runoff to vegetated areas to filter and manage stormwater flow. The current cost estimate for this project is $1,105,000.

## Stoneman Ave Storm Drain Replacement/Repair

**Project Manager: M. Mena**
**Location:** Stoneman Avenue between Meadowbrook Circle and Briarcliff
**Description/Justification:**
This project will replace/repair the collapsed 24" storm drain line and inlets on Stoneman Avenue between Meadowbrook Circle and Briarcliff Drive. The estimated cost estimate for this project is $1,155,000.

## Storm Drain Repairs on Buchanan Road/ West Leland Road

**Project Manager: M. Mena**
**Location:** Buchanan Road/ West Leland Road
**Description/Justification:**
Significant settlement is occurring at Buchanan Road east of Harbor Street and at W Leland Road near John Henry Johnson Drive where existing storm drainpipes cross the road. CCTV had identified deficiencies in the storm drainpipe at the Buchanan Road location and the exact cause of the settlement at W Leland is unknown at this time. Work will include investigation, design, and construction for the replacement and/or in-place repair of existing storm drain piping and repair to the roadway surface to correct the settled areas and prevent future settlement. The current cost estimate for this project is $335,000.

## Kirker Creek Bank Stabilization

**Project Manager: M. Mena**
**Location:** Kirker Creek at Pittsburg/Antioch Highway
**Description/Justification:**
This project will construct two segments of soldier pile walls to stabilize the southern creek bank along Pittsburg-Antioch Highway. The current cost estimate for this project is $200,000.

## City Parking Lot Retrofit at Pittsburg-Antioch Highway (Green Infrastructure Project)

**Project Manager: M. Mena**
**Location:** Harbor Street and Pittsburg-Antioch Highway
**Description/Justification:**
This project will retrofit the existing surrounding landscaped areas within the existing parking lot and divert surface stormwater runoff into bioretention or vegetated areas. The current cost estimate for this project is $945,000.

## Riverview Park (Green Infrastructure Project)

**Project Manager: M. Mena**
**Location:** Riverview Park
**Description/Justification:**
The project will incorporate vegetated swales and bioretention areas to receive surface stormwater runoff from adjacent roadways, paths, parking areas. The current cost estimate for this project is $945,000.

## Americana Park Basin Retrofit (Green Infrastructure Project)

**Project Manager: J. Longway**
**Location:** North Parkside Drive
**Description/Justification:**
To alleviate chronic flooding on North Parkside Drive, the retention pond located in Americana Park will include improvements to the storage capacity for stormwater flows, and install a flow-controlled outlet

structure. In addition, bioretention treatment will be constructed alongside the roadway for water quality treatment and assist to alleviate roadway flooding. Current estimate for this project is $1,650,000

**Environmental Center Parking Area Improvements (Green Infrastructure Project)**

**Project Manager: M. Mena**

**Location:** Environmental Center in Pittsburg

**Description/Justification:**

This project will construct improvements to divert surface stormwater runoff to vegetated bioretention areas. The current cost estimate for this project is $845,000.

**Marina Parking Lot Modifications (Green Infrastructure Project)**

**Project Manager: M. Mena**

**Location:** Marina Parking Lot

**Description/Justification:**

This project aims to construct improvements to the Marina parking lot landscaped areas to receive surface stormwater runoff for treatment. The current cost estimate for this project is $700,000.

**Buchanan Park Parking Lot Retrofit (Green Infrastructure Project)**

**Project Manager: M. Mena**

**Location:** Buchanan Park Parking Lot

**Description/Justification:**

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

**Railroad Avenue Bulb Out Retrofit (Green Infrastructure Project)**

**Project Manager: M. Mena**

**Location:** Railroad Avenue from 10th Street to 3rd Street

**Description/Justification:**

This project aims to retrofit the existing bulb outs at the intersections on Railroad Avenue from 10th street to 3rd street, to receive the surface stormwater runoff from the concrete valley gutters and divert through vegetated treatment areas. The current cost estimate for this project is $1,110,000.

**Range Road-Roadway Bioretention (Green Infrastructure Project)**

**Project Manager: M. Mena**

**Location:** End of Range Road, south of State Route 4

**Description/Justification:**

This project aims to construct roadway bioretention improvements at the end of Range Road to receive roadway stormwater runoff for treatment, and neighborhood greenway feature. The current cost estimate of this project is $560,000.

**Willow Pass Road Roadway Bioretention (Green Infrastructure Project)**

**Project Manager: M. Mena**

**Location:** Willow Pass Road

**Description/Justification:**

This project will construct 3,000 linear feet of bioswales on the north and south sides of Willow Pass Road to treat surface stormwater runoff from the adjacent roadway. The current cost estimate for this project is $620,000.

**Linscheid Drive Sewer Rehab**
**Project Manager: M. Mena**
**Location:** Linscheid Drive
**Description/Justification:**
Approximately 700 LF of sewer pipe to be removed. The sewer line in question was supposed to be abandoned in sewer rehab projects 2008-26 / 2009-10. There are no active utilities for city of Pittsburg to maintain within the Sewer Easement. The easement is hindering homeowners' ability to build in their backyards due to regulations against building structures over easements. To release the easement, we will need to finish the abandonment of the sewer line first.

## Community Facilities

**Police Evidence Storage Building**
**Project Manager: M. Mena**
**Location:** City Hall
**Description/Justification:**
This project will involve the design and construction of evidence storage building, including plumbing, electrical, ventilation and security components for the processing and storage of evidence for the Pittsburg Police Department. Building components must comply with various codes, regulations and best practices for law enforcement investigation and safety. The current cost estimate for this project is $645,000.

**Purchase Corp Yard Annex**
**Project Manager: M. Mena**
**Location:** 369 East 12th Street
**Description/Justification:**
The City of Pittsburg currently leases the maintenance shop just east of the Corporation Yard. This project will purchase that land and make it an addition to the City's Corporation yard. The current cost estimate for this project is $1,650,000.

**Civic Center Parking Structure**
**Project Manager: M. Mena**
**Location:** City Hall
**Description/Justification:**
This project will construct a parking structure near City Hall and the Courthouse for use by both facilities. The current cost estimate for this project is 2,280,000.

**Downtown Parking Structure**
**Project Manager: M. Mena**
**Location:** Downtown Pittsburg
**Description/Justification:**
This project will construct a new parking lot at East 5th Street to increase available parking for the downtown area. In addition, bioretention treatment areas will be constructed to treat surface stormwater runoff. The current cost estimate for this project is $5,280,000.

**Civic Center Repair**
**Project Manager: M. Mena**
**Location:** Civic Center

**Description/Justification:**
This project will complete major repair projects for the Civic Center that come up including HVAC repair, roof repair, and carpet. The current cost estimate for this project is $250,000.

### Civic Center/ Senior Center EOC Upgrades

**Project Manager: M. Mena**
**Location:** Civic Center & Senior Center
**Description/Justification:**
This project will complete the required upgrades needed for the City's Emergency Center at both the Civic Center and Senior Center. The current cost estimate for this project is $85,000.

### East 8th Street Underground Utilities (Railroad Ave to Harbor St)

**Project Manager: M. Mena**
**Location:** East 8th Street
**Description/Justification:**
This project will remove overhead utilities and place them underground along East Eighth Street and the linear park from Railroad Avenue to Harbor Street. The current cost estimate for this project is $985,000.

### PG&E Street Light Facilities Acquisition

**Project Manager: M. Mena**
**Location:** Citywide
**Description/Justification:**
This will provide funding to buy out streetlights from PG&E so they can be City owned and maintained, instead of the City paying PG&E for maintenance. There are approximately 3,671 PG&E-owned streetlights in the City. The City currently owns approximately 32%, or 1,163 of the 4,834 streetlights in the City. This project will not only save the City annual operating funds but will allow the Public Works Department to provide improved and more responsive service to streetlight complaints. The current cost estimate for this project is $1,050,000.

## PARKS

### All Abilities Playground

**Project Manager: M. Mena**
**Location:** Citywide
**Description/Justification:**
This project aims to design and construct an All-Abilities Playground within a city park with amenities accessible and appropriate for use by children of all abilities. The current cost estimate for this project is $2,238,000.

### Buchanan Park Renovations

**Project Manager: M. Mena**
**Location:** Buchanan Park
**Description/Justification:**
The project would add the following new amenities to the existing Buchanan Park: basketball court, splash pad, public art, and will replace the existing community center with a larger LEED certified center, replace deteriorated pedestrian walkways with pervious pathways and expand and resurface parking areas. The community center is proposed to be an expansion to 8,000 sf from the current 3,000 sf facility. The outdoor space designated for outdoor recreation and open space at the park comprised more than half of the area of the 16-acre park. The current cost estimate for this project is $9,140,000.

## Buchanan Park School Age Playground

**Project Manager: M. Mena**
**Location:** Buchanan Park
**Description/Justification:**
This project will install a school age playground to the north of the Buchanan Center building to benefit those families using the facility and the group picnic area. The current cost estimate for this project is $345,000.

## Buchanan Swim Center Improvements/ Solar Heating

**Project Manager: M. Mena**
**Location:** Buchanan Swim Center
**Description/Justification:**
This project will install a solar system to supplement the heating and improve the parking lot. The current cost estimate for this project is $330,000.

## Buchanan Park Restrooms

**Project Manager: M. Mena**
**Location:** Buchanan Park
**Description/Justification:**
This project will install a new restroom facility at Buchanan Park. City staff will evaluate different restroom manufactures to analyze which restroom facility includes features to best address some of the current issues being experienced at this park such as vandalism, misuse, lighting, etc.

## CASP Accessibility Improvements in Parks

**Project Manager: M. Mena**
**Location:** Citywide Park System
**Description/Justification:**
This project aims to install, repair, or construct improvements at City owned parks as recommended by Certified Access Specialist Program (CASP) – ADA survey of facilities and prioritized by Public Works staff. The current cost estimate for this project is $255,000.

## Outdoor Fitness Area

**Project Manager: K. Simonton**
**Location:** Marina Boulevard
**Description/Justification:**
This project includes the construction of an all-abilities outdoor fitness area. Access to health and wellness is a vital part of a thriving community. An outdoor fitness area ensures that all members of Pittsburg have access to overcome their obstacles in becoming healthier. The court includes 10 units that may serve up to 27 people at one time and includes accessible equipment and access. The current cost estimate for this project is $200,000.

## DeAnza Park Walkway Rehabilitation and Basketball Court

**Project Manager: M. Mena**
**Location:** Delta DeAnza Park
**Description/Justification:**
This project aims to rehabilitate/repair/reconstruct deteriorated walkways and to design and construct a basketball court at De Anza Park. It will also include the installation of bioretention treatment areas to treat surface stormwater runoff. The current cost estimate for this project is $560,000.

## Dredge Buchanan Park Pond

**Project Manager: M. Mena**
**Location:** Buchanan Park
**Description/Justification:**
This project will dredge the 1-acre pond at Buchanan Park to its original design depth of four feet. The current cost estimate for this project is $260,000.

## City Park Field Replacement

**Project Manager: M. Mena**
**Location:** City Park
**Description/Justification:**
This project will make improvements and repairs to the existing soccer field and baseball fields at City Park. Improvements could include new fields, irrigation, fencing, dugouts, and other amenities. The current cost estimate for this project is $2,500,000

# MARINA

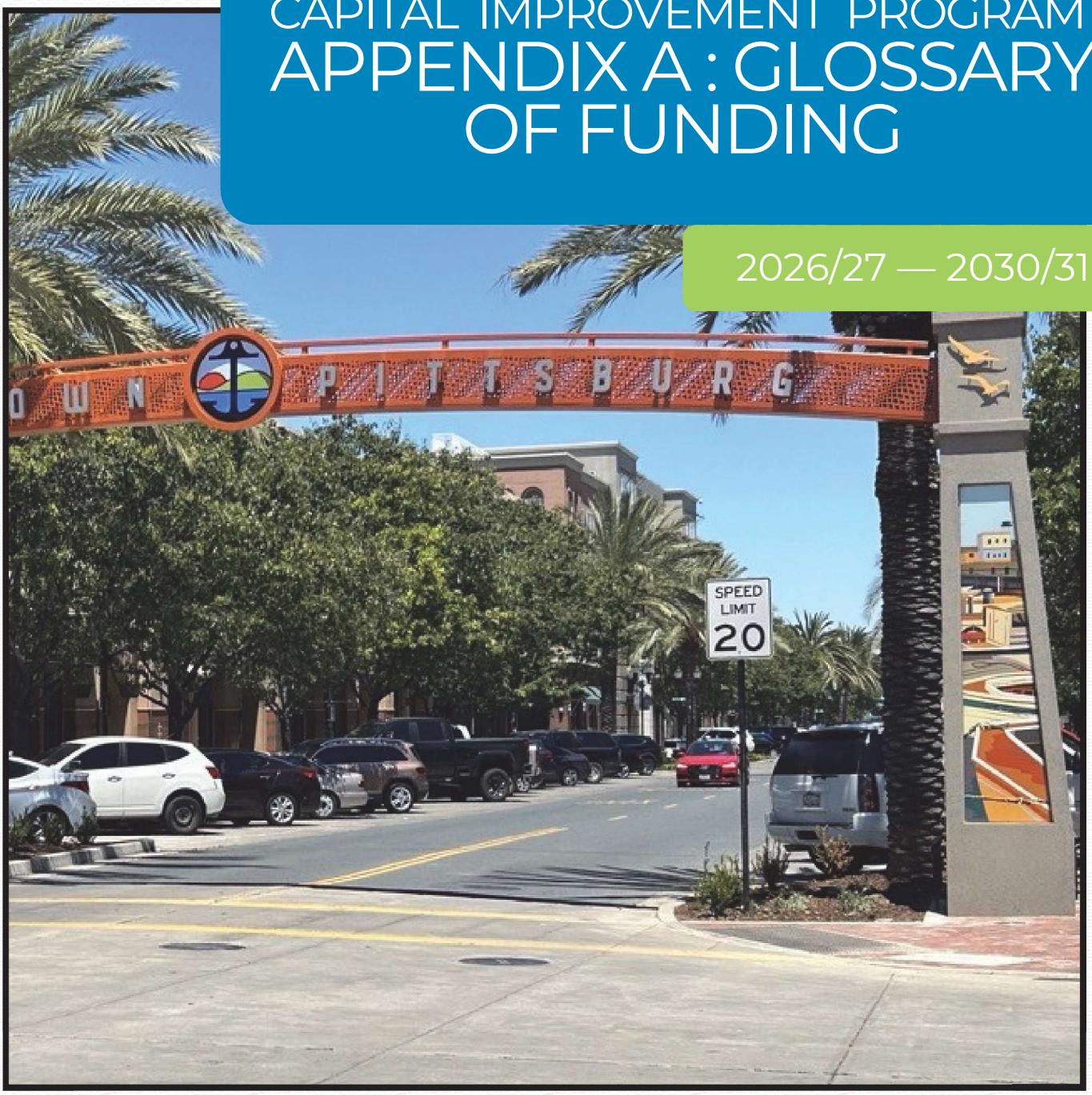
## Marina Trail Construction

**Project Manager: S. Bellafronte**
**Location:** Sea Point Way
**Description/Justification:**
This project will remove existing concrete and convert the existing walkway to a trail made of recycled aggregate base. The project limits are on the shoreside of the Mean High Water Line and will not impact the water.
**Supplemental Information:**
The walkway is in disrepair due to diminishing riprap along the eastern border of Lowy Basin. In association with the Waterfront Breakwater Maintenance Project, this project aims to convert the walkway into a trail and manage the large scenic tree at the northernmost end of the walkway. Options for managing the tree to provide public safety include trimming or removal. In 2022, project costs were estimated at $195,000. This project was not included in the Waterfront or Marina budgets for FY 24.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# APPENDIX A : GLOSSARY OF FUNDING

2026/27 — 2030/31



This page was intentionally left blank.

This document includes various funds, their names, descriptions, what type of projects they are used for and the sources of these funds.

**American Rescue Plan Act (ARPA) (298)**
This bill provides additional relief to address the continued impact of COVID-19 (i.e., coronavirus disease 2019) on the economy, public health, state and local governments, individuals, and businesses.

**BAAQMD's Charge**
This is a grant that helps offset a portion of the cost of purchasing and installing new publicly available charging stations at qualifying facilities and private charging stations to serve fleets and multi-family housing locations within BAAQMD's jurisdiction. Under the Charge! Program, Pittsburg is considered a disadvantaged and low-income community based on the California Climate Investments Priority Populations 2022 CES 4.0.
The City will install 11 dual port Level 2 EV chargers at workplaces for the City Fleet. This qualifies Pittsburg for a higher tier of program funding, and this funding can be layered with other outside funding sources and incentive programs, making this an impactful opportunity for the City's progress toward reducing city-wide transportation emissions and maintaining a balanced budget.

**Building Maintenance Fund (BMF) (621)**
The City's Building Maintenance Fund covers ongoing maintenance of City-owned buildings.

**Community Development Block Grant (CDBG) (233)**
The Community Development Block Grant (CDBG) Program supports community development activities to build stronger and more resilient communities. To support community development, activities are identified through an ongoing process. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.

**Gas Tax Road Maintenance and Rehabilitation Account (RMRA) (228)**
Senate Bill 1, the Road Repair and Accountability Act of 2017, was signed into law on April 28, 2017. SB 1 increased the per gallon fuel excise taxes; increased the diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to tax rates in future years. This legislative package invests $54 billion over the next decade to fix roads, freeways, and bridges in communities across California and puts more dollars toward transit and safety. These funds are split equally between state and local investments.

**General Fund (110)**
The General Fund's major revenue sources include property and sales taxes, franchise taxes, other taxes, and intergovernmental revenue, permits, licenses and fees.

**Highway Safety Improvement Program (HSIP)**
The Highway Safety Improvement Program (HSIP) is a core Federal-aid program with the purpose to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads and roads on tribal land. The HSIP requires a data-driven, strategic approach to improving highway safety on all public roads with a focus on performance.

**Highway User Tax Account Gas Tax Fund (HUTA) (203)**
The state of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on gasoline and diesel fuel and registration taxes on motor vehicles with allocations dedicated to transportation purposes.

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

**Island Energy Funds (IE) and 590 Pittsburg Power (PPC) (580)**
The Pittsburg Power Company (PPC) is a municipal utility formed under the California Constitution. The PPC does business in the City of Pittsburg and as Island Energy (IE) on Mare Island located in Vallejo, California. PPC develops revenue streams for the City of Pittsburg while retaining existing businesses and attracting new business. Island Energy distributes natural gas and electricity to the industries, schools, businesses, and residents on Mare Island. Island Energy's focus is to build capital asset value and income for the City of Pittsburg as Mare Island is redeveloped over time.

**Kirker Creek Drainage Fund (KCDF)**
The Kirker Creek Drainage Fund was established to provide for improvements to the drainage area due to impacts from new development. This fee is charged only for new development within the Kirker Creek watershed. Currently the fee is $1.14/sf of impervious area for the development. This fund can be used for construction of drainage improvements within the Kirker Creek watershed.

**Local Traffic Mitigation Fund (LTMF) (303)**
In order to implement the goals of the circulation element of the city's general plan and, more specifically, the transportation improvements contained in the capital improvement program, and to mitigate the transportation impacts caused by new development in the city, certain public road improvements must be or had to be constructed. The city council has determined that a transportation mitigation fee is needed to finance these public improvements and to pay for new development's fair share of the construction costs of these improvements.

**Marina Enterprise Fund (ME) (550)**
The Marina Enterprise Fund is composed of funds collected at the Pittsburg Marina from boat slip rentals and gasoline sales. These funds are used to maintain and improve the various marina facilities. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

**Measure J (MJ) (204)**
In 2004, Contra Costa County voters approved Measure J, which continued the ½ cent sales tax that funds transportation projects in the county through March 31, 2034. Pittsburg's Measure J funds are used for street pavement projects as funding is available. However, using this fund only for street pavement projects reduces funds available for other eligible projects, such as traffic signals. In addition, the City currently uses Measure J Funds to help fund the Public Works Department's Street operations and maintenance (O&M) to off-set General Fund revenues.

**Measure M (MM) (111)**
In 2012, 73 percent of Pittsburg voters approved an increase to the local sales tax for 10 years to fund local Pittsburg services. Known as Measure P, it added a half-cent sales tax for five years to local purchases, amounting to an extra 50 cents on a $100 purchase. The sales tax was planned to decrease to one-quarter-cent sales tax in 2017, and then expire in 2022. The sales tax revenue is a guaranteed funding source for essential city services, including public safety, code enforcement, the Senior Center and support for job programs that benefit local residents. Measure M will extend the current half-cent sales tax to 2035 and continue to support these programs, plus youth services, road repairs and services for victims of domestic violence. The measure continues an existing tax at its current level.

**National Pollutant Discharge Elimination System (NPDES) (207)**
The NPDES Program is a federal program which has been delegated to the State of California for implementation through the State Water Resources Control Board (State Water Board) and the nine Regional Water Quality Control Boards (Regional Water Boards), collectively Water Boards. In California, NPDES permits are also referred to as waste discharge requirements (WDRs) that regulate discharges to waters of the United States.

**One Bay Area Grant (OBAG)**
The One Bay Area Grant, now in its third iteration, guides how MTC distributes federal transportation funding from the Federal Highway Administration to projects and programs that improve safety, spur economic development, and help the Bay Area meet climate change and air quality improvement goals.

**Park Dedication Fees (PDF) (304)**
Park Dedication Fees are collected from developers to provide for construction of new parks and recreation facilities. Fees are collected based on the market value of the property, size of development, and number of units.

**PG&E Rule 20A & 20B (Credits)**

- Rule 20A projects are 100 percent ratepayer-funded but must meet public interest criteria. The utilities annually allocate Rule 20A work credits (or "work credits") to cities and unincorporated counties (hereafter, "communities") to redeem for their undergrounding project costs. Under Rule 20A Section 2, 50 percent of the work credit allocation is based on the ratio of overhead meters in a community relative to the total utility overhead meters. The other 50 percent is based on the ratio of total meters (both overhead and underground-served meters) relative to the utility total system meters. Rule 20A work credit allocations are established through the electric utilities' General Rate Cases. A community may "borrow" up to five years of future work credits to fund an undergrounding project.

- Rule 20B projects may be for any undergrounding purpose but must consist of a minimum of 600 feet. Ratepayers fund around 20 to 40 percent of the costs of these projects. The applicant bears the balance of the project cost. Local government applicants may request the utility initially fund their Rule 20B project's engineering and design costs and reimburse the utility later provided that the project goes forward.

**Pittsburg Regional Traffic Mitigation Fund (PRTMF)**
These fees are collected from developers to pay for developer's share of regional projects to mitigate impacts to streets and traffic flow. These funds are restricted to projects that are included in the current regional fee program.

**Pittsburg Regional Transportation Development Impact Mitigation Fee (PRTDIM)**
The cities of Antioch, Brentwood, Pittsburg, and Oakley together with the county of Contra Costa, entered into an agreement pursuant to California Government Code Section 6500 et seq., entitled "East Contra Costa Regional Fee and Financing Authority Joint Exercise of Powers Agreement" (the "agreement"), which provides for the creation of a separate joint powers agency ("ECCRFFA"), to assist in the establishment of a uniform regional development fee program and the funding and implementation of transportation improvement projects in the east county area. The four cities listed above, and the county are the "member agencies" of ECCRFFA.

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

**Safe Routes to BART Grant (SR2B)**

Safe Routes to BART (SR2B) is a grant program sponsored by BART using voter-approved Measure RR capital funds. SR2B is designed to help local agencies improve access for BART customers traveling to BART stations by walking and biking. Grants to local jurisdictions in Alameda, Contra Costa and San Francisco Counties using Measure RR capital funds will help our partner agencies deliver capital projects for the streets, sidewalks, trails, and plazas that serve riders on their way to and from BART.

**Safe Routs to School Grant (SR2S)**
The Safe Routes to School (SR2S) Needs Assessment is a comprehensive assessment of existing SR2S projects and programs occurring throughout Contra Costa County. The purpose was to understand SR2S activities throughout Contra Costa County, estimate funding needed to support future SR2S capital improvements and programs, provide resources to local communities as they plan, design, and implement improvements, and offer technical assistance to school sites.

**Sewer Facility Reserve Fund (SFR)**
The Sewer Facility Reserve is funded by a one-time charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution No. 05-10291 and as amended by 05-10372). The average fee for a new residential unit is $3,753. This fund is used for expansion and upgrade of the sewer system to account for increased usage with new development.

**Sewer Operations Fund (SOF) (521)**
The Sewer Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by property use. For example, a residential property is charged a flat rate of $15.79/month and non-residential is charged $1.61 per CCF, or 100 cubic feet (748 gallons), of water usage/month. These funds are used for installing, upgrading, and maintaining the City's sewer system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

**Solid Waste (210)**
Under the Recycling Center and Transfer Stations (RCTS) operating agreement with the Contra Costa Waste Service, Inc. (CCWS), the City receives a Recycling and Inspection Fee of a flat rate ($1.91/ton effective October 2018) plus annual CPI adjustment on all solid waste and recycled material accepted at the transfer station. Solid Waste Management creates and implements programs and services for schools, City offices, businesses, and the community by promoting waste prevention, reuse, and recycling to meet the state mandated, AB 939 (50 percent waste diversion requirements

**Transportation Development Act (TDA)**
Transportation Development Act (TDA) of 1971, this law provides funding to be allocated to transit and non-transit related purposes that comply with regional transportation plans. TDA established two funding sources; the Local Transportation Fund (LTF), and the State Transit Assistance (STA) fund.

**Water Facility Reserve Fund (WFR)**
The Water Facility Reserve is funded by a onetime charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution 05-1029 and as amended by Resolution 12-11778). The average fee for per new residential unit is $5,807. This fund is used for expansion and upgrade of the water distribution system or treatment plant to account for increased use with new development.

**Waterfront Grants Fund (541)**

This fund is the landing place for grants that the Waterfront Division gets. It is important that the grant funding be in a separate fund for reporting and tracking pour poses. The Waterfront Fund, 540 is also subject to 30% reserves which would fluctuate inappropriately if grant funding were to mingle with operating funds.

**Waterfront Operations Fund (WO) (540)**
City's Waterfront Fund: revenues come from industrial Tidelands leases managed by the City. California Senate Bill 551 of 2011 enacted a grant of sovereign tidelands and submerged lands ("Tidelands") within City boundaries to the City of Pittsburg. Prior to 2011, the State Lands Commission had entered into long term leases of Tidelands parcels within City boundaries. With the passage of SB 551, by operation of law, the City became lessor in place of the State of California for all existing leases of Tidelands.

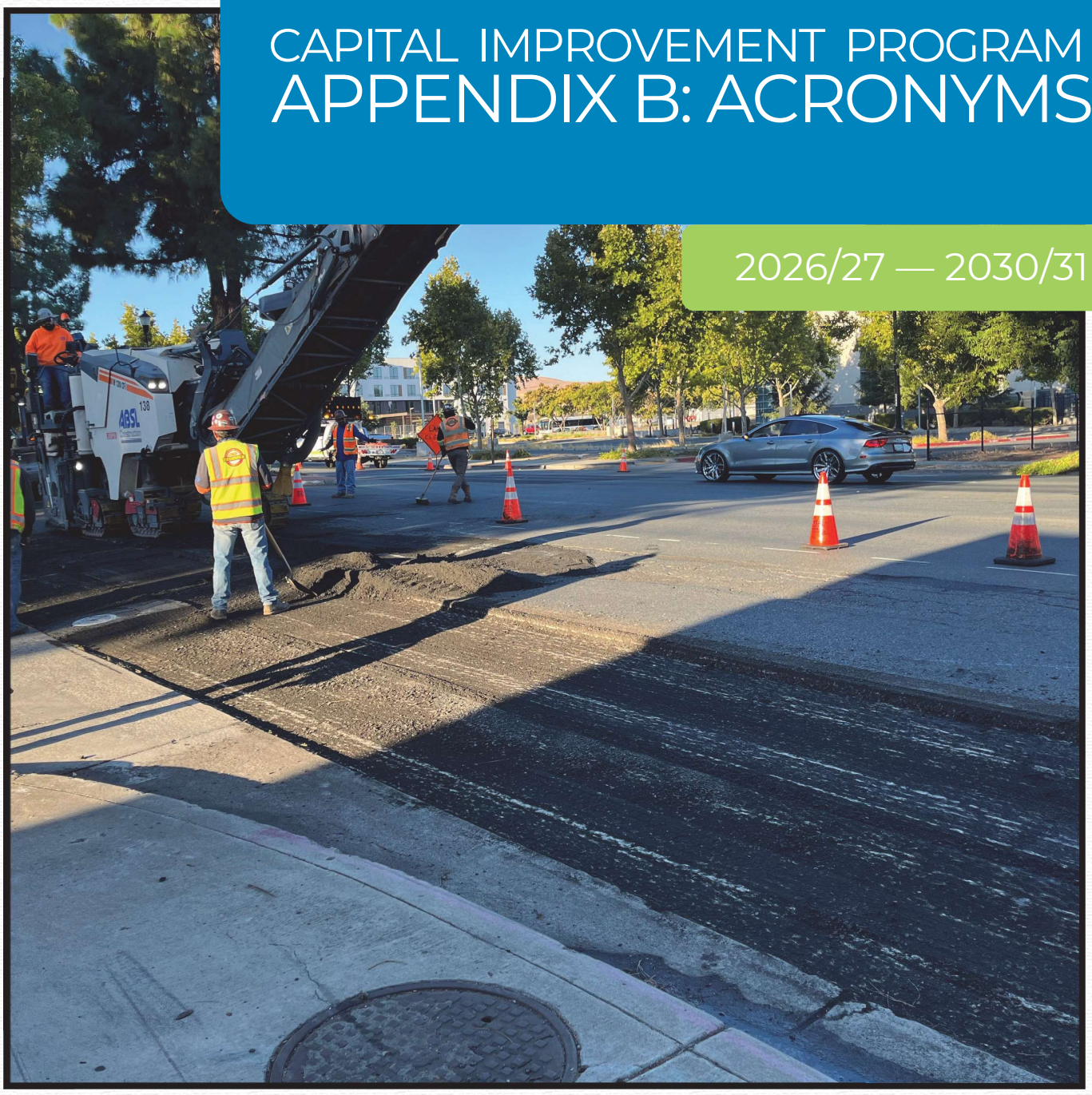
**Water Operations Fund (WOF) (501)**
The Water Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by size of water meter and water use and range from $29.60/mo for a ¾" meter to $3,360/mo for a 10" meter. These funds are used for installing, upgrading, and maintaining the City's water system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

This page was intentionally left blank.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# APPENDIX B: ACRONYMS

2026/27 — 2030/31



This page was intentionally left blank.

## ACRONYMS

This document includes numerous abbreviations and acronyms in need of explanation. Thus, a list of acronyms is provided to aid the reader when the context does not define the meaning.

**ADA** – Americans with Disabilities Act
**AMR** – Automatic Meter Reading
**ARPA** – American Rescue Plan Act
**BART** – Bay Area Rapid Transit
**BMF** – Building Maintenance Fund
**CALTRANS** – California Department of Transportation
**CCC** – Contra Costa County
**CCWD** – Contra Costa Water District
**CCTA** – Contra Costa Transportation Authority
**CCTV** – Closed-Circuit Television
**CDBG** – Community Development Block Grant
**CFD** – Community Facilities District
**CIP** – Capital Improvement Program
**DD** – Delta Diablo
**ECCRFFA** – East Contra Costa Regional Fee and Financing Authority
**FY** – Fiscal Year
**GAAP** – Generally Accepted Accounting Principles
**GASB** – Governmental Accounting Standards Board
**GFOA** – Government Finance Officers Association
**HSIP** – Highway Safety Improvement Program
**HUTA** – Highway User Tax Account Gas Tax Fund
**IE** – Island Energy
**IRRF** – Infrastructure Repair and Replacement Fund
**KCDF** – Kirker Creek Drainage Fund
**LED** – Light-Emitting Diode
**LF** – Linear Foot/Feet
**LLDA** – Landscape and Lighting District Assessment
**LTMF** – Local Traffic Mitigation Fund
**ME** – Marina Operations Fund
**MG** – Millions of Gallons
**MGD** – Millions of Gallons Per Day
**MJ** – Measure J
**MM** – Measure M
**MTC** – Metropolitan Transportation Commission
**NPDES** – National Pollution Discharge Elimination System
**OBAG** – One Bay Area Grant
**O&M** – Operating and Maintenance
**PDF** – Park Dedication Fees
**PCI** – Pavement Condition Index
**PG&E** – Pacific Gas & Electric
**PMP** – Pavement Management Program
**PPC** – Pittsburg Power Company
**PRTDIM** – Pittsburg Regional Transportation Development Impact Mitigation Fee
**PRTMF** – Pittsburg Regional Traffic Mitigation Fund
**RMRA** – Road Maintenance and Rehabilitation Account
**ROW** – Right-of-Way
**S&P** – Standard and Poor's Rating Service
**SB** – Senate Bill
**SCADA** – Supervisory Control and Data Acquisition
**SR2B** – Safe Routes to BART Grant
**SR2S** – Safe Routs to School Grant
**SRF** – State Water Resources Control Board Revolving Fund
**SFR** – Sewer Facility Reserve Fund
**SOF** – Sewer Operations Fund
**SS** – Sewer
**ST** – Streets
**TDA** – Transportation Development Act
**VFD** – Variable Frequency Drive
**WF** – Waterfront Fund
**WFR** – Water Facility Reserve Fund
**WOF** – Water Operations Fund
**WTP** – Water Treatment Plant

This page was intentionally left blank.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# APPENDIX C: CURRENT PROJECT TOTALS

2026/27 — 2030/31

This page was intentionally left blank.

## CIP Current Projects Totals

**Roadway Infrastructure** (26 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 37 | 2019 | BART Pedestrian & Bicycle Connectivity | $ 11,068,824 |
| 38 | 2037 | Harbor Street Safety Improvements (HSIP 12) | $ 2,612,700 |
| 39 | 2041 | Bailey Road Improvements Phase I | $ 22,083,200 |
| 40 | 2042 | Annual Citywide Traffic Calming | $ 600,000 |
| 41 | 2043 | Zone 7 Pavement Management Phase I | $ 4,587,152 |
| 42 | 2045 | Walk-Smart Crosswalk Improvements | $ 125,700 |
| 43 | 2049 | Bailey Road Pavement Maintenance | $ 2,080,000 |
| 44 | 2052 | Delta De Anza Multimodal Trail Safety Improvements | $ 5,009,406 |
| 45 | 2228 | Citywide Arterial Median Conversion | $ 580,000 |
| 46 | 2242 | Annual Citywide Striping & Signage | $ 547,168 |
| 47 | 2243 | Countywide Smart Signals Project | $ 1,332,724 |
| 48 | 2244 | Citywide Sidewalk Repair | $ 370,800 |
| 49 | 2314 | Pittsburg Center Smart City Pilot | $ 1,337,640 |
| 50 | 3038 | West Leland Road Extension Phase II | $ 33,380,000 |
| 51 | 3039 | Pittsburg Antioch Highway Widening | $ 38,080,000 |
| 52 | 3332 | Annual Citywide Fence/Soundwall Repairs | $ 805,000 |
| 53 | 4079 | Linscheid Drive Traffic Calming | $ 920,236 |
| 54 | TBD | Pavement Management Program | $ 16,600,000 |
| 55 | TBD | 2026/27 CDBG ADA Curb Ramp Installation Project | $ 300,000 |
| 56 | TBD | Zone 7 Pavement Management Phase II | $ 4,150,000 |
| 57 | TBD | City Gateway Beautification Project | $ 500,000 |
| 58 | TBD | Loveridge Road Complete Streets | $ 26,250,000 |
| 59 | TBD | West Leland Road Landscape Medians | $ 6,650,000 |
| 60 | TBD | California Avenue Class I Bike Path | $ 3,540,000 |
| 61 | TBD | West Leland Road Bicycle & Pedestrian Overcrossing | $ 10,000,000 |
| 62 | TBD | Delta DeAnza Multimodal Trail Safety Improvements Phase II | $ 8,700,000 |
| | | **TOTAL COST** | **$ 202,210,550** |

**Underground Infrastructure** (12 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 65 | 5003 | West Santa Fe Ave. Sewer Water Rehabilitation Phase I | $ 14,950,530 |
| 66 | 5006 | Water System Reliability (Cabrillo Place Waterline) | $ 2,822,916 |
| 67 | 5065 | Water Treatment Plant Capital Repairs and Improvements | $ 450,000 |
| 68 | 5067 | Hypochlorite Conversion | $ 64,408,188 |
| 69 | 5090 | Bella Vista/Riverview Water Consolidation | $ 952,400 |
| 70 | TBD | Americana Park Basin Retrofit | $ 1,651,000 |
| 71 | TBD | Loveridge Road Sanitary Sewer Pipe Re-Line | $ 165,000 |
| 72 | TBD | California Seasons Sewer Lift Station Repair | $ 1,620,000 |
| 73 | TBD | Terry Court Sewer Repair | $ 660,000 |
| 74 | TBD | Central Addition Water & Sewer Rehabilitation Project Phase I | $ 6,700,000 |
| 75 | TBD | West Santa Fe Ave. Sewer Water Rehabilitation Phase II | $ 7,500,000 |
| 76 | TBD | Buchanan Park Storm Drain Improvement | $ 380,000 |
| | | **TOTAL COST** | $ 102,260,034 |

**Community Facilities** (7 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 79 | 1755 | City Entrance Features | $ 250,000 |
| 80 | 2472 | Pittsburg Moves Active Transportation Plan Update | $ 510,000 |
| 81 | 3024 | Buchanan Road Slope Repair | $ 1,523,436 |
| 82 | 3333 | Corporation Yard Groundwater Monitoring Wells | $ 1,918,100 |
| 83 | 5007 | Highlands Ranch Tank Improvements | $ 705,000 |
| 84 | 5074 | Water Treatment Plant Alternative Fuel Conversion | $ 959,752 |
| 85 | TBD | Buchanan Pump Station Electrical Repairs | $ 380,000 |
| | | | $ 6,246,288 |

**Parks** (5 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 89 | 3040 | Buchanan Park Pond Loop Replacement | $ 222,288 |
| 90 | 3080 | Pittsburg Premier Fields Phase II | $ 10,000,000 |
| 91 | TBD | City Park Electrical Room Replacement | $ 265,000 |
| 92 | TBD | Marina Outdoor Fitness Area | $ 305,000 |
| 93 | TBD | Soccer Field Turf Replacement | $ 1,000,000 |
| | | **TOTAL COST** | $ 11,792,288 |

**Marina** (1 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 97 | 5517 | Sheds A - D Upgrades | $ 291,200 |
| | | **TOTAL COST** | $ 291,200 |

**Power** (8 Projects)

| Page Number | Project Number | Project Name | Total Funding |
|---|---|---|---|
| 101 | 5816 | Duct Bank and Vault Replacements | $ 1,350,000.00 |
| 102 | 5820 | Waterfront Area Reliability | $ 1,700,000.00 |
| 103 | 5821 | Outage Recovery | $ 730,000.00 |
| 104 | 5826 | RA Replacement | $ 430,000.00 |
| 105 | 5827 | Electrical Substation Battery Replacement | $ 320,000.00 |
| 106 | 5828 | Residential Gas Isolation Valves Installation | $ 400,000.00 |
| 107 | 5829 | Electrical System "SKM Modeling" and Analysis | $ 300,000.00 |
| 108 | TBD | Electrical Substation Protection Reinforcement | $ 175,000.00 |
| | | **TOTAL COST** | $ 5,405,000 |

This page was intentionally left blank.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# APPENDIX D: PROJECT SUMMARY

2026/27— 2030/31

This page was intentionally left blank.

# Roadway Infrastructure
## Project Summary

| Item No. | Finance No. | Project Name | Estimated Project Cost | Funding<br>Identified Funding Available<br>Existing Allocation = (E)<br>New Allocation = (N)<br>Future Allocation = (F) | Current Project Funding | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2019 | BART Pedestrian/Bicycle Connectivity | $11,068,824 | $3,870,000 OBAG-2 (E)<br>$600,000 PBTF (E)<br>$58,000 TDA Grant (E)<br>$2,225,000 LTMF (E)<br>$700,000 SR2BART (E)<br>$64,000 LTMF (E)<br>$3,551,824 ECCRFFA (E) | $11,068,824 | | | | | | $11,068,824 |
| 2 | 2037 | Harbor Street Safety Improvements (HSIP 12) | $2,612,700 | $2,246,922 HSIP Grant (E)<br>$365,778 HUTA (E) | $2,612,700 | | | | | | $2,612,700 |
| 3 | 2041 | Bailey Road Improvements Phase I | $22,083,200 | $5,000,000 ECCRFFA (E)<br>$150,000 LTMF (E)<br>$16,440,000 ECCRFFA (F)<br>$493,200 LTMF (F) | $5,150,000 | | $16,933,200 | | | | $22,083,200 |
| 4 | 2042 | Annual Citywide Traffic Calming | $600,000 | $150,000 Measure J (E)<br>$75,000 HUTA (E)<br>**$75,000 Measure J (N)**<br>$300,000 Measure J (F) | $225,000 | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 | $600,000 |
| 5 | 2043 | Zone 7 Pavement Management | $4,587,152 | $315,000 Measure J (E)<br>$1,225,627 Measure M (E)<br>$800,000 HUTA (E)<br>$1,900,000 RMRA (E)<br>$346,525 General Fund (E) | $4,587,152 | | | | | | $4,587,152 |
| 6 | 2045 | Walk-Smart Crosswalk Improvements | $125,700 | $113,130 TDA (E)<br>$12,570 Measure J (E) | $125,700 | | | | | | $125,700 |
| 7 | 2049 | Bailey Road Pavement Maintenance | $2,080,000 | $2,080,000 Bailey Rd Maint. (E) | $2,080,000 | | | | | | $2,080,000 |
| 8 | 2052 | Delta De Anza Multimodal Trail Safety Improvements | $5,009,406 | $4,427,000 OBAG-3 (E)<br>$582,406 EBRP (E) | $5,009,406 | | | | | | $5,009,406 |
| 9 | 2228 | Citywide Arterial Median Conversion | $580,000 | $230,000 Measure J (E)<br>$100,000 Measure M (E)<br>$50,000 Measure J (N)<br>$200,000 Measure J (F) | $330,000 | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 | $580,000 |
| 10 | 2242 | Annual Citywide Striping & Signage | $547,168 | $297,168 HUTA (E)<br>**$50,000 HUTA (N)**<br>$200,000 HUTA (F) | $297,168 | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 | $547,168 |
| 11 | 2243 | Countywide Smart Signals | $1,332,724 | $1,179,890 OBAG 3 Grant (E)<br>$152,834 HUTA (E) | $1,332,724 | | | | | | $1,332,724 |
| 12 | 2244 | Citywide Sidewalk Repair | $370,800 | $370,800 Measure M (E) | $370,800 | | | | | | $370,800 |
| 13 | 2314 | Pittsburg Center Smart City Pilot | $1,337,640 | $1,200,000 FTA Earmark (E)<br>$137,640 HUTA (E) | $1,337,640 | | | | | | $1,337,640 |
| 14 | 3038 | West Leland Road Extension Phase II | $33,380,000 | $33,380,000 ECCRFFA (E) | $33,380,000 | | | | | | $33,380,000 |
| 15 | 3039 | Pittsburg-Antioch Highway Widening | $38,080,000 | $38,080,000 ECCRFFA (E) | $38,080,000 | | | | | | $38,080,000 |

| Item No. | Finance No. | Project Name | Estimated Project Cost | Funding<br>Identified Funding Available<br>Existing Allocation = (E)<br>New Allocation = (N)<br>Future Allocation = (F) | Current Project Funding | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 16 | 3332 | Annual Citywide Fence/Soundwall Repairs | $805,000 | $275,000 HUTA (E)<br>$155,000 Measure J (E)<br>**$75,000 HUTA (N)**<br>$300,000 HUTA (F) | $430,000 | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 | $805,000 |
| 17 | 4079 | Linscheid Drive Traffic Calming | $920,236 | $280,236 CDBG (E)<br>$100,000 Measure J (E)<br>$540,000 UNFUNDED (F) | $380,236 | | $540,000 | | | | $920,236 |
| 18 | TBD | Pavement Management Program | $16,600,000 | $1,200,000 Measure J (F)<br>$4,600,000 Measure M (F)<br>$3,200,000 HUTA (F)<br>$7,600,000 RMRA (F) | $0 | | $4,150,000 | $4,150,000 | $4,150,000 | $4,150,000 | $16,600,000 |
| 19 | TBD | 2026/27 CDBG ADA Curb Ramp Installation Project | $300,000 | **$280,000 CDBG (N)**<br>**$20,000 Measure J (N)** | | $300,000 | | | | | $300,000 |
| 20 | TBD | Zone 7 Pavement Management (Phase II) | $4,150,000 | **$300,000 Measure J (N)**<br>**$1,150,000 Measure M (N)**<br>**$800,000 HUTA (N)**<br>**$1,900,000 RMRA (N)** | | $4,150,000 | | | | | $4,150,000 |
| 21 | TBD | City Gateway Beautification | $500,000 | **$100,000 Measure M (N)**<br>$400,000 Measure M (F) | | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $500,000 |
| 22 | TBD | Loveridge Road Complete Streets | $26,250,000 | $26,250,000 Unfunded (F) | | | | | | $26,250,000 | $26,250,000 |
| 23 | TBD | West Leland Road landscape Medians | $6,650,000 | $6,650,000 Unfunded (F) | | | | | | $6,650,000 | $6,650,000 |
| 24 | TBD | California Avenue Class I Bike Path | $3,540,000 | $3,540, 000 Unfunded (F) | | | | | | $3,540,000 | $3,540,000 |
| 25 | TBD | West Leland Road Bicycle & Pedestrian Overcrossing | $10,000,000 | $10,000,000 Unfunded (F) | | | | | | $10,000,000 | $10,000,000 |
| 26 | TBD | Delta De Anza Multimodal Trail Safety Improvements Phase II | $8,700,000 | $8,700,000 Unfunded (F) | | | | | | $8,700,000 | $8,700,000 |
| **TOTALS** | | | **$202,210,550** | | **$106,797,350** | **$4,800,000** | **$21,973,200** | **$4,500,000** | **$4,500,000** | **$59,640,000** | **$202,210,550** |
| | | | | | Current | New | Future | | | | Total Funding |

# Underground Utilities
## Project Summary

| Item No. | Finance No. | Project Name | Estimated Project Cost | Funding<br>Identified Funding Available<br>Existing Allocation = (E)<br>New Allocation = (N)<br>Future Allocation = (F) | Current Project Funding | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 5003 | West Santa Fe Ave. Sewer Water Rehabilitation Phase I | $14,950,530 | $6,142,000 WOF (E)<br>$7,708,530 SOF (E)<br>$1,100,000 SOF (F) | $13,850,530 | | $1,100,000 | | | | $14,950,530 |
| 2 | 5006 | Water System Reliablity (Cabrillo Place Waterline) | $2,822,916 | $2,822,916 WOF (E) | $2,822,916 | | | | | | $2,822,916 |
| 3 | 5065 | WTP Capital Repairs and Improvements | $450,000 | $325,000 WOF (E)<br>**$25,000 WOF (N)**<br>$100,000 WOF (F) | $325,000 | $25,000 | $25,000 | $25,000 | $25,000 | $25,000 | $450,000 |
| 4 | 5067 | Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | $64,408,188 | $8,691,188 WOF (E)<br>$45,800,000 [2023-Wbond] (E)<br>$1,926,000 WREVBond Proceed (E)<br>$1,910,000 WFR-WTP Expansion (E)<br>$1,988,000 WFR Distribution (E)<br>$745,000 WFR P.S. & Reservoir (E)<br>$1,083,000 WFR Sludge (E)<br>**$2,265,000 WOF (N)** | $62,143,188 | $2,265,000 | | | | | $64,408,188 |
| 5 | TBD | Bella Vista/Riverview Water Consolidation | $952,400 | $952,400 SAFER grant (E) | $952,400 | | | | | | $952,400 |
| 6 | TBD | Americana Park Basin Retrofit | $1,651,000 | **$1,651,000 Unfunded (F)** | | | | | $1,651,000 | | $1,651,000 |
| 7 | TBD | Loveridge Raod Sanitary Sewer Pipe Re-line | $165,000 | $165,000 SOF (E) | $165,000 | | | | | | $165,000 |
| 8 | TBD | California Seasons Sewer Lift Station Repairs | $1,620,000 | **$1,620,000 Unfunded (F)** | | | $120,000 | $1,500,000 | | | $1,620,000 |
| 9 | TBD | Terry Court Sewer Repair | $660,000 | $80,000 SOF (E)<br>**$580,000 SOF (N)** | $80,000 | $580,000 | | | | | $660,000 |
| 10 | TBD | Central Addition Water and Sewer Rehabilitation (Phase II) | $6,700,000 | **$6,700,000 Unfunded (F)** | $0 | | | $680,000 | $6,020,000 | | $6,700,000 |
| 11 | TBD | West Santa Fe Ave. Sewer Water Rehabilitation Phase II | $7,500,000 | $3,250,000 WOF (F)<br>$4,250,000 SOF (F) | | | | $500,000 | $7,000,000 | | $7,500,000 |
| 12 | TBD | Buchanan Park Storm Drain | $380,000 | **$60,000 Unfunded (N)**<br>**$320,000 Unfunded (F)** | $0 | $60,000 | $320,000 | | | | $380,000 |
| **TOTALS** | | | **$102,260,034** | | **$80,339,034** | **$2,930,000** | **$1,565,000** | **$2,705,000** | **$14,696,000** | **$25,000** | **$102,260,034** |
| | | | | | Current | New | Future | | | | Total Funding |

# Community Facilities

## Project Summary

| Item No. | Finance No. | Project Name | Estimated Project Cost | Funding<br>Identified Funding Available<br>Existing Allocation = (E)<br>New Allocation = (N)<br>Future Allocation = (F) | Current Project Funding | FY 2025/26 | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1755 | City Entrance Features | $250,000 | $250,000 General Fund (E) | $250,000 | | | | | | $250,000 |
| 2 | 2472 | Pittsburg Moves Active Transportation Plan Update | $510,000 | $408,000 SS4A Grant (E)<br>$102,000 HUTA (E) | $510,000 | | | | | | $510,000 |
| 3 | 3024 | Buchanan Road Slope Repair | $1,523,436 | $200,000 General Fund (E)<br>$1,323,436 FHWA Grant (E) | $1,523,436 | | | | | | $1,523,436 |
| 4 | 3118 | Corporation Yard Groundwater Monitoring Wells | $1,918,100 | $759,100 WOF (E)<br>$759,000 SOF (E)<br>$400,000 Building Maintenance (E) | $1,918,100 | | | | | | $1,918,100 |
| 5 | 5007 | Highlands Ranch Tank Improvements | $705,000 | $705,000 WOF (E) | $705,000 | | | | | | $705,000 |
| 6 | 5074 | Water Treatment Plant Alternative Fuel Conversion | $959,752 | $959,752 Grant (E) | $959,752 | | | | | | $959,752 |
| 7 | TBD | Buchanan Pump Station Electrical Repairs | $380,000 | **$380,000 WOF (N)** | | $380,000 | | | | | $380,000 |
| **TOTALS** | | | **$6,246,288** | | **$5,866,288** | **$380,000** | **$0** | **$0** | **$0** | **$0** | **$6,246,288** |
| | | | | | Current | New | Future | | | | Total Funding |

# PARK PROJECTS

## Project Summary

| Item No. | Finance No. | Project Name | Estimated Project Cost | Funding<br>Identified Funding Available<br>Existing Allocation = (E)<br>New Allocation = (N)<br>Future Allocation = (F) | Current Project Funding | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 3040 | Buchanan Park Pond Loop Replacement | $222,288 | $222,288 Grant (E) | $222,288 | | | | | | $222,288 |
| 2 | TBD | Pittsburg Premier Fields Phase II | $10,000,000 | $10,000,000 Other (F) | | | | $10,000,000 | | | $10,000,000 |
| 3 | TBD | City Park Electrical Room Replacement | $265,000 | **$265,000 Unfunded (F)** | | | $265,000 | | | | $265,000 |
| 4 | TBD | Marina Outdoor Fitness | $260,000 | $125,000 Other (N)<br>$180,000 Waterfront Fund (N) | | $305,000 | | | | | $305,000 |
| 5 | TBD | Soccer Field Turf Replacement | $1,000,000 | $100,000 General Fund (N)<br>**$400,000 General Fund (F)**<br>**$500,000 Unfunded (F)** | | $100,000 | $100,000 | $100,000 | $100,000 | $600,000 | $1,000,000 |
| **TOTALS** | | | **$11,747,288** | | **$222,288** | **$405,000** | **$365,000** | **$10,100,000** | **$100,000** | **$600,000** | **$11,792,288** |
| | | | | | Current | New | Future | | | | Total Funding |

## MARINA PROJECTS
### Project Summary

| Item No. | Finance No. | Project Name | Estimated Project Cost | Funding<br>Identified Funding Available<br>Existing Allocation = (E)<br>New Allocation = (N)<br>Future Allocation = (F) | Current Project Funding | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 5517 | Sheds A - D Upgrades | $291,200 | $291,200 Marina Enterprise Fund (E) | $291,200 | | | | | | $291,200 |
| **TOTALS** | | | **$291,200** | | **$291,200** | **$0** | **$0** | **$0** | **$0** | **$0** | **$291,200** |
| | | | | | Current | New | Future | | | | Total Funding |

## POWER PROJECTS
### Project Summary

| Item No. | Finance No. | Project Name | Estimated Project Cost | Funding<br>Identified Funding Available<br>Existing Allocation = (E)<br>New Allocation = (N)<br>Future Allocation = (F) | Current Project Funding | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | Total Funding |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 5816 | Duct Bank and Vault Replacements | $1,350,000 | $725,000 IE (E)<br>**$100,000 IE (N)**<br>$525,000 IE (F) | $725,000 | $100,000 | $100,000 | $125,000 | $150,000 | $150,000 | $1,350,000 |
| 2 | 5820 | Waterfront Area Reliability | $1,700,000 | $825,000 IE (E)<br>**$125,000 IE (N)**<br>$750,000 IE (F) | $825,000 | $125,000 | $150,000 | $200,000 | $200,000 | $200,000 | $1,700,000 |
| 3 | 5821 | Outage Recovery | $730,000 | $330,000 (E)<br>**$80,000 IE (N)**<br>$320,000 IE (F) | $330,000 | $80,000 | $80,000 | $80,000 | $80,000 | $80,000 | $730,000 |
| 4 | 5826 | RA Replacement | $430,000 | $60,000 IE (E)<br>**$50,000 IE (N)**<br>$320,000 IE (F) | $60,000 | $50,000 | $80,000 | $80,000 | $80,000 | $80,000 | $430,000 |
| 5 | 5827 | Electrical Substation Battery Replacement | $320,000 | $80,000 IE (E)<br>**$40,000 IE (N)**<br>$200,000 IE (F) | $80,000 | $40,000 | $50,000 | $50,000 | $50,000 | $50,000 | $320,000 |
| 6 | 5828 | Residential Gas Isolation Valves Installation | $400,000 | $85,000 IE (E)<br>**$85,000 IE (N)**<br>$230,000 IE (F) | $85,000 | $85,000 | $80,000 | $50,000 | $50,000 | $50,000 | $400,000 |
| 7 | 5829 | Electrical System "SKM Modeling" and Analysis | $300,000 | $200,000 IE (E)<br>**$50,000 IE (N)**<br>$50,000 IE (F) | $200,000 | $50,000 | $50,000 | | | | $300,000 |
| 8 | TBD | Island Energy Electrical Substations Protection Reinforcement | $175,000 | **$60,000 IE (N)**<br>$115,000 IE (F) | | $60,000 | $60,000 | $55,000 | | | $175,000 |
| **TOTALS** | | | **$5,405,000** | | **$2,305,000** | **$590,000** | **$650,000** | **$640,000** | **$610,000** | **$610,000** | **$5,405,000** |

This page was intentionally left blank.

Pittsburg
CALIFORNIA

# CAPITAL IMPROVEMENT PROGRAM
# APPENDIX E: PROJECT INDEX

2026/27— 2030/31

This page was intentionally left blank.

| Project Name | Page Number | Project Number | Category | Total Funding |
|---|---|---|---|---|
| 2026/27 CDBG ADA Curb Ramp Installation Project | 55 | TBD | Roadway Infrastructure | $ 300,000 |
| Americana Park Basin Retrofit | 70 | TBD | Underground Utilities | $ 1,651,000 |
| Annual Citywide Fence/Soundwall Repairs | 52 | 3332 | Roadway Infrastructure | $ 805,000 |
| Annual Citywide Striping & Signage | 46 | 2242 | Roadway Infrastructure | $ 547,168 |
| Annual Citywide Traffic Calming | 40 | 2042 | Roadway Infrastructure | $ 600,000 |
| Bailey Road Improvements Phase I | 39 | 2041 | Roadway Infrastructure | $ 22,083,200 |
| Bailey Road Pavement Maintenance | 43 | 2049 | Roadway Infrastructure | $ 2,080,000 |
| BART Pedestrian & Bicycle Connectivity | 37 | 2019 | Roadway Infrastructure | $ 11,068,824 |
| Bella Vista/Riverview Water Consolidation | 69 | 5090 | Underground Utilities | $ 952,400 |
| Buchanan Park Pond Loop Replacement | 89 | 3040 | Parks | $ 222,288 |
| Buchanan Park Storm Drain Improvement | 76 | TBD | Underground Utilities | $ 380,000 |
| Buchanan Pump Station Electrical Repairs | 85 | TBD | Community Facilities | $ 380,000 |
| Buchanan Road Slope Repair | 81 | 3024 | Community Facilities | $ 1,523,436 |
| California Avenue Class I Bike Path | 60 | TBD | Roadway Infrastructure | $ 3,540,000 |
| California Seasons Sewer Lift Station Repair | 72 | TBD | Underground Utilities | $ 1,620,000 |
| Central Addition Water & Sewer Rehabilitation Project Phase I | 74 | TBD | Underground Utilities | $ 6,700,000 |
| City Entrance Features | 79 | 1755 | Community Facilities | $ 250,000 |
| City Gateway Beautification Project | 57 | TBD | Roadway Infrastructure | $ 500,000 |
| City Park Electrical Room Replacement | 91 | TBD | Parks | $ 265,000 |
| Citywide Arterial Median Conversion | 45 | 2228 | Roadway Infrastructure | $ 580,000 |
| Citywide Sidewalk Repair | 48 | 2244 | Roadway Infrastructure | $ 370,800 |
| Corporation Yard Groundwater Monitoring Wells | 82 | 3333 | Community Facilities | $ 1,918,100 |
| Countywide Smart Signals Project | 47 | 2243 | Roadway Infrastructure | $ 1,332,724 |
| Delta De Anza Multimodal Trail Safety Improvements | 44 | 2052 | Roadway Infrastructure | $ 5,009,406 |
| Delta De Anza Multimodal Trail Safety Improvements-Phase II | 62 | TBD | Roadway Infrastructure | $ 8,700,000 |
| Duct Bank and Vault Replacements | 101 | 5816 | Power | $ 1,350,000 |
| Electrical Substation Battery Replacement | 105 | 5827 | Power | $ 320,000 |
| Electrical Substation Protection Reinforcement | 108 | TBD | Power | $ 175,000 |
| Electrical System "SKM Modeling" and Analysis | 107 | 5829 | Power | $ 300,000 |
| Harbor Street Safety Improvements (HSIP 12) | 38 | 2037 | Roadway Infrastructure | $ 2,612,700 |
| Highlands Ranch Tank Improvements | 83 | 5007 | Community Facilities | $ 705,000 |
| Linscheid Drive Traffic Calming | 53 | 4079 | Roadway Infrastructure | $ 920,236 |
| Loveridge Road Complete Streets | 58 | TBD | Roadway Infrastructure | $ 26,250,000 |
| Loveridge Road Sanitary Sewer Pipe Re-Line | 71 | TBD | Underground Utilities | $ 165,000 |
| Marina Outdoor Fitness Area | 92 | TBD | Parks | $ 305,000 |
| Outage Recovery | 103 | 5821 | Power | $ 730,000 |
| Pavement Management Program | 54 | TBD | Roadway Infrastructure | $ 16,600,000 |
| Pittsburg Antioch Highway Widening | 51 | 3039 | Roadway Infrastructure | $ 38,080,000 |
| Pittsburg Center Smart City Pilot | 49 | 2314 | Roadway Infrastructure | $ 1,337,640 |
| Pittsburg Moves Active Transportation Plan & ADA Transition Plan Update | 80 | 2472 | Community Facilities | $ 510,000 |
| Pittsburg Premier Fields Phase II | 90 | 3080 | Parks | $ 10,000,000 |

| Project Name | Page Number | Project Number | Category | Total Funding |
|---|---|---|---|---|
| RA Replacement | 104 | 5826 | Power | $ 430,000 |
| Residential Gas Isolation Valves Installation | 106 | 5828 | Power | $ 400,000 |
| Sheds A - D Upgrades | 97 | 5517 | Marina | $ 291,200 |
| Soccer Field Turf Replacement | 93 | TBD | Marina | $ 1,000,000 |
| Terry Court Sewer Repair | 73 | TBD | Underground Utilities | $ 660,000 |
| Walk-Smart Crosswalk Improvements | 42 | 2045 | Roadway Infrastructure | $ 125,700 |
| Water System Reliability (Cabrillo Place Waterline) | 66 | 5006 | Underground Utilities | $ 2,822,916 |
| Water Treatment Plant Alternative Fuel Conversion | 84 | 5074 | Community Facilities | $ 959,752 |
| Water Treatment Plant Capital Repairs and Improvements | 67 | 5065 | Underground Utilities | $ 450,000 |
| Water Treatment Plant Filtration Improvements & Hypochlorite Conversion | 68 | 5067 | Underground Utilities | $ 64,408,188 |
| Waterfront Area Reliability | 102 | 5820 | Power | $ 1,700,000 |
| West Leland Road Bicycle and Pedestrian Overcrossing | 61 | TBD | Underground Utilities | $ 10,000,000 |
| West Leland Road Landscape Medians | 59 | TBD | Roadway Infrastructure | $ 6,650,000 |
| West Leland Road Extension Phase II | 50 | 3038 | Roadway Infrastructure | $ 33,380,000 |
| West Santa Fe Ave. Sewer Water Rehabilitation Phase I | 65 | 5003 | Underground Utilities | $ 14,950,530 |
| West Santa Fe Ave. Sewer Water Rehabilitation Phase II | 75 | TBD | Underground Utilities | $ 7,500,000 |
| Zone 7 Pavement Management Phase I | 41 | 2043 | Roadway Infrastructure | $ 4,587,152 |
| Zone 7 Pavement Management Phase II | 56 | TBD | Roadway Infrastructure | $ 4,150,000 |
| | | | **Total Costs** | **$ 328,205,360** |

# Proclamation

## SECOND CHANCE MONTH
### APRIL 2026

***WHEREAS,*** *the City of Pittsburg is committed to fostering a safe and inclusive community where all residents have the opportunity to succeed; and*

***WHEREAS****, an estimated 8 million Californians have a criminal record, and many face ongoing barriers to employment, housing, and education despite having paid their debt to society; and*

***WHEREAS****, successful reentry into the community reduces recidivism, strengthens families, and improves public safety; and*

***WHEREAS****, Second Chance Month recognizes the importance of removing unnecessary barriers and expanding access to meaningful opportunities for individuals returning from incarceration; and*

***WHEREAS,*** *the City of Pittsburg values the contributions of community-based organizations, workforce development partners, and local employers who provide training, mentorship, and job opportunities that support successful reentry; and*

***WHEREAS,*** *initiatives that connect residents to workforce training, education, and career pathways reflect Pittsburg's commitment to creating opportunity and improving quality of life for all; and*

***WHEREAS,*** *the City of Pittsburg reaffirms its commitment to fair opportunities, reduced stigma, and supportive policies and programs that help individuals rebuild their lives and contribute positively to our community.*

***NOW, THEREFORE, I, Dionne Adams, Mayor,*** *on behalf of the City Council, hereby proclaims the month of April 2026 as, "Second Chance Month," in the City of Pittsburg, recognizing the value of second chances and efforts to create pathways for success for those formerly incarcerated, and encourages residents, businesses, and community partners to support second chance hiring practices and reentry initiatives that benefit individuals. families. and the community as a whole.*

*Dionne Adams, Mayor*

*Alice E. Evenson, City Clerk*

# Proclamation

## NATIONAL LIBRARY WEEK

**April 19-25, 2026**

***WHEREAS,*** *libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme "Find Your Joy"; and*

***WHEREAS,*** *the theme is an invitation for all people of all backgrounds to explore and discover what sparks joy in them at the library; and*

***WHEREAS,*** *libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery; and*

***WHEREAS,*** *libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment; and*

***WHEREAS,*** *libraries nurture young minds through story times, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime; and*

***WHEREAS,*** *libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression; and*

***WHEREAS,*** *dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all.*

***NOW, THEREFORE, I, Dionne Adams,*** *on behalf of the City Council of the City of Pittsburg, do hereby proclaim April 19–25, 2026, as National Library Week. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library helps our community find joy.*

*Dionne Adams, Mayor*

*Alice E. Evenson, City Clerk*

# Proclamation

## EARTH DAY AND CIVIC PRIDE DAY 2026

***WHEREAS,*** *the first Earth Day was celebrated on April 22, 1970, with the goal of inspiring environmental awareness and encouraging the conservation, protection, and appreciation of our nation's natural resources; and*

***WHEREAS,*** *progress does not happen in silence. It happens when people show up; and*

***WHEREAS,*** *environmental progress is built through everyday action from communities protecting ecosystems to innovators advancing solutions; and*

***WHEREAS,*** *clean air, safe water, and climate resilience aren't optional, they are essential; and*

***WHEREAS****, for Earth Day 2026, we must recognize that every action accounts and every voice matters; and*

***WHEREAS,*** *through the City's Civic Pride Day, the City and the Pittsburg Unified School District invite residents to take pride in Pittsburg by joining a community litter removal effort on April 18th by cleaning up City Park and Pittsburg High School.*

***NOW, THEREFORE, I, Dionne Adams,*** *on behalf of the City Council of the City of Pittsburg, do hereby encourage the celebration of Earth Day and Civic Pride Day by getting residents involved in helping clean up our city.*

*Dionne Adams, Mayor*

*Alice E. Evenson, City Clerk*

# Proclamation

## ARBOR DAY
**April 24, 2026**

***WHEREAS,*** *Arbor Day was started in April 1872 by J. Sterling Morton. Morton, a pioneer of the Nebraska Territory and a tree enthusiast, praised the benefits of trees and encouraged his fellow pioneers to plant them across the then dusty and treeless Nebraska landscape; and*

***WHEREAS,*** *Arbor Day, was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and*

***WHEREAS,*** *trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and*

***WHEREAS,*** *trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and*

***WHEREAS,*** *trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and*

***WHEREAS,*** *trees, wherever they are planted, are a source of joy and spiritual renewal.*

***NOW, THEREFORE, I, Dionne Adams****, on behalf of the City Council of the City of Pittsburg, do hereby proclaim April 24, 2026 as Arbor Day in the City of Pittsburg and encourage all residents to support efforts to protect our trees and to continue planting trees for future generations to enjoy.*

*Dionne Adams, Mayor*

*Alice E. Evenson, City Clerk*

# STAFF REPORT

**MEETING DATE:** April 20, 2026

**TO:** Mayor and Council Members

**FROM:** Darin E. Gale, City Manager
Maria Aliotti, Assistant City Manager
Melaine Venenciano, Director of City Clerk Services

**SUBJECT:** Adoption of a City Council Resolution Approving the Technology Disruption, Decorum, and Disruptive Behavior Policy for City Council Meetings in Compliance with the Ralph M. Brown Act

## EXECUTIVE SUMMARY

Starting no later than July 1, 2026, City Council meetings will shift to a hybrid format with both in-person and remote participation. To comply with recent legislative amendments to the Ralph M. Brown Act (Brown Act) enacted by Senate Bill (SB) 707, this policy establishes the procedure in the event of a disruption in two-way remote participation, and provides for actions that may be taken to address disruptive behavior during a City Council meeting. The policy further sets forth decorum standards.

## FISCAL IMPACT

There is no fiscal impact associated with adoption of the policy.

## RECOMMENDATION

Staff recommends the City Council adopt the resolution approving the policy and authorizing the City Manager, or designee, to implement and administer the policy and make minor revisions as necessary to ensure compliance with state law. Upon adoption, the policy will be incorporated into the Council Policy and Procedures Handbook.

## BACKGROUND

In 2025, the California Legislature enacted SB 707, which amended provisions of the Brown Act related to remote participation by the public, and numerous other aspects.

The City Council, as an “eligible legislative body,” as defined under the newly amended Brown Act, must comply with these updated provisions when conducting meetings.

The Brown Act provided a protocol for handling in-person disruptive behavior. The amendments extend the protocol to individuals participating remotely.

## SUBCOMMITTEE FINDINGS

This item was presented to the Finance Management Subcommittee on February 20, 2026.

## STAFF ANALYSIS

The proposed Technology Disruption, Decorum, and Disruptive Behavior Policy for City Council Meetings has been developed to comply with new requirements under the Brown Act, as amended by SB 707 (2025). Beginning July 1, 2026, all City Council meetings must provide a hybrid participation option and must adopt a formal policy addressing how technological disruptions will be handled during meetings where remote public participation is required.

This policy provides clear guidance to elected officials, staff, and the public. In the event of a technological disruption that prevents members of the public from participating in or observing the meeting remotely, the City Council is required to recess for no less than one hour while staff makes good faith efforts to restore service. The policy also outlines specific procedures for documenting the disruption, reporting restoration efforts, and determining when the meeting may continue, be extended, or be adjourned.

In addition to technology requirements, the policy establishes standards of decorum and provides guidance for addressing disruptive behavior during meetings. These provisions apply to both in-person and remote participants and are consistent with the Brown Act’s authority regarding warnings, removal of individuals, and clearing the meeting room when needed to restore order.

Overall, the policy balances the public’s right to participate with the City’s obligation to conduct orderly, efficient, and respectful meetings, while maintaining compliance with state law.

The full Technology Disruption, Decorum, and Disruptive Behavior Policy is attached to this staff report for the Council’s review and consideration.

ATTACHMENTS: Resolution
Policy

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Technology Disruption, Decorum, and Disruptive Behavior Policy For City Council Meetings in Compliance With the Ralph M. Brown Act

RESOLUTION NO. 26-

WHEREAS, the City Council is a legislative body subject to the requirements of the Ralph M. Brown Act (Brown Act); and

WHEREAS, the Brown Act, as amended by Senate Bill 707 of 2025, requires specified legislative bodies to provide telephonic or internet-based public participation and adopt a policy addressing technology disruption; and

WHEREAS, the City Council desires to ensure continued public access to its meetings and to maintain orderly and respectful proceedings, and provide for ways to address meeting disruptions consistent with state law; and

WHEREAS, starting no later than July 1, 2026, City Council meetings must shift to a hybrid format with both in-person and remote public participation; and

WHEREAS, to comply with the new amendments to the Brown Act regarding technology disruption, and to set forth a protocol for addressing disruptive behavior, the policy establishes the procedure in the event of a technology disruption in two-way remote public participation and provides for actions that may be taken to address disruptive behavior during a City Council meeting. The policy further sets forth decorum standards.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby approves the Technology Disruption, Decorum, and Disruptive Behavior Policy and authorizes the City Manager or designee to implement and administer the policy and to make minor revisions as necessary to ensure compliance with state law. Upon adoption, the policy will be incorporated into the Council Policy and Procedures Handbook.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2026, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Dionne Adams, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

**Technology Disruption, Decorum, and Disruptive Behavior Policy**
**For City Council Meetings**

## 1. Background

As required by the Brown Act, specifically amendments enacted by Senate Bill 707 in 2025, starting no later than July 1, 2026, City Council meetings will utilize a hybrid format with both in-person and remote public participation. The Brown Act amendments also require City Councils to adopt a policy addressing technological disruptions of the two-way remote public participation.

The Brown Act authorizes a legislative body to order a meeting room cleared and continue in session when a meeting is willfully interrupted by an individual or group(s) of people so as to render the orderly conduct of the meeting unfeasible and order cannot be restored by the removal of the people who are willfully interrupting the meeting. The Brown Act further authorizes the presiding member of the legislative body or their designee to remove a person for disrupting a meeting, after a warning, except no warning is required in the event of behavior that constitutes use of force or a true threat of force. The 2025 amendments to the Brown Act clarifies this authorization as it applies to a teleconference meeting. The City has elected to include in this policy the decorum standards for a City Council meeting.

## 2. Purpose

The policy ensures transparency, public participation, and continuity of government during technology disruptions, in compliance with state law. In addition, this policy sets decorum standards and provides for actions that can be taken to address disruptive behavior during a council meeting to ensure orderly and respectful meetings, also in compliance with state law.

## 3. Definitions for technology disruption policy

For purposes of this policy:

- “Service Disruption” means any failure, outage, or other interruption to the remote access services that prevents members of the public from participating in a City Council meeting through the remote access service.

- “Disrupting” means engaging in behavior during a meeting of the City Council that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to one of the following:

    a. A failure to comply with reasonable and lawful regulations adopted by the City Council of the City of Pittsburg.

    b. Engaging in behavior that constitutes use of force or a true threat of force.

- “Remote access services” means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

- “Two-way audiovisual platform” means an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic service.

- “Two-way telephonic service” means a telephone service that does not require internet access and allows participants to dial a telephone number to listen and verbally participate.

- “True threat of force” means a threat that has sufficient indicia of intent and seriousness, that a reasonable observer would perceive it to be an actual threat to use force by the person making the threat.

**4. Applicability**

This policy applies to all open and public meetings of the City Council at which remote public participation is required under the Brown Act. Consistent with the Brown Act, this policy shall not apply to the following meetings:

a. Meetings held to attend a judicial or administrative proceeding to which the City of Pittsburg is a party.

b. Meetings held to inspect real or personal property provided that the topic of the meeting is limited to items directly related to the real or personal property.

c. Meetings held to meet with elected or appointed officials of the United States or the State of California, solely to discuss a legislative or regulatory issue affecting the City of Pittsburg and over which the federal or state officials have jurisdiction.

d. Meetings held to meet in or nearby a facility owned by the City of Pittsburg, provided that the topic of the meeting is limited to items directly related to the facility.

e. Meetings held in an emergency situation pursuant to Government Code section 54956.5.

**5. Remote Public Access Generally**

When remote public access is required under the Brown Act, the City Council shall provide members of the public with an opportunity to attend and participate in the meeting using a two-way audiovisual platform or a two-way telephonic service, provided that adequate telephonic or internet service is operational at the meeting location.

If adequate telephonic or internet service is not operational at the meeting location, the City Council shall not be required to provide remote access. If adequate telephonic or internet service is operational for only a portion of the meeting, the City Council shall provide remote access during that portion of the meeting.

If a two-way audiovisual platform is used, the City Council shall:

a. Publicly post and provide a call-in option as well; and

b. Activate any automatic captioning function that is available in the audiovisual platform.

If a two-way audiovisual platform is not provided, the City Council shall provide a two-way telephonic service.

Members of the public participating remotely shall be provided the same opportunity to provide public comment as members of the public attending in person, including the same time allotment.

## 6. Procedures in the event of a technology disruption

### 6.1. Response to service disruption

If the Presiding Officer or Clerk becomes aware of a disruption to the remote access services that prevents members of the public from participating in or observing the meeting remotely:

1. The Presiding Officer or Clerk shall immediately announce the disruption to the public.
2. The Presiding Officer shall then call for a recess of the open session. The Presiding Officer may convene the City Council in closed session, if applicable, consistent with the Brown Act.
3. Staff shall make good faith efforts to diagnose and restore the disrupted service.
4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

### 6.2. Efforts to restore service

The City of Pittsburg shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

The City Clerk’s Office shall document the restoration efforts undertaken.

## 7. Reconvening the open session

After the expiration of the hour, if service has not been restored, the Presiding Officer or Clerk shall report on the status of staff’s efforts to restore remote access services, and the City Council may reconvene to:

a. Adjourn the meeting;

b. Extend the recess to allow staff more time to make a good faith effort to restore remote access services; or

c. Continue the open session portion of the meeting by adopting, by roll call vote, the following or a substantially similar finding:

“The City of Pittsburg has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access.”

Upon adoption of the finding, the City Council may continue the open session portion of the meeting despite the fact that remote access services have not been restored.

**8. Recordkeeping**

The Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of disruption.
- The restoration efforts undertaken.
- The time the meeting was reconvened or adjourned (as applicable).
- Any finding adopted pursuant to Section 7.

**9. Standards of Decorum**

These rules apply to in-person and remote participants. To ensure orderly and respectful meetings:

- Speakers shall address the City Council as a whole, not individual members or staff.
- Comments must remain within the subject matter jurisdiction of the City, or the agenda item, as applicable.
- No shouting, threats, intimidation, profanity directed at individuals, or conduct that disrupts, delays, or obstructs the meeting.
- Signs, virtual backgrounds, or displays that block views, obstruct proceedings, or contain unlawful content are prohibited.

**10. Removal of disruptive individuals:**

- In compliance with Government Code Sec. 54957.9, in the event that the meeting is willfully interrupted by an individual or group(s) of people so as to render the orderly conduct of the meeting unfeasible and order cannot be restored by the removal of people who are willfully interrupting the meeting, the members of the legislative body conducting the meeting may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in the session. Representatives of the news media, except those participating in the disturbance, shall be allowed to attend the session.
- In compliance with Government Code Sec. 54957.95, the Presiding Officer of the legislative body conducting the meeting may remove or cause the removal of an individual for disrupting the meeting in compliance with the following protocol:
    - Warning: Prior to removal, the Presiding Officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease the

behavior may result in their removal. A warning is not required if the conduct constitutes use of force or a true threat of force.

- Removal: If disruptive conduct continues, the individual, if in person, may be removed from the meeting room or, if participating remotely, may be disconnected from the remote platform.

Removal shall not be based on viewpoint but solely on actual disruption of the meeting.

## 10. Review and Updates

This policy may be amended at a noticed public meeting under the consideration portion of the agenda, not on the consent calendar.

Pittsburg
CALIFORNIA

# STAFF REPORT

**MEETING DATE:** April 20, 2026

**TO:** Chair and Governing Board Members

**FROM:** Darin E. Gale, Executive Director
Maria Aliotti, Assistant City Manager
Elena Adair, Director of Finance

**SUBJECT:** Adoption of a Successor Agency to the Redevelopment Agency of the City of Pittsburg Resolution Authorizing the 2026 Tax Allocation Refunding Bonds, Series A and B

## EXECUTIVE SUMMARY

Based on current market rates, a refinancing of the outstanding bonds is anticipated to generate over $1,950,000 of present value savings, or $10,600,000 in gross cash flow savings. The savings will be shared among the taxing entities, including the City's General Fund. The refunding will also shorten the final maturity of the Agency's bonds from 2036 to 2030.

## FISCAL IMPACT

The City will be reimbursed for its staff time and costs associated with the refunding. Other costs associated with issuing the 2026 Refunding Bonds will be paid out of the issuance and savings figure shown herein are net of that cost.

## RECOMMENDATION

Approve a Resolution of the Successor Agency to the Redevelopment Agency of the City of Pittsburg Relating to the Issuance of Refunding Bonds in Order to Refund Certain Outstanding Bonds of the Successor Agency to the Redevelopment Agency of the City of Pittsburg, Approving the Execution and Delivery of an Indenture of Trust, Approving the Execution and Delivery of Irrevocable Refunding Instructions Relating to the Bonds Being Refunded, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, Requesting Certain Determinations by the Oversight Board, and Providing for Other Matters Properly Relating thereto.

## BACKGROUND

The City has five series of Tax Allocation Bonds outstanding, which include the following:

- Tax Allocation Bonds, Series 1999 ("1999 Bonds")
- Housing Set Aside Tax Allocation Bonds (Taxable), 2006 Series A ("2006 Housing Bonds")
- Tax Allocation Refunding Bonds, Series 2014 ("2014 Bonds")
- Housing Set Aside Tax Allocation Refunding Bonds (Taxable), 2016 Series A ("2016 Housing Bonds")
- Subordinate Tax Allocation Refunding Bonds, 2016 Series A ("2016 Subordinate Bonds")

The 1999 Bonds are structured as capital appreciation bonds and are non-callable and so not eligible for a refunding. Those 1999 Bonds are excluded from the definition of "Prior Bonds" in this staff report and are excluded from the table below. The 2006 Housing Bonds, 2014 Bonds, 2016 Housing Bonds, and 2016 Subordinate Bonds (collectively the "Prior Bonds") are summarized in the table below.

**Summary of Key Metrics on Prior Bonds**

| Issue | Original Par | Outstanding Par* | Avg Outstanding Coupon | Final Maturity | Call Option |
|---|---|---|---|---|---|
| 2006 Housing Bonds | $11,020,000 | $5,640,000 | 5.31% | 8/1/2036 | Any time @ Make Whole Price |
| 2014 Bonds | $67,445,000 | $7,715,000 | 5.00% | 8/1/2029 | Any time @ par |
| 2016 Subordinate Bonds | $120,085,000 | $63,080,000 | 5.00% | 9/1/2029 | Sept. 1, 2026 @ Par |
| 2016 Housing Bonds | $13,845,000 | $3,610,000 | 4.68% | 8/1/2029 | Aug. 1, 2026 @ Par |
| **Total** | **$212,395,000** | **$80,045,000** | | | |

**Excludes amounts scheduled for payment on 8/1/2026*

While the 2006 Housing Bonds and the 2014 Bonds are currently callable, the 2016 Housing Bonds and the 2016 Subordinate Bonds will be callable by August 1 and September 1, 2026, respectively.

The City is evaluating the refinancing of the Prior Bonds to achieve debt service savings,

improve cash flow, and accelerate the final maturity of outstanding tax allocation bond debt. The proposed refunding is expected to reduce interest costs, generate material cash flow savings particularly in the near term, and shorten the final maturity of the bonds from 2036 to approximately 2030.

## SUBCOMMITTEE FINDINGS

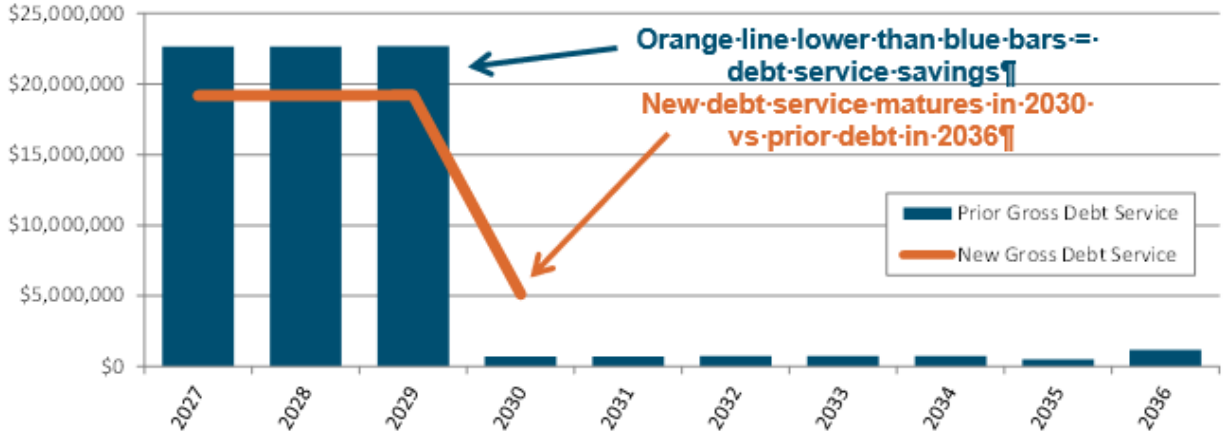
On March 11, 2026, the Finance Subcommittee considered the issuance of a proposed Subordinate Tax Allocation Refunding Bonds, 2026 Series A and Series B (collectively the "2026 Refunding Bonds"). That discussion evaluated the outstanding tax allocation bond debt profile, current market conditions, and potential debt service savings from issuing the 2026 Refunding Bonds. The Finance Subcommittee supported staff's recommendation to proceed with the refunding, subject to market conditions, in order to achieve debt service savings, improve near-term cash flow, and optimize the overall debt structure of the Agency.

## STAFF ANALYSIS

Staff, in coordination with the financing team, has evaluated the potential refunding of the City's outstanding TABs, excluding the non-callable 1999 Capital Appreciation Bonds. Based on current market conditions and the structure of the existing debt, the proposed refunding is expected to generate meaningful debt service savings and improve near-term cash flow.

As shown in the table below, the refunding is projected to achieve net present value savings and material annual cash flow savings, particularly in the near term (FY 2027 through FY 2030). In addition to lowering overall borrowing costs, the refunding would simplify the City's debt profile and associated reporting requirements by reducing the total number of outstanding series and by shortening the final maturity by approximately 6 years.

**Summary of Estimated Refunding Results**




*Savings estimates based on market rates as of March 31, 2026; based on an aggregate true interest cost of 3.08%. Final structure and true interest cost subject to change.*

The proposed structure also incorporates several optimization strategies, including (i) replacing existing cash-funded reserve accounts with surety policies provided by a bond insurer, allowing excess reserve funds to be applied toward the refinancing to reduce the size of the 2026 Refunding Bonds, and (ii) restructuring later maturities into earlier years to shorten the final maturity of the debt and maximize cash flow relief to the taxing entities.

The savings identified above meet the threshold for required savings for tax allocation refunding bonds under Section 34177.5(a)(1) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code. Up until such date as the 2026 Refunding Bonds are sold to bond investors, the interest rates on the 2026 Refunding Bonds are subject to change. Nevertheless, as a condition of issuance, the 2026 Refunding Bonds must result in the required savings as identified under Section 34177.5(a)(1).

## CURRENT FLOW OF FUNDS

The Prior Bonds are secured by tax increment derived from the Los Medanos Project Area. Since the dissolution of redevelopment agencies in 2012, any residual tax increment after paying debt service and pass through payments to taxing entities is shared among all taxing entities in the project area.

The table to the right summarizes each taxing entity's share of the residual tax revenues. These relative shares also apply to teach taxing entity's share of the anticipated savings from issuing the 2026 Refunding Bonds. The City's General Fund receives approximately 17% of the residual tax revenues after debt service and would receive a similar percentage of the anticipated savings. In addition to the City's General Fund, many other local taxing entities are anticipated to benefit from a refunding of the Prior Bonds.

**Estimated Taxing Entity Shares of Net Tax Revenues and Refunding Savings**

| Taxing Entities | Approximate Share |
|---|---|
| K-12 Schools | 27.21% |
| Special Districts | 26.50% |
| **City of Pittsburg General Fund** | **17.07%** |
| ERAF - K-12 | 11.48% |
| County General Fund | 9.80% |
| Contra Costa Community College | 4.63% |
| County Office of Education | 1.60% |
| ERAF - Community College | 1.71% |
| Total | **100.00%** |

## SUMMARY OF FINANCINGDOCUMENTS

City staff and financing team have worked with Jones Hall LLP (Bond and Disclosure Counsel) and Stradling Yocca Carlson & Rauth (Underwriter's Counsel) to prepare drafts of the following documents as part of the issuance process for the 2026 Refunding Bonds:

- **Agency Resolution:** There are two resolutions attached to this staff report. The first is the resolution for consideration by the Board of Directors of the Successor

Agency to the Redevelopment Agency of the City of Pittsburg. This document establishes savings parameters, pursuant to California Health and Safety Code Section 34177.5, and sets the not-to-exceed par amount for the 2026 Refunding Bonds. Further, by adoption, this resolution approves the financing documents attached thereto and authorizes City staff to proceed with issuing the 2026 Refunding Bonds, provided the conditions in the resolution are met. Finally, the Successor Agency resolution authorizes staff to submit a request for approval to California Department of Finance ("DOF") related to the issuance of the 2026 Refunding Bonds.

- **Indenture of Trust:** The Indenture of Trust between the Successor Agency and the Bank of New York Mellon Trust Company, N.A. ("Trustee") contains key provisions related to the 2026 Refunding Bonds. In addition to setting key terms for the bonds (including redemption provisions, sinking fund provisions, establishment of funds, and outlining the key covenants), the Indenture of Trust outlines the role of the Trustee in ongoing administration for the 2026 Refunding Bonds on behalf of the bond owners. In addition, it defines events of default and the Trustee's role in such an event. This draft document has some blank spaces because the final bond par, maturity, and key dates will not be known until the sale of the 2026 Refunding Bonds.

- **Irrevocable Refunding Instructions:** The Irrevocable Refunding Instructions to the Trustee outlines the actions the Trustee must take to refund the Prior Bonds. This draft document has blank spaces and blank forms in its Exhibits A and B1-B4 because the final bond par, maturity, and dates will not be final until the sale of the 2026 Refunding Bonds.

- **Bond Purchase Agreement:** The Bond Purchase Agreement is the contract between the Successor Agency and the Stifel Nicolaus (the "Underwriter"). Upon sale of the 2026 Refunding Bonds, the Bond Purchase Agreement will include the final 2026 principal amounts and interest rates. In addition, this document describes the conditions for closing of the 2026 Refunding Bonds.

In addition to these financing documents, City staff will be working with its financing team and Disclosure Counsel to prepare a Preliminary Official Statement for the 2026 Refunding Bonds that will serve as the primary marketing piece used to sell the 2026 Refunding Bonds to investors. That Preliminary Official Statement will include a Fiscal Consultant's Report that outlines key credit characteristics of the Project Area. City staff anticipate bringing the Preliminary Official Statement before the Successor Agency Board for consideration and approval at a subsequent meeting.

## ANTICIPATED TIMING

To proceed with the refunding, the Successor Agency must complete the approval process required under redevelopment dissolution law. Key steps include:

• Successor Agency Board approval of the financing documents and refunding plan

• Oversight Board approval of the financing documents and refunding plan
• California Department of Finance (“DOF”) review and approval
• Completion of the subordination process for affected taxing entities
• Pricing, sale, and closing of the 2026 Refunding Bonds

The current schedule anticipates approvals from the Successor Agency Board and Oversight Board in April, DOF review and approval by the end of June, bond pricing in July, and 2026 Refunding Bonds closing in early August 2026.

## ATTACHMENTS

- Exhibit A – Debt Service Savings Analysis
- Exhibit B – Authorizing Resolution (Successor Agency)
- Exhibit C – Indenture of Trust
- Exhibit D – Irrevocable Refunding Instructions
- Exhibit E – Bond Purchase Agreement

## EXHIBIT A

# DEBT SERVICE SAVINGS ANALYSIS

| SOURCES AND USES OF FUNDS | |
|---|---|
| **Sources of Funds:** | |
| Par Amount of Bonds | $56,335,000 |
| Reoffering Premium | 2,548,920 |
| Funds on hand to pay 9/1/26 Debt Service | 16,187,000 |
| Transfers from Prior DSRFs | 7,605,197 |
| **Total Sources** | **$82,676,116** |
| | |
| **Uses of Funds:** | |
| Deposit to Escrow Fund | $82,002,831 |
| Costs of Issuance* | 671,275 |
| Contingency/Rounding | 2,010 |
| **Total Uses** | **$82,676,116** |

** Estimated bond insurance costs, including: bond insurance and debt service reserve fund surety premiums, underwriter's discount, bond/disclosure counsel, municipal advisor, fiscal consultant, rating, and other miscellaneous costs.*

| DEBT SERVICE SAVINGS SCHEDULE | | | | ESTIMATED TAX REVENUES AFTER DEBT SERVICE | | |
|---|---|---|---|---|---|---|
| Date (Sept. 1) | Prior Gross Debt Service | New Gross Debt Service | Gross Savings | 1999 CABs Debt Service [1] | Total New Debt Service | Estimated Tax Revenues after Debt Service [2] |
| 2027 | $22,652,883 | $19,177,727 | $3,475,156 | $9,145,000 | $28,322,727 | $47,128,969 |
| 2028 | 22,671,445 | 19,196,500 | 3,474,945 | 9,145,000 | 28,341,500 | $47,110,196 |
| 2029 | 22,700,838 | 19,222,000 | 3,478,838 | 9,145,000 | 28,367,000 | $47,084,696 |
| 2030 | 723,107 | 5,108,250 | (4,385,143) | 0 | 5,108,250 | $70,343,446 |
| 2031 | 721,818 | 0 | 721,818 | 0 | 0 | $75,451,696 |
| 2032 | 724,201 | 0 | 724,201 | 0 | 0 | $75,451,696 |
| 2033 | 724,990 | 0 | 724,990 | 0 | 0 | $75,451,696 |
| 2034 | 724,187 | 0 | 724,187 | 0 | 0 | $75,451,696 |
| 2035 | 496,789 | 0 | 496,789 | 0 | 0 | $75,451,696 |
| 2036 | 1,184,749 | 0 | 1,184,749 | 0 | 0 | $75,451,696 |
| **TOTAL** | **$73,325,007** | **$62,704,477** | **$10,620,530** | ***Footnotes*** | | |
| | Present Value Gross Savings | | $9,553,580 | *1) 1999 CABs Debt Service is shown on a 8/1 bond year basis; 2030 payment shown net of release of debt service reserve fund.* | | |
| | Less: Prior DSRF | | ($7,605,197) | | | |
| | Plus: Contingency/Rounding | | $2,010 | *2) Based on FY 2025-26 total Tax Revenues of $75,451,696 with no growth assumption; amount shown here does not represent residual tax increment since it excludes amounts paid through subordinated passthrough agreements.* | | |
| **NET CASH FLOW SAVINGS FROM REFUNDING** | | | **$1,950,393** | | | |

***Note: Based on market rates as of 3/31/2026. Final interest rates and final amortization structure of the 2026 Refunding Bonds is subject to change.***

BEFORE THE GOVERNING BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

In the Matter of:

| | |
|---|---|
| The Issuance of Refunding Bonds in Order to Refund Certain Outstanding Bonds of the Successor Agency to the Redevelopment Agency of the City of Pittsburg, Approving the Execution and Delivery of an Indenture of Trust, Approving the Execution and Delivery of Irrevocable Refunding Instructions Relating to the Bonds Being Refunded, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, Requesting Certain Determinations by the Oversight Board, And Providing for Other Matters Properly Relating thereto | RESOLUTION NO. 26- |

WHEREAS, the Redevelopment Agency of the City of Pittsburg (the "Former Agency") was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the Health and Safety Code of the State (the "Law"); and

WHEREAS, a redevelopment plan for the redevelopment project area designated the "Los Medanos Community Development Project" in the City of Pittsburg, California (the "Redevelopment Project") were adopted in compliance with all requirements of the Law; and

WHEREAS, pursuant to Section 34172(a) of the California Health and Safety Code (unless otherwise noted, Section references hereinafter being to such Code), the Former Agency has been dissolved and no longer exists as a public body, corporate and politic, and pursuant to Section 34173, and the City of Pittsburg (the "City") has become the successor entity to the Former Agency (the "Successor Agency"); and

WHEREAS, Assembly Bill X1 26, effective June 29, 2011, together with AB 1484, effective June 27, 2012 ("AB 1484" and, collectively, as further amended, the “Dissolution Act”), resulted in the dissolution of the Former Agency as of February 1, 2012, and the vesting in the Successor Agency of all of the authority, rights, powers, duties and obligations of the Former Agency; and

WHEREAS, to finance and refinance redevelopment activities with respect to the Redevelopment Project, the Former Agency or Successor Agency previously issued the following series of bonds, collectively referred to herein as the “Prior Bonds”:

1. Los Medanos Community Development Project Housing Set Aside Tax Allocation Bonds, (Taxable) 2006 Series A (the “2006 Series A Taxable Bonds”);

2. Los Medanos Community Development Project Tax Allocation Refunding Bonds, Series 2014 (the “2014 Bonds”);

3. Los Medanos Community Development Project Housing Set Aside Tax Allocation Refunding Bonds (Taxable), 2016 Series A (the “2016 Series A Taxable Bonds”); and

4. Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2016 Series A (the “2016 Series A Tax-Exempt Bonds”); and

WHEREAS, Section 34177.5 authorizes the Successor Agency to issue refunding bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (the “Refunding Law”) for the purpose of achieving debt service savings within the parameters set forth in Section 34177.5(a)(1) (the “Savings Parameters”); and

WHEREAS, to determine compliance with the Savings Parameters and compliance with the requirements of Section 34177.5(a)(2) for purposes of the issuance by the Successor Agency of its Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2026 Series A (the “2026 Series A Bonds”), and its Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, (Taxable) 2026 Series B (the “2026 Series B Bonds” and, together with the 2026 Series A Bonds, the “Refunding Bonds”), the Successor Agency has caused its financial advisor, NHA Advisors (the “Financial Advisor”), to prepare an analysis of the potential savings that will accrue to the Successor Agency and to applicable taxing entities as a result of the use of the proceeds of the Refunding Bonds to refund the Prior Bonds (the “Debt Service Savings Analysis”); and

WHEREAS, all of the 2014 Bonds and the 2016 Series A Bonds are or soon will become eligible to be refunded on a tax exempt basis, and such bonds will be refunded through the issuance of the 2026 Series A Bonds; and

WHEREAS, all of the 2006 Series A Taxable Bonds and the 2016 Series A Taxable Bonds are not eligible for refunding on a tax exempt basis at this time, and such bonds will be refunded through the issuance of the 2026 Series B Bonds; and

WHEREAS, the Successor Agency desires at this time to approve the issuance of the Refunding Bonds and to approve the forms of and authorize the execution and

delivery of an Indenture of Trust, by and between the Successor Agency and The Bank of New York Mellon Trust Company, N.A. (the "Indenture"), providing for the issuance of the 2026 Series A Bonds and the 2026 Series B Bonds, and the separate Irrevocable Refunding Instructions to be delivered to The Bank of New York Mellon Trust Company, N.A., as escrow bank for the Prior Bonds being refunded through the issuance of the Refunding Bonds (the "Refunding Instructions"); and

WHEREAS, pursuant to Section 34179, an oversight board (the "Oversight Board") has been established for the Successor Agency; and

WHEREAS, the Successor Agency is now requesting that the Oversight Board direct the Successor Agency to undertake the refunding proceedings and to approve the issuance of the Refunding Bonds pursuant to this Resolution and the Indenture; and

WHEREAS, the Successor Agency further requests that the Oversight Board make certain determinations described below on which the Successor Agency will rely in undertaking the refunding proceedings and the issuance of the Refunding Bonds; and

WHEREAS, the Successor Agency has determined to sell the Refunding Bonds to Stifel Nicolaus & Company, Incorporated (the "Original Purchaser") pursuant to the terms of (i) a Bond Purchase Agreement (the "2026 Bond Purchase Agreement") to be entered into by the Successor Agency and the Original Purchaser with respect to the Refunding Bonds; and

WHEREAS, following approval by the Oversight Board of the issuance of the Refunding Bonds by the Successor Agency and upon submission of the Oversight Board Resolution to the California Department of Finance, the Successor Agency will, with the assistance of its Disclosure Counsel, the Financial Advisor and a Fiscal Consultant to the Successor Agency, cause to be prepared a form of Official Statement for the Refunding Bonds describing the Refunding Bonds and containing material information relating to the Successor Agency and the Refunding Bonds, the preliminary form of which will be submitted to the Successor Agency for approval for distribution by the Original Purchaser, as underwriter of the Refunding Bonds, to persons and institutions interested in purchasing the Refunding Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Successor Agency to the Redevelopment Agency of the City of Pittsburg**,** as follows:

1. Determination of Savings; Compliance with Section 34177.5(a)(1) and (a)(2). The Successor Agency has determined that there are significant potential savings available to the Successor Agency and to applicable taxing entities in compliance with the Savings Parameters by the issuance by the Successor Agency of the Refunding Bonds to provide funds to refund and defease the Prior Bonds, all as

evidenced by the Debt Service Savings Analysis on file with the Successor Agency, which Debt Service Savings Analysis is hereby approved. In addition, the Refunding Bonds shall only be issued if the Refunding Bonds comply with the provisions of Section 34177.5(a)(1) and Section 34177.5(a)(2), including limiting the amount of the Refunding Bonds to the amount required to refund the Prior Bonds, and to pay the costs of issuing the Refunding Bonds, including amounts required to purchase bond insurance and a reserve fund surety bond for the Refunding Bonds if applicable. Pursuant to Section 5903 of the California Government Code, the Successor Agency hereby determines that interest on the 2026 Series B Bonds shall be subject to applicable federal income taxation.

2. Approval of Issuance of the Bonds. The Successor Agency hereby authorizes and approves the issuance of the Refunding Bonds under the Law and the Refunding Law in the aggregate principal amounts which are in compliance with the Savings Parameters and all other requirements of Section 34177.5 at the time of sale and delivery of the Refunding Bonds.

3. Approval of Indenture. The Successor Agency hereby approves the Indenture prescribing the terms and provisions of the Refunding Bonds. The Executive Director or his designee, on behalf of the Successor Agency (each, an "Authorized Officer"), is hereby authorized and directed to execute and deliver, and the Agency Secretary, on behalf of the Successor Agency, is hereby authorized and directed to attest to, the Indenture for and in the name and on behalf of the Successor Agency, in substantially the form on file with the Successor Agency, with such changes therein, deletions therefrom and additions thereto as the Authorized Officer executing the same shall approve, such approval to be conclusively evidenced by the execution and delivery of the Indenture. The Successor Agency hereby authorizes the delivery and performance of the Indenture.

4. Approval of Refunding Instructions. The forms of the Refunding Instructions on file with the Successor Agency are hereby approved and the Authorized Officers are, each acting alone, hereby authorized and directed, for and in the name and on behalf of the Successor Agency, to execute and deliver the Refunding Instructions. The Successor Agency hereby authorizes the delivery and performance of its obligations under the Refunding Instructions.

5. Oversight Board Approval of the Issuance of the Bonds. The Successor Agency hereby requests the Oversight Board, as authorized by Section 34177.5(f), to direct the Successor Agency to undertake the refunding proceedings and as authorized by Section 34177.5(f) and Section 34180 to approve the issuance of the Refunding Bonds pursuant to Section 34177.5(a)(1), this Resolution and the Indenture.

6. Determinations by the Oversight Board. The Successor Agency requests that the Oversight Board make the following determinations upon which the Successor Agency will rely in undertaking the refunding proceedings and the issuance of the Refunding Bonds:

(a) The Successor Agency is authorized, as provided in Section 34177.5(f), to recover the costs related to the issuance of the Refunding Bonds from the proceeds of the Refunding Bonds, including it own cost of reimbursing its administrative staff for time spent with respect to the authorization, issuance, sale and delivery of the Refunding Bonds;

(b) The application of proceeds of the Refunding Bonds by the Successor Agency to the refunding and defeasance of the Prior Bonds, as well as the payment by the Successor Agency of costs of issuance of the Refunding Bonds, as provided in Section 34177.5(a), shall be implemented by the Successor Agency promptly upon sale and delivery of the Refunding Bonds, notwithstanding Section 34177.3 or any other provision of law to the contrary, without the approval of the Oversight Board, the California Department of Finance, the Contra Costa County Auditor-Controller or any other person or entity other than the Successor Agency;

(c) The Successor Agency shall be entitled to receive its full Administrative Cost Allowance under Section 34181(a)(3) without any deductions with respect to continuing costs related to the Refunding Bonds, such as trustee's fees, auditing and fiscal consultant fees and continuing disclosure and rating agency costs (collectively, "Continuing Costs of Issuance"), and such Continuing Costs of Issuance shall be payable from property tax revenues pursuant to Section 34183. In addition and as provided by Section 34177.5(f), if the Successor Agency is unable to complete the issuance of the Refunding Bonds for any reason, the Successor Agency shall, nevertheless, be entitled to recover its costs incurred with respect to the refunding proceedings of the Refunding Bonds from such property tax revenues pursuant to Section 34183 without reduction in its Administrative Cost Allowance.

7. Filing of Debt Service Savings Analysis and Resolution. The Successor Agency is hereby authorized and directed to file the Debt Service Savings Analysis, together with a certified copy of this Resolution, with the Oversight Board, and, as provided in Section 34180(j) with the Contra Costa County Administrative Officer, the Contra Costa County Auditor-Controller and the California Department of Finance.

8. Sale of Refunding Bonds. The Successor Agency hereby approves the 2026 Bond Purchase Agreement. The Authorized Officers, each acting alone, are hereby authorized and directed to execute and deliver the 2026 Bond Purchase Agreement for and in the name and on behalf of the Successor Agency, in substantially the form on file with the Successor Agency, with such changes therein, deletions therefrom and

additions thereto as the Authorized Officer executing the same shall approve, such approval to be conclusively evidenced by the execution and delivery of the 2026 Bond Purchase Agreement.

9. Issuance of Refunding Bonds in Whole or in Part. It is the intent of the Successor Agency to sell and deliver the Refunding Bonds in whole, provided that there is compliance with the Savings Parameters and the requirements set forth in Section 34177.5(a)(2). However, the Successor Agency will initially authorize the sale and delivery of the Refunding Bonds in whole or, if such Savings Parameters and the requirements set forth in Section 34177.5(a)(2) cannot be met with respect to the whole, then in part; provided that the Refunding Bonds so sold and delivered in part are in compliance with the Savings Parameters and the requirements set forth in Section 34177.5(a)(2). The sale and delivery of the Refunding Bonds in part will, in each instance, provide sufficient funds only for the refunding of that portion of the Refunding Bonds that meet the Savings Parameters and the requirements set forth in Section 34177.5(a)(2). In the event the Refunding Bonds are initially sold in part, the Successor Agency intends to sell and deliver additional parts of the Refunding Bonds without the prior approval of the Oversight Board provided that in each such instance the Refunding Bonds so sold and delivered in part are in compliance with the Savings Parameters and the requirements set forth in Section 34177.5(a)(2).

10. Subordination Agreements. The Successor Agency is hereby directed to request subordination of its pass-through obligations to taxing entities and the Authorized Officers are, each acting alone, hereby authorized and directed, for and in the name and on behalf of the Successor Agency, to provide notice or execute and deliver subordination agreements as are necessary and applicable with such taxing entities. The Successor Agency hereby authorizes the delivery and performance of its obligations under such subordination agreements.

11. Municipal Bond Insurance and Surety Bonds. The Authorized Officers, each acting alone, are hereby authorized and directed to take all actions necessary to obtain a municipal bond insurance policy for the Refunding Bonds and reserve account surety bonds for all or some of the Refunding Bonds from a municipal bond insurance company if it is determined, upon consultation with the Financial Advisor and the Original Purchaser, that such municipal bond insurance policy and/or surety bonds will reduce the true interest costs or increase savings with respect to the Refunding Bonds.

12. Approval of Official Statement. Following approval by the Oversight Board of the issuance of the Refunding Bonds by the Successor Agency and upon submission of the Oversight Board Resolution to the California Department of Finance, the Successor Agency will, with the assistance of its Disclosure Counsel, Fiscal Consultant and Financial Advisor, cause to be prepared an Official Statement for the Refunding Bonds describing the Refunding Bonds and containing material information relating to the

Successor Agency and the Refunding Bonds, the preliminary form of which will be submitted to the Successor Agency for approval for distribution by the Original Purchaser to persons and institutions interested in purchasing the Refunding Bonds.

13. Professional Services. The Authorized Officers are hereby authorized to retain, in connection with the issuance of the Refunding Bonds, the firm of NHA Advisors, LLC as financial advisor, the firm of Jones Hall LLP, as bond and disclosure counsel, and the firm of HdL Coren & Cone as fiscal consultant, and to execute professional services agreement with each such firm.

14. Official Actions. The Authorized Officers and any and all other officers of the Successor Agency are hereby authorized and directed, for and in the name and on behalf of the Successor Agency, to do any and all things and take any and all actions, which they, or any of them, may deem necessary or advisable in obtaining the requested approvals by the Oversight Board and the California Department of Finance, in obtaining the subordination of any pass-through or tax sharing agreements, and in the issuance, sale and delivery of the Refunding Bonds. Whenever in this Resolution any officer of the Successor Agency is directed to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person designated by such officer to act on his or her behalf in the case such officer is absent or unavailable.

15. Effective Date. This Resolution shall take effect from and after the date of approval and adoption thereof.

PASSED AND ADOPTED by the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Pittsburg at a regular meeting on the 20th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Dionne Adams, Chair

ATTEST:

_____
Alice E. Evenson, Agency Secretary

# INDENTURE OF TRUST

**Dated as of _____ 1, 2026**

**by and between the**

**SUCCESSOR AGENCY TO THE**
**REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**

**and**

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,**
**as Trustee**

**Relating to**

**Successor Agency to the**
**Redevelopment Agency of the City of Pittsburg**
**Los Medanos Community Development Project**

**$_____**
**Subordinate Tax Allocation Refunding Bonds, 2026 Series A**

**and**

**$_____**
**Subordinate Tax Allocation Refunding Bonds, (Taxable) 2026 Series B**

TABLE OF CONTENTS

Page

ARTICLE I:
DETERMINATIONS; DEFINITIONS:

Section 1.01. Findings and Determinations.....4
Section 1.02. Definitions.....4
Section 1.03. Rules of Construction.....15

ARTICLE II:
AUTHORIZATION AND TERMS:

Section 2.01. Authorization of Bonds.....16
Section 2.02. Terms of Bonds.....16
Section 2.03. Redemption of Bonds.....17
Section 2.04. Form of Bonds.....20
Section 2.05. Execution of Bonds.....20
Section 2.06. Transfer of Bonds.....21
Section 2.07. Exchange of Bonds.....21
Section 2.08. Registration of Bonds.....21
Section 2.09. Temporary Bonds.....22
Section 2.10. Bonds Mutilated, Lost, Destroyed or Stolen.....22
Section 2.11. Book-Entry System.....22

ARTICLE III
DEPOSIT AND APPLICATION OF PROCEEDS OF BONDS

Section 3.01. Issuance of Bonds.....24
Section 3.02. Application of Proceeds of Sale and Certain Other Amounts.....24
Section 3.03. Costs of Issuance Fund.....25
Section 3.04. Refunding Fund.....25
Section 3.06. Issuance of Parity Debt.....25
Section 3.07. Issuance of Subordinate Debt.....26

ARTICLE IV:
SECURITY OF BONDS; FLOW OF FUNDS:

Section 4.01. Security of Bonds; Equal Security.....27
Section 4.02. Special Fund; Deposit of Subordinate Pledged Tax Revenues.....28
Section 4.03. Deposit of Amounts by Trustee.....28
Section 4.04. Provisions Relating to Insurance Policy.....31
Section 4.05. Provisions Relating to Reserve Policy.....31

ARTICLE V:
OTHER COVENANTS OF THE SUCCESSOR AGENCY:

Section 5.01. Punctual Payment.....33
Section 5.02. Limitation on Additional Indebtedness; Against Encumbrances.....33
Section 5.03. Extension of Payment.....33
Section 5.04. Payment of Claims.....33
Section 5.05. Books and Accounts; Financial Statements.....33
Section 5.06. Protection of Security and Rights of Owners.....34
Section 5.07. Payments of Taxes and Other Charges.....34
Section 5.08. Compliance with the Law; Recognized Obligation Payment Schedules.....34
Section 5.09. [Reserved].....36
Section 5.10. Dissolution Act Invalid; Maintenance of Subordinate Pledged Tax Revenues.....36
Section 5.11. No Arbitrage.....36
Section 5.12. Private Activity Bond Limitation.....36
Section 5.13. Federal Guarantee Prohibition.....37
Section 5.14. Rebate Requirement.....37
Section 5.15. Maintenance of Tax-Exemption.....37
Section 5.16. Continuing Disclosure.....37

Section 5.17. Meet and Confer; Recognized Obligation Payment Schedule. ....37
Section 5.18. Further Assurances. ....37
ARTICLE VI:
THE TRUSTEE:
Section 6.01. Appointment of Trustee. ....38
Section 6.02. Acceptance of Trusts; Removal and Resignation of Trustee. ....38
Section 6.03. Merger or Consolidation. ....40
Section 6.04. Liability of Trustee. ....40
Section 6.05. Right to Rely on Documents. ....42
Section 6.06. Preservation and Inspection of Documents. ....**Error! Bookmark not defined.**
Section 6.07. Compensation and Indemnification. ....44
ARTICLE VII:
MODIFICATION OR AMENDMENT OF THIS INDENTURE:
Section 7.01. Amendment With And Without Consent of Owners ....46
Section 7.02. Effect of Supplemental Indenture. ....46
Section 7.03. Endorsement or Replacement of Bonds After Amendment. ....47
Section 7.04. Amendment by Mutual Consent. ....47
Section 7.05. Trustee's Reliance ....47
ARTICLE VIII:
EVENTS OF DEFAULT AND REMEDIES OF OWNERS:
Section 8.01. Events of Default and Acceleration of Maturities. ....47
Section 8.02. Application of Funds Upon Acceleration. ....48
Section 8.03. Power of Trustee to Control Proceedings. ....49
Section 8.04. Limitation on Owner's Right to Sue. ....49
Section 8.05. Non-Waiver. ....50
Section 8.06. Actions by Trustee as Attorney-in-Fact. ....50
Section 8.07. Remedies Not Exclusive. ....50
ARTICLE IX:
MISCELLANEOUS:
Section 9.01. Benefits Limited to Parties. ....51
Section 9.02. Successor is Deemed Included in All References to Predecessor. ....51
Section 9.03. Defeasance of Bonds. ....51
Section 9.04. Execution of Documents and Proof of Ownership by Owners. ....52
Section 9.05. Disqualified Bonds. ....52
Section 9.06. Waiver of Personal Liability. ....52
Section 9.07. Destruction of Cancelled Bonds. ....52
Section 9.08. Notices. ....53
Section 9.09. Partial Invalidity. ....53
Section 9.10. Unclaimed Moneys. ....53
Section 9.11. Execution in Counterparts. ....54
Section 9.12. Governing Law ....54

# INDENTURE OF TRUST

THIS INDENTURE OF TRUST (this "Indenture") is made and entered into and dated as of _____ 1, 2026, by and between the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG, a public body duly created and existing under the laws of the State of California (the "Successor Agency"), and THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., a national banking association organized and existing under the laws of the United States of America, as trustee (the "Trustee");

*W I T N E S S E T H:*

***WHEREAS**,* the Redevelopment Agency of the City of Pittsburg (the "Former Agency") was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the Health and Safety Code of the State, (together with the hereinafter defined Dissolution Act, and the acts amendatory thereof and supplemental thereto, the "Law");

***WHEREAS**,* a Redevelopment Plan (as defined herein) for the Los Medanos Community Development Project (the "Project Area") in the City of Pittsburg, California was adopted in compliance with all requirements of the Law;

***WHEREAS***, by implementation of California Assembly Bill X1 26, which amended provisions of the Law, and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, the Former Agency was dissolved on February 1, 2012 in accordance with California Assembly Bill X1 26 approved by the Governor of the State on June 28, 2011 (as amended, the "Dissolution Act"), and pursuant to Section 34172(a) of the California Health and Safety Code (unless otherwise noted, Section references hereinafter being to such Code), the Former Agency has been dissolved and no longer exists as a public body, corporate and politic, and pursuant to Section 34173, and the Successor Agency has become the successor entity to the Former Agency;

***WHEREAS***, on February 1, 2012, the Successor Agency, in accordance with and pursuant to the Dissolution Act, assumed the duties and obligations of the Former Agency as provided in the Dissolution Act;

***WHEREAS***, in order to provide moneys to finance and refinance redevelopment activities with respect to the Redevelopment Project, the Former Agency or the Successor Agency previously issued the following series of bonds, collectively referred to herein as the "Prior Bonds":

(i) Los Medanos Community Development Project Housing Set Aside Tax Allocation Bonds, (Taxable) 2006 Series A (the "2006 Series A Bonds");

(ii) Los Medanos Community Development Project Tax Allocation Refunding Bonds, Series 2014 (the "2014 Bonds");

(iii) Los Medanos Community Development Project Housing Set Aside Tax Allocation Refunding Bonds (Taxable), 2016 Series A (the "2016 Series A Taxable Bonds"); and

(iv) Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2016 Series A (the "2016 Series A Tax-Exempt Bonds");

**WHEREAS**, Section 34177.5 authorizes the Successor Agency to issue refunding bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (the "Refunding Law") for the purpose of achieving debt service savings within the parameters set forth in Section 34177.5(a)(1) (the "Savings Parameters");

**WHEREAS**, Section 34177.5 also authorizes the refunding, pursuant to the Refunding Law, of existing obligations to avoid debt service spikes subject to the conditions set forth in Section 34177.5(a)(2);

***WHEREAS***, the Successor Agency has determined that it will achieve debt service savings within such parameters by refunding the Prior Bonds through the issuance pursuant to the Law and the Refunding Law of its $_____ aggregate principal amount of Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2026 Series A (the "Series A Bonds"), and its $_____ aggregate principal amount of Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, (Taxable) 2026 Series B (the "Series B Bonds" and, together with the Series A Bonds, the "Bonds"), to provide funds to refund all of the outstanding Prior Bonds;

**WHEREAS,** the Bonds will be payable on a subordinate basis to the Successor Agency's Tax Allocation Bonds, Series 1999 (the "Senior 1999 Bonds"), which are capital appreciation bonds;

**WHEREAS**, [Bond Insurer] (as defined herein) is providing the Insurance Policy and Reserve Policy with respect to the Bonds (as such terms are defined herein);

***WHEREAS,*** in order to provide for the authentication and delivery of the Bonds, to establish and declare the terms and conditions upon which the Bonds are to be issued and secured and to secure the payment of the principal thereof and interest and redemption premium (if any) thereon, the Successor Agency and the Trustee have duly authorized the execution and delivery of this Indenture; and

***WHEREAS,*** all acts and proceedings required by law necessary to make the Bonds when executed by the Successor Agency, and authenticated and delivered by the Trustee, the valid, binding and legal special obligations of the Successor Agency, and to constitute this Indenture a legal, valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done or taken;

***NOW, THEREFORE, THIS INDENTURE WITNESSETH,*** that in order to secure the payment of the principal of and the interest and redemption premium (if any) on all the Bonds issued and Outstanding under this Indenture, according to their tenor, and to secure the performance and observance of all the covenants and conditions therein and herein set forth, and to declare the terms and conditions upon and subject to which the Bonds are to be issued and received, and in consideration of the premises and of the mutual covenants herein contained and of the purchase and acceptance of the Bonds by the Owners thereof, and for other valuable considerations, the receipt of which is hereby acknowledged, the Successor

Agency and the Trustee do hereby covenant and agree with one another, for the benefit of the respective Owners from time to time of the Bonds, as follows:

ARTICLE I

DETERMINATIONS; DEFINITIONS

Section 1.01. Findings and Determinations. The Successor Agency has reviewed all proceedings heretofore taken and has found, as a result of such review, and hereby finds and determines that all things, conditions and acts required by law to exist, happen or be performed precedent to and in connection with the issuance of the Bonds do exist, have happened and have been performed in due time, form and manner as required by law, and the Successor Agency is now duly empowered, pursuant to each and every requirement of law, to issue the Bonds in the manner and form provided in this Indenture.

Section 1.02. Definitions. Unless the context otherwise requires, the terms defined in this Section 1.02 shall, for all purposes of this Indenture, of any Supplemental Indenture, and of any certificate, opinion or other document herein mentioned, have the meanings herein specified.

"Annual Debt Service" means, for each Bond Year, the sum of (a) the interest payable on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Serial Bonds are retired as scheduled and that the Outstanding Term Bonds (if any) are redeemed from mandatory sinking account payments as scheduled (b) the principal amount of the Outstanding Serial Bonds payable by their terms in such Bond Year, and (c) the principal amount of the Outstanding Term Bonds (if any) scheduled to be paid or redeemed from mandatory sinking account payments in such Bond Year.

"Bond" or "Bonds" means the Series A Bonds and Series B Bonds, and if the context requires, any additional Parity Debt issued as bonds pursuant to a Supplemental Indenture in accordance with Section 3.05 hereof.

"Bond Counsel" means Jones Hall LLP or an attorney or firm of attorneys appointed by or acceptable to the Successor Agency, of nationally-recognized experience in the issuance of obligations the interest on which is excludable from gross income for federal income tax purposes under the Code.

"Bond Year" means, any twelve-month period beginning on September 2 in any year and ending on the next succeeding September 1, both dates inclusive, except that the first Bond Year shall begin on the Closing Date, and end on September 1, 2026.

"Business Day" means a day of the year on which banks in the State or the city where the Principal Corporate Trust Office is located are not required or permitted to be closed and on which the New York Stock Exchange is not closed.

"Chairperson" means the Mayor of the City, as the Chair and presiding officer of the Successor Agency, or other duly appointed officer of the Successor Agency authorized by the Successor Agency by resolution to perform the functions of the Chairperson in the event of the Chairperson's absence or disqualification.

"City" means the City of Pittsburg, California, a municipal corporation and general law city duly organized and existing under the laws of the State.

"Closing Date" means, with respect to the Bonds, the date on which the Bonds are delivered by the Trustee to the original purchaser thereof, being _____, 2026.

"Code" means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

"Continuing Disclosure Certificate" means the Continuing Disclosure Certificate relating to the Bonds executed by the Successor Agency dated as of the Closing Date, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Costs of Issuance" means all items of expense directly or indirectly payable by or reimbursable to the Successor Agency relating to the authorization, issuance, sale and delivery of the Bonds, including but not limited to City and Successor Agency administrative staff costs, printing expenses, bond insurance and reserve policy premiums, rating agency fees, filing and recording fees, initial fees and charges and first annual administrative fee of the Trustee and fees and expenses of its counsel, fees, charges and disbursements of attorneys, financial advisors, accounting firms, consultants and other professionals, fees and charges for preparation, execution and safekeeping of the Bonds and any other cost, charge or fee in connection with the original issuance of the Bonds.

"Costs of Issuance Fund" means the fund by that name established and held by the Trustee pursuant to Section 3.03.

"County" means the County of Contra Costa, a county duly organized and existing under the Constitution and laws of the State.

"Custody Agreement" means the Custody Agreement dated as of June 4, 2014, by and among the Successor Agency, the Contra Costa County Auditor-Controller and the Trustee "Debt Service Fund" means the fund by that name established and held by the Trustee pursuant to Section 4.03.

"Defeasance Obligations" means (i) cash, (ii) Federal Securities and (iii) Permitted Investments listed under subsection (b) of the definition thereof excluding Permitted Investments listed under (b)(iv) and (b)(vi).

"Depository" means (a) initially, DTC, and (b) any other Securities Depository acting as Depository pursuant to Section 2.11.

"Depository System Participant" means any participant in the Depository's book-entry system.

"Dissolution Act" means Part 1.85 (commencing with Section 34170) of Division 24 of the California Health and Safety Code.

"DTC" means The Depository Trust Company, New York, New York, and its successors and assigns.

"Event of Default" means any of the events described in Section 8.01.

"Fair Market Value" means the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm's length transaction (determined as of the

date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term "Fair Market Value" means the acquisition price in a bona fide arm's length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, or (iii) the investment is a United States Treasury Security -- State and Local Government Series which is acquired in accordance with applicable regulations of the United States Bureau of Public Debt.

"Federal Securities" means any direct, noncallable general obligations of the United States of America (including obligations issued or held in book entry form on the books of the Department of the Treasury of the United States of America and CATS and TGRS), or obligations the payment of principal of and interest on which are unconditionally guaranteed by the United States of America.

"Fiscal Year" means any twelve-month period beginning on July 1 in any year and extending to the next succeeding June 30, both dates inclusive, or any other twelve-month period selected and designated by the Successor Agency to the Trustee in writing as its official fiscal year period.

"Former Agency" means the Redevelopment Agency of the City of Pittsburg, a public body corporate and politic duly organized under the Law and dissolved in accordance with the Dissolution Act.

"Indenture" means this Indenture of Trust by and between the Successor Agency and the Trustee, as originally entered into or as it may be amended or supplemented by any Supplemental Indenture entered into pursuant to the provisions hereof.

"Independent Accountant" means any accountant or firm of such accountants duly licensed or registered or entitled to practice as such under the laws of the State, appointed by the Successor Agency, and who, or each of whom:

(a) is in fact independent and not under domination of the Successor Agency;

(b) does not have any substantial interest, direct or indirect, with the Successor Agency; and

(c) is not connected with the Successor Agency as an officer or employee of the Successor Agency, but who may be regularly retained to make reports to the Successor Agency.

"Independent Redevelopment Consultant" means any consultant or firm of such consultants appointed by the Successor Agency, and who, or each of whom:

(a) is judged by the Successor Agency to have experience in matters relating to the collection of tax increment revenues or otherwise with respect to the refinancing of redevelopment projects;

(b) is in fact independent and not under domination of the Successor Agency;

(c) does not have any substantial interest, direct or indirect, with the Successor Agency; and

(d) is not connected with the Successor Agency as an officer or employee of the Successor Agency, but who may be regularly retained to make reports to the Successor Agency.

"Information Services" means "EMMA" or the "Electronic Municipal Market Access" system of the Municipal Securities Rulemaking Board; or, in accordance with then-current guidelines of the Securities and Exchange Commission, such other services providing information with respect to called bonds as the Successor Agency may designate in a Written Certificate of the Successor Agency delivered to the Trustee.

"Interest Account" means the account by that name established and held by the Trustee pursuant to Section 4.03(a).

"Interest Payment Date" means March 1 and September 1 in each year, commencing September 1, 2026, so long as any of the Bonds remain Outstanding hereunder.

"Insurance Policy" means the Municipal Bond Insurance Policy No. _____ issued by the Insurer that guarantees the scheduled payment of principal of and interest on the Bonds when due.

"Insurer" or "[Bond Insurer]" means _____, its successors and assigns, as issuer of the Insurance Policy and the Reserve Policy.

"Law" means the Community Redevelopment Law, constituting Part 1 of Division 24 of the California Health and Safety Code, together with the Dissolution Act, and the acts amendatory thereof and supplemental thereto (including the Dissolution Act).

"Maximum Annual Debt Service" means, as of the date of calculation, the largest Annual Debt Service for the current or any future Bond Year as certified in writing by the Successor Agency to the Trustee.

"Moody's" means Moody's Investor Service and its successors.

"Nominee" means (a) initially, Cede & Co., as nominee of DTC, and (b) any other nominee of the Depository designated pursuant to Section 2.11(a).

"Outstanding" when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 9.05) all Bonds except:

(a) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation;

(b) Bonds paid or deemed to have been paid within the meaning of Section 9.03; and

(c) Bonds in lieu of or in substitution for which other Bonds shall have been authorized, executed, issued and delivered by the Successor Agency pursuant hereto.

"Oversight Board" means the Contra Costa Countywide Oversight Board duly constituted from time to time pursuant to Section 34179 of the California Health and Safety Code.

"Owner" or "Bondowner" means, with respect to any Bond, the person in whose name the ownership of such Bond shall be registered on the Registration Books.

"Parity Debt" means the Bonds and any other loan, bonds, notes, advances or indebtedness issued or incurred by the Successor Agency on a parity with the Bonds in accordance with the provisions of Section 3.05.

"Parity Debt Instrument" means this Indenture and any resolution, indenture of trust, loan agreement, trust agreement or other instrument authorizing the issuance of any Parity Debt, including any Supplemental Indenture authorized by Section 7.01(e).

"Participating Underwriter" has the meaning ascribed thereto in the Continuing Disclosure Certificate.

"Pass-Through Agreements" means, collectively, (i) the Fiscal Agreement, dated as ofJuly16, 1993, between the Former Agency and the Contra Costa County Office of Education, (ii) the Fiscal Agreement, dated as of July19, 1993, between the Former Agency and the Contra Costa County Mosquito Abatement District, (iii) the Fiscal Agreement, dated as of July 20, 1993, between the Former Agency and the County of Contra Costa, (iv) the Fiscal Agreement, dated as of August 10, 1993, between the Former Agency and the Antioch Unified School District, (v) the Fiscal Agreement, dated as of August 10, 1993, between the Former Agency and the Contra Costa Community College District, (vi) the Fiscal Agreement, dated as of August 26, 1993, between the Former Agency and the Pittsburg Unified School District, (vii) the Fiscal Agreement, dated as of September 7, 1993, between the Former Agency and the East Bay Regional Park District, and (viii) the Fiscal Agreement, dated as of November 9, 1993, between the Former Agency and the Mt. Diablo Unified School District, such agreements having been entered into by the Former Agency pursuant to Section 33401 of the Law, together with any amendments thereof hereafter duly authorized pursuant to the Law.

"Permitted Investments" means any of the following which at the time of investment are legal investments under the laws of the State for the moneys proposed to be invested therein (provided that the Trustee shall be entitled to rely upon any investment direction from the Successor Agency as conclusive certification to the Trustee that the investments described therein are so authorized under the laws of the State), but only to the extent that the same are acquired at Fair Market Value and otherwise comply with the City's investment policies at the time such Permitted Investment is acquired:

(a) Federal Securities;

(b) bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following federal agencies and provided such obligations are backed by the full faith and credit of the United States of America (stripped securities are only permitted if they have been stripped by the agency itself): (i) direct obligations or fully guaranteed certificates of beneficial ownership of the U.S. Export-Import Bank; (ii) certificates of beneficial ownership of the Farmers Home Administration; (iii) obligations

of the Federal Financing Bank; (iv) debentures of the Federal Housing Administration; (v) participation certificates of the General Services Administration; (vi) guaranteed mortgage-backed bonds or guaranteed pass-through obligations of the Government National Mortgage Association; (vii) guaranteed Title XI financings of the U.S. Maritime Administration; (viii) project notes, local authority bonds, new communities debentures and U.S. public housing notes and bonds of the U.S. Department of Housing and Urban Development;

(c) bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following non-full faith and credit U.S. government agencies (stripped securities are only permitted if they have been stripped by the agency itself): (i) senior debt obligations of the Federal Home Loan Bank System; (ii) participation certificates and senior debt obligations of the Federal Home Loan Mortgage Corporation; (iii) mortgaged-backed securities and senior debt obligations of the Federal National Mortgage Association (excluding stripped mortgage securities which are valued greater than par on the portion of unpaid principal); (iv) senior debt obligations of the Student Loan Marketing Association; (v) obligations (but only the interest component of stripped obligations) of the Resolution Funding Corporation; and (vi) consolidated system wide bonds and notes of the Farm Credit System;

(d) money market funds (including funds of the Trustee or its affiliates) registered under the Federal Investment Company Act of 1940, whose shares are registered under the Federal Securities Act of 1933, and having a rating by S&P of "AAAm-G", "AAAm", or "AAm", including funds for which the Trustee, its affiliates or subsidiaries receives and retains a fee for services provided to the fund, whether as a custodian, transfer agent, investment advisor or otherwise;

(e) certificates of deposit secured at all times by collateral described in (a) or (b) above, which have a maturity of one year or less, which are issued by commercial banks, including affiliates of the Trustee, savings and loan associations or mutual savings banks, and such collateral must be held by a third party, and the Trustee on behalf of the Bond Owners must have a perfected first security interest in such collateral;

(f) certificates of deposit, savings accounts, deposit accounts or money market deposits (including those of the Trustee and its affiliates);

(g) investment agreements, including guaranteed investment contracts, which, are general obligations of an entity whose long term debt obligations, or claims paying ability, respectively, which are rated in one of the two highest rating categories by S&P or which are collateralized so as to be rated in one of the two highest rating categories by S&P;

(h) commercial paper rated, at the time of purchase, "A-1" or better by S&P;

(i) bonds or notes issued by any state or municipality which are rated by S&P in one of the two highest rating categories assigned by such agencies;

(j) money-market deposits, federal funds, interest-bearing demand or time deposits, trust funds, trust deposits, other bank deposit products, interest bearing deposits, overnight bank deposits and interest bearing money market accounts in banks or bankers acceptances with a maximum term of one year of any bank, including the

Trustee and its affiliates, which has an unsecured, uninsured and unguaranteed obligation rating of "A-1" or "A" or better by S&P;

(k) repurchase agreements for thirty (30) days or less (more than thirty (30) days which provide for the transfer of securities from a dealer bank or securities firm (seller/borrower) to the Trustee and the transfer of cash from the Trustee to the dealer bank or securities firm with an agreement that the dealer bank or securities firm will repay the cash plus a yield to the Trustee in exchange for the securities at a specified date, which satisfy the following criteria:

(i) repurchase agreements must be between the Trustee and (A) a primary dealer on the Federal Reserve reporting dealer list which falls under the jurisdiction of the Securities Investors Protection Corporation and which are rated "A" or better by S&P, or (B) a bank rated "A" or better by S&P;

(ii) the written repurchase agreement contract must include the following: (A) securities acceptable for transfer, which may be direct U.S. government obligations, or federal agency obligations backed by the full faith and credit of the U.S. government; (B) the term of the repurchase agreement may be up to 30 days; (C) the collateral must be delivered to the Trustee or a third party acting as agent for the Trustee simultaneous with payment (perfection by possession of certificated securities); (D) the Trustee must have a perfected first priority security interest in the collateral; (E) the collateral must be free and clear of third-party liens and, in the case of a broker which falls under the jurisdiction of the Securities Investors Protection Corporation, are not subject to a repurchase agreement or a reverse repurchase agreement; (F) failure to maintain the requisite collateral percentage, after a two day restoration period, will require the Trustee to liquidate the collateral; (G) the securities must be valued weekly, marked-to-market at current market price plus accrued interest and the value of collateral must be equal to 104% of the amount of cash transferred by the Trustee to the dealer bank or securities firm under the repurchase agreement plus accrued interest (unless the securities used as collateral are obligations of the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation, in which case the collateral must be equal to 105% of the amount of cash transferred by the Trustee to the dealer bank or securities firm under the repurchase agreement plus accrued interest). If the value of securities held as collateral falls below 104% of the value of the cash transferred by the Trustee, then additional cash and/or acceptable securities must be transferred; and

(iii) a legal opinion must be delivered to the Trustee to the effect that the repurchase agreement meets guidelines under state law for legal investment of public funds;

(l) pre-refunded municipal bonds rated "AAA" by S&P; and

(m) the Local Agency Investment Fund of the State, created pursuant to Section 16429.1 of the California Government Code, to the extent the Trustee is authorized to deposit and withdraw from such investment directly in its own name.

"Principal Account" means the account by that name established and held by the Trustee pursuant to Section 4.03(b).

"Principal Corporate Trust Office" means such corporate trust office of the Trustee as may be designated from time to time by written notice from the Trustee to the Successor Agency. Except that with respect to presentation of Bonds for payment or for registration of transfer and exchange such term shall mean the corporate trust office of The Bank of New York Mellon Trust Company, N.A., in _____, California, or such other office or agency of the Trustee at which at any particular time, its corporate trust agency shall be conducted.

"Prior Bonds" means the four series of bonds described as Prior Bonds in the recitals hereto.

"Project Area" means the Los Medanos Community Development Project as described in the Redevelopment Plan.

"Qualified Reserve Fund Credit Instrument" means the (i) Reserve Policy, and (ii) an irrevocable standby or direct-pay letter of credit, insurance policy, or surety bond issued by a commercial bank or insurance company and deposited with the Trustee, provided that all of the following requirements are met at the time of acceptance thereof by the Trustee: (a) S&P or Moody's have assigned a long-term credit rating to such bank or insurance company of "A" (without regard to modifier) or higher; (b) such letter of credit, insurance policy or surety bond has a term of at least 12 months; (c) such letter of credit, insurance policy or surety bond has a stated amount at least equal to the portion of the Reserve Requirement with respect to which funds are proposed to be released; and (d) the Trustee is authorized pursuant to the terms of such letter of credit, insurance policy or surety bond to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Interest Account, the Principal Account or the Sinking Account for the purpose of making payments required pursuant to Sections 4.03(a), 4.03(b) or 4.03(c) of this Indenture.

"Recognized Obligation Payment Schedule" means a Recognized Obligation Payment Schedule, each prepared and approved from time to time pursuant to subdivision (l) of Section 34177 of the Health and Safety Code of the State.

"Record Date" means, with respect to any Interest Payment Date, the close of business on the fifteenth (15th) calendar day of the month preceding such Interest Payment Date, whether or not such fifteenth (15th) calendar day is a Business Day.

"Redemption Account" means the account by that name established and held by the Trustee pursuant to Section 4.03(e).

"Redevelopment Obligation Retirement Fund" means the fund established and held by the Successor Agency pursuant to Section 34170.5(a) of the California Health and Safety Code.

"Redevelopment Plan" means the Los Medanos Community Development Plan - Amendment II for the Los Medanos Community Development Project Area of the Agency in Pittsburg, California, adopted and approved as the Redevelopment Plan for the Project by Ordinance No. 83 844, adopted by the City Council of the City of Pittsburg, California on November 28, 1983, together with all amendments thereof or supplements thereto hereafter made in accordance with the Law.

"Redevelopment Property Tax Trust Fund" or "RPTTF"" means the fund established for the Project Area pursuant to Section 34170.5(b) of the California Health and Safety Code and administered by the Contra Costa County Auditor–Controller.

"Registration Books" means the records maintained by the Trustee pursuant to Section 2.08 for the registration and transfer of ownership of the Bonds.

"Refunding Instructions" means those Irrevocable Refunding Instructions dated the date of issuance and delivery of the Bonds relating to the defeasance and refunding of the Prior Bonds, executed by the Successor Agency and delivered to The Bank of New York Mellon Trust Company, N.A., as trustee for the Prior Bonds.

"Refunding Law" means Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code of the State, and the acts amendatory thereof and supplemented thereto.

"Report" means a document in writing signed by an Independent Redevelopment Consultant and including:

(a) a statement that the person or firm making or giving such Report has read the pertinent provisions of this Indenture to which such Report relates;

(b) a brief statement as to the nature and scope of the examination or investigation upon which the Report is based; and

(c) a statement that, in the opinion of such person or firm, sufficient examination or investigation was made as is necessary to enable said consultant to express an informed opinion with respect to the subject matter referred to in the Report.

"Reserve Fund" means the account by that name established and held by the Trustee pursuant to Section 4.03(d).

"Reserve Policy" means the Municipal Bond Debt Service Reserve Insurance Policy No. _____ issued by the Insurer, satisfying the Reserve Requirement for the Bonds.

"Reserve Policy Costs" means amounts required to repay and reimburse the Insurer for draws on the Reserve Policy and expenses of the Insurer, and accrued interest thereon.

"Reserve Requirement" means, for the 2026A Bonds the amount of $_____ and for the 2026B Bonds the amount of $_____ . The Reserve Requirement for each series of the Bonds shall not increase following the Closing Date. The Trustee shall not be under any obligation to determine or compute whether or to what extent any amount on deposit or required to be on deposit in the Reserve Fund in connection with an issuance of Bonds is in excess of the amount permitted by applicable provisions of the Code to be so deposited without yield restriction, as provided in this definition.

"Security Documents" shall mean all bond documents including the authorizing resolution, this Indenture, ordinance, bond, note, certificate and/or any additional or supplemental document executed in connection with the Bonds.

"Senior Debt Service" means, for any period of time, the sum of (a) the interest payable during such period on all outstanding Senior 1999 Bonds, assuming that all outstanding Senior 1999 Bonds that are Serial Obligations are retired as scheduled and that all outstanding Senior 1999 Bonds that are Term Obligations are redeemed or paid from sinking fund installments as

scheduled, (b) that portion of the principal amount of all Outstanding Senior 1999 Bonds that are Serial Obligations maturing on each principal payment date during such period, including the Final Compounded Amount of any Capital Appreciation Obligations (as defined which are Senior 1999 Bonds that are Serial Obligations, (c) that portion of the principal amount of all Outstanding Senior 1999 Bonds that are Term Obligations required to be redeemed or paid from Sinking Fund Installments becoming due during such period (together with the premiums, if any, thereon), including the Accreted Value of any Capital Appreciation Obligations which are Senior 1999 Bonds that are Term Obligations, and (d) amounts, if any, required to be deposited in the Reserve Account (as defined in the Senior Resolution) established under the Senior Resolution with respect to the Senior 1999 Bonds and any other amounts required to be deposited in the Accounts (as defined in the Senior Resolution) established under the Senior Resolution; defined terms used in this definition are as defined in the Senior Resolution defined beos).

"Senior 1999 Bonds" means the $30,106,356.90 original principal amount of the Redevelopment Agency of the City of Pittsburg, California Los Medanos Community Development Project Tax Allocation Bonds, Series 1999.

"Senior Resolution" means Resolution No. 86-128 of the Former Agency adopted on August 14, 1986, as subsequently supplemented, including by Resolution No. 97-599 of the Former Agency adopted on September 20, 1999.

"Series A Bonds" means the $_____ initial aggregate principal amount of Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2026 Series A.

"Series B Bonds" means the $_____ initial aggregate principal amount of Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, (Taxable) 2026 Series B.

"S&P" means S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, and its successors.

"Securities Depositories" means DTC and, in accordance with then current guidelines of the Securities and Exchange Commission, such other addresses and/or such other securities depositories as the Successor Agency may designate in a Written Request of the Successor Agency delivered to the Trustee.

"Serial Bonds" means all Bonds other than Term Bonds.

"Sinking Account" means the account by that name established and held by the Trustee pursuant to Section 4.03(c).

"Special Fund" means the fund held by the Successor Agency, as successor to the Former Agency, pursuant to Section 4.02 of this Indenture.

"State" means the State of California.

"Subordinate Debt" means any loans, advances or indebtedness issued or incurred by the Successor Agency, which are either: (a) payable from, but not secured by a pledge of or lien

upon, the Subordinate Pledged Tax Revenues, including revenue bonds and other debts and obligations scheduled for payment pursuant to Section 34183(a)(2) of the Law; or (b) secured by a pledge of or lien upon the Subordinate Pledged Tax Revenues which is subordinate to (i) the pledge of and lien upon the Subordinate Pledged Tax Revenues hereunder for the security of the Bonds, (ii) the Successor Agency's obligation to pay Reserve Policy Costs to the Insurer pursuant to Section 4.04(a) hereof, and (iii) the Successor Agency's obligation to reimburse the provider of a letter of credit, surety bond or similar instrument for the debt service reserve account for any Parity Debt.

"Subordinate Debt Instrument" means any instrument providing for the issuance of Subordinate Debt.

"Subordinate Pledged Tax Revenues" means, for any period of time, (a) all taxes (including all payments, reimbursements and subventions, if any, specifically attributable to ad valorem taxes lost by reason of tax exemptions and tax rate limitations) eligible for allocation to the Agency pursuant to the Law in connection with the Project Area during such period, excluding (i) amounts, if any, received by the Agency pursuant to Section 16111 of the Government Code during such period, (ii) Senior Debt Service payable during such period, (iii) except to the extent subordinated to Senior Debt Service and debt service on the Bonds, (A) amounts, if any, payable to a taxing entity pursuant to Section 33607.5 of the California Health and Safety Code during such period and (B) amounts, if any, payable during such period under any Pass-Through Agreements.

Subordinate Pledged Tax Revenues additionally includes monies deposited from time to time in the Redevelopment Property Tax Trust Fund, as provided in paragraph (2) of subdivision (a) of Section 34183 of the Dissolution Act, subject to the senior lien for payment of the Senior Debt Service. If, and to the extent, that the provisions of Section 34172 or paragraph (2) of subdivision (a) of Section 34183 are invalidated by a final judicial decision, then Tax Revenues shall include all tax revenues allocated to the payment of indebtedness pursuant to Health & Safety Code Section 33670 or such other section as may be in effect at the time providing for the allocation of tax increment revenues in accordance with Article XVI, Section 16 of the California Constitution.

"Successor Agency" means the Successor Agency to the Redevelopment Agency of the City of Pittsburg, a public entity duly organized and existing under the Law.

"Supplemental Indenture" means any resolution, agreement or other instrument which has been duly adopted or entered into by the Successor Agency, but only if and to the extent that such Supplemental Indenture is specifically authorized hereunder.

"Term Bonds" means (i) the [2026A/2026B] Bonds maturing on September 1, ____ and September 1, ____ as set forth in Section 2.03[(b)/(d)].

"Trustee" means The Bank of New York Mellon Trust Company, N.A., as trustee hereunder, or any successor thereto appointed as trustee hereunder in accordance with the provisions of Article VI.

"Written Request of the Successor Agency" or "Written Certificate of the Successor Agency" means a request or certificate, in writing signed by the City Manager of the City, as the chief administrative officer of the Successor Agency, the Director of Finance of the City, as the

chief financial officer of the Successor Agency, or by any other officer of the Successor Agency duly authorized by the Successor Agency for that purpose.

Section 1.03. Rules of Construction All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Indenture, and the words "herein," "hereof," "hereunder" and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or subdivision hereof.

ARTICLE II

AUTHORIZATION AND TERMS

Section 2.01. Authorization of Bonds. The Series A Bonds in the aggregate principal amount of $_____ and the Series B Bonds in the aggregate principal amount of $_____ are hereby authorized to be issued by the Successor Agency under and subject to the terms of this Indenture, the Law and the Refunding Law.

This Indenture constitutes a continuing agreement with the Owners of all of the Bonds, including the Bonds, issued or to be issued hereunder and then Outstanding to secure the full and final payment of principal and redemption premiums (if any) and the interest on all Bonds, including the Bonds, which may from time to time be executed and delivered hereunder, subject to the covenants, agreements, provisions and conditions herein contained. The Bonds shall be designated the "Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2026 Series A."

Section 2.02. Terms of Bonds. The Bonds shall be dated as of the Closing Date, and shall be issued in fully registered form without coupons in the denomination of $5,000 or any integral multiple thereof.

The Bonds shall mature and shall bear interest (calculated on the basis of a 360-day year of twelve 30-day months) at the rate per annum as follows:

Series A Bonds

| Maturity Date (September 1) | Principal Amount | Interest Rate Per Annum |
|---|---|---|
| 2026 | | |
| 2027 | | |
| 2028 | | |
| 2029 | | |
| 2030 | | |

Series B Bonds

| Maturity Date (September 1) | Principal Amount | Interest Rate Per Annum |
|---|---|---|
| 2026 | | |
| 2027 | | |
| 2028 | | |
| 2029 | | |
| 2030 | | |

Interest on the Bonds (including the final interest payment upon maturity or earlier redemption) shall be payable on each Interest Payment Date to the person whose name appears on the Registration Books as the Owner thereof as of the Record Date immediately preceding each such Interest Payment Date, such interest to be paid by check of the Trustee mailed by first class mail, postage prepaid, on the Interest Payment Date, to such Owner at the

address of such Owner as it appears on the Registration Books as of such Record Date; provided however, that payment of interest may be by wire transfer to an account in the United States of America to any registered owner of Bonds in the aggregate principal amount of $1,000,000 or more who shall furnish written wire instructions to the Trustee prior to the applicable Record Date. Principal of and redemption premium (if any) on any Bond shall be paid upon presentation and surrender thereof, at maturity, at the Principal Corporate Trust Office of the Trustee. Both the principal of and interest and premium (if any) on the Bonds shall be payable in lawful money of the United States of America.

Each Bond shall bear interest from the Interest Payment Date next preceding the date of authentication thereof, unless (a) it is authenticated after a Record Date and on or before the following Interest Payment Date, in which event it shall bear interest from such Interest Payment Date; or (b) a Bond is authenticated on or before the first Record Date, in which event it shall bear interest from the Closing Date; *provided, however,* that if, as of the date of authentication of any Bond, interest thereon is in default, such Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon.

Section 2.03. Redemption of Bonds.

(a) Optional Redemption- Series A Bonds. The Series A Bonds maturing on or before September 1, _____ are not subject to optional redemption prior to maturity. The Series A Bonds maturing on and after September 1, _____, are subject to redemption, at the option of the Successor Agency on any date on or after September 1, _____, as a whole or in part, by such maturities as shall be determined by the Successor Agency, and by lot within a maturity, from any available source of funds, at a redemption price equal to the principal amount of the Series A Bonds to be redeemed, together with accrued interest thereon to the date fixed for redemption, without premium.

The Successor Agency shall be required to give the Trustee written notice of its intention to redeem Series A Bonds under this subsection (a) with a designation of the principal amount and maturities to be redeemed at least 45 days prior to the date fixed for such redemption (or such late date as is acceptable to the Trustee), and shall transfer to the Trustee for deposit in the Debt Service Fund all amounts required for such redemption at least 5 Business Days prior to the date fixed for such redemption.

(b) Mandatory Sinking Account Redemption- Series A Bonds. The Term Series A Bond maturing on September 1, _____ shall also be subject to redemption in whole, or in part by lot, on September 1 in each of the years as set forth in the following table, from Sinking Account payments made by the Successor Agency pursuant to Section 4.03(c), at a redemption price equal to the principal amount thereof to be redeemed together with accrued interest thereon to the redemption date, without premium, or in lieu thereof shall be purchased pursuant to the succeeding paragraph of this subsection (b), in the aggregate respective principal amounts and on the respective dates as set forth in the following table; *provided, however,* that if some but not all of such Series A Bond has been redeemed pursuant to subsection (a) above, the total amount of all future Sinking Account payments pursuant to this subsection (b) with respect to such Series A Bond shall be reduced by the aggregate principal amount of such Series A Bond so redeemed, to be allocated among such Sinking Account payments on a pro rata basis in integral multiples of $5,000 as determined by the Successor Agency (written notice of which determination shall be given by the Successor Agency to the Trustee) and shall include a revised sinking fund schedule.

Term Series A Bond Maturing September 1, _____

| Sinking Account Redemption Date | Principal Amount To Be Redeemed |
|---|---|
| September 1, _____ | |
| September 1, _____ | |

In lieu of redemption of the Term Series A Bond maturing on September 1, _____ pursuant to the preceding paragraph, amounts on deposit in the Sinking Account or the Special Fund (to the extent not required to be transferred to the Trustee pursuant to Section 4.03 during the current Series A Bond Year other than for deposit in the Sinking Account) may also be used and withdrawn by the Successor Agency at any time for the purchase of such Series A Bond at public or private sale as and when and at such prices (including brokerage and other charges and including accrued interest) as the Successor Agency may in its discretion determine. The par amount of any of such Series A Bond so purchased by the Successor Agency in any twelve-month period ending on July 1 in any year shall be credited towards and shall reduce the par amount of such Series A Bonds required to be redeemed pursuant to this subsection (b) on the next succeeding September 1.

(c) Optional Redemption- Series B Bonds. The Series B Bonds maturing on or before September 1, _____ are not subject to optional redemption prior to maturity. The Series B Bonds maturing on and after September 1, _____, are subject to redemption, at the option of the Successor Agency on any date on or after September 1, _____, as a whole or in part, by such maturities as shall be determined by the Successor Agency, and by lot within a maturity, from any available source of funds, at a redemption price equal to the principal amount of the Series B Bonds to be redeemed, together with accrued interest thereon to the date fixed for redemption, without premium.

The Successor Agency shall be required to give the Trustee written notice of its intention to redeem Series B Bonds under this subsection (a) with a designation of the principal amount and maturities to be redeemed at least 45 days prior to the date fixed for such redemption (or such late date as is acceptable to the Trustee), and shall transfer to the Trustee for deposit in the Debt Service Fund all amounts required for such redemption at least 5 Business Days prior to the date fixed for such redemption.

(d) Mandatory Sinking Account Redemption- Series B Bonds. The Term Series B Bond maturing on September 1, _____ shall also be subject to redemption in whole, or in part by lot, on September 1 in each of the years as set forth in the following table, from Sinking Account payments made by the Successor Agency pursuant to Section 4.03(c), at a redemption price equal to the principal amount thereof to be redeemed together with accrued interest thereon to the redemption date, without premium, or in lieu thereof shall be purchased pursuant to the succeeding paragraph of this subsection (b), in the aggregate respective principal amounts and on the respective dates as set forth in the following table; *provided, however,* that if some but not all of such Series B Bond has been redeemed pursuant to subsection (a) above, the total amount of all future Sinking Account payments pursuant to this subsection (b) with respect to such Series B Bond shall be reduced by the aggregate principal amount of such Series B Bond so redeemed, to be allocated among such Sinking Account payments on a pro rata basis in integral multiples of $5,000 as determined by the Successor Agency (written notice of which determination shall be given by the Successor Agency to the Trustee) and shall include a revised sinking fund schedule.

Term Series B Bond Maturing September 1, _____

| Sinking Account Redemption Date | Principal Amount To Be Redeemed |
|---|---|
| September 1, _____ | |
| September 1, _____ | |

In lieu of redemption of the Term Series B Bond maturing on September 1, _____ pursuant to the preceding paragraph, amounts on deposit in the Sinking Account or the Special Fund (to the extent not required to be transferred to the Trustee pursuant to Section 4.03 during the current Series B Bond Year other than for deposit in the Sinking Account) may also be used and withdrawn by the Successor Agency at any time for the purchase of such Series B Bond at public or private sale as and when and at such prices (including brokerage and other charges and including accrued interest) as the Successor Agency may in its discretion determine. The par amount of any of such Series B Bond so purchased by the Successor Agency in any twelve-month period ending on July 1 in any year shall be credited towards and shall reduce the par amount of such Series B Bonds required to be redeemed pursuant to this subsection (b) on the next succeeding September 1.

(e) Notice of Redemption. The Trustee on behalf and at the expense of the Successor Agency shall mail (by first class mail, postage prepaid) notice of any redemption at least 20 but not more than 60 days prior to the redemption date, to (i) to the Owners of any Bonds designated for redemption at their respective addresses appearing on the Registration Books, and (ii) the Securities Depositories and to the Information Services; but such mailing shall not be a condition precedent to such redemption and neither failure to receive any such notice nor any defect therein shall affect the validity of the proceedings for the redemption of such Bonds or the cessation of the accrual of interest thereon. Such notice shall state the redemption date and the redemption price, shall state that optional redemption is conditioned upon the timely delivery of the redemption price by the Successor Agency to the Trustee for deposit in the Redemption Account, shall designate the CUSIP number of the Bonds to be redeemed, shall state the individual number of each Bond to be redeemed or shall state that all Bonds between two stated numbers (both inclusive) or all of the Bonds Outstanding are to be redeemed, and shall require that such Bonds be then surrendered at the Principal Corporate Trust Office of the Trustee for redemption at the redemption price, giving notice also that further interest on such Bonds will not accrue from and after the redemption date. Notice of redemption may be conditional.

The Successor Agency has the right to rescind any notice of the optional redemption of Bonds by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of optional redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default. The Successor Agency and the Trustee have no liability to the Owners or any other party related to or arising from such rescission of redemption. The Trustee shall mail notice of such rescission of redemption in the same manner as the original notice of redemption was sent under this Section.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

(f) Partial Redemption of Bonds. In the event only a portion of any Bond is called for redemption, then upon surrender of such Bond the Successor Agency shall execute and the Trustee shall authenticate and deliver to the Owner thereof, at the expense of the Successor Agency, a new Bond or Bonds of the same interest rate and maturity, of authorized denominations, in aggregate principal amount equal to the unredeemed portion of the Bond to be redeemed.

(e) Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the redemption price of and interest on the Bonds so called for redemption shall have been duly deposited with the Trustee, such Bonds so called shall cease to be entitled to any benefit under this Indenture other than the right to receive payment of the redemption price and accrued interest to the redemption date, and no interest shall accrue thereon from and after the redemption date specified in such notice.

(f) Manner of Redemption. Whenever any Bonds or portions thereof are to be selected for redemption by lot, the Trustee shall make such selection, in such manner as the Trustee shall deem appropriate, and shall notify the Successor Agency thereof to the extent Bonds are no longer held in book-entry form. In the event of redemption by lot of Bonds, the Successor Agency shall assign to each Bond then Outstanding a distinctive number for each $5,000 of the principal amount of each such Bond. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected, but only so much of the principal amount of each such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. All Bonds redeemed or purchased pursuant to this Section 2.03 shall be cancelled and destroyed.

Section 2.04. Forms of Bonds. The Bonds, the form of Trustee's Certificate of Authentication, and the form of Assignment to appear thereon, shall be substantially in the form set forth in Exhibit A, which is attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Indenture.

Section 2.05. Execution of Bonds. The Bonds shall be executed on behalf of the Successor Agency by the signature of the City Manager of the City, as the chief administrative officer of the Successor Agency, or the Director of Finance of the City, as the chief financial officer of the Successor Agency, who are in office on the date of execution and delivery of this Indenture or at any time thereafter. Either or both of such signatures may be made manually or may be affixed by facsimile thereof. If any officer whose signature appears on any Bond ceases to be such officer before delivery of the Bonds to the purchaser, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the Bonds to the purchaser. Any Bond may be signed and attested on behalf of the Successor Agency by such persons as at the actual date of the execution of such Bond shall be the proper officers of the Successor Agency although on the date of such Bond any such person shall not have been such officer of the Successor Agency.

Only such of the Bonds as shall bear thereon a Certificate of Authentication in the form herein set forth, executed and dated by the Trustee, shall be valid or obligatory for any purpose or entitled to the benefits of this Indenture, and such Certificate shall be conclusive evidence that such Bonds have been duly authenticated and delivered hereunder and are entitled to the benefits of this Indenture. In the event temporary Bonds are issued pursuant to Section 2.09 hereof, the temporary Bonds may bear thereon a Certificate of Authentication executed and

dated by the Trustee, shall be initially registered by the Trustee, and, until so exchanged as provided under Section 2.09 hereof, the temporary Bonds shall be entitled to the same benefits pursuant to this Indenture as definitive Bonds authenticated and delivered hereunder.

Section 2.06. Transfer of Bonds. Any Bond may, in accordance with its terms, be transferred, upon the Registration Books, by the person in whose name it is registered, in person or by a duly authorized attorney of such person, upon surrender of such Bond to the Trustee at its Principal Corporate Trust Office for cancellation, accompanied by delivery of a written instrument of transfer in a form acceptable to the Trustee, duly executed. Whenever any Bond or Bonds shall be surrendered for registration of transfer, the Successor Agency shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds, of like series, interest rate, maturity and principal amount of authorized denomination. The Trustee shall collect from the Owner any tax or other governmental charge on the transfer of any Bonds pursuant to this Section 2.06. The cost of printing Bonds and any services rendered or expenses incurred by the Trustee in connection with any transfer shall be paid by the Successor Agency.

The Trustee may refuse to transfer, under the provisions of this Section 2.06, either (a) any Bonds during the period fifteen (15) days prior to the date established by the Trustee for the selection of Bonds for redemption, or (b) any Bonds selected by the Trustee for redemption.

The transferor shall also provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045. The Trustee may rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

Section 2.07. Exchange of Bonds. Bonds may be exchanged at the Principal Corporate Trust Office of the Trustee for a like aggregate principal amount of Bonds of other authorized denominations of the same series, interest rate and maturity. The Trustee shall collect any tax or other governmental charge on the exchange of any Bonds pursuant to this Section 2.07. The cost of printing Bonds and any services rendered or expenses incurred by the Trustee in connection with any exchange shall be paid by the Successor Agency.

The transferor shall also provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045. The Trustee may rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

The Trustee may refuse to transfer, under the provisions of this Section 2.07, either (a) any Bonds during the period fifteen (15) days prior to the date established by the Trustee for the selection of Bonds for redemption, or (b) any Bonds selected by the Trustee for redemption.

Section 2.08. Registration of Bonds. The Trustee will keep or cause to be kept, at its Principal Corporate Trust Office, sufficient records for the registration and registration of transfer of the Bonds, which shall at all times during normal business hours be open to inspection by the Successor Agency, upon reasonable prior notice to the Trustee; and, upon presentation for such purpose, the Trustee shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on the Registration Books Bonds as hereinbefore provided.

Section 2.09. Temporary Bonds. The Bonds may be initially issued in temporary form exchangeable for definitive Bonds when ready for delivery. The temporary Bonds may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the Successor Agency, and may contain such reference to any of the provisions of this Indenture as may be appropriate. Every temporary Bond shall be executed by the Successor Agency upon the same conditions and in substantially the same manner as the definitive Bonds. If the Successor Agency issues temporary Bonds, it will execute and furnish definitive Bonds without delay, and thereupon the temporary Bonds shall be surrendered, for cancellation, in exchange therefor at the Trust Office of the Trustee, and the Trustee shall authenticate and deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of authorized denominations, interest rates and like maturities. Until so exchanged, the temporary Bonds shall be entitled to the same benefits pursuant to this Indenture as definitive Bonds authenticated and delivered hereunder.

Section 2.10. Bonds Mutilated, Lost, Destroyed or Stolen. If any Bond shall become mutilated, the Successor Agency, at the expense of the Owner of such Bond, shall execute, and the Trustee shall thereupon authenticate and deliver, a new Bond of like tenor and amount in exchange and substitution for the Bond so mutilated, but only upon surrender to the Trustee of the Bond so mutilated. Every mutilated Bond so surrendered to the Trustee shall be canceled by it. If any Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Successor Agency and the Trustee and, if such evidence be satisfactory to both and indemnity satisfactory to them shall be given, the Successor Agency, at the expense of the Owner, shall execute, and the Trustee shall thereupon authenticate and deliver, a new Bond of like tenor and amount in lieu of and in substitution for the Bond so lost, destroyed or stolen (or if any such Bond has matured or has been called for redemption, instead of issuing a substitute Bond, the Trustee may pay the same without surrender thereof upon receipt of indemnity satisfactory to the Trustee and the Successor Agency). The Successor Agency may require payment by the Owner of a sum not exceeding the actual cost of preparing each new Bond issued under this Section 2.10 and of the expenses which may be incurred by the Successor Agency and the Trustee in the premises. Any Bond issued under the provisions of this Section in lieu of any Bond alleged to be lost, destroyed or stolen shall constitute an original additional contractual obligation on the part of the Successor Agency whether or not the Bond so alleged to be lost, destroyed or stolen be at any time enforceable by anyone, and shall be equally and proportionately entitled to the benefits of this Indenture with all other Bonds issued pursuant to this Indenture.

Section 2.11. Book-Entry System.

(a) Original Delivery. The Bonds shall be initially delivered in the form of a separate single fully registered Bond without coupons (which may be typewritten) for each maturity of the Bonds. Upon initial delivery, the ownership of each such Bond shall be registered on the Registration Books in the name of the Nominee. Except as provided in subsection (c), the ownership of all of the Outstanding Bonds shall be registered in the name of the Nominee on the Registration Books.

With respect to Bonds the ownership of which shall be registered in the name of the Nominee, neither the Successor Agency nor the Trustee shall have any responsibility or obligation to any Depository System Participant or to any person on behalf of which the Depository System Participant holds an interest in the Bonds. Without limiting the generality of the immediately preceding sentence, neither the Successor Agency nor the Trustee shall have

any responsibility or obligation with respect to (i) the accuracy of the records of the Depository, the Nominee or any Depository System Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Depository System Participant or any other person, other than a Bond Owner as shown in the Registration Books, of any notice with respect to the Bonds, including any notice of redemption, (iii) the selection by the Depository of the beneficial interests in the Bonds to be redeemed in the event the Successor Agency elects to redeem the Bonds in part, (iv) the payment to any Depository System Participant or any other person, other than a Bond Owner as shown in the Registration Books, of any amount with respect to principal, premium, if any, or interest on the Bonds or (v) any consent given or other action taken by the Depository as Owner of the Bonds. The Successor Agency and the Trustee may treat and consider the person in whose name each Bond is registered as the absolute owner of such Bond for the purpose of payment of principal, premium and interest on such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers of ownership of such Bond, and for all other purposes whatsoever. The Trustee shall pay the principal of and interest and premium, if any, on the Bonds only to the respective Owners or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge all obligations with respect to payment of principal of and interest and premium, if any, on the Bonds to the extent of the sum or sums so paid. No person other than a Bond Owner shall receive a Bond evidencing the obligation of the Successor Agency to make payments of principal, interest and premium, if any, pursuant to this Indenture. Upon delivery by the Depository to the Nominee of written notice to the effect that the Depository has determined to substitute a new nominee in its place, and subject to the provisions herein with respect to Record Dates, such new nominee shall become the Nominee hereunder for all purposes; and upon receipt of such a notice the Successor Agency shall promptly deliver a copy of the same to the Trustee.

(b) Representation Letter. In order to qualify the Bonds for the Depository's book-entry system, the Successor Agency shall execute and deliver to such Depository a letter representing such matters as shall be necessary to so qualify the Bonds. The execution and delivery of such letter shall not in any way limit the provisions of subsection (a) above or in any other way impose upon the Successor Agency or the Trustee any obligation whatsoever with respect to persons having interests in the Bonds other than the Bond Owners. The Trustee agrees to comply with all provisions in such letter with respect to the giving of notices thereunder by the Trustee. In addition to the execution and delivery of such letter, upon written request of the Depository or the Trustee, the Successor Agency may take any other actions, not inconsistent with this Indenture, to qualify the Bonds for the Depository's book-entry program.

(c) Transfers Outside Book-Entry System. In the event that either (i) the Depository determines not to continue to act as Depository for the Bonds, or (ii) the Successor Agency determines to terminate the Depository as such, then the Successor Agency shall thereupon discontinue the book-entry system with such Depository. In such event, the Depository shall cooperate with the Successor Agency and the Trustee in the issuance of replacement Bonds by providing the Trustee with a list showing the interests of the Depository System Participants in the Bonds, and by surrendering the Bonds, registered in the name of the Nominee, to the Trustee on or before the date such replacement Bonds are to be issued. The Depository, by accepting delivery of the Bonds, agrees to be bound by the provisions of this subsection (c). If, prior to the termination of the Depository acting as such, the Successor Agency fails to identify another Securities Depository to replace the Depository, then the Bonds shall no longer be required to be registered in the Registration Books in the name of the Nominee, but shall be registered in whatever name or names the Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Article II. Prior to its termination, the

Depository shall furnish the Trustee with the names and addresses of the Depository System Participants and respective ownership interests thereof.

(d) Payments to the Nominee. Notwithstanding any other provision of this Indenture to the contrary, so long as any Bond is registered in the name of the Nominee, all payments with respect to principal of and interest and premium (if any) on such Bond and all notices with respect to such Bond shall be made and given, respectively, as provided in the letter described in subsection (b) of this Section or as otherwise instructed by the Depository.

In connection with any proposed transfer outside the Book-Entry Only system, the Successor Agency or DTC shall provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045. The Trustee may rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

## ARTICLE III

## DEPOSIT AND APPLICATION OF PROCEEDS OF Bonds

Section 3.01. Issuance of Bonds. Upon the execution and delivery of this Indenture, the Successor Agency shall execute and deliver the Series A Bonds in the aggregate principal amount of $_____ and the Series B Bonds in the aggregate principal amount of $_____ to the Trustee, and the Trustee shall authenticate and deliver the Bonds upon the Written Request of the Successor Agency.

Section 3.02. Application of Proceeds of Sale and Certain Other Amounts.

(a) *Series A Bonds.* On the Closing Date the proceeds of sale of the Series A Bonds shall be paid to the Trustee in the amount of $_____ (being the aggregate principal amount of the Series A Bonds, plus an original issue premium in the amount of $_____, less an underwriter's discount in the amount of $_____, less the premium allocations for the Insurance Policy ($_____) and the Reserve Policy ($_____), which shall be paid by the original purchaser of the Bonds directly to the Insurer on the Closing Date) and shall be applied as follows:

(i) The Trustee shall deposit the amount of $_____ in the Costs of Issuance Fund; and

(ii) The Trustee shall transfer the amount of $_____ to the Trustee, as trustee for the Prior Bonds, in accordance with the Refunding Instructions.

(b) *Series B Bonds.* On the Closing Date the proceeds of sale of the Series B Bonds shall be paid to the Trustee in the amount of $_____ (being the aggregate principal amount of the Series B Bonds, plus an original issue premium in the amount of $_____, less an underwriter's discount in the amount of $_____, less the premium allocations for the Insurance Policy ($_____) and the Reserve Policy ($_____), which shall be paid by the original purchaser of the Bonds directly to the Insurer on the Closing Date) and shall be applied as follows:

(i) The Trustee shall deposit the amount of $_____ in the Costs of Issuance Fund; and

(ii) The Trustee shall transfer the amount of $_____ to the Trustee, as trustee for the Prior Bonds, in accordance with the Refunding Instructions.

In addition, the Trustee shall credit the Reserve Policy to the Reserve Fund in satisfaction of the Reserve Requirement for the Bonds as of the Closing Date upon delivery of the Bonds.

The Trustee may establish and maintain for so long as is necessary one or more temporary funds and accounts under this Indenture, including but not limited to a temporary fund for holding the proceeds of the Bonds.

Section 3.03. Costs of Issuance Fund. There is hereby established a separate fund to be known as the "Costs of Issuance Fund. The moneys in the Costs of Issuance Fund shall be used and withdrawn by the Trustee from time to time to pay the Costs of Issuance upon submission of a Written Request of the Successor Agency stating the person to whom payment is to be made, the amount to be paid, the purpose for which the obligation was incurred and that such payment is a proper charge against said account. Each such Written Request of the Successor Agency shall be sufficient evidence to the Trustee of the facts stated therein and the Bond Trustee shall have no duty to confirm the accuracy of such facts. On the date which is six (6) months following the Closing Date of the Bonds, or upon the earlier Written Request of the Successor Agency, all amounts (if any) remaining in the Costs of Issuance Fund shall be withdrawn therefrom by the Trustee and transferred to the Interest Account of the Debt Service Fund to pay debt service on the Bonds, and the Trustee shall thereafter close the Costs of Issuance Fund.

Section 3.04. [Reserved].

Section 3.05. Issuance of Parity Debt. The Successor Agency may issue or incur Parity Debt on or after the date hereof to refund all or a portion of the Outstanding Bonds or other Parity Debt then outstanding, in such principal amount as shall be determined by the Successor Agency, subject to the satisfaction of the following conditions precedent:

(a) no payment event of default hereunder, under any Parity Debt Instrument or under any Subordinate Debt Instrument shall have occurred and be continuing, and the Successor Agency shall otherwise be in compliance with all covenants set forth in this Indenture;

(b) such Parity Debt shall be issued for savings in accordance with the requirements of Section 34177.5(a) of the Dissolution Act (or any comparable provision of any successor statute) and debt service on such refunding Parity Debt shall be less than or equal to the debt service on the existing Parity Debt to be refunded;

(c) A Supplemental Indenture or Parity Debt Instrument shall have been adopted which shall (i) state the applicable reserve requirement and the amount, if any, to be deposited from the proceeds of sale of such Parity Debt in a separate account of the Reserve Fund or other debt service reserve account or fund as provided in such Supplemental Indenture or Parity Debt Instrument, to be held as separate security for such series of Parity Debt; (ii) designate accounts and subaccounts within the Debt Service Fund, including within the Reserve Fund if

applicable, to be used in connection with such Parity Debt; and (iii) set forth such other provisions that are appropriate or necessary and are not inconsistent with the provisions hereof;

(d) principal with respect to such Parity Debt shall be paid on September 1 in any year in which such principal is payable, and interest on such Parity Debt shall be payable on March 1 and September 1; and

(e) the Successor Agency shall deliver to the Trustee a Written Certificate of the Successor Agency certifying that the conditions precedent to the issuance of such Parity Debt set forth in subsections (a) and (b) above have been satisfied.

Section 3.06. Issuance of Subordinate Debt. The Successor Agency may issue or incur Subordinate Debt in such principal amount as shall be determined by the Successor Agency.

ARTICLE IV

SECURITY OF BONDS; FLOW OF FUNDS

Section 4.01. Security of Bonds; Equal Security. Except as provided in Section 6.06, the Bonds and any other Parity Debt shall be equally secured by a pledge of, security interest in and lien on all of the Subordinate Pledged Tax Revenues, including all of the Subordinate Pledged Tax Revenues in the Special Fund. The Bonds shall be equally secured by a first and exclusive pledge of, security interest in and lien upon all of the moneys in the Debt Service Fund, the Interest Account, the Principal Account, the Sinking Account and the Redemption Account, without preference or priority for series, issue, number, dated date, sale date, date of execution or date of delivery.

The Bonds shall be also equally secured by the pledge and lien created with respect to the Bonds by Section 34177.5(g) of the Law on moneys deposited from time to time in the Redevelopment Property Tax Trust Fund, subject to the senior lien for payment of Senior Debt Service.

To enhance the security of the Prior Bonds, in 2014 the Successor Agency, the Contra Costa County Auditor-Controller and the Trustee entered into the Custody Agreement whereby the Contra Costa County Auditor- Controller transfers all amounts in the RPTTF to which the Successor Agency is entitled pursuant to the Dissolution Act and each California State Department of Finance approved ROPS. Under the Custody Agreement, after satisfying the requirements for deposit into the funds and accounts established for the Senior 1999 Bonds, the Trustee is instructed to remit to the Successor Agency the remainder of the moneys received, which constitute the Subordinate Pledged Tax Revenues pledged hereunder.

The Bonds shall be additionally secured by a first and exclusive pledge of, security interest in and lien upon all of the moneys in the Reserve Fund established by Section 4.03(d). Any subaccounts in the Reserve Fund created in the future in connection with the issuance of Parity Debt, shall only secure such Parity Debt unless otherwise provided in the Supplemental Indenture or Parity Debt Instrument. Except for the Subordinate Pledged Tax Revenues and such moneys, no funds or properties of the Successor Agency shall be pledged to, or otherwise liable for, the payment of principal of or interest on the Bonds.

The pledge of amounts set forth in the preceding paragraphs shall be on a parity with the pledge of such amounts to (A) the Insurer and (B) a credit provider as security for an obligation under a written agreement between the Successor Agency and the credit provider to reimburse the credit provider for amounts paid under or pursuant to a credit facility for the payment of the principal amount or purchase price of and/or interest on any Bonds. For purposes of Section 3.05, the repayment obligations described in the preceding sentence shall be deemed to be payable at the scheduled amount due on the related Bonds. Notwithstanding any other provisions of this Indenture, repayment obligations described in the second preceding sentence shall be payable from the Special Fund.

In consideration of the acceptance of the Bonds by those who shall hold the same from time to time, this Indenture shall be deemed to be and shall constitute a contract between the Successor Agency and the Owners from time to time of the Bonds, and the covenants and agreements herein set forth to be performed on behalf of the Successor Agency shall be for the equal and proportionate benefit, security and protection of all Owners of the Bonds without preference, priority or distinction as to security or otherwise of any of the Bonds over any of the

others by reason of the number or date thereof or the time of sale, execution and delivery thereof, or otherwise for any cause whatsoever, except as expressly provided therein or herein.

Section 4.02. Special Fund; Deposit of Subordinate Pledged Tax Revenues. Section 34172 of the Dissolution Act provides that, for purposes of Section 16 of Article XVI of the State Constitution, the Redevelopment Property Tax Trust Fund shall be deemed to be a special fund of the Successor Agency to pay the debt service on indebtedness incurred by the Former Agency or the Successor Agency to finance or refinance the redevelopment projects of the Former Agency. The Successor Agency has heretofore established the Redevelopment Obligation Retirement Fund required by Section 34170.5(a) of the Law as a Special Fund of the Successor Agency. The Successor Agency hereby covenants and agrees to hold the Special Fund as an account within Redevelopment Obligation Retirement Fund and to continue to hold and maintain the Redevelopment Obligation Retirement Fund and the Special Fund so long as any of the Bonds are Outstanding or any Parity Debt remains outstanding.

The Successor Agency shall deposit all of the Subordinate Pledged Tax Revenues received with respect to any Bond Year into the Special Fund promptly upon receipt thereof by the Successor Agency. Within 5 business days of receipt, the Agency shall withdraw from the Special Fund and transfer to the Trustee an amount which is equal to the aggregate amount of such principal, interest and prepayment premium, if any, for deposit into the Interest Account, the Principal Account, the Sinking Account, the Reserve Fund (and any subaccounts therein) and the Redemption Account in such Bond Year pursuant to Section 4.03 hereof and, if applicable, and (ii) with respect to any Parity Debt other than additional Bonds pursuant to the terms of the applicable Parity Debt Instrument. The Successor Agency may take into account any funds on deposit with the Trustee for the payment of the Bonds in the ROPS period covered by the deposit.

Notwithstanding the foregoing and the deposit requirements set forth in Section 4.03, the Successor Agency may direct the Trustee to satisfy the requirements for deposit into the funds and accounts established hereunder for payment of the Bonds from Subordinate Pledged Tax Revenues pledged hereunder by utilizing the direct receipt and payment arrangement set forth in the Custody Agreement.

Section 4.03. Deposit of Amounts by Trustee. There is hereby established a trust fund to be known as the Debt Service Fund, which shall be held by the Trustee hereunder in trust. Moneys in the Special Fund transferred by the Successor Agency to the Trustee shall be deposited upon receipt by the Trustee in the following respective special accounts, which are hereby established in the Debt Service Fund, and in the following order of priority (provided further that, if on the fifth (5th) Business Day prior to the date the Successor Agency is required to transfer amounts on deposit in the Special Fund to the Trustee there are not amounts on deposit therein sufficient to make the following deposits, taking into accounts amounts required to be transferred with respect to Parity Debt other than Bonds, the Successor Agency shall immediately notify the Trustee of the amount of any such insufficiency):

(a) Interest Account. Into the Interest Account an amount which, when added to the amount contained in the Interest Account on that date, will be equal to the aggregate amount of the interest becoming due and payable on the Outstanding Bonds on such Interest Payment Date. No such transfer and deposit need be made to the Interest Account if the amount contained therein is at least equal to the interest to become due on the next succeeding Interest Payment Date upon all of the Outstanding Bonds. All

moneys in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest on the Bonds as it shall become due and payable.

(b) Principal Account. Into the Principal Account an amount which, when added to the amount then contained in the Principal Account, will be equal to the principal becoming due and payable on the Outstanding Bonds on such date. No such deposit need be made to the Principal Account if the amount contained therein is at least equal to the principal to become due on the next September 1 on all of the Outstanding Bonds. All moneys in the Principal Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal of the Bonds as it shall become due and payable.

(c) Sinking Account. Into the Sinking Account an amount which, when added to the amount then contained in the Sinking Account, will be equal to the aggregate principal amount of the Term Bonds required to be redeemed on the next March 1 or September 1, as applicable. All moneys on deposit in the Sinking Account shall be used and withdrawn by the Trustee for the sole purpose of paying the principal of the Term Bonds as it shall become due and payable.

(d) Reserve Account. There is hereby established in the Debt Service Fund a separate account known as the "Reserve Account" solely as security for payments of the Bonds payable by the Successor Agency pursuant to this Section 4.03, which shall in each case be held by the Trustee in trust for the benefit of the Owners of the Bonds. The Reserve Requirement for the Bonds shall be satisfied by the delivery of the Reserve Policy by the Insurer on the Closing Date with respect to the Bonds. The Successor Agency will have no obligation to replace the Reserve Policy or to fund the Reserve Account with cash if, at any time that the Bonds are Outstanding, any rating assigned to the Insurer is downgraded, suspended or withdrawn or amounts are not available under the Reserve Policy, other than in connection with a draw on the Reserve Policy.

The amounts available under the Reserve Policy shall be used and withdrawn by the Trustee solely for the purpose of making transfers to the Interest Account, the Principal Account and the Sinking Account in such order of priority, in the event of any deficiency at any time in any of such accounts with respect to the payment of debt service on the Bonds.

In no event shall amounts in the Reserve Account (exclusive of subaccounts therein, which shall be applied in accordance with the terms of the Supplemental Indenture providing for Parity Debt) be applied to payment of any Parity Debt other than Bonds.

Except as provided above, the amount on deposit in the Reserve Account (or applicable subaccount therein) shall be maintained at the [respective] Reserve Requirement at all times prior to the payment of the applicable series of Bonds in full. If there shall then not be sufficient Subordinate Pledged Tax Revenues to transfer an amount sufficient to maintain the Reserve Requirement on deposit in the Reserve Account (or applicable subaccount therein), the Successor Agency shall be obligated to continue making transfers as Subordinate Pledged Tax Revenues become available until there is an amount sufficient to maintain the Reserve Requirement on deposit in the Reserve Account (or applicable subaccount therein) . No such transfer and deposit need be made to the Reserve Account (or applicable subaccount therein) so long as there shall be on deposit therein a sum at least equal to the Reserve Requirement.

All money in the Reserve Account (or applicable subaccount therein) shall be used and withdrawn by the Trustee solely for the purpose of making transfers to the Interest Account, the Principal Account and Sinking Account, in the event of any deficiency at any time in any of such accounts or for the retirement of all the Bonds then Outstanding, except that so long as the Successor Agency is not in default hereunder or under any Parity Debt Instrument, any amount in the Reserve Account or subaccount thereof in excess of the applicable Reserve Requirement shall be withdrawn from the applicable Reserve Account semiannually on or before two (2) Business Days preceding each March 1 and September 1 by the Trustee and deposited in the Interest Account (or applicable subaccount therein) or applied pro rata in accordance with any applicable provision of a Parity Debt Instrument. On the Business Day preceding the final Interest Payment Date for a series of Bonds (or multiple series of Bonds issued under this Indenture or a single Parity Debt Instrument), all amounts held in the applicable subaccount of the Reserve Account shall be withdrawn from the Reserve Account, or such applicable subaccount of the Reserve Account and shall be transferred to the applicable subaccounts of the Interest Account, the Principal Account and Sinking Account, in such order, for such series of Bonds, to the extent required to make the deposits then required to be made pursuant to this Section 4.03 or applied pro rata in accordance with any applicable provision of a Parity Debt Instrument.

The Successor Agency shall have the right at any time to direct the Trustee to release funds from the Reserve Account or subaccount thereof, in whole or in part, by tendering to the Trustee: (i) a Qualified Reserve Account Credit Instrument, and (ii) an opinion of Bond Counsel stating that neither the release of such funds nor the acceptance of such Qualified Reserve Account Credit Instrument will cause interest on the Bonds or any Parity Debt the interest on which is excluded from gross income of the owners thereof for federal income tax purposes to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Trustee, and upon delivery by the Successor Agency to the Trustee of written calculation of the amount permitted to be released from the Reserve Account or applicable subaccount thereof (upon which calculation the Trustee may conclusively rely), the Trustee shall transfer such funds from the Reserve Account or subaccount thereof to the Successor Agency to be applied in accordance with the Law. The Trustee shall comply with the terms of any such Qualified Reserve Account Credit Instrument delivered to and accepted by it, as may be applicable to it and as shall be required to receive payments thereunder in the event and to the extent required to make any payment when and as required under this paragraph (d). Upon the expiration of any Qualified Reserve Account Credit Instrument, the Successor Agency shall either (i) replace such Qualified Reserve Account Credit Instrument with a new Qualified Reserve Account Credit Instrument, or (ii) deposit or cause to be deposited with the Trustee an amount of funds equal to the applicable Reserve Requirement, to be derived from the first legally available Subordinate Pledged Tax Revenues. If the applicable Reserve Requirement is being maintained partially in cash and partially with a Qualified Reserve Account Credit Instrument, the cash shall be first used to meet any deficiency which may exist from time to time in the Interest Account, the Principal Account of the Sinking Account for the purpose of making payments required pursuant to Sections 4.03(a), 4.03(b) or 4.03(c) of this Indenture. If the Reserve Requirement is being maintained with two or more Qualified Reserve Account Credit Instruments, any draw to meet a deficiency which may exist from time to time in the Interest Account, the Principal Account or the Sinking Account for the purpose of making payments required pursuant to Sections 4.03(a),

4.03(b) or 4.03(c) of this Indenture shall be pro-rata with respect to each such instrument.

The prior written consent of the Insurer shall be a condition precedent to the deposit of any Qualified Reserve Account Credit Instrument provided in lieu of a cash deposit into the Reserve Account (other than with respect to any separate subaccount established in the Reserve Account as separate security for any future issue of Parity Debt).

The Reserve Account shall be maintained in the form of one or more separate sub-accounts which are established for the purpose of holding the proceeds of separate issues of any Parity Debt in conformity with applicable provisions of the Code to the extent directed by the Successor Agency in writing to the Trustee. Separate series of Parity Debt may be secured by common sub-accounts of the Reserve Account as provided in one or more Supplemental Indentures and/or Parity Debt Instruments from time to time.

(e) Redemption Account. On or before the Business Day preceding any date on which Bonds are to be redeemed pursuant to Section 2.03(a) or (c), other than mandatory Sinking Account redemption of Term Bonds, the Trustee shall withdraw from the Debt Service Fund any amount transferred by the Successor Agency pursuant to Section 2.03(a) or (c) for deposit in the Redemption Account, such amount being the amount required to pay the principal of and premium, if any, on the Bonds to be redeemed on such date pursuant to Section 2.03(a) or (c). All moneys in the Redemption Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal of and premium, if any, on the Bonds to be redeemed pursuant to Section 2.03(a) or (c) on the date set for such redemption, other than mandatory Sinking Account redemption of Term Bonds. Interest due on Bonds to be redeemed on the date set for redemption shall, if applicable, be paid from funds available therefor in the Interest Account.

All Subordinate Pledged Tax Revenues received by the Successor Agency in excess of the amount required to pay debt service on the Bonds and any other Parity Debt in any Bond Year, and except as may be provided to the contrary in this Indenture or other Parity Debt Instrument, shall be released from the pledge and lien hereunder and shall be applied in accordance with the Law, including but not limited to the payment of debt service on any Subordinate Debt. Prior to the payment in full of the principal of and interest and redemption premium (if any) on the Bonds and the payment in full of all other amounts payable hereunder and under any Supplemental Indentures or Parity Debt Instruments, the Successor Agency shall not have any beneficial right or interest in the moneys on deposit in the Special Fund, except as may be provided in this Indenture and in any Supplemental Indenture or any Parity Debt Instrument.

Section 4.04. Provisions Relating to Insurance Policy. So long as the Insurance Policy remains in effect, the Successor Agency and the Trustee shall comply with all of the terms and provisions set forth in Exhibit C relating to the Insurer and the Insurance Policy. Such provisions are hereby incorporated into this Indenture by this reference, and shall control and supersede any conflicting or inconsistent provisions in this Indenture.

Section 4.05. Provisions Relating to Reserve Policy. So long as the Reserve Policy remains in effect, the Successor Agency and the Trustee shall comply with all of the terms and

provisions set forth in Exhibit D relating to the Insurer and the Reserve Policy. Such provisions are hereby incorporated into this Indenture by this reference, and shall control and supersede any conflicting or inconsistent provisions in this Indenture.

## ARTICLE V

## OTHER COVENANTS OF THE SUCCESSOR AGENCY

Section 5.01. Punctual Payment. The Successor Agency shall punctually pay or cause to be paid the principal and interest to become due in respect of all the Bonds together with the premium thereon, if any, in strict conformity with the terms of the Bonds and of this Indenture. The Successor Agency shall faithfully observe and perform all of the conditions, covenants and requirements of this Indenture and all Supplemental Indentures and the Bonds. Nothing herein contained shall prevent the Successor Agency from making advances of its own moneys howsoever derived to any of the uses or purposes referred to herein.

Section 5.02. Limitation on Additional Indebtedness; Against Encumbrances. The Successor Agency hereby covenants that, so long as the Bonds are Outstanding, the Successor Agency shall not issue any bonds, notes or other obligations, enter into any agreement or otherwise incur any indebtedness, which is in any case payable from all or any part of the Subordinate Pledged Tax Revenues, excepting only as provided in this Section 3.05. The Successor Agency hereby covenants that it will not otherwise encumber, pledge or place any charge or lien upon any of the Subordinate Pledged Tax Revenues or other amounts pledged to the Bonds superior or on parity to the pledge and lien herein created for the benefit of the Bonds, other than any Parity Debt issued or incurred in accordance with Section 3.05 hereof. Nothing herein shall prevent the Successor Agency from issuing or incurring Subordinate Debt. Any Subordinate Debt that is issued as bonds or incurred in the form of a loan shall be payable on the same dates as the Bonds.

Section 5.03. Extension of Payment. The Successor Agency will not, directly or indirectly, extend or consent to the extension of the time for the payment of any Bond or claim for interest on any of the Bonds and will not, directly or indirectly, be a party to or approve any such arrangement by purchasing or funding the Bonds or claims for interest in any other manner. In case the maturity of any such Bond or claim for interest shall be extended or funded, whether or not with the consent of the Successor Agency, such Bond or claim for interest so extended or funded shall not be entitled, in case of default hereunder, to the benefits of this Indenture, except subject to the prior payment in full of the principal of all of the Bonds then Outstanding and of all claims for interest which shall not have been so extended or funded.

Section 5.04. Payment of Claims. The Successor Agency shall promptly pay and discharge, or cause to be paid and discharged, any and all lawful claims for labor, materials or supplies which, if unpaid, might become a lien or charge upon the properties owned by the Successor Agency or upon the Subordinate Pledged Tax Revenues or other amounts pledged to the payment of the Bonds, or any part thereof, or upon any funds in the hands of the Trustee, or which might impair the security of the Bonds. Nothing herein contained shall require the Successor Agency to make any such payment so long as the Successor Agency in good faith shall contest the validity of said claims.

Section 5.05. Books and Accounts; Financial Statements. The Successor Agency shall at all times keep, or cause to be kept, proper and current books and accounts in which accurate entries are made of the financial transactions and records of the Successor Agency, which shall be subject to inspection by the Insurer at all times during normal business hours and upon reasonable notice by the Insurer to the Successor Agency. By March 31 after the close of each

Fiscal Year an Independent Certified Public Accountant shall prepare an audit of the financial transactions and records of the Successor Agency for such Fiscal Year. To the extent permitted by law, such audit may be included within the annual audited financial statements of the City. The Successor Agency shall furnish a copy of such financial statements to any Owner upon reasonable request of such Owner and at the expense of such Owner. The Trustee shall have no duty to review such audits. The Successor Agency agrees, consents and will cooperate in good faith to provide information reasonably requested by the Insurer and will further provide appropriately designated individuals and officers to discuss the affairs, finances and accounts of the Successor Agency or any other matter as the Insurer may reasonably request. The books and records of the Successor Agency shall at all times during normal business hours and upon reasonable notice be subject to inspection by the Insurer and any other issuer of a Qualified Reserve Fund Credit Instrument hereunder or their respective agents or representatives who have been duly authorized in writing.

Section 5.06. Protection of Security and Rights of Owners. The Successor Agency will preserve and protect the security of the Bonds and the rights of the Owners. From and after their respective Closing Date, the Bonds shall be incontestable by the Successor Agency.

Section 5.07. Payments of Taxes and Other Charges. Except as otherwise provided herein, the Successor Agency will pay and discharge, or cause to be paid and discharged, all taxes, service charges, assessments and other governmental charges which may hereafter be lawfully imposed upon the Successor Agency or the properties then owned by the Successor Agency in the Project Area, or upon the revenues therefrom when the same shall become due. Nothing herein contained shall require the Successor Agency to make any such payment so long as the Successor Agency in good faith shall contest the validity of said taxes, assessments or charges. The Successor Agency will duly observe and conform with all valid requirements of any governmental authority relative to the Project Area or any part thereof.

Section 5.08. Compliance with the Law; Recognized Obligation Payment Schedules.

(a) *General*. The Successor Agency shall comply with all of the requirements of the Law and the Dissolution Act. Without limiting the generality of the foregoing, the Successor Agency covenants and agrees to file all required statements and hold all public hearings required under the Dissolution Act to assure compliance by the Successor Agency with its covenants hereunder.

Further, it will take all actions required under the Dissolution Act to include

(i) scheduled debt service on all Outstanding Bonds and any Parity Debt, any amount required under this Indenture or any Parity Debt Instrument to replenish the Reserve Fund (and any subaccounts therein) established hereunder or the reserve account established under any Parity Debt Instrument and any amount required under the Indenture to replenish the reserve account established under the Indenture, and

(ii) amounts due to any provider of a municipal bond insurance policy, financial guaranty insurance policy or debt service reserve policy (including an issuer a Qualified Reserve Fund Credit Instrument hereunder or under a Parity Debt Instrument) with respect to any Bonds or any Parity Debt, including the Insurer,

(iii) amounts due to any provider of municipal bond insurance policy, financial guaranty insurance policy or debt service reserve policy delivered in connection with or pursuant to the Indenture,

in Recognized Obligation Payment Schedules so as to enable the Auditor-Controller of the County of Contra Costa to distribute from the Redevelopment Property Tax Trust Fund to the Redevelopment Obligation Retirement Fund on each January 2 and June 1, as applicable, amounts required to enable the Successor Agency to pay (i) timely principal of (including any mandatory sinking fund redemption amount), and interest on, the Bonds and all Parity Debt on a timely basis, (ii) amounts owed to any provider of a municipal bond insurance policy, financial guaranty insurance policy or debt service reserve policy (including the Insurer or any other issuer a Qualified Reserve Fund Credit Instrument hereunder or under a Parity Debt Instrument), (iii) amounts due to any provider of municipal bond insurance policy, financial guaranty insurance policy or debt service reserve policy pursuant to the Indenture, and (iv) all other amounts payable hereunder or under a Parity Debt Instrument.

The amounts received by the Successor Agency from the most recently approved Recognized Obligation Payment Schedule that otherwise would have been applied to the payment of debt service on the Prior Bonds, shall be applied as provided in Section 4.03 hereof to pay debt service on the Bonds.

(b) *ROPS Commencing Fiscal Year 2026-27*. In order to accomplish the foregoing, not later than February 1 of each year commencing February 1, 2027, so long as any Bonds or Parity Debt are outstanding, the Successor Agency shall submit an Oversight Board-approved Recognized Obligation Payment Schedule to the State Department of Finance and to the Contra Costa County Auditor-Controller that provides for the distribution of the following amounts:

(i) for distribution on June 1, the Senior Debt Service requirement and all debt service coming due and payable on all Outstanding Bonds and Parity Debt on the next succeeding September 1, less any amounts on deposit for payment of those obligations;

(ii) for distribution on January 2, at least 50% (but, at the discretion of the Successor Agency, an amount up to 100%) of the Senior Debt Service and all debt service coming due and payable on all Outstanding Bonds and Parity Debt on the next succeeding March 1 and September 1;

(iii) any amounts required to replenish the Reserve Fund (and any subaccounts therein), any reserve account established for the Senior 1999 Bonds ar under any Parity Debt Instrument and any reserve account established in connection with or pursuant to the Indenture;

(iv) amounts due to the Insurer or any other issuer of a Qualified Reserve Fund Credit Instrument hereunder or under an insurance or surety bond agreement or otherwise required to replenish any reserve account established under this Indenture; and

(v) any amounts due and owing to any provider of a municipal bond insurance policy, financial guaranty insurance policy delivered in connection with or pursuant to the Indenture.

If any amounts then due and payable to the Insurer under this Indenture are not included on any current Recognized Obligation Payment Schedule and the Successor Agency is then legally permitted to amend such Recognized Obligation Payment Schedule, the Successor Agency will submit to the Oversight Board and the State Department of Finance a request to amend such Recognized Obligation Payment Schedule to include such amounts then due and payable to the Insurer.

The foregoing actions will include, without limitation, placing on the periodic Recognized Obligation Payment Schedule for approval by the Oversight Board and State Department of Finance the amounts to be held by the Successor Agency or the Trustee as a reserve until the next six-month period, as contemplated by Section 34171(d)(1)(A) of the Dissolution Act, that are necessary to timely comply with the provisions of this Indenture.

(c) *Change in Dissolution Act Provisions*. In the event the provisions set forth in the Dissolution Act as of the Closing Date of the Bonds that relate to the filing of Recognized Obligation Payment Schedules are amended or modified in any manner, the Successor Agency agrees to take all such actions as are necessary to comply with such amended or modified provisions so as to ensure the timely payment of debt service on the Bonds and Parity Debt and, if the timing of distributions of the Redevelopment Property Tax Trust Fund is changed, the receipt of moneys required to pay debt service in each Bond Year in the amounts and not later than the dates set forth above.

Section 5.09. [Reserved].

Section 5.10. Dissolution Act Invalid; Maintenance of Subordinate Pledged Tax Revenues. In the event that the applicable property tax revenues provisions of the Dissolution Act are determined by a court in a final judicial decision to be invalid and, in place of the invalid provisions, provisions of the Law or the equivalent become applicable to the Bonds, the Successor Agency shall comply with all requirements of the Law or the equivalent to insure the allocation and payment to it of the Subordinate Pledged Tax Revenues, including without limitation the timely filing of any necessary statements of indebtedness with appropriate officials of the County and, in the case of amounts payable by the State, appropriate officials of the State.

Section 5.11. No Arbitrage. The Successor Agency shall not take, or permit or suffer to be taken by the Trustee or otherwise, any action with respect to the proceeds of the Series A Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Series A Bonds would have caused the Series A Bonds to be "arbitrage bonds" within the meaning of section 148 of the Code.

Section 5.12. Private Activity Bond Limitation. The Successor Agency shall assure that the proceeds of the Series A Bonds are not so used as to cause the Series A Bonds to satisfy the private business tests of section 141(b) of the Code or the private loan financing test of section 141(c) of the Code.

Section 5.13. Federal Guarantee Prohibition. The Successor Agency shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause any of the Series A Bonds to be "federally guaranteed" within the meaning of section 149(b) of the Code.

Section 5.14. Rebate Requirement. The Successor Agency shall take any and all actions necessary to assure compliance with section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Series A Bonds.

Section 5.15. Maintenance of Tax-Exemption. The Successor Agency shall take all actions necessary to assure the exclusion of interest on the Series A Bonds from the gross income of the Owners of the Series A Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Series A Bonds.

Section 5.16. Continuing Disclosure. The Successor Agency hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Indenture, failure of the Successor Agency to comply with the Continuing Disclosure Certificate shall not be an Event of Default hereunder. However, any Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Successor Agency to comply with its obligations under this Section 5.16.

Section 5.17. Meet and Confer; Recognized Obligation Payment Schedule. The Successor Agency shall provide the Insurer with copies of all Recognized Obligation Payment Schedules submitted and any and all correspondence received from the State Department of Finance relating to or which could affect payments on the Bonds upon receipt, except for requests for copies of agreements or other supporting documentation by the State Department of Finance to support a Recognized Obligation Payment Schedule submitted by the Successor Agency. Documents posted by the State Department of Finance under their existing procedures on the State Department of Finance website shall meet this requirement. In the event that the Successor Agency is a party to a meet and confer with the State Department of Finance that relates to the payment of debt service on or security for the Bonds, or the Reserve Policy Costs, the Successor Agency shall notify the Insurer and, if the subject of the meet and confer could prevent timely payment of or impair the security for the Bonds or Reserve Policy Costs, the Insurer shall have the right to participate in the meet and confer process either by appearance with the Successor Agency at the meet and confer or through written submission as the Insurer determines in its discretion. In the event the Successor Agency receives a Recognized Obligation Payment Schedule denial, whether relating to the Bonds or not, and such denial could prevent timely and full payment of debt service on, or impair the security for, the Bonds or Reserve Policy Costs, the Successor Agency agrees to cooperate in good faith with the Insurer and the Insurer shall receive prompt notice of any such event and shall be permitted to attend any meetings with the Successor Agency and the State Department of Finance and to discuss such matters with the State Department of Finance directly.

Section 5.18. Further Assurances. The Successor Agency will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this

Indenture, and for the better assuring and confirming unto the Owners of the Bonds the rights and benefits provided in this Indenture.

## ARTICLE VI

## THE TRUSTEE

Section 6.01. Appointment of Trustee. The Bank of New York Mellon Trust Company, N.A. is hereby appointed Trustee by the Agency for the purpose of receiving all moneys required to be deposited with the Trustee hereunder and to allocate, use and apply the same as provided in this Indenture. The Agency will maintain a Trustee which is qualified under the provisions of the foregoing provisions of this Article VI so long as any Bonds are Outstanding.

Section 6.02. Acceptance of Trusts; Removal and Resignation of Trustee. The Trustee hereby accepts the express trusts imposed upon it by this Indenture, and agrees to perform said trusts, but only upon and subject to the following express terms and conditions:

(a) The Trustee shall, prior to an Event of Default, and after the curing or waiver of all Events of Default which may have occurred, perform such duties and only such duties as are expressly and specifically set forth in this Indenture and no implied duties or covenants shall be read into this Indenture against the Trustee. The Trustee shall, during the existence of any Event of Default (which has not been cured or waived), exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a reasonable corporate trustee would exercise or use.

(b) The Successor Agency may remove the Trustee upon 30 days' prior notice, unless an Event of Default has occurred and is then continuing, and shall remove the Trustee (a) if at any time requested to do so by the Owners of a majority in aggregate principal amount of the Bonds then Outstanding (or their attorneys duly authorized in writing) or (b) if at any time the Trustee ceases to be eligible in accordance with Section 6.02, or becomes incapable of acting, or is adjudged a bankrupt or insolvent, or a receiver of the Trustee or its property is appointed, or any public officer takes control or charge of the Trustee or of its property or affairs for the purpose of rehabilitation, conservation or liquidation. Any such removal shall be made upon at least 30 days' prior written notice to the Trustee.

(c) The Trustee may at any time resign by giving written notice of such resignation to the Successor Agency and the City, and by giving the Bond Owners notice of such resignation by mail at the addresses shown on the Registration Books.

(d) Any removal or resignation of the Trustee and appointment of a successor Trustee shall become effective upon acceptance of appointment by the successor Trustee. In the event of the removal or resignation of the Trustee under subsections (b) or (c), respectively, the Successor Agency shall promptly appoint a successor Trustee.

If no successor Trustee has been appointed and accepted appointment within 45 days of giving notice of removal or notice of resignation as aforesaid, the resigning Trustee may petition any court of competent jurisdiction for the appointment of a successor Trustee, and such court may thereupon, after such notice (if any) as it may deem proper, appoint such successor Trustee. Any successor Trustee appointed under this Indenture, must signify its acceptance of such appointment by executing and delivering to the Successor Agency and to its predecessor Trustee a written acceptance thereof, and after payment by the Successor Agency of all unpaid fees and expenses of the predecessor Trustee, and thereupon such successor Trustee, without any further act, deed or conveyance, shall become vested with all the moneys, estates, properties, rights, powers, trusts, duties and obligations of such predecessor Trustee, with like effect as if originally named Trustee herein; but, nevertheless at the Written Request of the Successor Agency or the request of the successor Trustee, such predecessor Trustee shall execute and deliver any and all instruments of conveyance or further assurance and do such other things as may reasonably be required for more fully and certainly vesting in and confirming to such successor Trustee all the right, title and interest of such predecessor Trustee in and to the Leased Property held by such predecessor Trustee under this Indenture and shall pay over, transfer, assign and deliver to the successor Trustee any money or other property subject to the trusts and conditions herein set forth. Upon request of the successor Trustee, the Successor Agency shall execute and deliver any and all instruments as may be reasonably required for more fully and certainly vesting in and confirming to such successor Trustee all such moneys, estates, properties, rights, powers, trusts, duties and obligations. Upon acceptance of appointment by a successor Trustee as provided in this subsection, the Successor Agency shall promptly mail or cause the successor trustee to mail a notice of the succession of such Trustee to the trusts hereunder to each rating Successor Agency which is then rating the Bonds and to the Bond Owners at the addresses shown on the Registration Books. If the Successor Agency fails to mail such notice within 15 days after acceptance of appointment by the successor Trustee, the successor Trustee shall cause such notice to be mailed at the expense of the Successor Agency.

(e) Any Trustee appointed under this Indenture shall be a corporation or banking association organized and doing business under the laws of any state or the United States of America or the District of Columbia, shall be authorized under such laws to exercise trust powers, shall have (or, in the case of a corporation or association that is a member of a bank holding company system, the related bank holding company has) a combined capital and surplus of at least $75,000,000, and shall be subject to supervision or examination by a federal or state Successor Agency, so long as any Bonds are Outstanding. If such corporation or association publishes a report of condition at least annually under law or to the requirements of any supervising or examining Successor Agency above referred to, then for the purpose of this subsection (e), the combined capital and surplus of such corporation or association shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. If

the Trustee at any time ceases to be eligible in accordance with the provisions of this subsection (e), the Trustee shall resign immediately in the manner and with the effect specified in this Section.

(f) The Trustee shall at all times keep, or cause to be kept, proper books of record and account, prepared in accordance with corporate trust industry standards, in which accurate entries shall be made of all transactions made by it relating to the proceeds of Bonds and all funds and accounts established under this Indenture. The Trustee shall make such books of record and account available for inspection by the City, during business hours, upon reasonable notice, and under reasonable circumstances.

Section 6.03. Merger or Consolidation.Any bank, federal savings association, or trust company into which the Trustee may be merged or converted or with which it may be consolidated or any bank, federal savings association, or trust company resulting from any merger, conversion or consolidation to which it shall be a party or any bank, federal savings association, or trust company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, provided such bank, federal savings association, or trust company shall be eligible under subsection (e) of Section 6.02 shall be the successor to such Trustee, without the execution or filing of any paper or any further act, anything herein to the contrary notwithstanding.

Section 6.04. Liability of Trustee.

(a) The recitals of facts herein and in the Bonds contained shall be taken as statements of the Successor Agency, and the Trustee shall not assume responsibility for the correctness of the same, or make any representations as to the validity or sufficiency of this Indenture, the Bonds or the Lease (including any right to receive moneys thereunder or the value of or title to the premises upon which the Leased Property is located), nor shall the Trustee incur any responsibility in respect thereof, other than as expressly stated herein in connection with the respective duties or obligations of Trustee herein or in the Bonds assigned to or imposed upon it. The Trustee shall, however, be responsible for its representations contained in its certificate of authentication on the Bonds. The Trustee shall not be liable in connection with the performance of its duties hereunder, except for its own negligence. The Trustee may become the Owner of Bonds with the same rights it would have if it were not Trustee, and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of Bond Owners, whether or not such committee shall represent the Owners of a majority in principal amount of the Bonds then Outstanding.

(b) The Trustee is not liable for any error of judgment made by a responsible officer, unless it is proved that the Trustee was grossly negligent in ascertaining the pertinent facts. Permissive rights of the Trustee shall not be construed as duties.

(c) The Trustee is not liable with respect to any action taken or omitted to be taken by it in accordance with the direction of the Owners of a majority in aggregate principal amount of the Bonds at the time Outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture or assigned to it under the Assignment Agreement.

(d) The Trustee is not liable for any action taken by it and believed by it to be authorized or within the discretion or rights or powers conferred upon it by this Indenture.

(e) The Trustee shall not be deemed to have knowledge of any Event of Default hereunder, or any other event which, with the passage of time, the giving of notice, or both, would constitute an Event of Default hereunder unless and until it shall have actual knowledge thereof, or a corporate trust officer shall have received written notice thereof at its Office from the City, the Successor Agency or the Owners of at least 25% in aggregate principal amount of the Outstanding Bonds. Except as otherwise expressly provided herein, the Trustee shall not be bound to ascertain or inquire as to the performance or observance by the Successor Agency or the City of any of the terms, conditions, covenants or agreements herein, under the Lease or the Bonds or of any of the documents executed in connection with the Bonds, or as to the existence of a default or an Event of Default or an event which would, with the giving of notice, the passage of time, or both, constitute an Event of Default. The Trustee is not responsible for the validity, effectiveness or priority of any collateral given to or held by it. Without limiting the generality of the foregoing, the Trustee shall not be required to ascertain or inquire as to the performance or observance by the City or the Successor Agency of the terms, conditions, covenants or agreements set forth in the Lease, other than the covenants of the City to make Lease Payments to the Trustee when due and to file with the Trustee when due, such reports and certifications as the City is required to file with the Trustee thereunder.

(f) No provision of this Indenture requires the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers.

(g) The Trustee may execute any of the trusts or powers hereunder or perform any duties hereunder either directly or through agents, receivers or attorneys and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent, receiver or attorney appointed with due care by it hereunder.

(h) The Trustee has no obligation to exercise any of the rights or powers vested in it by this Indenture at the request or direction of the Bond Owners under this Indenture, unless such Owners have offered to the Trustee reasonable security or indemnity against the costs, expenses and liabilities (including but not limited to fees and expenses of its attorneys) which might be incurred by it in compliance with such request or direction. No permissive power, right or remedy conferred upon the Trustee hereunder shall be construed to impose a duty to exercise such power, right or remedy.

(i) Whether or not therein expressly so provided, every provision of this Indenture relating to the conduct or affecting the liability of or affording protection to the Trustee is subject to the provisions of Section 6.02(a), this Section 6.04 and Section 6.05, and shall be applicable to the assignment of any rights under the Lease to the Trustee under the Assignment Agreement.

(j) The Trustee is not accountable to anyone for the subsequent use or application of any moneys which are released or withdrawn in accordance with the provisions hereof.

(k) The Trustee makes no representation or warranty, expressed or implied as to the title, value, design, compliance with specifications or legal requirements, quality, durability, operation, condition, merchantability or fitness for any particular purpose for the use contemplated by the Successor Agency or the City of the Leased Property. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection

with or arising from the Lease or this Indenture for the existence, furnishing or use of the Leased Property.

(l) The Trustee has no responsibility with respect to any information, statement, or recital in any official statement, offering memorandum or any other disclosure material prepared or distributed with respect to the Bonds.

(m) The Trustee is authorized and directed to execute the Assignment Agreement in its capacity as Trustee hereunder.

(n) The Trustee shall not be liable to the parties hereto or deemed in breach or default hereunder if and to the extent its performance hereunder is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the Trustee and could not have been avoided by exercising due care. Force majeure shall include, but not be limited to, acts of God, terrorism, war, riots, strikes, fire, floods, earthquakes, epidemics or other similar occurrences.

Section 6.05. Right to Rely on Documents. The Trustee shall be protected and shall incur no liability in acting or refraining from acting in reliance upon any notice, resolution, request, consent, order, certificate, report, opinion, bonds or other paper or document believed by them to be genuine and to have been signed or presented by the proper party or parties. The Trustee is under no duty to make any investigation or inquiry as to any statements contained or matter referred to in any paper or document but may accept and conclusively rely upon the same as conclusive evidence of the truth and accuracy of any such statement or matter and shall be fully protected in relying thereon. The Trustee may consult with counsel, who may be counsel of or to the Successor Agency, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

The Trustee may treat the Owners of the Bonds appearing in the Registration Books as the absolute owners of the Bonds for all purposes and the Trustee shall not be affected by any notice to the contrary.

Whenever in the administration of the trusts imposed upon it by this Indenture the Trustee deems it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by a Written Certificate, Written Request or Written Requisition of the Successor Agency or the City, and such Written Certificate, Written Request or Written Requisition shall be full warrant to the Trustee for any action taken or suffered under the provisions of this Indenture in reliance upon such Written Certificate, Written Request or Written Requisition, and the Trustee shall be fully protected in relying thereon, but in its discretion the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may deem reasonable.

The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing

officers with the Successor Agency to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 6.06. Preservation and Inspection of Documents. All documents received by the Trustee under the provisions of this Indenture shall be retained in its respective possession and in accordance with its retention policy then in effect and shall, upon reasonable notice to Trustee, be subject to the inspection of the Successor Agency, the City and any Bond Owner, and their agents and representatives duly authorized in writing, during business hours and under reasonable conditions as agreed to by the Trustee.

Section 6.07. Compensation and Indemnification. The Successor Agency shall pay to the Trustee from time to time, on demand, the compensation for all services rendered under this Indenture and also all reasonable expenses, advances (including any interest on advances), charges, legal (including outside counsel and the allocated costs of internal attorneys) and consulting fees and other disbursements, incurred in and about the performance of its powers and duties under this Indenture.

The Successor Agency shall indemnify the Trustee, its officers, directors, employees and agents against any cost, loss, liability or expense whatsoever (including but not limited to fees and expenses of its attorneys) incurred without gross negligence or willful misconduct on its part, arising out of or in connection with the acceptance or administration of this trust and this Indenture, including costs and expenses of defending itself against any claim or liability in connection with the exercise or performance of any of its powers hereunder or under the Assignment Agreement or the Lease. The rights of the Trustee and the obligations of the Successor Agency under this Section 6.07 shall survive the resignation or removal of the Trustee or the discharge of the Bonds and this Indenture and the Lease.

No provision of this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liabilities in the performance of any of its duties hereunder, or in the exercise of its rights or powers.

Section 6.07. Deposit and Investment of Moneys in Funds. Moneys in the Debt Service Fund, the Interest Account, the Principal Account, the Sinking Account, the Redemption Account, the Reserve Fund (and any subaccounts therein) and the Costs of Issuance Fund shall be invested by the Trustee in Permitted Investments as directed by the Successor Agency in the Written Request of the Successor Agency filed with the Trustee at least two (2) Business Days in advance of the making of such investments. In the absence of any such Written Request of the Successor Agency, the Trustee shall hold such funds uninvested. The Trustee shall be entitled to rely conclusively upon the written instructions of the Successor Agency directing investments in Permitted Investments as to the fact that each such investment is permitted by the laws of the State, and shall not be required to make further investigation with respect thereto. Moneys in the Redevelopment Obligation Retirement Fund and the Special Fund may be invested by the Successor Agency in any obligations in which the Successor Agency is legally authorized to invest its funds. Obligations purchased as an investment of moneys in any fund shall be deemed to be part of such fund or account. All interest or gain derived from the investment of amounts in any of the funds or accounts held by the Trustee hereunder shall be deposited in the Interest Account; *provided, however,* that all interest or gain from the investment of amounts in the Reserve Fund (and any subaccounts therein) shall be deposited by the Trustee in the Interest Account only to the extent not required to cause the balance in the Reserve Fund to equal the applicable Reserve Requirement. The Trustee may act as principal or agent in the acquisition or disposition of any investment and may impose its customary charges therefor. The Trustee shall incur no liability for losses arising from any investments made at the direction of the Successor Agency or otherwise made pursuant to this Section.

The Successor Agency acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Successor Agency the right to receive brokerage confirmations of security transactions as they occur, the Successor Agency specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Successor Agency periodic cash transaction statements which shall include detail for all investment transactions made by the Trustee hereunder.

All moneys held by the Trustee shall be held in trust, but need not be segregated from other funds unless specifically required by this Indenture. Except as specifically provided in this Indenture, the Trustee shall not be liable to pay interest on any moneys received by it, but shall be liable only to account to the Successor Agency for earnings derived from funds that have been invested.

The Successor Agency covenants that all investments of amounts deposited in any fund or account created by or pursuant to this Indenture, or otherwise containing gross proceeds of the Bonds (within the meaning of section 148 of the Code) shall be acquired, disposed of, and valued (as of the date that valuation is required by this Indenture or the Code) at Fair Market Value. The Trustee has no duty in connection with the determination of Fair Market Value other than to follow the investment directions of the Successor Agency in any Written Certificate or Written Request of the Successor Agency.

Section 6.08. Accounting Records and Financial Statements. The Trustee shall at all times keep, or cause to be kept, proper books of record and account, prepared in accordance

with corporate trust industry standards, in which accurate entries shall be made of all transactions of the Trustee relating to the proceeds of the Bonds made by it and all funds and accounts held by the Trustee established pursuant to this Indenture. Such books of record and account shall be available for inspection by the Successor Agency and the Insurer upon reasonable prior notice, at reasonable hours and under reasonable circumstances. The Trustee shall furnish to the Successor Agency, at least monthly, an accounting of all transactions in the form of its customary statements relating to the proceeds of the Bonds and all funds and accounts held by the Trustee pursuant to this Indenture.

Section 6.09. Appointment of Co-Trustee or Agent. It is the purpose of this Indenture that there shall be no violation of any law of any jurisdiction (including particularly the law of the State) denying or restricting the right of banking corporations or associations to transact business as Trustee in such jurisdiction. It is recognized that in the case of litigation under this Indenture, and in particular in case of the enforcement of the rights of the Trustee on default, or in the case the Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights or remedies herein granted to the Trustee or hold title to the properties, in trust, as herein granted, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Trustee appoint an additional individual or institution as a separate co-trustee. The following provisions of this Section 6.09 are adopted to these ends.

In the event that the Trustee shall appoint an additional individual or institution as a separate or co-trustee, each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Indenture to be exercised by or vested in or conveyed to the Trustee with respect thereto shall be exercisable by and vest in such separate or co-trustee but only to the extent necessary to enable such separate or co-trustee to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or co-trustee shall run to and be enforceable by either of them; provided, however, in no event shall the Trustee be responsible or liable for the acts or omissions of any co-trustee.

Should any instrument in writing from the Successor Agency be required by the separate trustee or co-trustee so appointed by the Trustee for more fully and certainly vesting in and confirming to it such properties, rights, powers, trusts, duties and obligations, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the Successor Agency. In case any separate trustee or co-trustee, or a successor to either, shall become incapable of acting, resign or be removed, all the estates, properties, rights, powers, trusts, duties and obligations of such separate trustee or co-trustee, so far as permitted by law, shall vest in and be exercised by the Trustee until the appointment of a new trustee or successor to such separate trustee or co-trustee.

Section 6.10. Other Transactions with Successor Agency. The Trustee, either as principal or agent, may engaged in or be interested in any financial or other transaction with the Successor Agency.

## ARTICLE VII

## MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 7.01. Amendment With And Without Consent of Owners. This Indenture and the rights and obligations of the Successor Agency and of the Owners may be modified or amended at any time by a Supplemental Indenture which shall become binding upon adoption and without the consent of any Owners, to the extent permitted by law and only for any one or more of the following purposes:

(a) to add to the covenants and agreements of the Successor Agency in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any rights or powers herein reserved to or conferred upon the Successor Agency; or

(b) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in any other respect whatsoever as the Successor Agency may deem necessary or desirable, provided under any circumstances that such modifications or amendments shall not, in the reasonable determination of the Successor Agency, materially adversely affect the interests of the Owners; or

(c) to amend any provision hereof relating to the requirements of or compliance with the Code, to any extent whatsoever but only if and to the extent such amendment will not adversely affect the exemption from federal income taxation of interest on any of the Bonds, in the opinion of Bond Counsel; or

(d) to amend the Recognized Obligation Debt Service Payment Schedule set forth in Exhibit B to take into account the redemption of any Bond prior to its maturity; or

(e) to provide for the issuance of Parity Debt pursuant to a Supplemental Indenture in accordance with Section 3.05.

Except as set forth in the preceding paragraph, this Indenture and the rights and obligations of the Successor Agency and of the Owners may be modified or amended at any time by a Supplemental Indenture which shall become binding with the consent of the Owners of a majority in aggregate principal amount of the Bonds then Outstanding are filed with the Trustee. No such modification or amendment shall (a) extend the maturity of or reduce the interest rate on any Bond or otherwise alter or impair the obligation of the Successor Agency to pay the principal, interest or redemption premium, (if any) at the time and place and at the rate and in the currency provided therein of any Bond without the express written consent of the Owner of such Bond, or (b) reduce the percentage of Bonds required for the written consent to any such amendment or modification. In no event shall any Supplemental Indenture modify any of the rights or obligations of the Trustee without its prior written consent. In addition, the Trustee shall be entitled to an opinion of counsel concerning the Supplemental Indenture's lack of any material adverse effect on the Owners.

Section 7.02. Effect of Supplemental Indenture. From and after the time any Supplemental Indenture becomes effective pursuant to this Article VII, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties and obligations of the parties hereto or thereto and all Owners, as the case may be, shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modification and amendment, and all the terms and conditions of any Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 7.03. Endorsement or Replacement of Bonds After Amendment. After the effective date of any amendment or modification hereof pursuant to this Article VII, the Successor Agency may determine that any or all of the Bonds shall bear a notation, by endorsement in form approved by the Successor Agency, as to such amendment or modification and in that case upon demand of the Successor Agency the Owners of such Bonds shall present such Bonds for that purpose at the Principal Corporate Trust Office of the Trustee, and thereupon a suitable notation as to such action shall be made on such Bonds. In lieu of such notation, the Successor Agency may determine that new Bonds shall be prepared at the expense of the Successor Agency and executed in exchange for any or all of the Bonds, and in that case, upon demand of the Successor Agency, the Owners of the Bonds shall present such Bonds for exchange at the Trust Office of the Trustee, without cost to such Owners.

Section 7.04. Amendment by Mutual Consent. The provisions of this Article VII shall not prevent any Owner from accepting any amendment as to the particular Bond held by such Owner, provided that due notation thereof is made on such Bond.

Section 7.05. Trustee's Reliance. The Trustee may conclusively rely, and is protected in relying, upon a Written Certificate of the Successor Agency and an opinion of Bond Counsel stating that all requirements of this Indenture relating to the amendment or modification hereof have been satisfied and that such amendments or modifications do not materially adversely affect the interests of the Bond Owners.

## ARTICLE VIII

## EVENTS OF DEFAULT AND REMEDIES OF OWNERS

Section 8.01. Events of Default and Acceleration of Maturities. The following events shall constitute Events of Default hereunder:

(a) if default shall be made by the Successor Agency in the due and punctual payment of the principal of or interest on any Bond or any Parity Debt when and as the same shall become due and payable, whether at maturity as therein expressed, by declaration or otherwise;

(b) if default shall be made by the Successor Agency in the observance of any of the covenants, agreements or conditions on its part in this Indenture, in the Bonds or any Parity Debt Instrument contained, other than a default described in the preceding clause (a), and such default shall have continued for a period of thirty (30) days following receipt by the Successor Agency of written notice from the Trustee or any Owner of the occurrence of such default, provided that if in the reasonable opinion of the Successor Agency the failure stated in the notice can be corrected, but not within such 30 day period, such failure will not constitute an event of default if corrective action is instituted by the Successor Agency within such 30 day period and the Successor Agency thereafter diligently and in good faith cures such failure in a reasonable period of time; or

(c) If the Successor Agency files a petition seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law of the United States of America, or if a court of competent jurisdiction will approve a petition seeking reorganization under the federal bankruptcy laws or any other applicable law of the United States of America, or, if under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction will approve a petition, seeking

reorganization under the federal bankruptcy laws or any other applicable law of the United States of America, or, if under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction will assume custody or control of the Successor Agency or of the whole or any substantial part of its property.

If an Event of Default has occurred under this Section and is continuing, the Trustee may, or, if requested in writing by the Owners of a majority in aggregate principal amount of the Bonds then Outstanding the Trustee shall, (a) declare the principal of the Bonds, together with the accrued interest thereon, to be due and payable immediately, and upon any such declaration the same shall become immediately due and payable, anything in this Indenture or in the Bonds to the contrary notwithstanding, and (b) the Trustee shall, subject to the provisions of Section 8.06, exercise any other remedies available to the Trustee and the Bond Owners in law or at equity.

Immediately upon receiving notice or actual knowledge of the occurrence of an Event of Default, the Trustee shall give notice of such Event of Default to the Successor Agency by telephone promptly confirmed in writing. Such notice shall also state whether the principal of the Bonds shall have been declared to be or have immediately become due and payable. With respect to any Event of Default described in clauses (a) or (c) above the Trustee shall, and with respect to any Event of Default described in clause (b) above the Trustee in its sole discretion may, also give such notice to the Owners by mail, which shall include the statement that interest on the Bonds shall cease to accrue from and after the date, if any, on which the Trustee shall have declared the Bonds to become due and payable pursuant to the preceding paragraph (but only to the extent that principal and any accrued, but unpaid, interest on the Bonds is actually paid on such date).

This provision, however, is subject to the condition that if, at any time after the principal of the Bonds shall have been so declared due and payable, and before any judgment or decree for the payment of the moneys due shall have been obtained or entered, the Successor Agency shall deposit with the Trustee a sum sufficient to pay all principal on the Bonds matured prior to such declaration and all matured installments of interest (if any) upon all the Bonds, with interest on such overdue installments of principal and interest (to the extent permitted by law), and the reasonable fees and expenses of the Trustee, (including the allocated costs and disbursements of its in-house counsel to the extent such services are not redundant with those provided by outside counsel) and any and all other defaults known to the Trustee (other than in the payment of principal of and interest on the Bonds due and payable solely by reason of such declaration) shall have been made good or cured to the satisfaction of the Trustee or provision deemed by the Trustee to be adequate shall have been made therefor, then, and in every such case, the Trustee shall promptly give written notice of the foregoing to the Owners of all Bonds then Outstanding, and the Owners of at least a majority in aggregate principal amount of the Bonds then Outstanding, by written notice to the Successor Agency and to the Trustee, may, on behalf of the Owners of all of the Bonds, rescind and annul such declaration and its consequences. However, no such rescission and annulment shall extend to or shall affect any subsequent default, or shall impair or exhaust any right or power consequent thereon.

Section 8.02. Application of Funds Upon Acceleration. All of the Subordinate Pledged Tax Revenues and all sums in the funds and accounts established and held by the Trustee hereunder upon the date of the declaration of acceleration as provided in Section 8.01, and all sums thereafter received by the Trustee hereunder, shall be applied by the Trustee in the following order upon presentation of the several Bonds, and the stamping thereon of the payment if only partially paid, or upon the surrender thereof if fully paid:

First, to the payment of the fees, costs and expenses of the Trustee in declaring such Event of Default and in exercising the rights and remedies set forth in this Article VIII, including reasonable compensation to its agents, attorneys (including the allocated costs and disbursements of its in-house counsel to the extent such services are not redundant with those provided by outside counsel) and counsel and any outstanding fees, expenses of the Trustee;

Second, to the payment of the whole amount then owing and unpaid upon the Bonds for principal and interest, with interest on the overdue principal and installments of interest at the net effective rate then borne by the Outstanding Bonds (to the extent that such interest on overdue installments of principal and interest shall have been collected), and in case such moneys shall be insufficient to pay in full the whole amount so owing and unpaid upon the Bonds, then to the payment of such principal and interest without preference or priority of principal over interest, or interest over principal, or of any installment of interest over any other installment of interest, ratably to the aggregate of such principal and interest; and

Third, to the payment of any amounts due to any provider of a municipal bond or financial guaranty insurance policy with respect to any Bonds, including the Insurer.

Section 8.03. Power of Trustee to Control Proceedings. In the event that the Trustee, upon the happening of an Event of Default, shall have taken any action, by judicial proceedings or otherwise, pursuant to its duties hereunder, whether upon its own discretion or upon the request of the Owners of a majority in principal amount of the Bonds then Outstanding, it shall have full power, in the exercise of its discretion for the best interests of the Owners of the Bonds, with respect to the continuance, discontinuance, withdrawal, compromise, settlement or other disposal of such action; *provided, however,* that the Trustee shall not, unless there no longer continues an Event of Default, discontinue, withdraw, compromise or settle, or otherwise dispose of any litigation pending at law or in equity, if at the time there has been filed with it a written request signed by the Owners of a majority in principal amount of the Outstanding Bonds hereunder opposing such discontinuance, withdrawal, compromise, settlement or other disposal of such litigation.

Section 8.04. Limitation on Owner's Right to Sue. No Owner of any Bond issued hereunder shall have the right to institute any suit, action or proceeding at law or in equity, for any remedy under or upon this Indenture, unless (a) such Owner shall have previously given to the Trustee written notice of the occurrence of an Event of Default; (b) the Owners of a majority in aggregate principal amount of all the Bonds then Outstanding shall have made written request upon the Trustee to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; (c) said Owners shall have tendered to the Trustee indemnity reasonably acceptable to the Trustee against the costs, expenses and liabilities to be incurred in compliance with such request; and (d) the Trustee shall have refused or omitted to comply with such request for a period of sixty (60) days after such written request shall have been received by, and said tender of indemnity shall have been made to, the Trustee.

Such notification, request, tender of indemnity and refusal or omission are hereby declared, in every case, to be conditions precedent to the exercise by any Owner of any remedy hereunder; it being understood and intended that no one or more Owners shall have any right in any manner whatever by his or their action to enforce any right under this Indenture, except in the manner herein provided, and that all proceedings at law or in equity to enforce any provision

of this Indenture shall be instituted, had and maintained in the manner herein provided and for the equal benefit of all Owners of the Outstanding Bonds.

The right of any Owner of any Bond to receive payment of the principal of and interest on such Bond as herein provided, shall not be impaired or affected without the written consent of such Owner, notwithstanding the foregoing provisions of this Section or any other provision of this Indenture.

Section 8.05. Non-Waiver. Nothing in this Article VIII or in any other provision of this Indenture or in the Bonds, shall affect or impair the obligation of the Successor Agency, which is absolute and unconditional, to pay from the Subordinate Pledged Tax Revenues and other amounts pledged hereunder, the principal of and interest on the Bonds to the respective Owners on the respective Interest Payment Dates, as herein provided, or affect or impair the right of action, which is also absolute and unconditional, of the Owners or the Trustee to institute suit to enforce such payment by virtue of the contract embodied in the Bonds.

A waiver of any default by any Owner or the Trustee shall not affect any subsequent default or impair any rights or remedies on the subsequent default. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein, and every power and remedy conferred upon the Owners and the Trustee by the Law or by this Article VIII may be enforced and exercised from time to time and as often as shall be deemed expedient by the Owners and the Trustee.

If a suit, action or proceeding to enforce any right or exercise any remedy shall be abandoned or determined adversely to the Owners or the Trustee, the Successor Agency, the Trustee and the Owners shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

Section 8.06. Actions by Trustee as Attorney-in-Fact. Any suit, action or proceeding which any Owner shall have the right to bring to enforce any right or remedy hereunder may be brought by the Trustee for the equal benefit and protection of all Owners similarly situated and the Trustee is hereby appointed (and the successive respective Owners by taking and holding the Bonds shall be conclusively deemed so to have appointed it) the true and lawful attorney-in-fact of the respective Owners for the purpose of bringing any such suit, action or proceeding and to do and perform any and all acts and things for and on behalf of the respective Owners as a class or classes, as may be necessary or advisable in the opinion of the Trustee as such attorney-in-fact, *provided, however,* the Trustee shall have no duty or obligation to exercise any such right or remedy unless it has been indemnified to its satisfaction from any loss, liability or expense (including fees and expenses of its outside counsel and the allocated costs and disbursements of its in-house counsel to the extent such services are not redundant with those provided by outside counsel).

Section 8.07. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Owners is intended to be exclusive of any other remedy. Every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing, at law or in equity or by statute or otherwise, and may be exercised without exhausting and without regard to any other remedy conferred by the Law or any other law.

## ARTICLE IX

## MISCELLANEOUS

Section 9.01. Benefits Limited to Parties. Nothing in this Indenture, expressed or implied, is intended to give to any person other than the Successor Agency, the Trustee, the Insurer and the Owners, any right, remedy or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture contained by and on behalf of the Successor Agency shall be for the sole and exclusive benefit of the Trustee, the Insurer and the Owners.

Section 9.02. Successor is Deemed Included in All References to Predecessor. Whenever in this Indenture or any Supplemental Indenture either the Successor Agency or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the Successor Agency or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 9.03. Defeasance of Bonds. If the Successor Agency shall pay and discharge the entire indebtedness on all Bonds or any portion thereof in any one or more of the following ways:

(i) by well and truly paying or causing to be paid the principal of and interest on all or the applicable portion of Outstanding Bonds, as and when the same become due and payable; or

(ii) by irrevocably depositing with the Trustee or an escrow agent, at or before maturity, money which, together with the available amounts then on deposit in the funds and accounts established pursuant to this Indenture, is fully sufficient to pay all or a portion of Outstanding Bonds, including all principal and interest, or;

(iii) by irrevocably depositing with the Trustee or an escrow agent, Defeasance Obligations in such amount as an Independent Accountant shall determine will, together with the interest to accrue thereon and available moneys then on deposit in the funds and accounts established pursuant to this Indenture, be fully sufficient to pay and discharge the indebtedness on all Bonds or a portion thereof (including all principal and interest) at or before maturity; or

(iv) by purchasing such Bonds prior to maturity and tendering such Bonds to the Trustee for cancellation;

then, at the election of the Successor Agency, and notwithstanding that any Bonds shall not have been surrendered for payment, the pledge of the Subordinate Pledged Tax Revenues and other funds provided for in this Indenture and all other obligations of the Trustee and the Successor Agency under this Indenture shall cease and terminate with respect to all Outstanding Bonds or, if applicable, with respect to that portion of the Bonds which has been paid and discharged, except only (a) the covenants of the Successor Agency hereunder with respect to the Code, (b) the obligation of the Trustee to transfer and exchange Bonds hereunder, (c) the obligations of the Successor Agency under Section 6.06 hereof, and (d) the obligation of the Successor Agency to pay or cause to be paid to the Owners, from the amounts so deposited with the Trustee, all sums due thereon and to pay the Trustee all fees, expenses and costs of the Trustee. In the event the Successor Agency shall, pursuant to the foregoing

provision, pay and discharge any portion or all of the Bonds then Outstanding, the Trustee shall be authorized to take such actions and execute and deliver to the Successor Agency all such instruments as may be necessary or desirable to evidence such discharge, including, without limitation, selection by lot of Bonds of any maturity of the Bonds that the Successor Agency has determined to pay and discharge in part.

In the case of a defeasance or payment of all of the Bonds Outstanding, any funds thereafter held by the Trustee which are not required for said purpose or for payment of amounts due the Trustee pursuant to Section 6.06 shall be paid over to the Successor Agency for deposit in the Special Fund.

Section 9.04. Execution of Documents and Proof of Ownership by Owners. Any request, consent, declaration or other instrument which this Indenture may require or permit to be executed by any Owner may be in one or more instruments of similar tenor, and shall be executed by such Owner in person or by their attorneys appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the person signing such request, declaration or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

The ownership of Bonds and the amount, maturity, number and date of ownership thereof shall be proved by the Registration Books.

Any demand, request, direction, consent, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the Successor Agency or the Trustee and in accordance therewith, provided, however, that the Trustee shall not be deemed to have knowledge that any Bond is owned by or for the account of the Successor Agency unless the Successor Agency is the registered Owner or the Trustee has received written notice that any other registered Owner is such an affiliate.

Section 9.05. Disqualified Bonds. In determining whether the Owners of the requisite aggregate principal amount of Bonds have concurred in any demand, request, direction, consent or waiver under this Indenture, Bonds which are owned or held by or for the account of the Successor Agency or the City (but excluding Bonds held in any employees' retirement fund) shall be disregarded and deemed not to be Outstanding for the purpose of any such determination. Upon request of the Trustee, the Successor Agency shall specify in a certificate to the Trustee those Bonds disqualified pursuant to this Section and the Trustee may conclusively rely on such certificate.

Section 9.06. Waiver of Personal Liability. No member, officer, agent or employee of the Successor Agency shall be individually or personally liable for the payment of the principal of or interest on the Bonds; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law.

Section 9.07. Destruction of Cancelled Bonds. Whenever in this Indenture provision is made for the surrender to the Trustee of any Bonds which have been paid or cancelled pursuant

to the provisions of this Indenture, the Trustee shall destroy such bonds and upon request of the Successor Agency provide the Successor Agency a certificate of destruction. The Successor Agency shall be entitled to rely upon any statement of fact contained in any certificate with respect to the destruction of any such Bonds therein referred to.

Section 9.08. Notices. Any notice, request, demand, communication or other paper shall be sufficiently given and shall be deemed given when delivered or upon receipt when mailed by first class, registered or certified mail, postage prepaid, or sent by facsimile, addressed as follows:

| | |
|---|---|
| If to the Successor Agency: | Successor Agency to the Redevelopment Agency of the City of Pittsburg<br>65 Civic Avenue<br>Pittsburg, California 94565<br>Attention: Director of Finance<br>Present Email: eadair@pittsburgca.gov |
| If to the Trustee: | The Bank of New York Mellon Trust Company, N.A.<br>Attention: _____<br>_____<br>_____ |
| If to the Insurer: | See Exhibit C |

Section 9.09. Partial Invalidity. If any Section, paragraph, sentence, clause or phrase of this Indenture shall for any reason be held illegal, invalid or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The Successor Agency hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid or unenforceable. If, by reason of the judgment of any court, the Trustee is rendered unable to perform its duties hereunder, all such duties and all of the rights and powers of the Trustee hereunder shall, pending appointment of a successor Trustee in accordance with the provisions of Section 6.01 hereof, be assumed by and vest in the Treasurer of the Successor Agency in trust for the benefit of the Owners. The Successor Agency covenants for the direct benefit of the Owners that its Treasurer in such case shall be vested with all of the rights and powers of the Trustee hereunder, and shall assume all of the responsibilities and perform all of the duties of the Trustee hereunder, in trust for the benefit of the Bonds, pending appointment of a successor Trustee in accordance with the provisions of Section 6.01 hereof.

Section 9.10. Unclaimed Moneys. Anything contained herein to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of the interest or premium (if any) on or principal of the Bonds which remains unclaimed for two (2) years after the date when the payments of such interest, premium and principal have become payable, if such money was held by the Trustee at such date, or for two (2) years after the date of deposit of such money if deposited with the Trustee after the date when the interest and premium (if any) on and principal of such Bonds have become payable, shall be repaid by the

Trustee to the Successor Agency as its absolute property free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Bond Owners shall look only to the Successor Agency for the payment of the principal of and interest and redemption premium (if any) on of such Bonds.

Section 9.11. Execution in Counterparts. This Indenture may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 9.12. Governing Law. This Indenture shall be construed and governed in accordance with the laws of the State.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG, has caused this Indenture to be signed in its name by the Director of Finance of the City, and attested by the City Clerk of the City, and THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., in token of its acceptance of the trusts created hereunder, has caused this Indenture to be signed in its corporate name by its officer thereunto duly authorized, all as of the day and year first above written.

**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**

By: _____
Elena Adair, Director of Finance
City of Pittsburg

ATTEST:

_____
Alice E. Evenson, City Clerk,
City of Pittsburg

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.**, *as Trustee*

By:_____
Authorized Officer

## EXHIBIT A-1

(FORM OF BOND)

UNITED STATES OF AMERICA
STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG
Los Medanos Community DEVELOPMENT PROJECT
TAX ALLOCATION REFUNDING BOND, 2026 SERIES A

| INTEREST RATE: | MATURITY DATE: | DATED DATE: | CUSIP: |
|---|---|---|---|
| _____% | September 1, 20__ | _____, 2026 | 26246P ___ |

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM:_____DOLLARS

The SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG, a public entity, duly created and existing under and by virtue of the laws of the State of California (the "Successor Agency"), for value received hereby promises to pay to the Registered Owner stated above, or registered assigns (the "Registered Owner"), on the Maturity Date stated above (subject to any right of prior redemption hereinafter provided for), the Principal Sum stated above, in lawful money of the United States of America, and to pay interest thereon in like lawful money from the Interest Payment Date (as hereinafter defined) next preceding the date of authentication of this Bond, unless (i) this Bond is authenticated on or before an Interest Payment Date and after the close of business on the 15th day of the month immediately preceding an Interest Payment Date (the "Record Date"), in which event it shall bear interest from such Interest Payment Date, or (ii) this Bond is authenticated on or before August 15, 2026, in which event it shall bear interest from the Dated Date above; provided however, that if at the time of authentication of this Bond, interest is in default on this Bond, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment on this Bond, until payment of such Principal Sum in full, at the Interest Rate per annum stated above, payable semiannually on March 1 and September 1 in each year, commencing September 1, 2026 (each an "Interest Payment Date"), calculated on the basis of 360-day year comprised of twelve 30-day months. Principal hereof and premium, if any, upon early redemption hereof are payable upon surrender of this Bond at the principal corporate trust office of The Bank of New York Mellon Trust Company, N.A., Los Angeles, California, as trustee (the "Trustee"), or at such other place as designated by the Trustee (the "Corporate Trust Office"). Interest hereon (including the final interest payment upon maturity or earlier redemption hereof) is payable by check of the Trustee mailed by first class mail, postage prepaid, on the Interest Payment Date to the Registered Owner hereof at the Registered

Owner's address as it appears on the registration books maintained by the Trustee as of the Record Date for which such Interest Payment Date occurs; provided however, that payment of interest may be by wire transfer to an account in the United States of America to any registered owner of Bonds in the aggregate principal amount of $1,000,000 or more upon written instructions of any such registered owner filed with the Trustee for that purpose prior to the Record Date preceding the applicable Interest Payment Date.

This Bond is one of a duly authorized issue of bonds of the Successor Agency designated as "Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2026 Series A" (the "Bonds"), in an aggregate principal amount of $_____, all of like tenor and date (except for such variation, if any, as may be required to designate varying series, numbers, maturities, interest rates, redemption and other provisions) and all issued pursuant to the provisions of Section 34177.5 of the Health and Safety Code of the State of California and Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Refunding Law") and pursuant to an Indenture of Trust, dated as of _____ 1, 2026, entered into by and between the Successor Agency and the Trustee (the "Indenture"), authorizing the issuance of the Bonds. The Bonds are being issued in the form of registered bonds without coupons. Capitalized terms used but not defined in this Bond have the meanings given to such terms in the Indenture.

Additional bonds, or other obligations may be issued or incurred on a parity with the Bonds, but only subject to the terms of the Indenture. Reference is hereby made to the Indenture (copies of which are on file at the office of the Successor Agency) and all indentures supplemental thereto and to the Law and the Refunding Law for a description of the terms on which the Bonds are issued, the provisions with regard to the nature and extent of the Subordinate Pledged Tax Revenues, and the rights thereunder of the registered owners of the Bonds and the rights, duties and immunities of the Trustee and the rights and obligations of the Successor Agency thereunder, to all of the provisions of which Indenture the Registered Owner of this Bond, by acceptance hereof, assents and agrees.

The Bonds have been issued by the Successor Agency for the purpose of providing funds to refinance certain redevelopment activities, to acquire a debt service reserve policy for the Bonds and to pay certain expenses of the Successor Agency in issuing the Bonds.

As and to the extent set forth in the Indenture, all of the Subordinate Pledged Tax Revenues are exclusively and irrevocably pledged to and constitute a trust fund, in accordance with the terms hereof and the provisions of the Indenture and the Law, for the security and payment or redemption of, including any premium upon early redemption, and for the security and payment of interest on, the Bonds and any Parity Debt. The Bonds and any Parity Debt issued pursuant to a Supplemental Indenture shall be additionally secured at all times by a first and exclusive pledge of, security interest in and lien upon all of the moneys in the Special Fund, the Debt Service Fund, the Interest Account, the Principal Account, the Sinking Account and the Redemption Account. In addition, the Bonds shall be secured at all times by a first and exclusive pledge of, security interest in and lien upon all of the moneys in the Reserve Fund. Except for the Subordinate Pledged Tax Revenues and such moneys, no funds or properties of the Successor Agency shall be pledged to, or otherwise liable for, the payment of principal of or interest or redemption premium, if any, on the Bonds.

The Bonds are subject to optional redemption and mandatory redemption from mandatory sinking fund payments as provided in the Indenture.

If an Event of Default, as defined in the Indenture, shall occur, the principal of all Bonds may be declared due and payable upon the conditions, in the manner and with the effect provided in the Indenture, but such declaration and its consequences may be rescinded and annulled as further provided in the Indenture.

The Bonds are issuable as fully registered Bonds without coupons in denominations of $5,000 and any integral multiple thereof. Subject to the limitations and conditions and upon payment of the charges, if any, as provided in the Indenture, Bonds may be exchanged for a like aggregate principal amount of Bonds of other authorized denominations and of the same maturity.

This Bond is transferable by the Registered Owner hereof, in person or by his attorney duly authorized in writing, at the Corporate Trust Office of the Trustee, but only in the manner and subject to the limitations provided in the Indenture, and upon surrender and cancellation of this Bond. Upon registration of such transfer a new fully registered Bond or Bonds, of any authorized denomination or denominations, for the same aggregate principal amount and of the same maturity will be issued to the transferee in exchange herefor. The Trustee may refuse to transfer or exchange (a) any Bond during the fifteen (15) days prior to the date established for the selection of Bonds for redemption, or (b) any Bond selected for redemption.

The Successor Agency and the Trustee may treat the Registered Owner hereof as the absolute owner hereof for all purposes, and the Successor Agency and the Trustee shall not be affected by any notice to the contrary.

The rights and obligations of the Successor Agency and the registered owners of the Bonds may be modified or amended at any time in the manner, to the extent and upon the terms provided in the Indenture, but no such modification or amendment shall (a) extend the maturity of or reduce the interest rate on any Bond or otherwise alter or impair the obligation of the Successor Agency to pay the principal, interest or redemption premium (if any) at the time and place and at the rate and in the currency provided herein of any Bond without the express written consent of the registered owner of such Bond, (b) reduce the percentage of Bonds required for the written consent to any such amendment or modification or (c) without its written consent thereto, modify any of the rights or obligations of the Trustee.

Unless this Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the Successor Agency or the Trustee for registration of transfer, exchange, or payment, and any bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

This Bond is not a debt of the City of Pittsburg, the State of California, or any of its political subdivisions, and neither said City, said State, nor any of its political subdivisions is liable hereon, nor in any event shall this Bond be payable out of any funds or properties other than those pledged by the Successor Agency in the Indenture. The Bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

It is hereby certified that all of the things, conditions and acts required to exist, to have happened or to have been performed precedent to and in the issuance of this Bond do exist, have happened or have been performed in due and regular time and manner as required by the Law, the Refunding Law and the laws of the State of California, and that the amount of this Bond, together with all other indebtedness of the Successor Agency, does not exceed any limit prescribed by the Law, the Refunding Law or any laws of the State of California, and is not in excess of the amount of Bonds permitted to be issued under the Indenture.

This Bond shall not be entitled to any benefit under the Indenture or become valid or obligatory for any purpose until the Trustee's Certificate of Authentication hereon shall have been manually signed by the Trustee.

IN WITNESS WHEREOF, the Successor Agency to the Redevelopment Agency of the City of Pittsburg has caused this Bond to be executed in its name and on its behalf with the facsimile signature of the Director of Finance of the City of Pittsburg, and attested by the facsimile signature of the City Clerk of the City, all as of the Dated Date set forth above.

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE
CITY OF PITTSBURG

By:_____
Director of Finance
City of Pittsburg

ATTEST:

_____
City Clerk,
City of Pittsburg

TRUSTEE'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the within-mentioned Indenture.

Authentication Date: _____

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., as Trustee

By:_____
Authorized Signatory

STATEMENT OF INSURANCE

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or tax regulations:

| | | | |
|---|---|---|---|
| TEN COM -- | as tenants in common | UNIF GIFT MIN ACT _____Custodian _____ | |
| TEN ENT -- | as tenants by the entireties | (Cust.) | (Minor) |
| JT TEN -- | as joint tenants with right of survivorship and not as tenants in common | under Uniform Gifts to Minors Act _____ | (State) |
| COMM PROP -- | as community property | | |

ADDITIONAL ABBREVIATIONS MAY ALSO BE USED
THOUGH NOT IN THE LIST ABOVE

(FORM OF ASSIGNMENT)

For value received the undersigned hereby sells, assigns and transfers unto

_____

_____

_____

(Name, Address and Tax Identification or Social Security Number of Assignee)

the within-registered Bond and hereby irrevocably constitute(s) and appoints(s) _____ attorney, to transfer the same on the registration books of the Trustee with full power of substitution in the premises.

Dated: _____

Signatures Guaranteed:

| | | | |
|---|---|---|---|
| Note: | Signature(s) must be guaranteed by an eligible guarantor. | Note: | The signatures(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever. |

## EXHIBIT B

## RECOGNIZED OBLIGATION DEBT SERVICE PAYMENT SCHEDULE

**Series A Bonds**

| Period Ending | Principal | Interest | Total Debt Service |
|---|---|---|---|
| 9/1/26 | | | |
| 3/1/27 | | | |
| 9/1/27 | | | |
| 3/1/28 | | | |
| 9/1/28 | | | |
| 3/1/29 | | | |
| 9/1/29 | | | |
| 3/1/30 | | | |
| 9/1/30 | | | |
| **Totals** | | | |

**Series B Bonds**

| Period Ending | Principal | Interest | Total Debt Service |
|---|---|---|---|
| 9/1/26 | | | |
| 3/1/27 | | | |
| 9/1/27 | | | |
| 3/1/28 | | | |
| 9/1/28 | | | |
| 3/1/29 | | | |
| 9/1/29 | | | |
| 3/1/30 | | | |
| 9/1/30 | | | |
| **Totals** | | | |

# EXHIBIT C

## PROVISIONS RELATING TO THE INSURANCE POLICY

*The following terms and provisions are hereby incorporated into this Indenture by this reference. Such provisions shall control and supersede any conflicting or inconsistent provisions in this Indenture.*

# EXHIBIT D

## PROVISIONS RELATING TO THE RESERVE POLICY

*With respect to the Municipal Bond Debt Service Reserve Insurance Policy, notwithstanding anything to the contrary set forth in the Security Documents the Successor Agency and the Trustee agree to comply with the following provisions:*

# IRREVOCABLE REFUNDING INSTRUCTIONS

These IRREVOCABLE REFUNDING INSTRUCTIONS (these "Instructions"), dated _____, 2026, are given by the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG, a public body existing under the laws of the State of California (the "Successor Agency"), as successor to the former Redevelopment Agency of the City of Pittsburg (the "Former Agency"), to THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., a national banking association organized and existing under the laws of the United States of America, acting as successor trustee (the "Trustee") for the hereinafter defined Prior Bonds.

**WHEREAS**, the Successor Agency or Former Agency previously issued the following series of bonds, collectively referred to herein as the "Prior Bonds":

(i) Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Housing Set Aside Tax Allocation Bonds, (Taxable) 2006 Series A (the "2006 Series A Taxable Bonds"), issued pursuant to an Indenture of Trust dated as of December 1, 2004 by and between the Former Agency and the Trustee, as supplemented multiple times, including by a Third Supplemental Indenture of Trust, dated as of December 1 2006 (collectively, including the Fourth Supplement referred to below, the "Taxable Indenture")

(ii) Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Tax Allocation Refunding Bonds, Series 2014 (the "2014 Bonds"), issued pursuant to Resolution No. 86-128 adopted by the Former Agency on August 14, 1986, as supplemented, including by a Seventeenth Supplemental Resolution adopted by the Successor Agency on June 2, 2014 (collectively, the "2014 Resolution");

(iii) Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Housing Set Aside Tax Allocation Refunding Bonds (Taxable), 2016 Series A (the "2016 Series A Taxable Bonds"), issued pursuant to the Taxable Indenture and a Fourth Supplemental Indenture of Trust, dated as of February 1, 2016; and

(iv) Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2016 Series A (the "2016 Series A Tax-Exempt Bonds"), issued pursuant to an Amended and Restated Indenture of Trust dated as of December 1, 2004, as supplemented, including by a Twelfth Supplemental Indenture of Trust dated as of January 1, 2016 (collectively, the "Tax-Exempt Indenture");

**WHEREAS**, by implementation of California Assembly Bill X1 26, which amended provisions of the California Redevelopment Law, (found at Health and Safety Code Section 33000, et.seq.) and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, the Former Agency was dissolved on February 1, 2012 in accordance with California Assembly Bill X1 26 approved by the Governor of the State of California on June 28, 2011 ("AB 26"), and on February 1, 2012, the Successor Agency, in accordance with and pursuant to AB 26, assumed the duties and obligations set forth in AB 26 for the Former Agency,

including, without limitation, the obligations of the Former Agency to which the Former Agency was a party; and

**WHEREAS**, the outstanding Prior Bonds are subject to optional redemption prior to maturity on any date; and

**WHEREAS**, the Successor Agency has determined that it is in the best financial interests of the Successor Agency to refund, at this time, all of the Prior Bonds and to redeem all of the Prior Bonds as follows (each a "Redemption Date" and together, the "Redemption Dates"):

- the 2006 Series A Taxable Bonds on _____, 2026;
- the 2014 Bonds on _____, 2026
- the 2016 Series A Taxable Bonds on _____, 2026
- the a2016 Series A Tax-Exempt Bonds on September 1, 2026; and

**WHEREAS**, in order to provide funds for such purpose, the Successor Agency is issuing its Successor Agency to the Redevelopment Agency of the City of Pittsburg Tax Allocation Refunding Bonds (Merged Project Area) 2026 Series A (the "2026A Bonds"), and Successor Agency to the Redevelopment Agency of the City of Pittsburg Tax Allocation Refunding Bonds (Merged Project Area), (Taxable) 2026 Series B (the "2026B Bonds" and together with the 2026A Bonds, the "2026 Bonds") pursuant to an Indenture of Trust dated as of _____ 1, 2026 by and between the Trustee and the Successor Agency (the "2026 Indenture"), and applying a portion of the proceeds thereof, together with certain other moneys, to defease and redeem the Prior Bonds; and

**WHEREAS**, the Successor Agency wishes to give these Instructions to the Trustee for the purpose of providing the terms and conditions relating to the deposit and application of moneys to provide for the payment and redemption of (i) the 2014 Bonds pursuant to the 2014 Resolution, (ii) the 2006 Series A Taxable Bonds and 2016 Series A Taxable Bonds pursuant to Sections 9.01 and 9.02 of the Taxable Indenture, and (iii) the 2016 Series A Tax-Exempt Bonds pursuant to Sections 9.01 and 9.02 of the Tax-Exempt Indenture;

*NOW, THEREFORE, the Successor Agency hereby irrevocably instructs the Trustee as follows:*

**Section 1. Redemption Fund**. The Trustee shall establish a 2026 Refunding Redemption Fund (herein, the "Redemption Fund") for carrying out these Instructions, and within such fund two separate accounts designated as the "2026 Tax-Exempt Redemption Account" and "2026 Taxable Redemption Account."

**Section 2. Deposit into the Redemption Fund; Investment of Amounts**. Concurrently with delivery of the 2026 Bonds, the Successor Agency shall cause to be deposited into the Redemption Fund the amount of $_____, allocated as follows: $_____ into the 2026 Tax-Exempt Redemption Account and $_____ into the 2026 Taxable Redemption Account.

In addition, on or before the date hereof, from funds held by the Trustee [and by the Successor Agency?] to pay the Prior Bonds, the Successor Agency hereby [directs the Trustee] to transfer for deposit into each respective 2026 Redemption Account the following amounts held by the Trustee pursuant to the respective Taxable Indenture, 2014 Resolution or Tax-Exempt

Indenture (comprising a total amount of $_____) from moneys available from each respective series of Prior Bonds:

For deposit into the Tax-Exempt Redemption Account:

(i) $_____ from [accounts held for] the 2014 Bonds;

(ii) $_____ from [accounts held for] the 2016 Series A Tax-Exempt Bonds.

For deposit into the Taxable Redemption Account:

(iii) $_____ from [accounts held for] the 2006 Series A Taxable Bonds; and

(iv) $_____ from [accounts held for] the 2016 Series A Taxable Bonds; and

The Trustee shall hold total amount deposited into the Redemption Fund as described above in cash.

All cash in the Redemption Fund is hereby irrevocably pledged as a special fund for the payment and redemption of the Prior Bonds on the respective Redemption Dates in accordance with the terms hereof and in the respective Taxable Indenture, 2014 Resolution or Tax-Exempt Indenture. Neither the Trustee nor any other person shall have a lien upon or right of set off against the amounts at any time on deposit in the Redemption Fund, and such amounts shall be applied only as provided herein.

If at any time the Trustee receives actual knowledge that the cash and amounts in the Redemption Fund will not be sufficient to make any payment required redemption of the Prior Bonds, the Trustee will notify the Successor Agency of such fact and the Successor Agency will immediately cure such deficiency from any source of legally available funds.

The moneys deposited, or caused to be deposited, by the Successor Agency with the Trustee pursuant to this Section 2 are intended to discharge the entire indebtedness of the Prior Bonds in accordance with Section for the payment and redemption of (i) the 2014 Bonds pursuant to the 2014 Resolution, (ii) the 2006 Series A Taxable Bonds and 2016 Series A Taxable Bonds pursuant to Sections 9.01 and 9.02 of the Taxable Indenture, and (iii) the 2016 Series A Tax-Exempt Bonds pursuant to Sections 9.01 and 9.02 of the Tax-Exempt Indenture.

**Section 3. Proceedings for Redemption of Prior Bonds; Notices of Redemption and Defeasance**.

(a) The Successor Agency hereby irrevocably elects, and directs the Trustee, to redeem, on the Redemption Date, from amounts on deposit in the Redemption Fund, the Prior Bonds pursuant to the optional redemption provisions of the respective Taxable Indenture, 2014 Resolution or Tax-Exempt Indenture in accordance with Exhibit A hereto. The total amount of cash deposited in the Redemption Fund pursuant to Section 2 shall be applied by the Trustee to the payment and redemption of the Prior Bonds.

(b) In connection with the defeasance and optional redemption of the Prior Bonds, the Successor Agency hereby directs the Trustee to file a notice of defeasance and optional redemption for the Prior Bonds with the Municipal Securities Rulemaking Board's EMMA System, in substantially the form set forth on Exhibit B hereto, to the recipients set forth in, and otherwise pursuant to the requirements of, the respective Taxable Indenture, 2014 Resolution or Tax-Exempt Indenture.

**Section 4. Transfer of Remaining Funds**. Within three (3) Business Days of the Redemption Date, following the payment and redemption described above and payment of any amounts then owed to the Trustee, the Trustee shall withdraw any amounts remaining on deposit in the Tax-Exempt Redemption Account of the Redemption Fund and transfer such amounts to the Trustee for deposit into the Interest Account established under the 2026 Indenture to be used solely for the purpose of paying interest on the 2026A Bonds, and transfer any amounts remaining on deposit in the Taxable Redemption Account into the Interest Account established under the 2026 Indenture to be used solely for the purpose of paying interest on the 2026B Bonds.

**Section 5. Amendment**. These Instructions shall be irrevocable by the Successor Agency. These Instructions may be amended or supplemented by the Successor Agency, but only if the Successor Agency shall file with the Trustee (a) an opinion of nationally recognized bond counsel engaged by the Successor Agency stating that such amendment or supplement will not, of itself, adversely affect the exclusion from gross income of interest on the Prior Bonds other than the 2016 Series A Taxable Bonds or the 2026 Bonds under federal income tax law, and (b) a certification of an independent accountant or independent financial adviser engaged by the Successor Agency stating that such amendment or supplement will not affect the sufficiency of funds invested and held hereunder to make the payments required by Section 3.

**Section 6. Application of Certain Terms of the Prior Documents**. All of the terms of the respective Taxable Indenture, 2014 Resolution or Tax-Exempt Indenture relating to the payment of principal of and interest and repayment premium, if any, on the Prior Bonds and the redemption thereof, and the protections, immunities and limitations from liability afforded the Trustee, are incorporated in these Instructions as if set forth in full herein.

**Section 7. Counterparts**. These Instructions may be signed in several counterparts, each of which will constitute an original, but all of which will constitute one and the same instrument.

**Section 8. Governing Law**. These Instructions shall be construed in accordance with and governed by the laws of the State of California.

**[Signature Page Follows on Next Page]**

IN WITNESS WHEREOF, the Successor Agency to the Redevelopment Agency of the City of Pittsburg has provided these irrevocable refunding instructions as of the date first set forth above.

**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**

By: _____
Elena Adair, Director of Finance
City of Pittsburg

ACCEPTED:

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,**
as Trustee

By: _____
Authorized Officer

[Signature page - Irrevocable Refunding Instructions (Prior Bonds)]

# EXHIBIT A

## 2006 Series A Taxable Bonds

### Prior Bonds to be Optionally Redeemed

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: _____) |
|---|---|---|---|

**Schedule of Payment and Redemption**

| Redemption Date | Principal Redeemed | Accrued Interest | Total |
|---|---|---|---|
| | | | |

## 2014 Bonds

### Prior Bonds to be Optionally Redeemed

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: 724568) |
|---|---|---|---|

**Schedule of Payment and Redemption**

| Redemption Date | Principal Redeemed | Accrued Interest | Total |
|---|---|---|---|
| | | | |

## 2016 Series A Taxable Bonds

### Prior Bonds to be Optionally Refunded

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: 724568) |
|---|---|---|---|

**Schedule of Payment and Redemption**

| Redemption Date | Principal Redeemed | Accrued Interest | Total |
|---|---|---|---|

## 2016 Series A Tax-Exempt Bonds

### Prior Bonds to be Optionally Refunded

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: 724568) |
|---|---|---|---|

**Schedule of Payment and Redemption**

| Redemption Date | Principal Redeemed | Accrued Interest | Total |
|---|---|---|---|

# EXHIBIT B-1

## FORM OF NOTICE OF DEFEASANCE AND OPTIONAL REDEMPTION

**Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Housing Set Aside Tax Allocation Bonds, (Taxable) 2006 Series A**

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: 724568) |
|---|---|---|---|

**Note: The Successor Agency and Trustee shall not be responsible for the selection or use of the CUSIP numbers selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Bonds. They are included solely for the convenience of the holders.*

NOTICE IS HEREBY GIVEN that all of the bonds listed above (the "Bonds") have been defeased and discharged under and within the meaning of an Indenture of Trust dated as of December 1, 2004 and various supplements thereto (collectively, the "Indenture of Trust"), by and between the Successor Agency to the Redevelopment Agency of the City of Pittsburg (the "Successor Agency"), as successor to the former Redevelopment Agency of the City of Pittsburg (the "Former Agency") and The Bank of New York Mellon Trust Company, N.A., as trustee for the Bonds (the "Trustee"). Funds for the payment of the Bonds have been deposited in the Redemption Fund held by the Trustee for the purpose of defeasing and optionally redeeming the Bonds. As a consequence of the foregoing actions and in accordance with the Indenture of Trust, (i) the Bonds are no longer secured by a pledge of revenues under the Indenture of Trust, (ii) the Bonds are now payable solely from the moneys set aside in the Redemption Fund held by the Trustee as described above, and (iii) all obligations of the Successor Agency under the continuing disclosure undertaking relating to the Bonds have ceased and are terminated.

The Bonds maturing on and after September 1, 2026 will be optionally redeemed on _____, 2026 (the "Redemption Date") at a redemption price equal to the outstanding principal amount of the Bonds, plus accrued interest to the Redemption Date, without premium (the "Redemption Price"). On the Redemption Date, the Redemption Price shall become due and payable on each of the Bonds, and from and after the Redemption Date, interest on the Bonds will cease to accrue. The Bonds are being called for redemption on the Redemption Date pursuant to the provisions of the Indenture of Trust under which the Bonds were issued.

Payment of the Redemption Price on the Bonds will be paid only upon presentation and surrender thereof in the following manner:

The Bank of New York Mellon Trust Company, N.A.

_____

_____

_____

Please call [Bondholder Services] at (800) _____ with any questions

IMPORTANT TAX NOTICE

Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

**Dated:** _____, 2026

**The Bank of New York Mellon Trust Company, N.A., as Trustee**

# EXHIBIT B-2

## FORM OF NOTICE OF DEFEASANCE AND OPTIONAL REDEMPTION

**Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Tax Allocation Refunding Bonds, Series 2014**

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: 724568) |
|---|---|---|---|

**Note: The Successor Agency and Trustee shall not be responsible for the selection or use of the CUSIP numbers selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Bonds. They are included solely for the convenience of the holders.*

NOTICE IS HEREBY GIVEN that all of the bonds listed above (the "Bonds") have been defeased and discharged under and within the meaning of an Indenture of Trust dated as of December 1, 2004 and various supplements thereto (collectively, the "Indenture of Trust"), by and between the Successor Agency to the Redevelopment Agency of the City of Pittsburg (the "Successor Agency"), as successor to the former Redevelopment Agency of the City of Pittsburg (the "Former Agency") and The Bank of New York Mellon Trust Company, N.A., as trustee for the Bonds (the "Trustee"). Funds for the payment of the Bonds have been deposited in the Redemption Fund held by the Trustee for the purpose of defeasing and optionally redeeming the Bonds. As a consequence of the foregoing actions and in accordance with the Indenture of Trust, (i) the Bonds are no longer secured by a pledge of revenues under the Indenture of Trust, (ii) the Bonds are now payable solely from the moneys set aside in the Redemption Fund held by the Trustee as described above, and (iii) all obligations of the Successor Agency under the continuing disclosure undertaking relating to the Bonds have ceased and are terminated.

The Bonds maturing on and after September 1, 2026 will be optionally redeemed on _____, 2026 (the "Redemption Date") at a redemption price equal to the outstanding principal amount of the Bonds, plus accrued interest to the Redemption Date, without premium (the "Redemption Price"). On the Redemption Date, the Redemption Price shall become due and payable on each of the Bonds, and from and after the Redemption Date, interest on the Bonds will cease to accrue. The Bonds are being called for redemption on the Redemption Date pursuant to the provisions of the Indenture of Trust under which the Bonds were issued.

Payment of the Redemption Price on the Bonds will be paid only upon presentation and surrender thereof in the following manner:

The Bank of New York Mellon Trust Company, N.A.

_____

_____

_____

Please call [Bondholder Services] at (800) _____ with any questions

IMPORTANT TAX NOTICE

Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

**Dated:** _____, 2026

**The Bank of New York Mellon Trust Company, N.A., as Trustee**

# EXHIBIT B-3

## FORM OF NOTICE OF DEFEASANCE AND OPTIONAL REDEMPTION

**Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Housing Set Aside Tax Allocation Refunding Bonds (Taxable), 2016 Series A**

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: 724568) |
|---|---|---|---|

**Note: The Successor Agency and Trustee shall not be responsible for the selection or use of the CUSIP numbers selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Bonds. They are included solely for the convenience of the holders.*

NOTICE IS HEREBY GIVEN that all of the bonds listed above (the "Bonds") have been defeased and discharged under and within the meaning of an Indenture of Trust dated as of December 1, 2004 and various supplements thereto (collectively, the "Indenture of Trust"), by and between the Successor Agency to the Redevelopment Agency of the City of Pittsburg (the "Successor Agency"), as successor to the former Redevelopment Agency of the City of Pittsburg (the "Former Agency") and The Bank of New York Mellon Trust Company, N.A., as trustee for the Bonds (the "Trustee"). Funds for the payment of the Bonds have been deposited in the Redemption Fund held by the Trustee for the purpose of defeasing and optionally redeeming the Bonds. As a consequence of the foregoing actions and in accordance with the Indenture of Trust, (i) the Bonds are no longer secured by a pledge of revenues under the Indenture of Trust, (ii) the Bonds are now payable solely from the moneys set aside in the Redemption Fund held by the Trustee as described above, and (iii) all obligations of the Successor Agency under the continuing disclosure undertaking relating to the Bonds have ceased and are terminated.

The Bonds maturing on and after September 1, 2026 will be optionally redeemed on _____, 2026 (the "Redemption Date") at a redemption price equal to the outstanding principal amount of the Bonds, plus accrued interest to the Redemption Date, without premium (the "Redemption Price"). On the Redemption Date, the Redemption Price shall become due and payable on each of the Bonds, and from and after the Redemption Date, interest on the Bonds will cease to accrue. The Bonds are being called for redemption on the Redemption Date pursuant to the provisions of the Indenture of Trust under which the Bonds were issued.

Payment of the Redemption Price on the Bonds will be paid only upon presentation and surrender thereof in the following manner:

The Bank of New York Mellon Trust Company, N.A.

_____

_____

Please call [Bondholder Services] at (800) _____ with any questions

IMPORTANT TAX NOTICE

Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

**Dated:** _____, 2026

**The Bank of New York Mellon Trust Company, N.A., as Trustee**

# EXHIBIT B-4

## FORM OF NOTICE OF DEFEASANCE AND OPTIONAL REDEMPTION

**Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2016 Series A**

| Maturity Date (September 1) | Outstanding Principal Amount | Interest Rate | CUSIP* (Base: 724568) |
|---|---|---|---|

**Note: The Successor Agency and Trustee shall not be responsible for the selection or use of the CUSIP numbers selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Bonds. They are included solely for the convenience of the holders.*

NOTICE IS HEREBY GIVEN that all of the bonds listed above (the "Bonds") have been defeased and discharged under and within the meaning of an Indenture of Trust dated as of December 1, 2004 and various supplements thereto (collectively, the "Indenture of Trust"), by and between the Successor Agency to the Redevelopment Agency of the City of Pittsburg (the "Successor Agency"), as successor to the former Redevelopment Agency of the City of Pittsburg (the "Former Agency") and The Bank of New York Mellon Trust Company, N.A., as trustee for the Bonds (the "Trustee"). Funds for the payment of the Bonds have been deposited in the Redemption Fund held by the Trustee for the purpose of defeasing and optionally redeeming the Bonds. As a consequence of the foregoing actions and in accordance with the Indenture of Trust, (i) the Bonds are no longer secured by a pledge of revenues under the Indenture of Trust, (ii) the Bonds are now payable solely from the moneys set aside in the Redemption Fund held by the Trustee as described above, and (iii) all obligations of the Successor Agency under the continuing disclosure undertaking relating to the Bonds have ceased and are terminated.

The Bonds maturing on and after September 1, 2026 will be optionally redeemed on _____, 2026 (the "Redemption Date") at a redemption price equal to the outstanding principal amount of the Bonds, plus accrued interest to the Redemption Date, without premium (the "Redemption Price"). On the Redemption Date, the Redemption Price shall become due and payable on each of the Bonds, and from and after the Redemption Date, interest on the Bonds will cease to accrue. The Bonds are being called for redemption on the Redemption Date pursuant to the provisions of the Indenture of Trust under which the Bonds were issued.

Payment of the Redemption Price on the Bonds will be paid only upon presentation and surrender thereof in the following manner:

The Bank of New York Mellon Trust Company, N.A.

_____

_____

Please call [Bondholder Services] at (800) _____ with any questions

IMPORTANT TAX NOTICE

Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

**Dated:** _____, 2026

**The Bank of New York Mellon Trust Company, N.A., as Trustee**

**$_____**
**SUCCESSOR AGENCY TO THE**
**REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**
**SUBORDINATE TAX ALLOCATION REFUNDING BONDS, 2026 SERIES A**

**and**

**$_____**
**SUCCESSOR AGENCY TO THE**
**REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**
**SUBORDINATE TAX ALLOCATION REFUNDING BONDS, (TAXABLE) 2026 SERIES B**

# BOND PURCHASE AGREEMENT

_____, 2026

Successor Agency to the
Redevelopment Agency of the City of Pittsburg
65 Civic Avenue
Pittsburg, California 94565

Ladies and Gentlemen:

Stifel, Nicolaus & Company, Incorporated (the "Underwriter") offers to enter into this Bond Purchase Agreement (this "Purchase Agreement") with the Successor Agency to the Redevelopment Agency of the City of Pittsburg (the "Agency") which will be binding upon the Agency and the Underwriter upon the acceptance hereof by the Agency. This offer is made subject to its acceptance by the Agency by execution of this Purchase Agreement and its delivery to the Underwriter on or before 11:59 p.m., California time, on the date hereof, or at such other later time as the Underwriter shall agree to in writing. All terms used herein and not otherwise defined shall have the respective meanings given to such terms in the Indenture (as hereinafter defined).

The Agency acknowledges and agrees that: (i) the purchase and sale of the Bonds pursuant to this Purchase Agreement is an arm's length commercial transaction between the Agency and the Underwriter; (ii) in connection with such transaction, the Underwriter is acting solely as principal and not as agent or a fiduciary of the Agency; (iii) the Underwriter has not assumed a fiduciary responsibility in favor of the Agency with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Agency on other matters); and (iv) the Agency has consulted with its own legal and financial advisors to the extent it has deemed appropriate.

1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the Agency for offering to the public, and the Agency hereby agrees to sell to the Underwriter for such purpose, all (but not less than all) of the (i) $_____ aggregate principal amount of the Agency's Subordinate Tax Allocation Refunding Bonds, 2026 Series A (the "Series A

Bonds"), at a purchase price equal to $_____ (being the aggregate principal amount thereof, less an Underwriter's discount of $_____ and [plus/less] [net] an original issue [premium/discount] of $_____); and (ii) $_____ aggregate principal amount of the Agency's Subordinate Tax Allocation Refunding Bonds, (Taxable) 2026 Series B (the "Series B Bonds" and, together with the Series A Bonds, the "Bonds") at a purchase price equal to $_____ (being the aggregate principal amount thereof, less an Underwriter's discount of $_____ and [plus/less] [net] an original issue [premium/discount] of $_____). [In addition, on behalf of the Agency, from the purchase price of the Bonds, the Underwriter shall wire the amount of $_____ to the Insurer (defined below) to pay the costs of the premium for the 2026 Reserve Policy (defined below).] The Bonds are to be purchased by the Underwriter from the Agency. Such payment and delivery and the other actions contemplated hereby to take place at the time of such payment and delivery are herein sometimes called the "Closing."

2. The Bonds and Related Documents. The Bonds shall be substantially in the form described in, and shall be issued and secured under the provisions of, an Indenture of Trust, dated as of _____ 1, 2026, (the "Indenture"), by and between the Agency and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"). The Bonds will be issued pursuant to Part 1 of Division 24 of the California Health and Safety Code (the "Law"), Section 34177.5 of the California Health and Safety Code, and Article 11 of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (the "Act") and resolutions of the Agency adopted on _____, 2026 (the "Agency Resolution") and on _____, 2026 (the "Agency OS Resolution"). The issuance of the Bonds was approved by Contra Costa Countywide Oversight Board (the "Oversight Board") by a resolution adopted on _____, 2026 (the "Oversight Board Resolution"). The Bonds shall be as described in the Indenture and the Official Statement dated the date hereof relating to the Bonds (which, together with all exhibits and appendices included therein or attached thereto and such amendments or supplements thereto which shall be approved by the Underwriter, is hereinafter called the "Official Statement").

[A debt service reserve insurance policy (the "2026 Reserve Policy") shall also be purchased from _____ (the "Insurer") for the Bonds.]

The net proceeds of the Bonds will be used to refund in full (i) the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Housing Set Aside Tax Allocation Bonds, (Taxable) 2006 Series A (the "2006 Bonds"); (ii) the Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Tax Allocation Refunding Bonds, Series 2014 (the "2014 Bonds"); (iii) the Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Housing Set Aside Tax Allocation Refunding Bonds (Taxable), 2016 Series A (the "2016 Taxable Bonds") and (iv) the Successor Agency to the Redevelopment Agency of the City of Pittsburg Los Medanos Community Development Project Subordinate Tax Allocation Refunding Bonds, 2016 Series A (the "2016 Tax-Exempt Bonds" and, together with the 2006 Bonds, the 2014 Bonds and the 2016 Taxable Bonds, the "Prior Bonds").

When issued, the Bonds will be secured by a pledge of Subordinate Pledged Tax Revenues (defined in the Indenture) on a subordinate basis to the Redevelopment Agency of the City of Pittsburg, California Los Medanos Community Development Project Tax Allocation Bonds, Series 1999.

The Agency will undertake pursuant to the provisions of a Continuing Disclosure Certificate, to be dated the date of the Closing (the "Disclosure Certificate") and executed by the Agency, to provide certain annual information and notices of the occurrence of certain enumerated events. A description of the undertaking is set forth in the Preliminary Official Statement (as defined below) and will also be set forth in the Official Statement.

As used herein, the term the "Agency Legal Documents" means and refers to this Purchase Agreement, the Indenture, the Continuing Disclosure Certificate, the Irrevocable Refunding Instructions, dated as of _____, 2026, by the Agency to The Bank of New York Mellon Trust Company, N.A. providing for the refunding of the Prior Bonds (the "Irrevocable Refunding Instructions") and that certain Custody Agreement, dated as of _____, 2026, by and among the Agency, the Contra Costa County Auditor-Controller and the Trustee.

3. Offering.

(a) It shall be a condition to the Agency's obligations to sell and to deliver the Bonds to the Underwriter and to the Underwriter's obligations to purchase, to accept delivery of and to pay for the Bonds that the entire aggregate principal amount of the Bonds shall be issued, sold and delivered by the Agency and purchased, accepted and paid for by the Underwriter at the Closing. The Underwriter agrees to make a bona fide public offering of all of the Bonds at the initial public offering prices or yields set forth in Exhibit A hereto and on the inside front cover page of the Official Statement. The Underwriter reserves the right to change, subsequent to the initial public offering, such initial offering prices as it shall deem necessary in connection with the marketing of the Bonds.

(b) The Underwriter agrees to assist the Agency in establishing the issue price of the Series A Bonds and shall execute and deliver to the Agency at Closing an "issue price" or similar certificate, together with copies of supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Agency and Bond Counsel (as defined below), to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series A Bonds. All actions to be taken by the Agency under this section to establish the issue price of the Series A Bonds may be taken on behalf of the Agency by the Agency's municipal advisor, NHA Advisors, LLC (the "Municipal Advisor") and any notice or report to be provided to the Agency may be provided to the Agency's Municipal Advisor.

(c) Except as otherwise set forth in Exhibit A attached hereto, the Agency will treat the first price at which 10% of each maturity of the Series A Bonds (the "10% test"), identified under the column "10% Test Used" in Exhibit A, is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Agency the price or prices at which it has sold to the public each maturity of the Series A Bonds for which the 10% test is used. If at that time the 10% test has not been satisfied as to any maturity of the Series A Bonds, the Underwriter agrees to promptly report to the Agency the prices at which it sells the unsold Series A Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (as defined below) has occurred, until the 10% test has been satisfied as to the Series A Bonds of that maturity or until all Series A Bonds of that maturity have been sold to the public.

(d) The Underwriter confirms that it has offered the Series A Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit A attached hereto, except as otherwise set forth therein. Exhibit A also sets forth, identified under the column "Hold the Offering Price Used," as of the date of this Purchase Agreement, the maturities, if any, of the Series A Bonds for which the 10% test has not been satisfied and for which the Agency and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Agency to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Series A Bonds, the Underwriter will neither offer nor sell unsold Series A Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following.

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Series A Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the Agency when it has sold 10% of that maturity of the Series A Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

(e) The Underwriter confirms that any selling group agreement and any retail distribution agreement relating to the initial sale of the Series A Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such retail distribution agreement, as applicable, to: (1) report the prices at which it sells to the public the unsold Series A Bonds of each maturity allotted to it until it is notified by the Underwriter that either the 10% test has been satisfied as to the Series A Bonds of that maturity or all Series A Bonds of that maturity have been sold to the public; and (2) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Underwriter. The Agency acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on: (A) in the event that a selling group has been created in connection with the initial sale of the Series A Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing wires; and (B) in the event that a retail distribution agreement was employed in connection with the initial sale of the Series A Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the retail distribution agreement and the related pricing wires. The Agency further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Series A Bonds.

(f) The Underwriter acknowledges that sales of any Series A Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(1) "public" means any person other than an underwriter or a related party;

(2) "underwriter" means (A) any person that agrees pursuant to a written contract with the Agency (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series A Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series A Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series A Bonds to the public);

(3) a purchaser of any of the Series A Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(4) "sale date" means the date of execution of this Purchase Agreement by the Agency and the Underwriter.

4. Use and Preparation of Documents. The Agency has caused to be prepared and delivered to the Underwriter prior to the execution of this Purchase Agreement copies of the Preliminary Official Statement dated _____, 2026, relating to the Bonds (the "Preliminary Official Statement"), which was approved by the Agency OS Resolution. The Agency ratifies, confirms and approves the use by the Underwriter prior to the date hereof of the Preliminary Official Statement. The Agency has previously deemed the Preliminary Official Statement to be final as of its date for purposes of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 ("Rule 15c2-12"), except for information permitted to be omitted therefrom by Rule 15c2-12. The Agency hereby agrees to deliver or cause to be delivered to the Underwriter, within seven (7) business days of the date hereof, but not less than one (1) business day prior to Closing a sufficient number of copies of the final Official Statement relating to the Bonds, dated the date hereof, which includes all information permitted to be omitted by Rule 15c2-12 and any amendments or supplements to such Official Statement as have been approved by the Agency and the Underwriter (the "Official Statement") to enable the Underwriter to distribute a single copy of each Official Statement to any potential customer of the Underwriter requesting an Official Statement during the time period beginning when the Official Statement becomes available and ending 25 days after the End of the Underwriting Period (defined below). The Agency hereby approves of the use and distribution (including the electronic distribution) by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offer and sale of the Bonds. The Agency shall have executed and delivered to the Underwriter a certification to such effect in the form attached hereto as Exhibit B. The Underwriter agrees that it will not confirm the sale of any Bonds unless the confirmation of sale is accompanied or preceded by the delivery of a copy of the Official Statement.

5. Representations, Warranties and Agreements of the Agency. The Agency hereby represents, warrants and agrees as follows:

(a) The Agency is a public entity existing under the laws of the State of California, including the Law.

(b) The Agency has full legal right, power and authority to enter into the Agency Legal Documents and carry out and consummate the transactions contemplated by the Agency Legal Documents.

(c) By all necessary official action of the Agency prior to or concurrently with the acceptance hereof, the Agency has duly authorized and approved the preparation and use of the Preliminary Official Statement and the Official Statement, the execution and delivery of the Official Statement and the Agency Legal Documents, and the performance by the Agency of all transactions contemplated by the Agency Legal Documents; and the Agency Legal Documents will constitute legal, valid and binding obligations of the Agency, enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or limiting creditors' rights generally.

(d) The Agency is not in any material respect in breach of or default under any applicable constitutional provision, law or administrative regulation to which it is subject or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement (including, without limitation, the Indenture) or other instrument to which the Agency is a party or to which the Agency or any of its property or assets is otherwise subject, and no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute such a default or event of default under any such instrument; and the execution and delivery of the Agency Legal Documents, and compliance with the provisions on the Agency's part contained therein, will not conflict with or constitute a material breach of or a material default under any constitutional provision, law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Agency is a party or to which the Agency or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Agency or under the terms of any such constitutional provision, law, regulation or instrument, except as provided by the Indenture.

(e) Except as described in or contemplated by the Official Statement, as of the date of the Closing, all authorizations, approvals, licenses, permits, consents and orders of any governmental authority, board, agency or commission having jurisdiction of the matter which are required for the due authorization by, or which would constitute a condition precedent to or the absence of which would materially adversely affect the due performance by, the Agency of its obligations under the Agency Legal Documents have been or will be duly obtained.

(f) Between the date of this Purchase Agreement and the date of the Closing, the Agency will not, without the prior written consent of the Underwriter, offer or issue any bonds, notes or other obligations for borrowed money, or incur any material liabilities, direct or contingent, payable from Tax Revenues (as defined in the Indenture), nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the Agency.

(g) To the best knowledge of the officer of the Agency executing this Purchase Agreement, after due inquiry, as of the date hereof, there is no action, suit, proceeding,

inquiry or investigation, at law or in equity before or by any court, government agency, public board or body, pending or threatened against the Agency, affecting the existence of the Agency or the titles of its officers to their respective offices, or affecting or seeking to prohibit, restrain or enjoin the execution and delivery of the Indenture or the collection of the Tax Revenues or contesting or affecting, as to the Agency, the validity or enforceability of the Agency Legal Documents or contesting the exclusion from gross income of interest on the Bonds for federal income tax purposes, or contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement, or contesting the powers of the Agency, or in any way contesting or challenging the consummation of the transactions contemplated hereby, or which might result in a material adverse change in the financial condition of the Agency or which might materially adversely affect the Tax Revenues of the Agency; nor, to the best knowledge of the officer of the Agency executing this Purchase Agreement, is there any known basis for any such action, suit, proceeding, inquiry or investigation, wherein an unfavorable decision, ruling or finding would materially adversely affect the validity of the authorization, execution, delivery or performance by the Agency of the Agency Legal Documents.

(h) As of the time of acceptance hereof and as of the date of the Closing, the Agency does not and will not have outstanding any indebtedness which indebtedness is secured by a lien on the Tax Revenues of the Agency superior to or on a parity with the lien provided for in the Indenture on the Tax Revenues, other than as disclosed in the Official Statement.

(i) As of the time of acceptance hereof and as of the date of the Closing, the Agency has or will have complied with the filing requirements of the Law, including, without limitation, the filing of all Recognized Obligation Payment Schedules, as required by the Law.

(j) As of the date thereof, the Preliminary Official Statement did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein in light of the circumstances under which they were made, not misleading (except that this representation does not include information relating to The Depository Trust Company or the book-entry-only system, the Insurer or the 2026 Reserve Policy).

(k) As of the date thereof and at all times subsequent thereto to and including the date which is 25 days following the End of the Underwriting Period (as such term is hereinafter defined) for the Bonds, the Official Statement did not and will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made not misleading (except that this representation does not include information relating to The Depository Trust Company or the book-entry-only system, the Insurer or the 2026 Reserve Policy).

(l) If between the date hereof and the date which is 25 days after the End of the Underwriting Period for the Bonds, an event occurs which would cause the information contained in the Official Statement, as then supplemented or amended, to contain an untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make such information herein, in the light of the circumstances under which it was presented, not misleading, the Agency will notify the Underwriter, and, if in the opinion of the Underwriter or the Agency, or respective counsel, such event requires the preparation and publication of a supplement or amendment to the Official Statement, the Agency will cooperate in the preparation of an amendment or supplement to the Official Statement in a form and manner approved by the Underwriter, and shall pay all expenses thereby incurred. For the purposes of this subsection,

between the date hereof and the date which is 25 days of the End of the Underwriting Period for the Bonds, the Agency will furnish such information with respect to itself as the Underwriter may from time to time reasonably request. As used herein, the term "End of the Underwriting Period" means the later of such time as: (i) the Agency delivers the Bonds to the Underwriter; or (ii) the Underwriter does not retain, directly or as members of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Notwithstanding the foregoing, unless the Underwriter gives notice to the contrary, the "End of the Underwriting Period" shall be the date of Closing.

(m) If the information contained in the Official Statement is amended or supplemented pursuant to paragraph (l) hereof, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such subparagraph) at all times subsequent thereto up to and including the date which is 25 days after the End of the Underwriting Period for the Bonds, the portions of the Official Statement so supplemented or amended (including any financial and statistical data contained therein) will not contain any untrue statement of a material fact required to be stated therein or necessary to make such information therein in the light of the circumstances under which it was presented, not misleading (except that this representation does not include information relating to The Depository Trust Company or the book-entry-only system, the Insurer or the 2026 Reserve Policy).

(n) After the Closing, the Agency will not participate in the issuance of any amendment of or supplement to the Official Statement to which, after being furnished with a copy, the Underwriter shall reasonably object in writing or which shall be disapproved by counsel for the Underwriter.

(o) Any certificate signed by any officer of the Agency and delivered to the Underwriter shall be deemed a representation by the Agency to the Underwriter as to the statements made therein.

(p) The Agency will apply the proceeds from the sale of the Bonds for the purposes specified in the Official Statement.

(q) The Agency has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the Agency is not a bond issuer whose arbitrage certifications may not be relied upon.

(r) The Agency will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter, at the expense of the Underwriter, as it may reasonably request in order to qualify the Bonds for offer and sale under the "blue sky" or other securities laws and regulations of such states and other jurisdictions of the United States of America as the Underwriter may designate; provided, however, that the Agency will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

(s) The Agency will refrain from taking any action with regard to which the Agency may exercise control that results in the inclusion in gross income for federal income tax purposes of the interest on the Series A Bonds or State of California income tax purposes of the interest on the Series A Bonds.

(t) Except as disclosed in the Official Statement, the Agency has not defaulted in any material respect under any prior continuing disclosure undertaking within the previous five years.

(u) The Oversight Board has duly adopted the Oversight Board Resolution approving the issuance of the Bonds and no further Oversight Board approval or consent is required for the issuing of the Bonds or the consummation of the transactions described in the Preliminary Official Statement.

(v) The Department of Finance of the State of California (the "Department of Finance") has issued a letter, dated _____, 2026, approving the issuance of the Bonds (the "Department of Finance Letter"). No further Department of Finance approval or consent is required for the issuance of the Bonds or the consummation of the transactions described in the Preliminary Official Statement. Except as disclosed in the Preliminary Official Statement, the Agency is not aware of the Department of Finance directing or having any basis to direct the County Auditor-Controller to deduct unpaid unencumbered funds from future allocations of property tax to the Agency pursuant to Section 34183 of the Dissolution Act.

6. Closing. At 8:00 A.M., California time, on _____, 2026 (the "Closing Date"), or on such other date as may be mutually agreed upon by the Agency and the Underwriter, the Agency will, subject to the terms and conditions hereof, sell and deliver the Bonds to the Underwriter, duly executed and authenticated, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof in federal funds. Sale, delivery and payment as aforesaid shall be made at the offices of Jones Hall LLP, San Mateo, California ("Bond Counsel"), or such other place as shall have been mutually agreed upon by the Agency and the Underwriter, except that the Bonds (with one certificate for each maturity and otherwise in a form suitable for the book-entry system) shall be delivered to the Underwriter in New York, New York, through the book-entry system of The Depository Trust Company ("DTC"). Unless the DTC Fast Automated Securities Transfer ("FAST") is utilized, the Bonds will be made available for inspection by DTC at least one business day prior to the Closing.

7. Closing Conditions. The Underwriter has entered into this Purchase Agreement in reliance upon the representations and warranties of the Agency contained herein, and in reliance upon the representations and warranties to be contained in the documents and instruments to be delivered at the Closing and upon the performance by the Agency of its obligations hereunder, both as of the date hereof and as of the date of the Closing. Accordingly, the Underwriter's obligations under this Purchase Agreement to purchase, to accept delivery of and to pay for the Bonds shall be conditioned upon the performance by the Agency of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following additional conditions:

(a) The Underwriter shall receive, within seven (7) business days of the date hereof, but in no event less than 1 day prior to Closing, copies of the Official Statement (including all information previously permitted to have been omitted from the Preliminary Official Statement by Rule 15c2-12 and any amendments or supplements as have been approved by the Underwriter), in such reasonable quantity as the Underwriter shall have requested;

(b) The representations and warranties of the Agency contained herein shall be true, complete and correct on the date hereof and on and as of the date of the Closing, as if made on the date of the Closing and the statements of the officers and other officials of the Agency and the Trustee made in any certificate or other document furnished pursuant to the provisions hereof are accurate;

(c) At the time of the Closing, the Agency Legal Documents shall have been duly authorized, executed and delivered by the respective parties thereto, and the Official Statement shall have been duly authorized, executed and delivered by the Agency, all in substantially the forms heretofore submitted to the Underwriter, with only such changes as shall have been agreed to in writing by the Underwriter, and shall be in full force and effect; and there shall be in full force and effect such resolution or resolutions of the governing body of the Agency as, in the opinion of Bond Counsel, shall be necessary or appropriate in connection with the transactions contemplated hereby;

(d) At the time of the Closing, all necessary official action of the Agency relating to the Official Statement and the Agency Legal Documents shall have been taken and shall be in full force and effect and shall not have been amended, modified or supplemented in any material respect;

(e) At or prior to the Closing, the Underwriter shall have received copies of each of the following documents:

(1) Bond Counsel Opinion. The approving opinion of Bond Counsel to the Agency, dated the date of the Closing and substantially in the form included as Appendix F to the Official Statement;

(2) Supplemental Opinion of Bond Counsel. A supplemental opinion or opinions of Bond Counsel addressed to the Underwriter, in form and substance acceptable to the Underwriter, and dated the date of the Closing, stating that the Underwriter may rely on the opinions of Bond Counsel described in paragraph (1) above as if such opinions were addressed to the Underwriter and to the following effect:

(i) the Purchase Agreement and the Irrevocable Refunding Instructions have been duly executed and delivered by the Agency and (assuming due authorization, execution and delivery by and validity against the other parties thereto, as applicable) constitute the valid and binding agreements of the Agency, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting enforcement of creditors' rights and by the application of equitable principles;

(ii) the statements contained in the Official Statement under the captions ["INTRODUCTION," "THE BONDS," "REFUNDING PLAN," "SECURITY FOR THE BONDS," "TAX MATTERS,"] and in Appendices __ and __ insofar as such statements expressly summarize certain provisions of the Indenture or the opinion of Bond Counsel, are accurate in all material respects; and

(iii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.

(3) Fiscal Consultant's Certificate. A certificate of HdL Coren & Cone (the "Fiscal Consultant"), dated the date of the Closing, addressed to the Agency and the Underwriter, in form and substance acceptable to the Underwriter, (i) certifying as to the accuracy of (A) the information contained in [APPENDIX __—"FISCAL CONSULTANT'S REPORT,"] and the information in the Official Statement under the captions ["THE PROJECT AREA" and "SECURITY FOR THE BONDS—Pass-Through Payments,"] (ii) consenting to the inclusion of such firm's Fiscal Consultant's Report in the Preliminary Official Statement and the Official Statement, and (iii) stating that, to the best of such firm's knowledge, but without having conducted any investigation with respect thereto, nothing has come to such firm's attention between the date of such report and the date hereof which would materially alter any of the conclusions set forth in such report.

(4) Agency Counsel Opinion. An opinion of Counsel to the Agency, dated the date of the Closing and addressed to the Underwriter, in form and substance acceptable to the Underwriter to the following effect:

(i) the Agency is a public entity duly organized and existing under the Constitution and laws of the State, with full right, power and authority to execute, deliver and perform its obligations under the Agency Legal Documents;

(ii) the Agency Resolution and the Agency OS Resolution were duly adopted at meetings of the Agency, called and held pursuant to law, with all public notice required by law and at which quorums were present and acting throughout; and the Agency Resolution and the Agency OS Resolution are in full force and effect and have not been modified, amended or rescinded since their respective adoption dates;

(iii) The Agency Legal Documents and the Official Statement have been duly authorized, executed and delivered by the Agency and, assuming due authorization, execution and delivery by the other parties thereto, the Agency Legal Documents constitute the valid, legal and binding obligations of the Agency enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting enforcement of creditors rights and by the application of equitable principles if equitable remedies are sought;

(iv) The execution and delivery of the Agency Legal Documents and compliance with the provisions of the Agency Legal Documents, under the circumstances contemplated thereby, (1) do not and will not in any material respect conflict with or constitute on the part of the Agency a breach of or default under any agreement or other instrument to which the Agency is a party or by which it is bound, and (2) do not and will not in any material respect constitute on the part of the Agency a violation, breach of or default under any existing law, regulation, court order or consent decree to which the Agency is subject;

(v) to the best of such counsel's knowledge, except as otherwise disclosed in the Official Statement, there is no litigation or proceeding, pending and served, or threatened against the Agency for which it has received service, challenging the creation, organization or existence of the Agency, or the validity of the Bonds or the Agency Legal Documents or seeking to restrain or enjoin any of the transactions referred to therein or contemplated thereby, or under which a determination adverse to the Agency would have a material adverse effect upon the financial condition or the revenues of the Agency, or which, in any manner, questions the right of the

Agency to issue, sell and deliver the Bonds, to enter into the Indenture and the Irrevocable Refunding Instructions or to use the Tax Revenues for repayment of the Bonds or affects in any manner the right or ability of the Agency to collect or pledge the Tax Revenues; and

(5) Trustee Counsel Opinion. The opinion of counsel to the Trustee, dated the date of the Closing, addressed to the Underwriter, to the effect that:

(i) The Trustee is a national banking association, duly organized and validly existing under the laws of the United States of America, having full power to enter into, accept and administer the trusts created under the Indenture and the Irrevocable Refunding Instructions;

(ii) The Indenture and the Irrevocable Refunding Instructions have been duly authorized, executed and delivered by the Trustee and the Indenture and the Irrevocable Refunding Instructions constitute the legal, valid and binding obligation of the Trustee, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights generally and by the application of equitable principles, if equitable remedies are sought; and

(iii) Except as may be required under Blue Sky or other securities laws of any state, no consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Trustee that has not been obtained is or will be required for the execution and delivery of the Indenture or the Irrevocable Refunding Instructions, or the consummation of the transactions contemplated by the Indenture and the Irrevocable Refunding Instructions.

(6) Agency Certificate. A certificate of the Agency, dated the date of the Closing, signed on behalf of the Agency by a duly authorized officer of the Agency, to the effect that:

(i) the representations and warranties of the Agency contained herein are true and correct in all material respects on and as of the date of the Closing as if made on the date of the Closing;

(ii) no event affecting the Agency has occurred since the date of the Official Statement which has not been disclosed therein or in any supplement or amendment thereto which event should be disclosed in the Official Statement in order to make the statements therein, in the light of the circumstances under which they were made, not misleading; and

(iii) no further consent is required to be obtained for the inclusion of the Agency's audited financial statements, including the accompanying accountant's letter for the fiscal year ended June 30, [2025] in the Preliminary Official Statement and the Official Statement.

(iv) the Agency is not, in any material respect, in breach of or default under any applicable law or administrative regulation of the State or the United States or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Agency is a party or is otherwise subject, which would

have a material adverse impact on the Agency's ability to perform its obligations under the Agency Legal Documents, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument.

(7) Trustee's Certificate. A Certificate, dated the date of Closing, to the effect that:

(i) the Trustee is a national banking association duly organized and validly existing under the laws of the United States of America;

(ii) the Trustee has full power, authority and legal right to comply with the terms of the Indenture, the Custody Agreement and the Irrevocable Refunding Instructions and to perform its obligations stated therein; and

(iii) the Indenture, the Custody Agreement and the Irrevocable Refunding Instructions have been duly authorized, executed and delivered by the Trustee and (assuming due authorization, execution and delivery by the Agency) constitute legal, valid and binding obligations of the Trustee in accordance with their respective terms, except as the enforcement thereof may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or limiting creditors' rights generally.

(8) Legal Documents. Executed copies of this Purchase Agreement, the Official Statement, and the other Agency Legal Documents.

(9) Rating Letter. A letter from S&P Global Ratings ("S&P") to the effect that the Bonds have been assigned a rating of "_____", which rating shall be in effect as of the Closing Date.

(10) Agency Resolutions. A copy of the Agency Resolution and the Agency OS Resolution.

(11) Oversight Board Resolution. A copy of the Oversight Board Resolution.

(12) Department of Finance Letter. A copy of the Department of Finance Letter.

(13) Agency Board Certificate. A certificate of the Clerk of the Agency to the effect that the Agency Resolution and the Agency OS Resolution were validly adopted, remain in full force and effect, and have not been amended, rescinded or otherwise modified since their respective date of adoption.

(14) Oversight Board Certificate. A certificate of the Clerk of the Oversight Board to the effect that the Oversight Board Resolution was validly adopted, remains in full force and effect, and has not been amended, rescinded or otherwise modified since its date of adoption.

(15) [Defeasance Opinions. An opinion or opinions of Bond Counsel with respect to the defeasance of the Prior Bonds.]

(16) Verification Report. A report, dated the date of the Closing, of _____, independent certified public accountants (the "Verification Agent"), to the effect that the Verification Agent has verified the accuracy of the mathematical computations of the adequacy of the deposits in the redemption funds for the Prior Bonds for the full and timely payment of all principal (including premium, if any) and interest due with respect to the Prior Bonds to be defeased with the funds referenced in the Irrevocable Refunding Instructions, as are then outstanding on the dates specified in the Official Statement at the then applicable redemption price.

(17) 2026 Reserve Policy. The executed 2026 Reserve Policy issued by the Insurer.

(18) Insurer Counsel Opinion. An opinion of counsel to the Insurer, dated as of the Closing Date, addressed to the Underwriter and the Agency in form and substance acceptable to the Underwriter, substantially to the effect that: (i) the Insurer has been duly incorporated and is validly existing and in good standing under the laws of the State of its incorporation; and (ii) the 2026 Reserve Policy constitute legal, valid and binding obligations of the Insurer enforceable in accordance with its terms, subject, as to enforcement, to bankruptcy, insolvency, reorganization, rehabilitation and other similar laws of general applicability relating to or affecting creditors' and/or claimants' rights against insurance companies and to general equity principles.

(19) Additional Documents. Such additional certificates, instruments and other documents as Bond Counsel, the Agency or the Underwriter may reasonably deem necessary.

All the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance satisfactory to the Underwriter.

If the Agency or the Trustee shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Bonds contained in this Purchase Agreement, if the Agency shall determine in good faith (and provide written notice to the Underwriter) that legislation has been introduced or proposals made by the Governor of the State which if enacted and effective would impose additional limitations or burdens on the Agency or the City of Pittsburg (the "City") by reason of the issuance of the Bonds or which purport to prohibit the issuance of the Bonds, or if the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and the Underwriter shall be under no further obligation hereunder.

8. Termination. The Underwriter shall have the right to terminate this Purchase Agreement, without liability therefor, by notification to the Agency if at any time between the date hereof and prior to the Closing:

(a) any event shall occur which causes any statement contained in the Official Statement to be materially misleading or results in a failure of the Official Statement to state a material fact necessary to make the statements in the Official Statement, in the light of the circumstances under which they were made, not misleading; or

(b) the marketability of the Bonds or the market price thereof, in the opinion of the Underwriter, has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation in or by the Congress of the United States or by the State, or the amendment of legislation pending as of the date of this Purchase Agreement in the Congress of the United States, or the recommendation to Congress or endorsement for passage (by press release, other form of notice or otherwise) of legislation by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairman or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or the proposal for consideration of legislation by either such Committee or by any member thereof, or the presentment of legislation for consideration as an option by either such Committee, or by the staff of the Joint Committee on Taxation of the Congress of the United States, or the favorable reporting for passage of legislation to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or any decision of any Federal or State court or any ruling or regulation (final, temporary or proposed) or official statement on behalf of the United States Treasury Department, the Internal Revenue Service or other federal or State authority materially adversely affecting the federal or State tax status of the Agency, or the interest on bonds or notes or obligations of the general character of the Bonds; or

(c) any legislation, ordinance, rule or regulation shall be introduced in, or be enacted by any governmental body, department or agency of the State, or a decision by any court of competent jurisdiction within the State or any court of the United States shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market price of the Bonds; or

(d) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as contemplated hereby or by the Official Statement, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect, or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect; or

(e) additional material restrictions not in force as of the date hereof shall have been imposed upon trading in securities generally by any governmental authority or by any national securities exchange which restrictions materially adversely affect the Underwriter's ability to trade the Bonds; or

(f) a general banking moratorium shall have been established by federal or State authorities; or

(g) the United States has become engaged in hostilities which have resulted in a declaration of war or a national emergency or there has occurred any other outbreak of hostilities or a national or international calamity or crisis, or there has occurred any escalation of existing hostilities, calamity or crisis, financial or otherwise, the effect of which on the financial

markets of the United States being such as, in the reasonable opinion of the Underwriter, would affect materially and adversely the ability of the Underwriter to market the Bonds; or

(h) any rating of the Bonds shall have been downgraded, suspended or withdrawn by a national rating service, which, in the Underwriter's reasonable opinion, materially adversely affects the marketability or market price of the Bonds; or

(i) the commencement of any action, suit or proceeding described in Section 5(g) hereof which, in the judgment of the Underwriter, materially adversely affects the market price of the Bonds; or

(j) there shall be in force a general suspension of trading on the New York Stock Exchange.

9. Expenses. The Agency will pay or cause to be paid the approved expenses incident to the performance of its obligations hereunder and certain expenses relating to the sale of the Bonds, including, but not limited to, (a) the cost of the preparation and printing or other reproduction of the Agency Legal Documents (other than this Purchase Agreement); (b) the fees and disbursements of Bond Counsel, the Municipal Advisor, Fiscal Consultant and any other experts or other consultants retained by the Agency; (c) the costs and fees of the credit rating agencies; (d) the cost of preparing and delivering the definitive Bonds; (e) the cost of providing immediately available funds on the Closing Date; (f) the cost of the printing or other reproduction of the Preliminary Official Statement and Official Statement and any amendment or supplement thereto, including a reasonable number of certified or conformed copies thereof; (g) the Underwriter's out-of-pocket expenses incurred with the financing; (h) the fees of a third party consultant for a continuing disclosure undertaking compliance review; and (i) expenses (included in the expense component of the spread) incurred on behalf of the City's or the Agency's employees which are incidental to implementing this Purchase Agreement. The Underwriter will pay the expenses of the preparation of this Purchase Agreement and all other expenses incurred by the Underwriter in connection with the public offering and distribution of the Bonds, and the fee and disbursements of Underwriter's Counsel. The Underwriter is required to pay the fees of the California Debt and Investment Advisory Commission in connection with the offering of the Bonds. The Agency acknowledges that it has had an opportunity, in consultation with such advisors as it may deem appropriate, if any, to evaluate and consider such fees. Notwithstanding that such fees are solely the legal obligation of the Underwriter, the Agency agrees to reimburse the Underwriter for such fees.

The Underwriter shall pay, and the Agency shall be under no obligation to pay, all expenses incurred by the Underwriter in connection with the public offering and distribution of the Bonds.

10. Notices. Any notice or other communication to be given to the Agency under this Purchase Agreement may be given by delivering the same in writing at the Agency's address set forth above; Attention: Executive Director, and to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Stifel, Nicolaus & Company, Incorporated, One Montgomery Street, 35th Floor, San Francisco, California 94104, Attention: Eileen Gallagher, Managing Director.

11. Parties in Interest. This Purchase Agreement is made solely for the benefit of the Agency and the Underwriter and no other person shall acquire or have any right hereunder or by virtue hereof. All of the representations, warranties and agreements of the Agency contained in this

Purchase Agreement shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter; (ii) delivery of and payment for the Bonds pursuant to this Purchase Agreement; and (iii) any termination of this Purchase Agreement.

12. Effectiveness and Counterpart Signatures. This Purchase Agreement shall become effective upon the execution of the acceptance by an authorized officer of the Agency and shall be valid and enforceable at the time of such acceptance and approval. This Purchase Agreement may be executed by the parties hereto by facsimile transmission and in separate counterparts, each of which when so executed and delivered (including delivery by facsimile transmission) shall be an original, but all such counterparts shall together constitute but one and the same instrument.

13. Headings. The headings of the sections of this Purchase Agreement are inserted for convenience only and shall not be deemed to be a part hereof.

14. Governing Law. This Purchase Agreement shall be construed in accordance with the laws of the State of California.

Very truly yours,

STIFEL, NICOLAUS & COMPANY,
INCORPORATED

By:_____
Its: Managing Director

Accepted:

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE
CITY OF PITTSBURG

By:_____
Executive Director

Time: _____ p.m.

**EXHIBIT A**

**$_____**
**SUCCESSOR AGENCY TO THE**
**REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**
**SUBORDINATE TAX ALLOCATION REFUNDING BONDS, 2026 SERIES A**

**MATURITY SCHEDULE**

| *Maturity Date* | *Principal Amount* | *Interest Rate* | *Price* | *10% Test Used* | *Hold the Offering Price Used* |
|---|---|---|---|---|---|

---

C Priced to the optional redemption date of September 1, 20__, at _____.
T Term Bonds.

**$_____**
**SUCCESSOR AGENCY TO THE**
**REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**
**SUBORDINATE TAX ALLOCATION REFUNDING BONDS, (TAXABLE) 2026 SERIES B**

| *Maturity Date* | *Principal Amount* | *Interest Rate* | *Price* | *10% Test Used* | *Hold the Offering Price Used* |
|---|---|---|---|---|---|

---

C Priced to the optional redemption date of September 1, 20__, at _____.
T Term Bonds.

## REDEMPTION PROVISIONS

Optional Redemption of Series A Bonds. The Series A Bonds are subject to optional redemption prior to their respective maturity dates as a whole, or in part by lot, on any date on or after September 1, 20__, by such maturity or maturities as shall be directed by the Agency (or in absence of such direction, pro rata by maturity and by lot within a maturity), from any source of available funds. Such optional redemption shall be at a redemption price equal to 100% of the principal amount to be redeemed, plus accrued but unpaid interest to the date fixed for redemption, without premium.

Mandatory Sinking Fund Redemption of Series A Bonds. The Series A Bonds maturing September 1, 20__ and September 1, 20__ (the "Term Bonds") shall also be subject to mandatory redemption in whole, or in part by lot, on July 1 in each year, commencing September 1, 20__ and September 1, 20__, respectively, as set forth below, from sinking fund payments made by the Successor Agency to the Principal Account pursuant to the Indenture, at a redemption price equal to the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts and on September 1 in the respective years as set forth in the following tables; provided however, that (y) in lieu of redemption thereof such 20__ Term Series A Bonds may be purchased by the Agency pursuant to the Indenture, and (z) if some but not all of such Term Series A Bonds have been redeemed pursuant to subsection (a) above, the total amount of all future sinking fund payments shall be reduced by the aggregate principal amount of such Term Series A Bonds so redeemed, to be allocated among such sinking fund payments in integral multiples of $5,000 as determined by the Agency (written notice of which determination shall be given by the Agency to the Trustee and shall include a revised sinking fund schedule).

**Term Series A Bonds of 20__**

| **September 1** | **Principal Amount** |
|---|---|
| (Maturity) | |

No Optional Redemption of Series B Bonds. The Series B Bonds are not subject to optional redemption prior to their respective maturity dates.

Mandatory Sinking Fund Redemption of Series B Bonds. The Series B Bonds maturing September 1, 20__ and September 1, 20__ (the "Term Bonds") shall also be subject to mandatory redemption in whole, or in part by lot, on July 1 in each year, commencing September 1, 20__ and September 1, 20__, respectively, as set forth below, from sinking fund payments made by the Successor Agency to the Principal Account pursuant to the Indenture, at a redemption price equal to the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts and on September 1 in the respective years as set forth in the following tables; provided however, that (y) in lieu of redemption thereof such 20__ Term Series B Bonds may be purchased by the Agency pursuant to the Indenture, and (z) if some but not all of such Term Series B Bonds have been redeemed pursuant to subsection (a) above, the total amount of all future sinking fund payments shall be reduced by the aggregate principal amount of such Term Series B Bonds so redeemed, to be allocated among such sinking fund payments in integral multiples of $5,000 as determined by the

Agency (written notice of which determination shall be given by the Agency to the Trustee and shall include a revised sinking fund schedule).

**Term Series B Bonds of 20__**

| **September 1** | **Principal Amount** |
|---|---|
| (Maturity) | |

**EXHIBIT B**

**FORM OF ISSUE PRICE CERTIFICATE**

**$_____**
**SUCCESSOR AGENCY TO THE**
**REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG**
**SUBORDINATE TAX ALLOCATION REFUNDING BONDS, 2026 SERIES A**

The undersigned, on behalf of Stifel, Nicolaus & Company, Incorporated ("Stifel") hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the "Bonds").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) Stifel offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated _____, 2026, by and between Stifel and the Issuer, Stifel has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (_____, 2026), or (ii) the date on which Stifel has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Issuer* means the Successor Agency to the Redevelopment Agency of the City of Pittsburg.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2026.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Stifel's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Jones Hall LLP, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

STIFEL, NICOLAUS & COMPANY,
INCORPORATED

By:_____

Name:_____

By:_____

Name:_____

Dated: _____, 2026

## SCHEDULE A

## SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

**SCHEDULE B**

**PRICING WIRE OR EQUIVALENT COMMUNICATION**

(*Attached*)

**EXHIBIT C**

RULE 15c2-12 CERTIFICATE

The undersigned hereby certifies and represents to Stifel, Nicolaus & Company, Incorporated (the "Underwriter") that [he/she] is a duly appointed and acting officer of the Successor Agency to the Redevelopment Agency of the City of Pittsburg authorized to execute this Certificate, and as such is to execute and deliver this Certificate and further hereby certify and reconfirm on behalf of the Agency to the Underwriter as follows:

(1) This Certificate is delivered to enable the Underwriter to comply with Securities and Exchange Commission Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule") in connection with the offering and sale of the Successor Agency to the Redevelopment Agency of the City of Pittsburg Subordinate Tax Allocation Refunding Bonds, 2026 Series A (the "Series A Bonds") and the Successor Agency to the Redevelopment Agency of the City of Pittsburg Subordinate Tax Allocation Refunding Bonds, (Taxable) 2026 Series B (the "Series B Bonds" and, together with the Series A Bonds, the "Bonds").

(2) In connection with the offering and sale of the Bonds, there has been prepared a Preliminary Official Statement, dated as of _____, 2026, setting forth information concerning the Bonds and the Agency, as issuer of the Bonds (the "Preliminary Official Statement").

(3) As used herein, "Permitted Omissions" shall mean the offering price(s), interest rate(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings and other terms of the Bonds depending on such matters and the identity of the underwriter(s), all with respect to the Bonds.

(4) The Preliminary Official Statement is, except for the Permitted Omissions, deemed final within the meaning of the Rule and has been, and the information therein is accurate and complete in all material respects except for the Permitted Omissions.

(5) If, at any time prior to the execution of the final contract of purchase, any event occurs as a result of which the Preliminary Official Statement might include an untrue statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, the Agency shall promptly notify the Underwriter thereof.

IN WITNESS WHEREOF, I have hereunto set my hand as of the _____ day of _____, 2026.

SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG

By_____
Authorized Officer

Pittsburg
CALIFORNIA

# STAFF REPORT

**MEETING DATE:** April 20, 2026

**TO:** Mayor and Council Members

**FROM:** Darin E. Gale, City Manager
Sara Bellafronte, Assistant to the City Manager

**SUBJECT:** Adoption of a City Council Minute Order to Approve the City Council Strategic Plan for Fiscal Year 2026-27

## EXECUTIVE SUMMARY

The City Council and staff collaborate annually to establish a City Council Strategic Plan (Plan) for the following fiscal year. Staff is proposing the Fiscal Year 2026-27 Plan.

## FISCAL IMPACT

This item has no fiscal impact. It should be noted that if adopted, the Plan is intended to inform and guide decisions that may have a financial impact during the budget process and as projects and programs are considered.

## RECOMMENDATION

City Council adopt this Minute Order, approving the City Council Strategic Plan for Fiscal Year 2026-27.

## BACKGROUND

On January 24, 2026, staff and Vicky Regan of Hone Leadership facilitated a City Council public workshop. The workshop aimed to review and define City Council priority areas and align impact-driven goals, objectives, and implementation measures, and introduce performance measure concepts for the upcoming year. It also included a review of the Fiscal Year 2025-26 Plan and accomplishments and a discussion on Council members' use of their Shared Values Charter since its adoption last year.

The City Council participated in collaborative conversations as well as a voting exercise to identify and organize priority areas and adjust goals. This led to the following structural updates proposed in the Draft FY 2026-27 Plan:

- Rephrasing of Priority Area definitions as declaration statements
- Re-imagining the Youth Development Priority Area to the Community Enrichment & Youth Development Priority Area
- Designation of Improvement Priority Areas: Economic Development, Public Infrastructure, and Effective Service Delivery
- Designation of Sustainment Priority Areas: Youth Development and Public Safety

At the March 16, 2026 City Council meeting, staff led a workshop to receive City Council feedback on the Draft FY 2026-2027 Plan.

## SUBCOMMITTEE FINDINGS

Subcommittees received staff presentations demonstrating proposed goals based on current operations, objectives, and measures of success on the following dates:

- February 18, 2026: Life Enrichment
- February 20, 2026: Finance Management
- March 4, 2026: Infrastructure & Transportation
- March 5, 2026: Public Safety
- March 12, 2026: Community & Economic Development
- March 18, 2026: Life Enrichment

Subcommittee findings through March 5th's meeting were reflected in the Draft Fiscal Year 2026-27 Plan, and findings through March 18 are reflected in the Fiscal Year 2026-27 Plan proposed for adoption as shown in the attached handout.

## STAFF ANALYSIS

Staff incorporated subcommittee input and feedback received at the January 24th and March 16th workshops in the proposed Plan. The proposed Plan builds on Fiscal Year 2024-25 and Fiscal Year 2025-26 Plans and reflects continued priorities of Economic Development, Public Infrastructure, Public Safety, and Effective Service Delivery while expanding the Youth Development priority to include Community Enrichment. This augmentation emphasizes meeting community-wide needs for services and programs that enhance quality of life and promote lifelong self-sufficiency. The proposed Plan continues to function as a multi-year living document with long-term goals, mid-term objectives, and annual implementation measures.
With an emphasis on impact-driven goals, the Plan seeks to create:

- A diverse, resilient, and growing local economy with a jobs housing ratio of 3:5, productive transitions of legacy industrial and underperforming properties, and expanded commercial revenue
- Safe and reliable infrastructure sustained efficiently over time, starting with reduction of sewer overflows and water line breaks, targeted beautification projects, and a concerted effort to increase Pavement Condition Index by 6 points by 2030

- An engaged and connected community supported with tools to thrive sourced from existing educational, public safety, regional, and community resources.
- A safe community built on trust and collaboration with public safety with 3.0 or less violent crimes per capita and 18.0 or less property crimes per capita, and an emphasis on emergency preparedness
- A satisfied community achieved through efficiency, assistance, feedback implementation, technology.

Discussion at the March 16, 2026 workshop prompted the following updates to the proposed Plan:

- Including at least one fiscal sustainability performance measure for all priority areas
- Right-sizing achievability of Effective Service Delivery objectives and implementation measures
- Creating a vision for specific commercial corridors and job centers, action plans for sports tourism and blighted/vacant industrial spaces
- Reintroducing the community services hub concept, focusing first on buy-in from the community and service providers, and determining their preferred methods for receiving/providing services
- Emphasizing the Community Table model to get data driven outcomes identified in the Youth and Young Adult Services Master Plan

These visions are embodied in a series of five proposed declaration statements developed through workshop and subcommittee input. The statements and additional Plan details can be found in the Fiscal Year 2026-27 City Council Strategic Plan Handout attached.

**NEW RECOMMENDED LONG-TERM FINANCIAL STABILITY GOAL**

As staff continued refining the Fiscal Year 2026-27 Strategic Plan, the City Manager prepared an additional recommended goal related to enhancing the City's long term financial stability. This recommendation is based on recent budget information shared with the City Council regarding emerging fiscal constraints. Because this information was not available during earlier Council workshops and subcommittee meetings, the Council understandably did not have the opportunity to consider a financial stability goal at that time. To support informed decision making, staff drafted proposed language for Council's review. Attachment 2 includes this draft goal for the City Council's consideration.

ATTACHMENTS: Attachment 1 - FY 2026-27 City Council Strategic Plan Handout
Attachment 2 - Financial Stability

Fiscal Year 2026-27 City Council Strategic Plan

**TIER: IMPROVEMENT**

## Priority Area: Public Infrastructure

Our public infrastructure is safe, reliable, and sustainable with well-maintained public spaces and essential amenities that enhance quality of life and economic vitality.

| Goals | Objectives | Implementation Measures | Performance Measures |
|---|---|---|---|
| 1 Improve Traffic Circulation | Reduce Traffic Delay at the Intersection of San Marco Boulevard and West Leland Road | 1. Finalize Design of W Leland Road Extension Project<br>2. Certify Environmental Document<br>3. Award Construction Contract<br>4. Open the new roadway to the public<br>5. Participate in regional transportation processes and funding opportunities regarding traffic alleviation | Reduce travel time from W Leland Road at Alves Ranch Road to Willow Pass Road at Highway 4 westbound on-ramp by XXXX |
| | Reduce Traffic Delay Along Railroad Avenue Corridor | 1. Complete construction of the Smart Signals Project<br>2. Complete Pittsburg Center Smart Signal Project which improves amenities for active transportation, especially routes to/from transit | Reduce travel time on Railroad Avenue from E 10th Street to Buchanan Road by XXXX |
| | Reduce Traffic Delay Along Bailey Road | 1. Finalize design of Bailey Road Improvements Phase I Project<br>2. Certify Environmental Document<br>3. Award Construction Contract<br>4. Finalize Construction of the Project<br>5. Participate in regional transportation processes and funding opportunities regarding traffic alleviation | Reduce travel time on Bailey Road from W Leland Road to Southern City Limit by XXXX |

| | | | |
|---|---|---|---|
| 2 Develop and implement long term routine maintenance programs for existing City infrastructure | Increase Pavement Condition Index (PCI) to 65 by 2030 | 1. Implement Pavement Management Plan to preserve local roads<br>2. Complete Construction of the Bailey Road Pavement Maintenance Project<br>3. Pursue Grant Funding for Arterial Road Maintenance | Increase PCI to 65 by 2030 |
| | Develop Sewer Infrastructure Management Plan | 1. Complete Sewer Master Plan Update<br>2. Develop Sewer Management Plan<br>3. Complete Sewer rate study<br>4. Implement Sewer Management Plan | Have 1.15 or fewer sewer main overflows per 100 miles of sewer main a year |
| | Develop Water Infrastructure Management Plan | 1. Complete Water Master Plan Update<br>2. Develop Water Management Plan<br>3. Complete water rate study<br>4. Implement Water Management Plan | Have 16.9 or fewer water main breaks per 100 miles of water main a year |
| | Implement Landscape Maintenance Master Plan | 1. Complete Engineers Report exploring a rate increase for Lighting and Landscape Districts<br>2. Present recommendations of the report to City Council for adoption<br>3. Implement the Landscape Maintenance Master Plan recommendations | To be determined based on funding |
| 3 Improve Public Facilities and Infrastructure for Beautification and Safety | Reduce litter and blight at key entrances to the City | 1. Prioritize key entrances into the City for beautification<br>2. Design and construct improvements at priority location<br>3. Utilize legal processes to address blighted properties<br>4. Develop stronger board up/vacant standards | 1. Complete at least 1 beautification project each year<br>2. Fewer boarded and blighted properties, especially in commercial areas |

## Priority Area: Economic Development

Our economy is a diverse and resilient place where business support and partnerships drive sustainable growth, local jobs and long-term prosperity.

| Goals | Objectives | Implementation Measures | Performance Measures |
|---|---|---|---|
| 1 Increase Pittsburg's locally generated revenue. (General Plan Policy 6-P-1.4) | Leverage Pittsburg's emerging youth sports tourism market, waterfront amenities, and new hotel capacity to increase visitor spending. (General Plan Actions 6-A-1.g) | 1. Create a high-level overview of the role of the City, hospitality businesses, and Dream Courts operator<br>2. Identify each Department's role in supporting tourism within the City | 1. Achieve average hotel occupancy of 80%.<br>2. Establish an upward trend in sales tax and Transient Occupancy Tax revenues |
| | Facilitate development of key employment and tax-generating sites including industrial campuses, innovation facilities, and commercial corridors. (Multiple General Plan Actions) | 1. Entitle at least 100 acres/100,000 s.f. of commercial and/or industrial land<br>2. Expand service of PPC into Pittsburg<br>3. Create a conceptual development model for the Garcia Corridor | 1. Establish an upward trend in sales and property tax revenue(s)<br>2. Attract or expand new businesses employing 20+ workers<br>3. Achieve 90% occupancy rate within the multi-tenant industrial parks |
| | Reduce commercial blight and improve business district appearance (General Plan Actions 4-A-3.a/d) | 1. Conduct Code Enforcement assessments of Pittsburg Towne Center and Pittsburg City Plaza<br>2. Survey businesses in these centers before and after enforcement activity<br>3. Develop stronger board up/vacant standards<br>4. Develop an action plan for the Loveridge Corridor | 1. Achieve voluntary compliance with 90% of identified municipal code violations<br>2. Improve business' views of commercial centers<br>3. Establish an upward trend in sales tax revenues within these commercial centers |

| | | | | |
|---|---|---|---|---|
| | | | | 4. Adopt standards for addressing vacant commercial areas |
| 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 producing opportunities. (General Plan Policy 6-P-4.2) | Promote Pittsburg to industries that provide stable wages (General Plan Actions 6-A-4.e/f) | 1. Coordinate with buyers of large industrial sites<br>2. Develop specific plans based around high energy users and target industries focused on the Northeast Industrial Area<br>3. Strengthen workforce pipelines/partnerships | 1. Establish 60 new jobs in Pittsburg, with at least 40% paying above Contra Costa County median wage<br>2. Establish three new employer partnerships for internships, apprenticeships, or direct hiring pipelines |
| | | Align the Strategic Plan with Envision Pittsburg and CIP | Update the City's Economic Development Strategic Plan (General Plan Action 6-A-1.a) | Revise policies within an updated Strategic Plan that provides clear pathways to executable actions. |

## Priority Area: Effective Service Delivery

Our technology-driven culture maximizes efficiency, elicits public trust, and provides exceptional resident experiences through innovation, capacity building, and continuous improvement.

| | Goals | Objectives | Implementation Measures | Performance Measures |
|---|---|---|---|---|
| 1 | Achieve and maintain customer satisfaction scores of 90% across all programs and services | Implement a unified customer feedback system with analytics | 1. Design: Standardized feedback rating system<br>2. Implement: Deploy feedback system<br>3. Analyze: Monitor trends with dashboards<br>4. Enhance: Continuous service improvements | 1. Achieve 90% customer satisfaction scores across all programs and services by 2030<br>2. Realize at least 20% participation in feedback surveys by 2030<br>3. Implement feedback mechanism across 100% of applicable programs and services by 2029 |
| | | Enhance communication infrastructure to improve resident experience and access to City services | 1. Assess: Evaluate citywide communication needs<br>2. Select: Choose unified communications platform | |
| | | Design a digital resident experience portal | Design: Create centralized resident services portal | |
| 2 | Improve City operations through technology and streamlined processes | Expand the use of AI and intelligent automation | 1. Explore: Identify AI and automation tools<br>2. Develop an AI policy<br>3. Assess: Evaluate departmental use cases<br>4. Deploy: Implement AI-driven solutions<br>5. Measure: Track efficiency and time savings | 1. Identify time saved for residents and staff<br>2. Decrease in permit and payment center visits<br>3. Reduce complaints received<br>4. Identify percent of services automated with AI |

| | | | |
|---|---|---|---|
| | Enhance digital service delivery | 1. Assess: Identify utility billing and Service portal enhancements<br>2. Modernize: Upgrade utility billing and City service portals<br>3. Deploy: Launch mobile-friendly online services<br>4. Optimize: Improve usability and adoption | 5. Improve accessibility in the form of:<br>a) Increase percentage in availability of service when offered online<br>b) Percent of ADA-accessible sites with translation options<br>c) Device compatibility achieved<br>6. Save money |

**TIER: SUSTAIN**

## Priority Area: Community Enrichment & Youth Development

We are a thriving community, focused on full development of youth and families, through strategic partnerships that improve social and economic outcomes and prepare young people for lifelong success.

| Goals | Objectives | Implementation Measures | Performance Measures |
|---|---|---|---|
| 1 Promote a coordinated network of youth services | Offer accessible and equitable programming | Implement all-abilities programming for youth participation in regional transportation processes and funding opportunities regarding traffic alleviation | 1. Improve knowledge of community-wide program and service impacts<br>2. Increase program participation rates<br>3. Increased library usage<br>4. Increased college and career readiness rates<br>5. Increased community center usage<br>6. Improved communications with target demographics listed in Youth and Young Adult Services Master Plan<br>7. Leveraged County funds |
| | Support Measure X initiatives | Provide space for Measure X programs at City facilities | |
| | Assess data-driven programs and services to drive identified Youth and Yount Adult Services Master Plan outcomes | Request and organize data to improve report-outs from local and regional convening efforts with partners such as Pittsburg Unified School District, Police Activities League, Contra Costa County, the My Brother's Keeper Steering Committee, Los Medanos College, Coordinated Outreach Referral Engagement, Pittsburg Police Department, and community-based operations | |

| | | | | |
|---|---|---|---|---|
| 2 | Collaborate locally and regionally to maximize coordinated services for the Pittsburg community | Create a digital hub for local and regional community-serving nonprofits | 1. Conduct surveys for community needs<br>2. Determine platform and develop the digital hub<br>3. Solicit nonprofit participation in the hub<br>4. Launch hub, engage, and track usage<br>5. Assess for potential brick and mortar establishments | |

**Priority Area: Public Safety**

Pittsburg is a safe community where residents trust and collaborate with public safety services.

| | Goals | Objectives | Implementation Measures | Performance Measures |
|---|---|---|---|---|
| 1 | Reduce violent crime to no more than 3.0 per capita and property crime to no more than 18.0 per capita | Implement 2026 Crime Reduction Strategies | 1. Review response times for Priority 1-3 calls<br>2. Maintain sworn staffing levels at 1.5 per thousand residents | 1. Achieve violent crime rate of 3.0 per capita or less<br>2. Achieve property crime rate of 18.0 per capita or less<br>3. Achieve response rates of 7 minutes or less per P1 calls<br>4. Maintain 1.15 officers per thousand residents on staff |
| 2 | Ensure the City is prepared for major emergencies | Upgrade the Marina Center to a functional Emergency Operations Center | 1. Seek funding for a back-up generator<br>2. Purchase and install a back-up generator at the Marina Center | 1. Install one back-up generator installed and a new EOC brought online<br>2. Leverage grant funds |

| | | | |
|---|---|---|---|
| | Update the Local Hazard Mitigation Plan | 1. Solicit bids<br>2. Award consultant contract | 1. Meet federally mandated 5-year LMHP update requirement<br>2. Keep citywide emergency plans updated for modern and efficient action during emergencies |
| | Strengthen communication capabilities during emergencies | 1. Train all City staff on City's emergency communication tool, Everbridge<br>2. Educate community on Everbridge to increase citizen engagement on the app | 1. Redundancy in communication means during a major emergency<br>2. Streamlined communication during a major emergency both internally and externally |

## Priority Area: Financial Stability

Our City maintains long-term fiscal health through transparent planning, prudent resource management, and diversified revenue streams that support high-quality public services.

| | Goals | Objectives | Implementation Measures | Performance Measures |
|---|---|---|---|---|
| 1 | Strengthen the City's long-term financial sustainability | Ensure stable, predictable, and diversified revenue streams to support essential services and major infrastructure initiatives. | 1. Conduct a comprehensive long-term financial forecast (10 to 20 year horizon)<br>2. Identify opportunities to diversify revenue through economic development, grants, partnerships, and fees updates<br>3. Evaluate and adjust user fees to achieve full cost recovery where appropriate<br>4. Present semi-annual financial outlook and revenue trend updates to City Council<br>5. Ensure new development is full cost recovery through fees, taxes and assessments | Eliminate the dependency on one time revenue streams to pay for ongoing operations, salaries and benefits.<br><br>Completion of a comprehensive user fee update |
| 2 | Manage expenditures and operational costs efficiently | Improve cost control and operational efficiency through process optimization and data-driven decision making | 1. Complete operational efficiency review<br>2. Identify cost-saving opportunities through technology, automation, and restructuring of service delivery within existing staffing resources<br>3. Establish and commit to an annual budget for event and community sponsorships | Ensure annual adopted budget does not include use of general fund reserves or budget stabilization over more than two consecutive years.<br><br>Create annual community funding and in-kind sponsorship report |

| | | | | |
|---|---|---|---|---|
| 3 | Ensure stable funding for capital and infrastructure needs and non-capital obligations | Develop sustainable funding mechanisms to maintain and improve City infrastructure and contribute towards unfunded operational obligations | 1. Consider Prop 218 process to provide essential funding to maintain Landscape and Lighting Districts Citywide (LLDs)<br>2. Explore voter-approved financing mechanisms (e.g., bonds, assessments, or taxes as legally appropriate)<br>3. Establish capital improvements reserve accounts for facilities, vehicle replacement and other City infrastructure<br>4. Consider dedicated funding mechanisms, with at least 50% being dedicated to capital improvements. | Establishment of capital/vehicle replacement reserve account<br><br>New revenue from the use of Pittsburg Power Company |

**CITY OF PITTSBURG**
**CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

**DATE:** April 6, 2026

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

**CITY COUNCIL/AGENCY MEMBERS**
Dionne Adams, Mayor/Chair
Angelica Lopez, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Arlene Kobata, Council/Agency Member
Jelani Killings, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

**APPOINTED OFFICIALS**
Darin Gale, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Vice Mayor Lopez called the regular meeting to order at 7:00 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA.

**ROLL CALL**

Mayor Adams was absent and excused.

**PLEDGE OF ALLEGIANCE**

Chief Albanese led the Pledge of Allegiance.

**PRESENTATIONS**

1. Youth and Government

**PROCLAMATIONS**

2. Think Pittsburg – Tandoori Pizza

3. National Sexual Assault Awareness Month

4. National Fair Housing Month

**PUBLIC COMMENTS**

The following speakers provided comments in support of the In My Section nonprofit organization and its programs benefiting local youth.

James Hartly

Destiny Madera
Alexander Finn
Araceli Tompkins-Delgado

## CITY MANAGER REPORTS/REMARKS

City Manager Gale invited the community to participate in the Civic Pride Clean up event happening on April 18. He also gave kudos to recreation staff for a great Easter event at Small World Park and for the Adaptive Sports League.

## COMMITTEE REPORTS

Member Kobata attended Life Enrichment and Public Safety Subcommittee meetings.

Member Banales attended the Infrastructure and Transportation Subcommittee meeting.

## CONSIDERATION

5. Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 4079-Linscheid Drive Traffic Calming Phase I

On Motion by Member Killings, seconded by Member Kobata and adopted by the following vote:

AYES: Banales, Killings, Kobata, Lopez
ABSENT: Adams

6. Adoption of City Council, Pittsburg Arts and Community Foundation, Pittsburg Power Company, SW Pittsburg Geologic Hazard Abatement District II and Successor Agency for the Redevelopment Agency of the City of Pittsburg Resolutions Amending the Fiscal Year 2025-26 Budget Based on Year-End Revenue and Expenditure Projections

On Motion by Member Banales, seconded by Member Kobata and adopted by the following vote:

AYES: Banales, Killings, Kobata, Lopez
ABSENT: Adams

## CONFLICT OF INTEREST STATEMENT

Member Kobata recused herself from Consent Calendar item #10 due to real property interest.

Member Banales recused himself from Consent Calendar item #11 due to real property interest.

**COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR**

On Motion by Member Killings, seconded by Member Banales and adopted by the following vote:

AYES: Banales, Killings, Kobata, Lopez
ABSENT: Adams

7. Minutes of March 16, 2026

8. Receive and File Report on the Review of Development Impact Fees Received by the City of Pittsburg Pursuant to Mitigation Fee Act

9. Receive and File Annual Comprehensive Financial Report and Other Audit Reports for the Fiscal Year Ended June 30, 2025

10. Adoption of a City Council Resolution Accepting the Plans and Specifications, Allocating Additional Funds, Amending Fiscal Year 2025-26 CIP Budget, and Awarding Project 2043- Zone 7 Pavement Management Phase 1

11. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Raney Planning & Management, Inc. for Further Environmental Review for the Faria Development Project and Amending Fiscal Year 2025-26 Budget

12. Adoption of a City Council Resolution Accepting the Public Improvements for Subdivision 8654, Tuscany Meadows Unit 1

13. Adoption of a City Council Resolution Authorizing the City Manager to Execute a First Amendment to the Consulting Services Agreement with Placeworks Inc. for Preparation of the Pittsburg Municipal Code Title 18 and Zoning Map Updates and Amending Fiscal Year 2025-26 Budget

**COUNCIL REQUEST FOR FUTURE AGENDA ITEMS**

There were no requests for future agenda items.

**COUNCIL MEMBER REMARKS**

There were no Council Member remarks.

**ADJOURNMENT**

The meeting adjourned at 8:47 P.M. to April 20, 2026.

Respectfully submitted,

Alice E. Evenson, City Clerk

# STAFF REPORT

**MEETING DATE:** April 20, 2026

**TO:** Mayor and Council Members

**FROM:** Darin E. Gale, City Manager
John Samuelson, Director of Public Works/City Engineer
SM Saklaen, Senior Civil Engineer

**SUBJECT:** Adoption of a City Council Resolution Authorizing the Execution of an Agreement between the City of Pittsburg and Contra Costa County for Project 2052-Delta De Anza Multimodal Trail Safety Improvements

## EXECUTIVE SUMMARY

The City of Pittsburg (City) and Contra Costa County (County) submitted a joint application to the One Bay Area Grant (OBAG3) for Project 2052- Delta De Anza Multimodal Trail Safety Improvements (Project) and was awarded $4,427,000. The Agreement describes the roles and responsibilities for the City, as lead agency, and County within their respective jurisdictions to complete the Project. Adoption of this Resolution will authorize the City Manager to execute an Agreement with the County for the Project.

## FISCAL IMPACT

The agreement establishes the County's financial contributions to the City for design and construction of the project. The County has agreed to contribute the required local match of 11.47% for the cost of all improvements located within their jurisdiction.

## RECOMMENDATION

City Council adopt the Resolution authorizing the City Manager to execute the Agreement with the County for the Project.

## BACKGROUND

On July 15, 2022, the City submitted the One Bay Area Grant (OBAG 3) application for the Project and was selected through a competitive process administered by Contra Costa Transportation Authority (CCTA) to receive $4,427,000 in federal funding.

On June 19, 2023, the City Council approved Resolution No. 23-14318 adopting the Five-Year Capital Improvement Program for Fiscal Years 2023/24 through 2027/28 which created the Project.

On November 17, 2025, the City Council adopted Resolution No. 25-14706 authorizing the execution of a Consulting Services Agreement with Sandis Civil Engineers Surveyors and Planners in the amount of $495,000 for design of the Project.

## SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee meeting.

## STAFF ANALYSIS

The Agreement sets forth the roles and responsibilities of the City and County within their respective jurisdictions to complete the Project. While the Agreement has provisions about condemnation, city staff has no expectation of having to exercise eminent domain. The Pittsburg Moves Active Transportation Plan identified Delta De Anza Trail as a priority corridor. Improvements to the trail will enhance safety and help create a well-connected and attractive transportation network that will increase travel by walking or bicycling.

ATTACHMENTS: Resolution
Agreement

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the City Manager to Execute )
Agreement with Contra Costa County for ) RESOLUTION NO. 26-
Project 2052-Delta De Anza Multimodal )
Trail Safety Improvements )

WHEREAS, Project 2052- Delta De Anza Multimodal Trail Safety Improvements (Project) will construct a series of safety and operational enhancements on the Delta De Anza Trail (Class I) within the City limits and Bay Point; and

WHEREAS, on July 15, 2022, the City, in partnership with Contra Costa County, submitted the One Bay Area Grant (OBAG 3) application for the Project and was selected through a competitive process administered by Contra Costa Transportation Authority (CCTA) to receive $4,427,000 in federal funds; and

WHEREAS, on June 19, 2023, the City Council approved Resolution No. 23-14318 adopting the Five-Year Capital Improvement Program for Fiscal Years 2023/24 through 2027/28 which created the Project; and

WHEREAS, on November 17, 2025, the City Council adopted Resolution No. 25-14706 authorizing execution of a Consulting Services Agreement with Sandis Civil Engineers Surveyors and Planners in the amount of $495,000 for design of the Project; and

WHEREAS, the City will administer the entire project, and Contra Costa County (County) will cover the match requirement (11.47%) for improvements in their jurisdiction; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes the City Manager to execute the Agreement with the County for the Project.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Dionne Adams, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

**JOINT EXERCISE OF POWERS AGREEMENT**
**BETWEEN CONTRA COSTA COUNTY AND THE CITY OF PITTSBURG**
**FOR THE DELTA DE ANZA MULTIMODAL TRAIL SAFETY IMPROVEMENTS**

This JOINT EXERCISE OF POWERS AGREEMENT ("AGREEMENT"), dated as of the ___ day of _____, 2026 ("EFFECTIVE DATE"), is entered into by Contra Costa County, a political subdivision of the State of California ("COUNTY"), and the CITY OF PITTSBURG, California, a municipal corporation ("CITY"). COUNTY and CITY are sometimes referred to herein together as the "PARTIES," and each as a "PARTY."

RECITALS

A. The Delta De Anza Multimodal Trail Safety Improvements (the "PROJECT") is a project to implement a series of safety and operational enhancements to the Delta De Anza Trail within the communities of Bay Point and Pittsburg. Within these communities, 22 at-grade crossings exist on the Delta De Anza Trail. In coordination with Contra Costa County, East Bay Regional Park District, and East Bay Municipal Utility District (EBMUD), the City of Pittsburg will design and construct the following improvements: 1) Delta de Anza Trail Crossing Intersections – Install crosswalk enhancements that may include a combination of treatments such as raised crosswalks, rapid rectangular flashing beacons, high-visibility crosswalks, lighting, wayfinding signage, and green bike lanes; 2) Delta de Anza Trail Improvements – Install landscaping, lighting, trail pavement, fencing, and other improvements consistent with the City's Living Green Gardens for sustainability, shown in location map in Exhibit A, attached hereto and incorporated herein by reference. The PROJECT will be scaled to remain within the approved budget as shown in Exhibit B. The PROJECT is located within unincorporated (Bay Point) Contra Costa County and incorporated City of Pittsburg.

B. The CITY submitted a One Bay Area Grant (OBAG 3) application for the Project and was selected through a competitive process administered by Contra Costa Transportation Authority (CCTA) to receive $4,427,000 in federal funding.

C. COUNTY and CITY intend to define herein the understanding by which COUNTY and CITY are to implement the PROJECT phases described herein. This AGREEMENT describes how the PARTIES will exercise powers common to them within their respective jurisdictions to complete PROJECT-related preliminary design, detailed design, preliminary engineering, environmental clearance and any necessary right of way acquisition. As further described in this AGREEMENT, the PARTIES intend for PROJECT construction to occur after the PARTIES mutually agree to proceed to that PROJECT phase, following any required environmental review under the California Environmental Quality Act ("CEQA").

AGREEMENT

Now, therefore, in consideration of the mutual covenants and conditions identified herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, COUNTY and CITY agree as follows:

1. PURPOSE. This AGREEMENT is entered into pursuant to Government Code section 6500, *et seq*., Code of Civil Procedure section 1240.140, Streets and Highways Code sections 943 and 1810, and other applicable laws, to provide for the PARTIES' exercise of their shared powers for the purpose of completing the PROJECT within their respective jurisdictions. This AGREEMENT sets forth the PARTIES' obligations to complete activities and pay costs related to PROJECT-related design, environmental documentation and permitting, any necessary right of way acquisition, and construction within their jurisdictions. The estimated PROJECT costs, and approximate allocation of those costs between the PARTIES, are shown in Exhibit B attached hereto and incorporated herein by reference.

2. TERM; EXPIRATION. The term of this AGREEMENT begins on the EFFECTIVE DATE, and it expires upon the COUNTY's acceptance of the PROJECT as complete under Section 7, unless this AGREEMENT is terminated earlier in accordance with Section 3(g) or Section 12.

3. PRELIMINARY AND FINAL ENGINEERING; ENVIRONMENTAL REVIEW.

   a. City's Obligations. CITY shall complete PROJECT preliminary and final design engineering, environmental processing and review, and right-of-way engineering.

   b. CEQA. CITY shall act as the lead agency for the PROJECT for purposes of the California Environmental Quality Act ("CEQA"), and it shall complete all appropriate environmental review under CEQA, as determined by CITY, prior to advertising for bids for the PROJECT. COUNTY shall determine whether it meets the requirements of a responsible agency under CEQA, and, if such requirements are met, COUNTY shall appropriately participate during PROJECT CEQA environmental review in the capacity of a CEQA responsible agency.

   c. Conceptual Designs. CITY shall provide 15% plans and estimate ("Conceptual Designs") to the COUNTY for review and comment before moving into subsequent phases of the project. If, upon review of the Conceptual Designs that the project is not economically feasible, COUNTY may terminate this AGREEMENT by providing written notice to the CITY. Otherwise, this AGREEMENT may only be terminated under Section 12 (Termination).

   d. Project PS&E. CITY shall submit to COUNTY for review 35%, 65%, and 95% plans, specifications, and estimates (each "PS&E"). COUNTY shall review and comment on each CITY submittal within thirty (30) days of receipt of the submittal from the CITY.

   e. Compliance with COUNTY Standards. For that portion of the PROJECT within COUNTY's jurisdiction, CITY shall perform all engineering and design work to the

satisfaction of COUNTY, in accordance with COUNTY standards and requirements, and in accordance with all applicable State of California, Department of Transportation standard plans and specifications. COUNTY shall have approval authority over the PROJECT PS&E for that portion of the PROJECT within the COUNTY's jurisdiction.

f. Discretionary Approvals. Neither COUNTY nor CITY will make any discretionary decision with respect to any portion of the PROJECT until after COUNTY's and CITY's respective legislative bodies have approved the PROJECT environmental document(s). CITY shall not solicit bids for PROJECT construction until after COUNTY's and CITY's legislative bodies approve the PROJECT PS&Es under Section 3(g).

g. Approval of Final PS&Es. Before PROJECT construction begins: the final PS&E for the portion of the PROJECT in COUNTY's jurisdiction shall be approved by either COUNTY's Board of Supervisors, or by a COUNTY employee who is authorized to exercise discretionary authority to give such approval in conformity with COUNTY standards, as determined by COUNTY in its sole discretion; and the final PS&E for the portion of the PROJECT in CITY's jurisdiction shall be approved by either CITY's City Council, or by a CITY employee who is authorized to exercise discretionary authority to give such authority in conformity with CITY standards, as determined by CITY in its sole discretion.

h. County's Ability to Terminate Before Right of Way Acquisition Begins. If, at any time before CITY commences any PROJECT Right of Way Activities (defined in Section 4(a), below), COUNTY determines that it does not have sufficient financial resources to proceed with the PROJECT, COUNTY may terminate this AGREEMENT by providing written notice to CITY. Otherwise, this AGREEMENT may only be terminated under Section 12 (Termination).

4. RIGHT-OF-WAY ACTIVITIES.

a. Designation of Party to Perform Right of Way Activities. Pursuant to Code of Civil Procedure section 1240.140, CITY is hereby designated as the PARTY to acquire all property and property interests required for the PROJECT within the PARTIES' jurisdictions, by eminent domain or otherwise, by and through the CITY's City Council, CITY officials and departments, and CITY's attorneys, including outside counsel (collectively, "Right of Way Activities").

i. CITY shall perform all Right of Way Activities for the PROJECT, which may include but may not be limited to acquisition of right of way, slope easements, utility easement, license agreements, temporary construction easements, right of entry permits, storm drainage easements, drainage releases, relinquishment of abutter's rights, and floating easements for maintenance.

ii. CITY's City Council may consider adopting a resolution of necessity in accordance with all applicable legal requirements. CITY's City Council will exercise its independent discretion in determining whether to adopt any resolution of necessity.

Nothing in the AGREEMENT commits the City Council to adopting any resolution of necessity.

iii. CITY shall be the PARTY responsible for conducting all public hearings to the end of adopting a resolution of necessity, and for taking all steps necessary to pursue to conclusion eminent domain proceedings as may be necessary to obtain property and property interests for or relating to the PROJECT, and, in connection therewith, for entering into any and all contracts to obtain performance of all legal (including outside counsel), engineering, appraisal, right-of-way, relocation assistance, expert valuation, and related services (also, collectively, "Right of Way Activities").

b. COUNTY's Acceptance of Project Right of Way. Within ninety (90) days after CITY acquires any property or property interests required for the portion of the PROJECT within COUNTY's jurisdiction, CITY shall transfer to COUNTY, and COUNTY shall accept from CITY, title to said property or property interests.

c. Survival. The obligations in this Section 4 shall survive the expiration or termination of this AGREEMENT.

5. PROJECT CONSTRUCTION. The PARTIES agree that CITY will not advertise the PROJECT to solicit bids until after both PARTIES' authorized representatives mutually agree in writing to proceed to PROJECT bidding ("Notice to Proceed to Bid"). Each PARTY shall require its authorized representative to not unreasonably withhold agreement to proceed to PROJECT bidding. Upon the execution of the Notice to Proceed to Bid by both PARTIES, the PARTIES' obligations under Section 5 become effective, as further described in this section.

a. CITY as Lead for Construction. CITY shall act as lead agency for the PROJECT for construction purposes, and it shall be responsible for the overall management, advertisement, and PROJECT construction contract ("PROJECT Construction Contract") award. CITY shall be responsible for all PROJECT-related contract administration for construction-related activities within the jurisdictional boundaries of the COUNTY and CITY, and for ensuring that the PROJECT is constructed in compliance with all applicable local, state, and federal laws applicable to COUNTY and CITY, including without limitation the applicable provisions of the California Public Contract Code and the California Labor Code.

b. Parties' Review of Bids and Financial Impacts. Within five (5) days after the PROJECT Construction Contract bid submission deadline, and before CITY considers awarding a PROJECT Construction Contract to the lowest responsible bidder, CITY will notify COUNTY regarding the amount of the bid from the apparent lowest responsive and responsible bidder and the anticipated amount of the COUNTY CONSTRUCTION COSTS (defined in Section 6(b)) that COUNTY would be required to pay under this AGREEMENT. If, within ten (10) days after receiving that information, COUNTY's authorized representative reasonably determines that COUNTY does not have sufficient available financial resources to fund the remaining COUNTY PRE-CONSTRUCTION

COSTS (defined in Section 6(a)) and the COUNTY CONSTRUCTION COSTS, the PARTIES' authorized representatives will negotiate in good faith regarding an amendment to Sections 6(a) and 6(b) of this AGREEMENT to include terms addressing the cost structure for and time period in which COUNTY will reimburse CITY for the difference between (a) the amount of remaining COUNTY PRE-CONSTRUCTION COSTS, plus the COUNTY CONSTRUCTION COSTS that the COUNTY is required to pay under this AGREEMENT, minus (b) COUNTY's then available financial resources for remaining COUNTY PRE-CONSTRUCTION COSTS and COUNTY CONSTRUCTION COSTS. Nothing in this AGREEMENT requires CITY's City Council to exercise its discretion in any particular way in response to, or after considering, PROJECT Construction Contract bids that CITY receives; and CITY reserves the right for its City Council to award a contract to the lowest responsive and responsible bidder, as determined by CITY, or to reject all bids received, or to take any other discretionary action authorized by law.

c. Issuance of County Encroachment Permit. Upon request by CITY or its contractor, COUNTY shall issue an encroachment permit to CITY's contractor for all improvements constructed under the PROJECT within the jurisdictional boundaries of the COUNTY, at no fee to CITY or its contractor.

d. County as Additional Insured. CITY shall require the PROJECT construction contractor to maintain, at a minimum, the policies of insurance, at the specified limits, set forth in Exhibit C, attached hereto. CITY shall require its PROJECT construction contractor to name the COUNTY, its elected officials, officers, directors, employees, agents, and representatives as additional insureds under each insurance policy. Following construction contract award and before construction of the PROJECT begins, the CITY shall provide the COUNTY, or the CITY shall require the PROJECT construction contractor to provide the COUNTY, a certificate of insurance that meets the requirements of this section.

e. COUNTY as Additional Indemnitee. CITY shall require its PROJECT construction contractor to indemnify, defend, and hold harmless COUNTY to the same extent that the contractor is required to indemnify, defend, and hold harmless CITY.

f. Bonds. CITY shall require its PROJECT construction contractor to obtain payment and performance bonds that name both COUNTY and CITY as obligees under the bonds.

g. Warranty. CITY shall require its PROJECT construction contractor to guarantee to COUNTY and CITY, for a period of one (1) year following acceptance of the PROJECT by CITY under Section 7, that the PROJECT is constructed in accordance with the final and as-built PROJECT PS&E, is and will be free from defects, and will perform satisfactorily in accordance with COUNTY and CITY standards and requirements.

h. Qualified Representatives. Each of COUNTY and CITY shall designate representatives for all construction-related communications between COUNTY and CITY during the PROJECT construction phase. For PROJECT features within COUNTY's jurisdiction, COUNTY may elect to authorize its qualified representative to have authority to accept or reject work or materials, or to order any actions needed for public safety or the preservation

of property, and to assure compliance with all provisions of the COUNTY's encroachment permit.

i. Project Change Orders. CITY shall administer all PROJECT change orders. For any PROJECT change order affecting portions of the PROJECT within COUNTY's jurisdiction, CITY's authorized representative will provide COUNTY's authorized representative a copy of the proposed change order; and COUNTY's authorized representative shall respond to the proposed change order within five (5) days after receiving the proposed change order from CITY. COUNTY shall require its authorized representative to not unreasonably withhold approval of any PROJECT change order affecting portions of the PROJECT within COUNTY's jurisdiction.

j. Unanticipated Physical Conditions. Notwithstanding Section 5(i), if PROJECT changes in COUNTY's jurisdiction are required due to unanticipated physical conditions of property required for the PROJECT, and if those PROJECT changes would cause the COUNTY CONSTRUCTION COSTS to exceed the amount in Exhibit B, the PARTIES' authorized representatives shall meet and confer regarding proposed PROJECT changes within five (5) days after CITY notifies COUNTY about those PROJECT changes. If COUNTY's authorized representative reasonably determines that COUNTY does not have sufficient available financial resources to fund the increased costs associated with the proposed PROJECT changes, the PARTIES' authorized representatives will negotiate in good faith regarding an amendment to Section 6(b) of this AGREEMENT to include terms addressing the cost structure for and time period under which COUNTY will reimburse CITY for the increased costs attributable to the proposed PROJECT changes.

k. Disputes with the Project Construction Contractor. In the event of a dispute between CITY and the CITY's PROJECT construction contractor that could increase the COUNTY CONSTRUCTION COSTS beyond those listed in Exhibit B, or that could expose COUNTY to other financial liability not included in Exhibit B, the PARTIES' authorized representatives shall negotiate in good faith in an effort to resolve the dispute to their reasonable satisfaction.

6. FINANCIAL RESPONSIBILITY, INVOICING, AND PAYMENT.

a. Pre-Construction Costs. COUNTY shall pay CITY 11.47% of the actual costs for all pre-construction activities for that portion of the PROJECT within COUNTY's jurisdiction (collectively "COUNTY PRE-CONSTRUCTION COSTS"), provided that the COUNTY's PRE-CONSTRUCTION COSTS shall not exceed the lesser amount of either twenty-five percent (25%) of the COUNTY CONSTRUCTION COSTS defined in Section 6(b) or $250,000. COUNTY PRE-CONSTRUCTION COSTS include all of preliminary and final engineering, including work to obtain environmental clearance and permits, and all Right of Way Activities, as applicable. The COUNTY PRE-CONSTRUCTION COSTS are estimated and shown in Exhibit B, under total design attached hereto.

b. Construction Costs. COUNTY shall pay CITY 11.47% of the actual costs to construct and administer the construction of that portion of the PROJECT in COUNTY's jurisdiction

("COUNTY CONSTRUCTION COSTS"). The COUNTY CONSTRUCTION COSTS are estimated and shown in Exhibit B (currently, line items for the "CON Phase"). Immediately after CITY's award of the PROJECT Construction Contract, the PARTIES agree to replace Exhibit B with a new Exhibit B, in accordance with Section 6(d).

c. Invoicing and Payment. CITY shall invoice COUNTY after the following events for all costs incurred by CITY: (a) approval of Final PS&Es as specified in Section 3(g); and (b) completion and acceptance as specified in Section 7. COUNTY shall pay the amount stated on an invoice within forty-five (45) days after receiving the invoice from CITY.

d. Updating Exhibit B. As of the EFFECTIVE DATE, Exhibit B includes the estimated cost of the PROJECT for both PARTIES. This amount represents the anticipated cost for budgeting purposes, but the amount may not represent the actual cost to complete the PROJECT. The PARTIES' authorized representatives may agree to replace Exhibit B with a new Exhibit B whenever they deem necessary to update the PROJECT scope of work, cost estimates, and cost allocation shown in Exhibit B. The PARTIES agree that Exhibit B shall be replaced following the award of a PROJECT Construction Contract and after each PROJECT change order. Each new Exhibit B must be signed by authorized representatives of both PARTIES, which shall cause it to be incorporated into this AGREEMENT. The PARTIES acknowledge that a new Exhibit B may include new line items in addition to those referenced in Sections 6(a) and 6(b).

e. Survival. The obligations in this Section 6 shall survive the expiration or termination of this AGREEMENT.

7. COMPLETION & ACCEPTANCE. Upon completion of PROJECT construction, as determined by CITY, CITY and COUNTY representatives shall conduct a joint final inspection of the PROJECT prior to acceptance of improvements as complete. Following the joint final inspection THE CITY's CITY COUNCIL shall consider accepting the PROJECT as complete. Within thirty (30) days after CITY accepts the PROJECT as complete, COUNTY shall cause its Board of Supervisors to consider accepting the portions of the PROJECT in the COUNTY as complete, which acceptance shall not be unreasonably withheld. After CITY accepts the PROJECT as complete, CITY shall provide COUNTY copies of all as-built drawings for the PROJECT improvements.

8. RELEASE OF WARRANTY. Prior to expiration of the one-year warranty period for the contractor's warranty referenced in Section 5(g), COUNTY's and CITY's authorized representatives shall conduct a joint inspection of the PROJECT. The purpose of this joint inspection is to determine whether the PROJECT has performed during the one-year warranty period to COUNTY's and CITY's satisfaction. After this joint final inspection, COUNTY shall provide CITY written concurrence for a release of the warranty bond for the PROJECT, which concurrence shall not unreasonably be withheld. Upon receipt of COUNTY's written concurrence, CITY may release the warranty bond for the PROJECT. The obligations in this Section 8 shall survive the expiration of this AGREEMENT.

9. OWNERSHIP AND MAINTENANCE; INDEMNITY.

a. County's Obligations. After COUNTY accepts the PROJECT as complete under Section 7, COUNTY shall own and maintain the portion of the PROJECT located in COUNTY's jurisdictional boundaries, shall assume total responsibility for that portion of the PROJECT, and shall defend, indemnify, save, and hold harmless CITY, its governing body, officers, agents, and employees, from and against all claims, demands, suits, costs, expenses and liability for any damages, injury, sickness, or death ("Liabilities") arising out of or related to the design, construction, use, operation, or maintenance of the portion of the PROJECT located in COUNTY's jurisdictional boundaries.

b. City's Obligations. After CITY accepts the PROJECT as complete under Section 7, CITY shall own and maintain the portion of the PROJECT located in CITY's jurisdictional boundaries, shall assume total responsibility for that portion of the PROJECT, and shall defend, indemnify, save, and hold harmless COUNTY, its governing body, officers, agents, and employees, from and against all Liabilities arising out of or related to the design, construction, use, operation, or maintenance of the portion of the PROJECT located in the CITY's jurisdictional boundaries.

c. Survival. The obligations in this Section 9 are in addition to the obligations in Section 10. If there is any conflict between a PARTY's obligations in this Section 9 and the PARTY's obligations in Section 10, the conflicting obligation in this Section 9 shall prevail and govern. The obligations in this Section 9 shall survive the expiration or termination of this AGREEMENT.

10. HOLD HARMLESS.

a. Standard of Care. Nothing in this AGREEMENT is intended to affect the legal liability of any PARTY by imposing any standard of care, with respect to the work performed hereunder, different from the standard of care imposed by law.

b. City's Obligations. CITY shall defend, indemnify, and hold harmless COUNTY, and its governing body, officers, agents, and employees, from and against that portion of any Liabilities related to or arising out of CITY's performance of its obligations under this AGREEMENT.

c. County's Obligations. COUNTY shall defend, indemnify, and hold harmless CITY, and its governing body, officers, agents, and employees, from and against that portion of any Liabilities related to or arising out of COUNTY's performance of its obligations under this AGREEMENT.

d. Survival. The obligations of this Section 10 shall survive the termination or expiration of this AGREEMENT. If there is any conflict between a PARTY's obligations in this Section 10 and the PARTY's obligations in Section 9, the conflicting obligation in Section 9 shall prevail and govern.

11. MODIFICATION. This AGREEMENT may not be modified or amended except in a writing signed by all PARTIES hereto. However, the PARTIES' authorized representatives may modify this AGREEMENT by updating Exhibit B, as described in and pursuant to Section 6(d).

12. TERMINATION.

    a. Termination for Cause. If either PARTY reasonably determines that the other PARTY (a) is unable to fulfill the terms of the AGREEMENT, (b) is violating or has violated any laws pertaining to the AGREEMENT or PROJECT, or (c) has failed to cooperate with the other PARTY in accordance with the terms of the AGREEMENT, the aggrieved PARTY shall give the other PARTY written notice specifying the reasons for that determination. Within 10 days thereafter, each PARTY's designated representative shall meet and cooperate in good faith to attempt to resolve the issue or issues specified in the notice. If the issue or issues cannot be resolved to the reasonable satisfaction of both PARTIES, the aggrieved PARTY may terminate this AGREEMENT immediately upon written notice to the other PARTY.

    b. Termination upon Mutual Agreement. Except to the extent this AGREEMENT provides otherwise, the PARTIES may terminate this AGREEMENT by mutual written agreement.

    c. County's Obligations. If this AGREEMENT is terminated, COUNTY shall pay CITY for costs incurred in connection with the PROJECT up to the date of termination, in accordance with Section 6.

13. NO THIRD-PARTY BENEFICIARIES. Nothing in this AGREEMENT, express or implied, is intended to confer on any person, other than the PARTIES and their successors and assigns, any rights or remedies by reason of this AGREEMENT.

14. AGREEMENT CONSTRUCTION. The section headings and captions of this AGREEMENT are, and the arrangement of this AGREEMENT is, for the sole convenience of the PARTIES to this AGREEMENT. The section headings, captions, and arrangement of this AGREEMENT do not in any way affect, limit, amplify, or modify the terms and provisions of this AGREEMENT. This AGREEMENT shall not be construed as if it had been prepared by one of the PARTIES, but, rather, as if all PARTIES have prepared it. The PARTIES to this AGREEMENT and their attorneys have read and reviewed this AGREEMENT and agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this AGREEMENT.

15. ENTIRE AGREEMENT. This AGREEMENT contains the entire understanding of the PARTIES relating to the subject matter of this AGREEMENT. No promise, representation, warranty or covenant not included in this AGREEMENT has been or is relied upon by any PARTY.

16. COUNTERPARTS. This AGREEMENT may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original with all counterparts

constituting but one and the same instrument. The execution of this AGREEMENT will not become effective until counterparts have been executed by both PARTIES. Faxed signatures on this AGREEMENT or any notice, consent, or amendment required under this AGREEMENT are binding.

17. NOTICES. All correspondence regarding this AGREEMENT, including invoices, payments, and notices shall be directed to the following persons at the following addresses and facsimile numbers, which may be changed by written notice from one PARTY to the other:

| COUNTY: | CITY: |
|---|---|
| Warren Lai, Public Works Director | City Manager |
| 255 Glacier Drive | 65 Civic Ave |
| Martinez, CA 94553-4825 | Pittsburg, CA 94565 |
| Fax: (925) 313-2333 | Fax: (925) 252-4814 |

or to such other addresses as the COUNTY and CITY may respectively designate by written notice to the other PARTY. Notice shall be deemed given on the same day if it is personally delivered, on the next day if it is delivered by overnight delivery, or on the fifth (5th) day after the postmark date if it is given by U.S. Mail.

18. GOVERNING LAW. This AGREEMENT will be governed and construed in accordance with California law.

19. WAIVER. A waiver or breach of any covenant or provision in this AGREEMENT will not be deemed a waiver of any other covenant or provision in this AGREEMENT, and no waiver will be valid unless in writing and executed by the waiving PARTY.

20. SEVERABILITY. If any term or provision of this AGREEMENT is, to any extent, held invalid or unenforceable by a court of competent jurisdiction, this AGREEMENT shall be construed as not containing that term, and the remainder of this AGREEMENT shall remain in full force and effect; provided, however, this section shall not be applied to the extent that it would result in a frustration of the PARTIES' intent under this AGREEMENT.

21. ASSIGNMENT AND DELEGATION. This AGREEMENT, and any portion hereof, shall not be assigned or transferred, nor shall all or any part of a PARTY's duties be delegated, without the written consent of the other PARTY. Any attempt to assign or delegate this AGREEMENT or any part hereof without the prior written consent of the other PARTY shall be void and of no force or effect. Consent to one assignment shall not be deemed to be consent to any subsequent assignment.

22. FURTHER ASSURANCES. Whenever requested to do so by the other PARTY, each PARTY will execute, acknowledge and deliver all further conveyances, assignments, confirmations, satisfactions, releases, powers of attorney, instruments of further assurance, approvals, consents and all further instruments and documents as may be necessary, expedient, or proper in order to complete all obligations, conveyances, transfers, and assignments under this

AGREEMENT, and do all other acts and to execute, acknowledge, and deliver all documents as requested in order to carry out the intent and purpose of this AGREEMENT.

23. COUNTERPARTS. This AGREEMENT may be executed in counterparts that, together, constitute one and the same instrument.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the PARTIES have each executed this AGREEMENT as of the EFFECTIVE DATE.

CONTRA COSTA COUNTY:

By:_____
Warren Lai
Public Works Director

CITY OF PITTSBURG:

By:_____
Darin Gale, City Manager

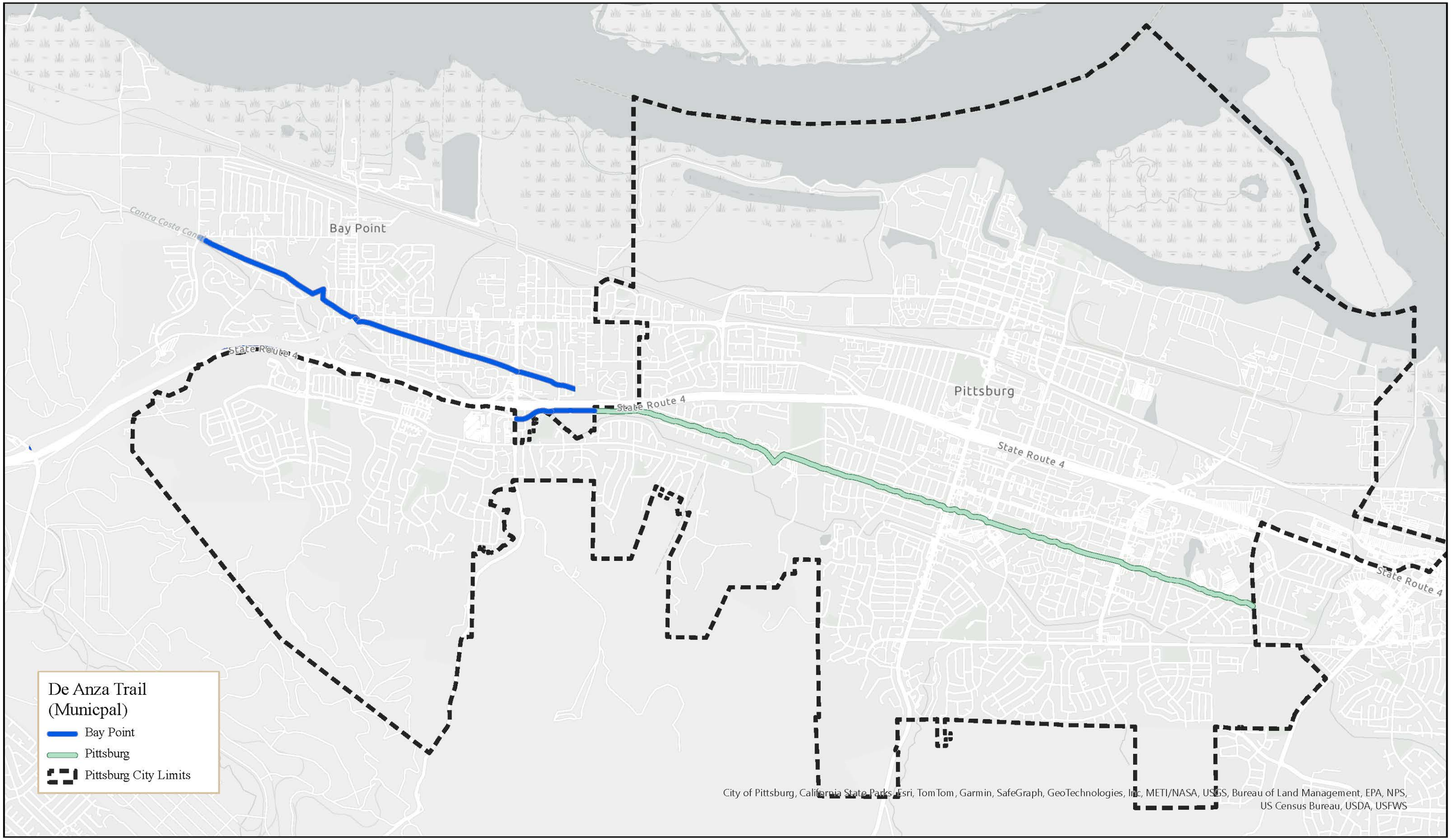
APPROVED AS TO FORM:
Thomas L. Geiger
County Counsel

By:_____
County Counsel

APPROVED AS TO FORM:

By:_____
Donna Mooney, City Attorney

Exhibit "A"




0 0.5 1 2 Miles

N W E S

# Delta De Anza Trail
# Location Map

City of Pittsburg

# Exhibit B

## Project Name- Delta De Anza Multimodal Trail Safety Improvements

| Project Phase | Proposed Cost | Pittsburg Portion | Pittsburg Contribution (11.47%)* | Bay Point (County) Portion | Bay Point(County) Contribution (11.47%)* |
|---|---|---|---|---|---|
| **Design** | | | | | |
| Phase 1 - Package A | $ 151,000.00 | $ 54,360.00 | $ 6,235.09 | $ 96,640.00 | $11,085 |
| Phase 2 - Package B | $ 344,000.00 | $ 194,330 | $ 22,289.60 | $ 149,670 | $17,167 |
| Total Design | $ 495,000.00 | $ 248,689.52 | $ 28,524.69 | $ 246,310.48 | **$ 28,251.81** |
| | | | | | |
| **Construction**** | | | | | |
| Construction Contract(CON) | $ 4,447,406.00 | $ 2,890,813.90 | $ 331,576.35 | $ 1,556,592 | $ 178,541 |
| Construction Support(CE) | $ 67,000.00 | $ 43,550.00 | $ 4,995.19 | $ 23,450 | $ 2,689.72 |
| Total Construction | $ 4,514,406.00 | $ 2,934,363.90 | $ 336,571.54 | $ 1,580,042 | **$ 181,230.83** |
| | | | | | |
| Total Anticipated Project Cost | $ 5,009,406.00 | $ 3,183,053.42 | $ 365,096.23 | $ 1,826,352.58 | **$ 209,482.64** |

* Federal Grant Reimbursement (88.53%) of Federal Participating Cost

** Cost to be Updated based on the 100% PS&E and after Bid Opening

# Exhibit C
# Excerpts from City's Standard Provision for Public Works Project

**4.3 Insurance.** No later than ten days following issuance of the Notice of Potential Award, Contractor must procure and provide proof of the insurance coverage required by this Section in the form of certificates and endorsements acceptable to City. The required insurance must cover the activities of Contractor and its Subcontractors relating to or arising from the performance of the Work, and must remain in full force and effect at all times during the period covered by the Contract, through the date of City's acceptance of the Project. All required insurance must be issued by a company licensed to do business in the State of California, and each such insurer must have an A.M. Best's financial strength rating of "A" or better and a financial size rating of "VIII" or better. If Contractor fails to provide any of the required coverage in full compliance with the requirements of the Contract Documents, City may, at its sole discretion, purchase such coverage at Contractor's expense and deduct the cost from payments due to Contractor, or terminate the Contract for default. The procurement of the required insurance will not be construed to limit Contractor's liability under this Contract or to fulfill Contractor's indemnification obligations under this Contract.

(A) ***Policies and Limits.*** The following insurance policies and limits are required for this Contract, unless otherwise specified in the Special Conditions:

(1) *Commercial General Liability ("CGL") Insurance:* The CGL insurance policy must be issued on an occurrence basis, written on a comprehensive general liability form, and must include coverage for liability arising from Contractor's or its Subcontractor's acts or omissions in the performance of the Work, including contractor's protective coverage, contractual liability, products and completed operations, and broad form property damage, with limits of at least $2,000,000 per occurrence and at least $4,000,000 general aggregate. The CGL insurance coverage may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by excess or umbrella policies, provided each such policy complies with the requirements set forth in this Section, including required endorsements.

(2) *Automobile Liability Insurance:* The automobile liability insurance policy must provide coverage of at least $2,000,000 combined single-limit per accident for bodily injury, death, or property damage, including hired and non-owned auto liability.

(3) *Workers' Compensation Insurance and Employer's Liability:* The workers' compensation and employer's liability insurance policy must comply with the requirements of the California Labor Code, providing coverage of at least $1,000,000 or as otherwise required by the statute. If Contractor is self-insured, Contractor must provide its Certificate of Permission to Self-Insure, duly authorized by the DIR.

(4) *Pollution Liability Insurance:* The pollution liability insurance policy must be issued on an occurrence basis, providing coverage of at least $2,000,000 for all loss arising out of claims for bodily injury, death, property damage, or environmental damage caused by pollution conditions resulting from the Work.

(5) *Builder's Risk Insurance:* The builder's risk insurance policy must be issued on an occurrence basis, for all-risk or "all perils" coverage on a 100% completed value basis on the insurable portion of the Project for the benefit of City.

Pittsburg
CALIFORNIA

# STAFF REPORT

**MEETING DATE:** April 20, 2026

**TO:** Mayor and Council Members

**FROM:** Darin E. Gale, City Manager
John Samuelson, Public Works Director/City Engineer
Savon Reese, Associate Engineer

**SUBJECT:** Adoption of a City Council Resolution Approving a List of Projects to be Funded by Senate Bill 1, the Road Repair and Accountability Act of 2017, for Fiscal Year 2026/27

## EXECUTIVE SUMMARY

Each Fiscal Year (FY) the City must adopt by resolution, a list of projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), also referred to as Senate Bill 1 ("SB1"). Attached to this report is the proposed list of projects to receive this funding during FY 2026/27.

## FISCAL IMPACT

There is no fiscal impact with this action. The proposed allocation of funds to listed projects will be presented to City Council for consideration at a future meeting.

## RECOMMENDATION

City Council adopt the attached Resolution approving the list of FY 2026/27 projects to be funded by the Road Maintenance and Rehabilitation Act (SB1).

## BACKGROUND

In April 2017, California Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017, was signed into law to address funding shortfalls for transportation projects across the state.

The funding program includes accountability and transparency provisions to help ensure residents are informed of the projects proposed to receive these funds each FY and what projects have reached completion.

In FY 2026/27 the City will receive an estimated $2,142,942 in SB 1 funding.

## SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee meeting.

## STAFF ANALYSIS

SB 1 funding assists the City in continuing essential road maintenance and rehabilitation projects, provides for safety improvements, and increases access and mobility that would not have otherwise been possible without this funding source.

This is the tenth year the City has received SB1 funds for road projects.

For FY 2026/27, projects are prioritized to help maintain a safe and efficient transportation system within the City.

The attached project list identifies one project: Zone 7 Pavement Management Phase 2, which will rehabilitate various local/residential streets. The list includes a description, location, a proposed schedule for the project's completion, and the estimated useful life of the improvement.

Approval of the project list funded by SB1 is not considered a project under the California Environmental Quality Act (CEQA) and, therefore, is not subject to CEQA. Individual SB1 funded projects would, however, be subject to further CEQA analysis before the City Council authorizes construction for each individual project.

ATTACHMENTS: Resolution
2026/27 SB1 Project List

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving a List of Projects to be Funded )
By SB1 , the Road Repair and Accountability ) RESOLUTION NO. 26-
Act of 2017, for Fiscal Year 2026/27 )

WHEREAS, Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017), was passed by the Legislature and signed into law by the Governor in April 2017, to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each Fiscal Year (FY); and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive funding each FY from the Road Maintenance and Rehabilitation Account (RMRA), created by SB1, which must include a description and location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City anticipates receiving an estimated $2,142,942 in RMRA funding in FY 2026/27 from SB1; and

WHEREAS, this is the tenth year in which the City is receiving SB1 funding; and

WHEREAS, SB1 funding will enable the City to continue essential road maintenance and rehabilitation projects, provide for safety improvements, and increase access and mobility options that would not have otherwise been possible without this funding; and

WHEREAS, the City has undergone a robust public process to enhance public input into our community's transportation priorities/the project list; and

WHEREAS, the City used a Pavement Management System to assist in the development of the SB1 project list, ensuring revenues are being used on the highest priority and most cost-effective projects that meet the community's needs for transportation investment; and

WHEREAS, the FY 2026/27 funding from SB1 will add additional funds for the rehabilitation of the pavement in the City; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an "at-risk" condition; this revenue and future SB 1 funding will increase the overall quality of the road infrastructure with the goal of improving the City's streets and roads to a "good" condition; and

WHEREAS, approval of a project list funded by SB1 is not considered a project under the California Environment Quality Act (CEQA) and is, therefore, not subject to CEQA review. Individual SB1 funded projects would, however, be subject to further CEQA analysis before the City Council authorizes construction for each individual project; and

WHEREAS, the SB1 project list and overall investment in local street and road infrastructure, provides for a focus on maintenance and safety, investing in complete street infrastructure, and utilizing cutting-edge technology, materials, and practices, creating significant positive co-benefits statewide.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the attached list of SB1 funded projects for Fiscal Year 2026/27.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2026, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Dionne Adams, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

| **Title** | Zone 7 Pavement Management - Phase 2 | **Amount** |
|---|---|---|
| **Description** | The City will design the following project that will result in the rehabilitation of multiple local/residential streets in Pittsburg. During Construction the Project will use various treatments based on the needs of each road. Treatments will include: crack seal, micro-surfacing, cape seal, three-layer treatment, mill and overlay, and base repair. | **$2,142,942** |
| **Location** | Residential/local streets bounded by West Leland Road, Buchannan Road, PG&E high-voltage power lines and Harbor Street. | |
| **Design Start** | September 2026 | |
| **Design Completion** | March 2027 | |
| **Construction Start Date** | May 2027 | |
| **Construction Completion Date** | August 2027 | |
| **Useful Life** | 10 - 20 Years | |

# STAFF REPORT

**MEETING DATE:** April 20, 2026

**TO:** Mayor and Council Members

**FROM:** Darin E. Gale, City Manager
Jordan Davis, Director of Community and Economic Development
Kelsey Gunter, Associate Planner

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

## EXECUTIVE SUMMARY

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

## FISCAL IMPACT

There is no direct fiscal impact associated with this action. However, maintaining compliance with State reporting requirements ensures the City remains eligible for various funding opportunities.

## RECOMMENDATION

Move to adopt a Resolution, accepting the General Plan Annual Progress Report for Calendar Year 2025 and authorizing its submittal to 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.

On March 24, 2026, the City of Pittsburg Planning Commission adopted Resolution No. 10284, recommending City Council adoption of the proposed resolution, Accepting the General Plan Annual Progress Report for Calendar Year 2025, in its entirety.

## SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

## STAFF ANALYSIS

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 6$^{th}$ 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.

| Income Level | | RHNA Allocation | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total Units to Date | Total Remaining |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| VL | Deed Restricted | 516 | - | - | - | - | - | - | - | - | - | - | 516 |
| | 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% AMI) Per HCD, and following passing of AB 3039, 6th Cycle APR categorizes EL units under "VL."
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)

**Table 1: RHNA Status Update**

CODE COMPLIANCE:
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.

**ATTACHMENTS:**

1. Proposed Resolution
    A. Exhibit A to Proposed Resolution - General Plan Annual Progress Report for Calendar Year 2025
2. Planning Commission Resolution No. 10284
3. Exhibit A to Planning Commission Resolution 10284; General Plan Annual Progress Report for Calendar Year 2025

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

| | |
|---|---|
| Accepting the General Plan Annual Progress Report for Calendar Year 2025 and Authorizing Submittal of the Report to the Governor's Office of Land Use and Climate Innovation State Department of Housing and Community Development, and Contra Costa Transportation Authority | RESOLUTION NO. 26- |

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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); and

WHEREAS, 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 [Governor's Office of Land Use and Climate Innovation), California Housing and Community Development Department (HCD) and Contra Costa Transportation Authority (CCTA); and

WHEREAS, 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; and

WHEREAS, on March 24, 2026, the Planning Commission reviewed the General Plan APR for calendar year 2025 and subsequently adopted Resolution No. 10284, recommending City Council adoption of the proposed resolution in its entirety.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1: Findings

Based on the City Council Staff Report entitled, "Adoption of a City Council Resolution Accepting the General Plan Annual Progress Report for Calendar Year 2025", dated April 20, 2026, and based on all the information presented, and based on all written and oral testimony presented at the April 20, 2026 meeting, the City Council finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. The General Plan Annual Progress Report for calendar year 2025 appropriately and accurately summarize the City's progress to date in implementing the action policies in its General Plan.

Section 2: Acceptance

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts the General Plan Annual Progress Report for Calendar Year 2025 included as Exhibit A of this Resolution, and authorizes its submittal to the Governor's Office of Land Use and Climate Innovation, State Department of Housing and Community Development, and Contra Costa Transportation Authority.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2026 by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Dionne Adams, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

**Exhibit A to Planning Commission Resolution No. 10284**

**CITY OF PITTSBURG**

# 2040 GENERAL PLAN
# ANNUAL PROGRESS REPORT
(Calendar Year 2025)

Prepared pursuant to Government Code Section 65400(b)
Accepted by the Planning Commission on March 24, 2026
Presented to the City Council on April 20, 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. |
| 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 | 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | or planned land uses within the City or that do not 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 to address the community's fair share of regional, family, workforce, and other special housing needs. | 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 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 (5th Cycle), with the exception of the Very Low Income housing unit classification. The City is on track to meet its 2023-2031 Housing Cycle (6th 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | fostering a vibrant, walkable environment. Activation of vacant commercial spaces is also a key objective of the City's Economic Development Strategic Plan.<br><br>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.<br><br>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, 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. | 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, 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).<br><br>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 | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | potential conflicts with adjoining or nearby intense uses. | 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 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br><br>Implementation ongoing. Master-planned communities in Pittsburg, including the San Marco development, as well as other entitled residential projects (Montreux, Faria, Tuscany 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, 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.<br><br>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 | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | spaces into new development to create destinations for area residents to shop and gather. | 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. |
| 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>1. Incorporate accessory uses (such as public open space, transit amenities, childcare, and limited retail) into new employment centers and industrial developments where appropriate.<br>2. Ensure employment centers are designed for safe, convenient walking, biking, and transit access, while providing an attractive, high-quality "campus environment."<br>3. Require industrial properties and structures to meet high standards of design quality and ongoing maintenance.<br>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 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. | 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 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 Northen 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 research and development uses) that provide new jobs and comparable employment opportunities without the environmental impacts of traditional industrial uses. | 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. |
| 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 | 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | nonresidential activities that may degrade the quality of life in such residential areas. | |
| 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** | | |
| 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.<br><br>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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 reginal 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, | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | research and technology, north of California Avenue. | 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** | | |
| 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 | 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, |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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.<br><br>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 offices, as well as retail, restaurants, and housing that support the primary public-serving uses. | 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. 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** | | |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 inter-connected 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** | | |
| 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | jobs/housing balance, recreation, economic development, and public use needs:<br>• Providing community-oriented recreation and commercial entertainment facilities, including:<br>  • Community-gathering areas with an open air markets and venues for community events,<br>  • 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,<br>  • Provisions for water-oriented recreational activities, such as boating and kayaking,<br>  • A community recreation uses, including potentially including aquatic center, sports facilities, or other community-wide recreational uses, that serve the broader Pittsburg community,<br>  • 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.<br>• Multi-modal transit opportunities, including a ferry terminal to improve jobs access, and connections to BART and local transit.<br>• 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.<br>• Mixed residential neighborhoods, including a significant proportion of workforce and | 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** |
| | affordable housing to maintain socioeconomic diversity and promote equitable opportunities, that are served by on-site neighborhood-oriented parks, schools, and commercial uses.<br>• Encourage to Provide a jobs/housing ratio of at least 2.5 jobs per household.<br>• 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.<br>• Green infrastructure, sustainable and resilient design, and climate adaptation elements, including elevated construction, natural barriers, managed retreat, bioswales, permeable pavements, and rain gardens to manage stormwater and provide flooding resilience.<br>• 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, | |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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.<br>• Encourage the connectivity between residential villages by the use of trails and pedestrian pathways and encourage connection points with existing residential neighborhoods. | |
| 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:<br>• 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.)<br>• Delta Trail: Provide Delta Trail alignments as proposed in the Great California Delta Trail Master Plan.<br>• Downtown Connectivity. Key points to provide connectivity between Downtown and project site:<br>• Riverfront Park: Expand and extend park.<br>  • Front St: Bicycle/pedestrian connection<br>  • West 2nd St: Bicycle/pedestrian connection | 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** |
| | • West 4th St: Extend road to provide vehicle, bicycle, and pedestrian connection<br>• Halsey Way Pedestrian Path: Extend bicycle/pedestrian connection south of Halsey<br>• West 7th and 8th St: Extend 8th Street linear park to Riverfront Drive to provide vehicle, bicycle, pedestrian<br>• Willow Pass Streetscape Enhancement<br>• Add curbs/sidewalks (where gaps are present)<br>• Add lighting<br>• Add mid-block pedestrian crossings (as appropriate)<br>• Add trees and landscaping<br>• Reduce pavement footprint<br>• 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** | | |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 | 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 |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 accommodate new urban development prior to project approval. | 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. |
| **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, | 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 |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 that adequately serve all users. (Transportation Goal 7-G-1) (formerly Goal 3-G-8) | 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. |
| 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 | 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 |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | Transportation Objectives (RRTOs) 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. | 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 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. | Implementation ongoing. The City currently maintains CCTA's travel demand model by providing information on proposed improvements to the transportation system, planned and approved 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):<br>• 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;<br>• LOS high E (peak hour volume to capacity ratio less than or equal to 0.99) at | 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. |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | intersections along Bailey Road between West Leland Road and State Route 4; and<br>• 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) | |
| 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:<br>• Projects included in the City's five-year Capital Improvement Program will result in attainment of adopted LOS standards; or<br>• Findings of Special Circumstances, including appropriate mitigation measures, have been adopted by the City and CCTA. | 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. |
| 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 | Implementation ongoing. This Policy is a current practice during development approval. This Policy will continue to be implemented. |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34) | |
| **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 goas 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 Contra Costa Transportation Authority periodically as part of the Authority's Growth Management Plan Compliance Checklist. | 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 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>• Railroad Avenue: 1) BNSF Railroad Overpass to State Route 4 and 2) State Route 4 to Buchanan Road<br>• Willow Pass Road: 1) Beacon Street to Range Road and 2) Range Road to Bay Point<br>• Leland Road: 1) Century Boulevard to Railroad Avenue, 2) Railroad Avenue to Pittsburg/Bay Point BART Station, and 3) Pittsburg/Bay Point BART Station to west of San Marco Boulevard<br>• State Route 4<br>• Buchanan Road<br>• Harbor Street<br>• Parkside Road<br>• East/West 8th Street<br>• East 3rd Street<br>• Pittsburg/Antioch Highway<br>• Bailey Road<br>• West Avila Road<br>• San Marco Boulevard | 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. |
| 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- | 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 |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | quality redevelopment and reuse projects, and addressing features that may adversely affect views of gateways, ridgelines, open space, and other identified visual resources. | 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 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. |
| 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 4-P-2.8 | As part of the development review process, require design review of proposed hillside development. Encourage:<br>• 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br>• Incorporate pedestrian-oriented mixed-use areas as focal points of new neighborhoods, and adjacent to key transportation centers.<br>• 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 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.<br>• Design or retrofit and enhance public streets to strengthen neighborhood aesthetics, advance connectivity, improve walkability and bicycling, and integrate transit.<br>I. Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.<br>II. Provide a highly vitalized urban pedestrian environment through the establishment of pedestrian amenities.<br>III. Incorporate trails through open space areas between clustered development | 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | to provide connections to employment, shopping, and recreation centers within the City's flatlands.<br>IV. Ensure the provision of public transit and pedestrian amenities within the City's mixed-use areas. | |
| 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. |
| 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.<br>• Provide a highly vitalized urban pedestrian environment through the establishment of pedestrian amenities.<br>• Design or retrofit and enhance public streets to strengthen neighborhood aesthetics, advance connectivity, improve walkability and bicycling, and integrate transit.<br>• 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 | 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | centers, transit facilities, and the Delta De Anza Trail.<br>• Incorporate trails through open space areas between clustered development to provide connections to employment, shopping, and recreation centers within the City's flatlands.<br>• 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. | |
| 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 8th Street Linear Park, and public parklettes 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 median improvements, along roadways to provide a sense of open space. | Implementation ongoing. Existing facilities, such as the 8th Street Linear Park is one example of this initiative. Additional improvements will be incorporated as medians are enhanced and as space is made 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 halls, community theatres, public art galleries and shows in the commercial core. | 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 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. |

| Downtown Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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, personal services, entertainment and other uses - along the Railroad Avenue corridor. | 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 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. |

| Downtown Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br><br>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 | 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 |

| Downtown Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | elements—in the redevelopment of commercial structures in Downtown. | 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** | | |
| 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 though 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 not inhibit desired growth and do not result in inequitable access to City services and facilities. | 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 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 | 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | government in order to retain spending within the local economy and generate revenue for the City. | 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 the City and to respond to community needs for key amenities and services. | 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. |
| 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 | 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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. |
| 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 Pittsburg'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 Pittsburg 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. |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 6-P-2.14 | Encourage new businesses and project development under the Employment Center Industrial land use classification. | Implementation ongoing. As part of the Pittsburg 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 Pittsburg. 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 Pittsburg 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 Pittsburg to capture growing and sustainable industry clusters. The City will continue to implement this Policy. |
| 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, | 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, |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | manufacturing, technology, medical, and other skilled employment opportunities with connections provided to transit, and spaces for business incubators to foster startups and innovation. | 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 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. | 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 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 to help retain and expand existing businesses as well as attract new businesses to the City. | 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 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 priory 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 | 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 catalyst this project given its key location and its ability to simulate private retail and commercial investment. This project would |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | needs of all roadway users, and is maintained and improved over time to support buildout of the General Plan. | 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, 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. | 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 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 Somersville 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | promote active modes of transportation, and public transit. | 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 horizonal 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. |
| 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 revies 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | striving to improve accessibility and comfort for all users. | 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 education, and preferential parking for carpools/vanpools. | 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. |
| 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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. 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 | 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. |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | part of the TIMF program which contribute more than one percent of the volume to an existing roadway or intersections. | |
| 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 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. | Implementation ongoing. The City's Public Works Department, and specifically the Transportation Engineering Division monitors and assesses the development of emerging transportation-related 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, | 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 |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | examining environmental justice practices and policies, and elevating social equity. | 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 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 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-1.7 | 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 Pittsburg Municipal Code, the Pittsburg 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 Pittsburg Sustainability Plan, including: C-1 Cornerstone to Climate Action Planning; E-1 Electrify the Building Stock; E-2 Decarbonize Electricity and Inase 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. |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 Pittsburg 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, Pittsburg Moves Action Transportation Plan, and Economic Development Strategy. | Implementation ongoing. The City of Pittsburg 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, Pittsburg Moves Action Transportation Plan, and Economic Development Strategy. As applicable, this Policy will continue to be implemented. |
| 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 Pittsburg 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 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. |
| **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 | 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, |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 Pittsburg 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 urgent care facilities, hospitals) to allow for equitable access to primary and emergency health care and medical services. | 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 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 Pittsburg 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 Pittsburg 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 Pittsburg 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, | Implementation ongoing. The City of Pittsburg 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 Pittsburg community. |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | farm stands, community gardens, school-yard gardens, healthy restaurants, and farmers' markets. | 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 Pittsburg 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 Pittsburg'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. |
| 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 Pittsburg'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 Pittsburg 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 | Implementation ongoing. As part of future park planning and implementation, the City of Pittsburg's Recreation Department plans to establish master parks programming and planning efforts encompassing |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | area, provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking, and are within reasonable walking distance of all homes. | 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 Pittsburg 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 the provision of new park sites or enhancing existing facilities. | Implementation ongoing. The City of Pittsburg 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. |
| 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, | 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 |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | Downtown, the waterfront, the City's neighborhoods, and other key locations:<br>• 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.<br>• Waterfront/Shoreline. Maintain and improve public access to the shoreline.<br>• Los Medanos Community College. Foster linkages between the campus and the community.<br>• Kirker Creek. The Kirker Creek easement could be developed as a creekside trail, connecting other trails and open spaces throughout the City with the hiking trails in the Black Diamond Mines Regional Preserve.<br>• 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.<br>• 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. | 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. |
| 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. |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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 |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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, 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. | 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 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 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.<br><br>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.<br><br>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. |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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** | | |
| 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 | 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. |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | programs and to identify possible sites for the construction of new school facilities. | |
| 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 allow public access to recreational facilities and programs. | 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. |
| 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | Pittsburg, in order to provide for the recreational and public health needs of residents and provide visual contrast with the built environment | 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 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 | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | continuation of Delta heritage, including encouraging preservation and restoration of contiguous portions of important wildlife habitats remnants of riparian and aquatic habitat. | 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. |
| 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- | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | space system in the southern hills to preserve California annual grasslands habitat. | 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. |
| 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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| **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 the quality of both surface water and groundwater resources. | 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. |
| 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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>• Use of bench terraces where areas of long slopes may create a stormwater gradient flow;<br>• Construction of berms between any riparian corridor and the construction site to preclude sediment in stormwaters and sheetfloods from entering riparian zones; and<br>• Completing the storm drainage system in the early phase of construction to manage stormwater runoff during construction. | 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. |
| 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** | | |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br>• Waterfront Parks: Pursue and develop small pockets of open space that provide physical and visual access to the waterfront.<br>• 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. Landscaping. Plant low-growing and flowering greenery near waterfront access points to extend streetscaping to the shoreline.<br>• 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. | 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.<br><br>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 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.<br><br>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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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 | 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, |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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:<br>a. Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.<br>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.<br>c. Requiring energy-efficiency measures in City operations and facilities and use of low carbon or clean fuels for City vehicle fleets, when feasible. | transportation, and climate change. As new plans are proposed and as existing plans are developed, the City will work to further implement this Policy. |
| 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 | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling. | 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. |
| 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:<br>• 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);<br>• Require construction standards which promote energy conservation including | 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** |
| | window placement, building eaves, and roof overhangs;<br>• Require all projects to meet or, when feasible, exceed the most current "green" development standards in the California Green Building Standards Code;<br>• Require projects to implement applicable Sustainability Plan strategies and actions;<br>• 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;<br>• Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design;<br>• Encourage projects to incorporate enhanced energy conservation measures, electric-only appliances, and other methods of reducing energy usage and greenhouse gas emissions; and<br>• 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** | | |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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, fire, hazardous material releases, and seismic activity, and evacuation routes. | 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 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 development decisions consistent with the policies and programs of the City's Sustainability Plan and Local Hazard Mitigation Plan. | 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 implementation measures to ensure cohesivity amongst all City climate resiliency polices. 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 | 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | through State and regional modeling efforts and science-based data. | |
| 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. |
| 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** | | |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 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. | 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 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 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 | 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 |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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:<br>• Limit cut slopes to 3:1, except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term.<br>• Encourage use of retaining walls or rock-filled crib walls as an alternative to high cut slopes.<br>• Ensure revegetation of cut-and-fill slopes to control erosion.<br>• 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. | 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. |
| 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 |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 I 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 risks are equitably shared among owners and not borne by the City. | 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. |
| **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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. 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. |
| 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. |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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 | 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 |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | portions of the waste stream from landfills serving the region. | 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** | | |
| 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 Policy 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. |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| **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 (CCCFPD) requirements. The City collaborates with CCCFPD to |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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<br>• High infiltration measures, including the maximization of permeable landscape,<br>• Using permeable surfaces for parking lots, sidewalks, and bike paths,<br>• 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. |
| 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 | 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. |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | site facilities to reduce community and environmental impacts. | |
| 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 areas. Figure 13-1 identifies noise contours anticipated at General Plan buildout. | 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. |
| 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, | 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. |

| Noise Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | |
| 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 Pittsburg 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 Pittsburg. This Policy will continue to be implemented. |
| 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. |

| Noise Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>• 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-elated 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:<br>• Phase demolition, earth-moving and ground-impacting operations so as not to occur in the same time period.<br>• 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 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.<br>• Substituting vibration-generating equipment with equipment or procedures that would generate lower levels of vibration. For instance, in comparison to | 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** |
| | impact piles, drilled piles or the use of a sonic or vibratory pile driver are preferred alternatives where geological conditions would permit their use.<br>• 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, 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 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, 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 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, 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 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, 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)

# 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:<br><br>• 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;<br>• Affordability of ADUs and JADUs;<br>• Special needs units building activity, including new construction, rehabilitation, and preservation;<br>• Progress towards the Regional Housing Needs Allocation since the start of the planning period;<br>• Implementation status of the Housing Element programs; and<br>• Requirements of State law for APRs<br><br>As part of Housing Element implementation monitoring, the City will monitor individual projects and its inventory of sites suitable for residential development and ensure no net loss of housing sites pursuant to Government Code Section 65863. | 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 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. Pittsburg'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 | • 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. | Implementation in progress. In 2024, the City initiated the beginnings of the Pittsburg 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 Pittsburg 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** | | |
| not impede the development of housing, and are effective in providing an affordable component to new development. | • 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.<br>• By December 2024, consider development and implementation of a local citizen priority wait list for low-income housing.<br>• 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.<br>• 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, 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.<br><br>• Update the City's network of affordable housing providers by July 2023 to include nonprofit developers with a successful track record in the region.<br>• 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 | 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** | | |
| | households. o Annually email affordable housing providers an overview of the Inventory of Residential Sites, list of Pittsburg'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.<br><br>Support affordable and special needs housing by working with property owners and non-profit developers to:<br>• Priority Processing: Prioritize processing for applications that include housing affordable to lower-income and/or special needs households.<br>• 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.<br>• 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.<br>• Funding. Seek funding through State programs (i.e., PLHA) to expand affordable housing, including grants and capital improvement funds 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.<br><br>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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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).<br><br>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.<br>• Maintain the list of publicly owned land, updated on a semi-annual basis, and make the list available to developers upon request.<br><br>Review sites at least annually (no later than December of each year) to make certain the City maintains adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863 (No Net Loss Law).<br>• 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.<br><br>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 | 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.<br><br>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.<br><br>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) throughout the 6th Cycle Housing Element, pursuant to Government Code Section 65863.<br><br>Further, as new legislation is adopted, the City will ensure implementation. During implementation, the City Planning Staff will work to update the Pittsburg 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** | | |
| | 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 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.<br><br>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.<br><br>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.<br><br>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 | 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 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.<br><br>2. 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, | 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.<br><br>In addition, all City employees have access to an online Geographic Information System (GIS) web page 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 |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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.<br><br>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. | waiver or deferral of City fees, priority processing, and assistance with and support of grant applications.<br><br>3. For site APN 093-130-045, coordinate with BART to develop affordable housing:<br><br>2024/2025: Coordinate with BART to verify BART has adequate information to promote identification of the site in BART's TOD Work Plan;<br><br>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 Development Policy Performance Measures and Targets;<br><br>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;<br><br>2027/2028: Assist BART with information needed to select development team and streamline implementation of affordable housing. | inventory was updated as part of the Envision Pittsburg General Plan Update.<br><br>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.<br><br>As part of the Pittsburg Municipal Code Update process, the City is implementing the BART TOD Standards for the APN listed herein.<br><br>At the time of development of such parcels, the City will coordinate with BART to ensure adequate buildout of the parcels, consistent with the TOD guidelines adopted by BART and BART's TOD Work Plan. This parcel is included within the Pittsburg/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 Pittsburg do not live in the City. Similarly, many people who live in Pittsburg 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 Pittsburg. The City shall support | As part of the development review process, encourage residential developments to include move-up and executive housing, such as:<br>• Developments in the foothills should include a component with estate-size lots and homes.<br>• Waterfront developments should provide a portion of units/lots developed with high-quality finishes and amenities.<br><br>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, | 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. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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 City will also support a range of income levels in affordable housing projects. | when requested, in conjunction with a density bonus and long-term affordable housing agreement (i.e., 55 years or more).<br><br>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 concentrations of lower income housing and to encourage a range of income levels throughout the City. | The City reviews new housing developments as part of the Design Review process, and as such, are subject to regulations prescribed by Pittsburg Municipal Code Chapter 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.<br><br>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 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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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.<br>• Support the development of accessory dwelling units through continuing to provide reductions of City fees for ADUs and JADUs.<br>• Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs.<br>• Provide financial assistance to qualified property owners to build ADUs using State funds (such as CalHOME funds).<br>• 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.<br>• Conduct outreach and education on ADU options and requirements to homeowners and Homeowners' Associations in 2025.<br>• 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 with higher incomes, higher resources, and higher opportunities.<br>• 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. | 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.<br><br>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 using the City's permitting software, and also lends some design inspiration tips.<br><br>Moving forward, the City was awarded funding from the Department of Housing and Community Development though 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.<br><br>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. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| | | 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 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.<br>• 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.<br><br>Work to obtain utility fee credits, fee waivers, grants, tax credits, and other financial assistance if and when available.<br><br>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.<br><br>Use above-referenced funding to:<br>• 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 housing and mobile home parks, incentivizing affordable housing, infill housing, and furthering access to housing opportunities throughout Pittsburg.<br>• Increase the supply of housing affordable to extremely low-, very low-, and low-income households, and moderate-income large family households.<br>• Endeavor to set aside a minimum of 20 percent of the City's annual Community Development Block Grant | 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.<br><br>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.<br><br>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 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. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| | (CDBG) funds for affordable housing projects and programs targeting special needs populations.<br><br>Allow for City development impact fees to be deferred until issuance of a certificate of occupancy for developers providing affordable or special needs housing.<br>• 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.<br><br>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.<br><br>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 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.<br><br>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.<br><br>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. | 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 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. | • 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 | Implementation ongoing. The City of Pittsburg continues to implement home improvement programs to ensure the City's housing stock is well maintained. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing and Neighborhood Prevention 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 encourage the efficient use of energy and water in development in the Pittsburg.<br><br>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. | various health and safety improvements, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled.<br>• Review 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, including grants for minor repairs and accessibility modifications for very low income households.<br>• 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.<br>• 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.<br>• 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.<br>• Advertise the loan program through flyers, online materials, and outreach at City Hall, libraries, the senior center, and the HACP by December 1, 2023.<br>• Identify any areas of the Pittsburg 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 | 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, 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** | | |
| | 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.<br>• Encourage the participation of single- and multi-family property owners on an ongoing basis.<br>• Provide referrals as needed to the HACP to households seeking rental assistance.<br>• 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.<br>• Perform additional outreach, with a minimum of three (3) presentations per year, to Homeowners' Associations and 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. | 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 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.<br>• 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.<br>• Continue to co-sponsor homeownership/credit preparation classes in the community at least semi-annually (twice per year). | 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.<br><br>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** | | |
| | • 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.<br>• In 2024, explore options for partnership with ABAG or other regional agencies on additional funding for a region-wide first-time homebuyer program.<br>• 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.<br><br>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).<br><br>Work with property owners, interest groups, and the State and federal governments to ensure compliance with State law and implement the following:<br>• 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.<br>• 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.<br>• Noticing: Ensure property owners provide noticing to tenants in compliance with Government Code Section 65863.10, including notices to tenants at least 12 months and at least 6 months prior to termination.<br>• Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk. | 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** | | |
| | • Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.<br><br>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.<br>• Ensure that the standards regulate upper-story elements to provide increased variety in building planes on all building elevations.<br>• 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.<br>• Continue to implement design review in accordance with State law, focusing on increasing housing opportunities while ensuring maintenance of Pittsburg's architectural character and quality of the built environment as the City continues to grow.<br>• Update the City's zoning and design requirements to provide objective design and development standards consistent with state requirements. | 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.<br><br>The City adopted Objective Design Standards for multi-family housing development. The City is actively seeking funding opportunities for the development of single-family Objective Design Standards, as the City more commonly receives development applications for single family rather than multi-family.<br><br>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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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.<br><br>The City is currently in the process of developing a comprehensive update to the Pittsburg 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:<br><br>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.<br>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), and to allow eligible supportive housing as a by-right use in zones | Ensure that the Zoning Ordinance is revised to be consistent with State law, including the above-identified revisions, by December 2024<br><br>Update the Zoning Ordinance as needed to comply with future changes. | The City of Pittsburg is currently in process of a comprehensive Pittsburg 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** | | |
| where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.<br>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.<br>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 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."<br>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 | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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.<br>F. Single-Room Occupancy (SRO): The Zoning Ordinance will be updated to define single-room occupancy units and to establish objective standards for SROs.<br>G. Emergency Shelter: The Zoning Ordinance will be updated to 1) revise the definition of 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.<br>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”.<br>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 | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| are required or assisted by the City are maintained as affordable housing in perpetuity.<br>J. Density Bonus. Update the Zoning Ordinance to provide density bonuses and incentives consistent with the requirements of Government Code Section 65915.<br>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.<br>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.<br>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 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.<br>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.<br>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 | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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** | | |
| 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.<br><br>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 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 | 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 development requirements for affordable and special needs housing.<br><br>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 | Implementation ongoing. The City currently provides Density Bonuses consistent with State law. As part of future Pittsburg Municipal Code Update, the City will specify such density bonuses and processes therein. On a case-by-case basis, the City can calculate density |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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.<br><br>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.<br><br>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.<br><br>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. | housing for special needs populations. Financial and regulatory incentives will include:<br>• Expedited processing of projects with 20% or more of units affordable to very-low or low-income households or for special needs households.<br>• 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.<br>• 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.<br>• Reduced development standards, including setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities<br>• Density bonuses as described in Program 15 o City support in affordable housing funding applications<br>• Financial assistance through regional resources and future Affordable Housing Fund resources (Program 8)<br><br>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).<br><br>Continue to implement and grant density bonuses for projects meeting density bonus criteria, consistent with State law.<br><br>Establish incentives for housing projects that do not qualify for a density bonus and that improve economic, educational, and environmental opportunities.<br><br>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.. | bonuses upon request by developers.<br><br>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 18: Parking Incentives and Modified Standards** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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, 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. | 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 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.<br><br>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.<br><br>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.<br><br>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.<br><br>Develop a program for the City to investigate the funding, equipment, permitting, installation, and networking feasibility of adopting energy | 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** | | |
| | efficiency policies to ensure equitable access to the latest EV charging technology and capacity.<br>• 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.<br>• 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. | 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 |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| 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:<br><br>• 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;<br>• 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;<br>• 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.<br><br>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 Pittsburg 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. | | households that meet the minimum income requirements. |
| **Program 22: Fair Housing Services** | | |
| ECHO Housing is the designated provider of fair housing and tenant-landlord information in Pittsburg. 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 | • 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 | 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** | | |
| bilingual in-person counseling. Fair housing education 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. | source of income in all projects which receive local public funds.<br>• Continue to provide comprehensive fair housing services, including promoting fair housing 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.<br>• 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.<br>• Provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements.<br>• 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.<br>• Continue to support the expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.<br>• Provide posters with fair housing referral information in the lobby area of the Housing Authority office and add information to the Housing Authority's website.<br>• Continue to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice. | 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.<br><br>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.<br><br>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 implemented on an ongoing basis depending on the availability of funding.<br><br>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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| 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.<br><br>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 are available to local households and which can help to meet the City's housing goals.<br><br>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. | Provide the following information at the public counter, local libraries, and on the website by June 2023 and update information bi-annually:<br>• ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects.<br>• Availability of the Housing Choice Voucher Program.<br>• Job-training organizations.<br>• Housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits<br>• 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.<br>• Resources for homeownership, including counseling for new buyers and existing homeowners<br>• Resources for housing rehabilitation and emergency repair programs<br>• 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 | 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.<br><br>Additionally, the City's website will continue to be updated with resources and information for ADUs, JADUs, SB9 units, rental information, rental inspection requirements, 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:<br>• 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<br>• Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or<br>• Occupied by low or very low-income households. | 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** | | |
| For the purpose of this program, "previous five years" is based on the date the application for development was submitted.<br><br>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.<br><br>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:<br><br>• 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.<br>• 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.<br>• Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.<br>• Criteria to be used in considering requests for reasonable accommodation.<br>• 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.<br>• Create a public information brochure on reasonable accommodation for disabled persons and provide that information on each jurisdiction's website. | 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.<br><br>Information regarding affordable unit availability is available at www.affordablehousing.com.<br><br>As part of the comprehensive Pittsburg 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 |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| | Update the City's reasonable accommodation procedures by December 31, 2024 to address the following:<br><br>• Provide staff-level review for multifamily units.<br>• Remove the requirement that property owners within 300 feet of a single-family home be notified of the application.<br>• 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. | 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** | | |
| 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.<br>• 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.<br>• Coordinate with the Continuum of Care to encourage development of at least one site in Pittsburg with an emergency shelter during the 6th Cycle.<br>• 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.<br><br>Pittsburg has been closely participating in the Council meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. The purpose of H3 community meetings is to |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| | | 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.<br><br>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.<br><br>The City is working with a non--profit affordable housing developer (HOPE Solutions) on a project 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.<br><br>This Housing Program will continue to be implemented. |

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. 10284 |

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 Robinson, seconded by Commissioner Popova, the foregoing resolution was passed and adopted on the 24th day of March 2026, by the Planning Commission of the City of Pittsburg, California by the following vote:

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

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. 10284**

**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. |
| 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 | 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | or planned land uses within the City or that do not 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 to address the community's fair share of regional, family, workforce, and other special housing needs. | 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 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | fostering a vibrant, walkable environment. Activation of vacant commercial spaces is also a key objective of the City's Economic Development Strategic Plan.<br><br>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.<br><br>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, 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. | 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, 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).<br><br>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 | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | potential conflicts with adjoining or nearby intense uses. | 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 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br><br>Implementation ongoing. Master-planned communities in Pittsburg, including the San Marco development, as well as other entitled residential projects (Montreux, Faria, Tuscany 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, 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.<br><br>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 | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | spaces into new development to create destinations for area residents to shop and gather. | 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. |
| 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>1. Incorporate accessory uses (such as public open space, transit amenities, childcare, and limited retail) into new employment centers and industrial developments where appropriate.<br>2. Ensure employment centers are designed for safe, convenient walking, biking, and transit access, while providing an attractive, high-quality "campus environment."<br>3. Require industrial properties and structures to meet high standards of design quality and ongoing maintenance.<br>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 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. | 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 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 Northen 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 research and development uses) that provide new jobs and comparable employment opportunities without the environmental impacts of traditional industrial uses. | 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. |
| 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 | 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | nonresidential activities that may degrade the quality of life in such residential areas. | |
| 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** | | |
| 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.<br><br>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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 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. |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 reginal 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, | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | research and technology, north of California Avenue. | 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** | | |
| 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 | 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, |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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.<br><br>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 offices, as well as retail, restaurants, and housing that support the primary public-serving uses. | 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. 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** | | |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 inter-connected 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** | | |
| 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 | 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 |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | jobs/housing balance, recreation, economic development, and public use needs:<br>• Providing community-oriented recreation and commercial entertainment facilities, including:<br>  • Community-gathering areas with an open air markets and venues for community events,<br>  • 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,<br>  • Provisions for water-oriented recreational activities, such as boating and kayaking,<br>  • A community recreation uses, including potentially including aquatic center, sports facilities, or other community-wide recreational uses, that serve the broader Pittsburg community,<br>  • 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.<br>• Multi-modal transit opportunities, including a ferry terminal to improve jobs access, and connections to BART and local transit.<br>• 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.<br>• Mixed residential neighborhoods, including a significant proportion of workforce and | 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** |
| | affordable housing to maintain socioeconomic diversity and promote equitable opportunities, that are served by on-site neighborhood-oriented parks, schools, and commercial uses.<br>• Encourage to Provide a jobs/housing ratio of at least 2.5 jobs per household.<br>• 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.<br>• Green infrastructure, sustainable and resilient design, and climate adaptation elements, including elevated construction, natural barriers, managed retreat, bioswales, permeable pavements, and rain gardens to manage stormwater and provide flooding resilience.<br>• 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, | |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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.<br>• Encourage the connectivity between residential villages by the use of trails and pedestrian pathways and encourage connection points with existing residential neighborhoods. | |
| 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:<br>• 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.)<br>• Delta Trail: Provide Delta Trail alignments as proposed in the Great California Delta Trail Master Plan.<br>• Downtown Connectivity. Key points to provide connectivity between Downtown and project site:<br>• Riverfront Park: Expand and extend park.<br>  • Front St: Bicycle/pedestrian connection<br>  • West 2nd St: Bicycle/pedestrian connection | 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** |
| | • West 4th St: Extend road to provide vehicle, bicycle, and pedestrian connection<br>• Halsey Way Pedestrian Path: Extend bicycle/pedestrian connection south of Halsey<br>• West 7th and 8th St: Extend 8th Street linear park to Riverfront Drive to provide vehicle, bicycle, pedestrian<br>• Willow Pass Streetscape Enhancement<br>• Add curbs/sidewalks (where gaps are present)<br>• Add lighting<br>• Add mid-block pedestrian crossings (as appropriate)<br>• Add trees and landscaping<br>• Reduce pavement footprint<br>• 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** | | |

| Land Use Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 | 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 |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 accommodate new urban development prior to project approval. | 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. |
| **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, | 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 |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 that adequately serve all users. (Transportation Goal 7-G-1) (formerly Goal 3-G-8) | 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. |
| 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 | 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 |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | Transportation Objectives (RRTOs) 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. | 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 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. | Implementation ongoing. The City currently maintains CCTA's travel demand model by providing information on proposed improvements to the transportation system, planned and approved 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):<br>• 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;<br>• LOS high E (peak hour volume to capacity ratio less than or equal to 0.99) at | 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. |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | intersections along Bailey Road between West Leland Road and State Route 4; and<br>• 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) | |
| 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:<br>• Projects included in the City's five-year Capital Improvement Program will result in attainment of adopted LOS standards; or<br>• Findings of Special Circumstances, including appropriate mitigation measures, have been adopted by the City and CCTA. | 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. |
| 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 | Implementation ongoing. This Policy is a current practice during development approval. This Policy will continue to be implemented. |

| Growth Management Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34) | |
| **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 goas 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 Contra Costa Transportation Authority periodically as part of the Authority's Growth Management Plan Compliance Checklist. | 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 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>• Railroad Avenue: 1) BNSF Railroad Overpass to State Route 4 and 2) State Route 4 to Buchanan Road<br>• Willow Pass Road: 1) Beacon Street to Range Road and 2) Range Road to Bay Point<br>• Leland Road: 1) Century Boulevard to Railroad Avenue, 2) Railroad Avenue to Pittsburg/Bay Point BART Station, and 3) Pittsburg/Bay Point BART Station to west of San Marco Boulevard<br>• State Route 4<br>• Buchanan Road<br>• Harbor Street<br>• Parkside Road<br>• East/West 8th Street<br>• East 3rd Street<br>• Pittsburg/Antioch Highway<br>• Bailey Road<br>• West Avila Road<br>• San Marco Boulevard | 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. |
| 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- | 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 |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | quality redevelopment and reuse projects, and addressing features that may adversely affect views of gateways, ridgelines, open space, and other identified visual resources. | 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 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. |
| 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 4-P-2.8 | As part of the development review process, require design review of proposed hillside development. Encourage:<br>• 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br>• Incorporate pedestrian-oriented mixed-use areas as focal points of new neighborhoods, and adjacent to key transportation centers.<br>• 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 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.<br>• Design or retrofit and enhance public streets to strengthen neighborhood aesthetics, advance connectivity, improve walkability and bicycling, and integrate transit.<br>I. Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.<br>II. Provide a highly vitalized urban pedestrian environment through the establishment of pedestrian amenities.<br>III. Incorporate trails through open space areas between clustered development | 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | to provide connections to employment, shopping, and recreation centers within the City's flatlands.<br>IV. Ensure the provision of public transit and pedestrian amenities within the City's mixed-use areas. | |
| 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. |
| 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.<br>• Provide a highly vitalized urban pedestrian environment through the establishment of pedestrian amenities.<br>• Design or retrofit and enhance public streets to strengthen neighborhood aesthetics, advance connectivity, improve walkability and bicycling, and integrate transit.<br>• 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 | 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. |

| Urban Design Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | centers, transit facilities, and the Delta De Anza Trail.<br>• Incorporate trails through open space areas between clustered development to provide connections to employment, shopping, and recreation centers within the City's flatlands.<br>• 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. | |
| 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 8th Street Linear Park, and public parklettes 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 median improvements, along roadways to provide a sense of open space. | Implementation ongoing. Existing facilities, such as the 8th Street Linear Park is one example of this initiative. Additional improvements will be incorporated as medians are enhanced and as space is made 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 halls, community theatres, public art galleries and shows in the commercial core. | 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 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. |

| Downtown Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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, personal services, entertainment and other uses - along the Railroad Avenue corridor. | 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 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. |

| Downtown Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br><br>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 | 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 |

| Downtown Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | elements—in the redevelopment of commercial structures in Downtown. | 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** | | |
| 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 though 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 not inhibit desired growth and do not result in inequitable access to City services and facilities. | 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 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 | 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | government in order to retain spending within the local economy and generate revenue for the City. | 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 the City and to respond to community needs for key amenities and services. | 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. |
| 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 | 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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. |
| 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 Pittsburg'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 Pittsburg 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. |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 6-P-2.14 | Encourage new businesses and project development under the Employment Center Industrial land use classification. | Implementation ongoing. As part of the Pittsburg 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 Pittsburg. 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 Pittsburg 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 Pittsburg to capture growing and sustainable industry clusters. The City will continue to implement this Policy. |
| 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, | 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, |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | manufacturing, technology, medical, and other skilled employment opportunities with connections provided to transit, and spaces for business incubators to foster startups and innovation. | 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 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. | 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 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 |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 to help retain and expand existing businesses as well as attract new businesses to the City. | 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 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 priory 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 | 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 catalyst this project given its key location and its ability to simulate private retail and commercial investment. This project would |

| Economic Development Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | needs of all roadway users, and is maintained and improved over time to support buildout of the General Plan. | 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, 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. | 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 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 Somersville 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | promote active modes of transportation, and public transit. | 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 horizonal 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. |
| 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 revies 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | striving to improve accessibility and comfort for all users. | 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 education, and preferential parking for carpools/vanpools. | 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. |
| 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 | 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 |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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. 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 | 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. |

| Circulation & Transportation Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | part of the TIMF program which contribute more than one percent of the volume to an existing roadway or intersections. | |
| 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 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. | Implementation ongoing. The City's Public Works Department, and specifically the Transportation Engineering Division monitors and assesses the development of emerging transportation-related 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, | 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 |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | examining environmental justice practices and policies, and elevating social equity. | 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 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 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-1.7 | 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 Pittsburg Municipal Code, the Pittsburg 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 Pittsburg Sustainability Plan, including: C-1 Cornerstone to Climate Action Planning; E-1 Electrify the Building Stock; E-2 Decarbonize Electricity and Inase 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. |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 Pittsburg 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, Pittsburg Moves Action Transportation Plan, and Economic Development Strategy. | Implementation ongoing. The City of Pittsburg 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, Pittsburg Moves Action Transportation Plan, and Economic Development Strategy. As applicable, this Policy will continue to be implemented. |
| 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 Pittsburg 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 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. |
| **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 | 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, |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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 Pittsburg 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 urgent care facilities, hospitals) to allow for equitable access to primary and emergency health care and medical services. | 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 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 Pittsburg 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 Pittsburg 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 Pittsburg 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, | Implementation ongoing. The City of Pittsburg 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 Pittsburg community. |

| Community Health and Environmental Justice Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | farm stands, community gardens, school-yard gardens, healthy restaurants, and farmers' markets. | 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 Pittsburg 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 Pittsburg'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. |
| 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 Pittsburg'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 Pittsburg 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 | Implementation ongoing. As part of future park planning and implementation, the City of Pittsburg's Recreation Department plans to establish master parks programming and planning efforts encompassing |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | area, provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking, and are within reasonable walking distance of all homes. | 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 Pittsburg 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 the provision of new park sites or enhancing existing facilities. | Implementation ongoing. The City of Pittsburg 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. |
| 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, | 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 |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | Downtown, the waterfront, the City's neighborhoods, and other key locations:<br>• 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.<br>• Waterfront/Shoreline. Maintain and improve public access to the shoreline.<br>• Los Medanos Community College. Foster linkages between the campus and the community.<br>• Kirker Creek. The Kirker Creek easement could be developed as a creekside trail, connecting other trails and open spaces throughout the City with the hiking trails in the Black Diamond Mines Regional Preserve.<br>• 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.<br>• 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. | 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. |
| 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. |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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 |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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, 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. | 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 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 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.<br><br>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.<br><br>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. |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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** | | |
| 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 | 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. |

| Recreation and Youth Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | programs and to identify possible sites for the construction of new school facilities. | |
| 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 allow public access to recreational facilities and programs. | 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. |
| 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | Pittsburg, in order to provide for the recreational and public health needs of residents and provide visual contrast with the built environment | 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 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 | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | continuation of Delta heritage, including encouraging preservation and restoration of contiguous portions of important wildlife habitats remnants of riparian and aquatic habitat. | 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. |
| 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- | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | space system in the southern hills to preserve California annual grasslands habitat. | 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. |
| 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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| **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 the quality of both surface water and groundwater resources. | 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. |
| 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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>• Use of bench terraces where areas of long slopes may create a stormwater gradient flow;<br>• Construction of berms between any riparian corridor and the construction site to preclude sediment in stormwaters and sheetfloods from entering riparian zones; and<br>• Completing the storm drainage system in the early phase of construction to manage stormwater runoff during construction. | 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. |
| 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** | | |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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.<br>• Waterfront Parks: Pursue and develop small pockets of open space that provide physical and visual access to the waterfront.<br>• 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. Landscaping. Plant low-growing and flowering greenery near waterfront access points to extend streetscaping to the shoreline.<br>• 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. | 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.<br><br>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 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.<br><br>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. |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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 | 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, |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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:<br>a. Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.<br>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.<br>c. Requiring energy-efficiency measures in City operations and facilities and use of low carbon or clean fuels for City vehicle fleets, when feasible. | transportation, and climate change. As new plans are proposed and as existing plans are developed, the City will work to further implement this Policy. |
| 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 | 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 |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling. | 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. |
| 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:<br>• 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);<br>• Require construction standards which promote energy conservation including | 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** |
| | window placement, building eaves, and roof overhangs;<br>• Require all projects to meet or, when feasible, exceed the most current "green" development standards in the California Green Building Standards Code;<br>• Require projects to implement applicable Sustainability Plan strategies and actions;<br>• 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;<br>• Require best practices in selecting construction methods, building materials, project appliances and equipment, and project design;<br>• Encourage projects to incorporate enhanced energy conservation measures, electric-only appliances, and other methods of reducing energy usage and greenhouse gas emissions; and<br>• 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** | | |

| Resource Conservation and Open Space Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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, fire, hazardous material releases, and seismic activity, and evacuation routes. | 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 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 development decisions consistent with the policies and programs of the City's Sustainability Plan and Local Hazard Mitigation Plan. | 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 implementation measures to ensure cohesivity amongst all City climate resiliency polices. 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 | 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | through State and regional modeling efforts and science-based data. | |
| 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. |
| 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** | | |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 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. | 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 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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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 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 | 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 |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | 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:<br>• Limit cut slopes to 3:1, except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term.<br>• Encourage use of retaining walls or rock-filled crib walls as an alternative to high cut slopes.<br>• Ensure revegetation of cut-and-fill slopes to control erosion.<br>• 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. | 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. |
| 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 |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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 I 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 risks are equitably shared among owners and not borne by the City. | 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. |
| **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. |

| Safety and Resiliency Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. 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. |
| 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. |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| 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 | 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 |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | portions of the waste stream from landfills serving the region. | 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** | | |
| 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 Policy 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. |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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. |
| **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 (CCCFPD) requirements. The City collaborates with CCCFPD to |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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. |
| 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 |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | | 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<br>• High infiltration measures, including the maximization of permeable landscape,<br>• Using permeable surfaces for parking lots, sidewalks, and bike paths,<br>• 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. |
| 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 | 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. |

| Community Facilities Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | site facilities to reduce community and environmental impacts. | |
| 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 areas. Figure 13-1 identifies noise contours anticipated at General Plan buildout. | 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. |
| 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, | 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. |

| Noise Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| | 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. | |
| 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 Pittsburg 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 Pittsburg. This Policy will continue to be implemented. |
| 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. |

| Noise Element – 2040 General Plan | | |
|---|---|---|
| **Policy** | **Policy Description** | **Status of Policy Implementation** |
| 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:<br>• 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-elated 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:<br>• Phase demolition, earth-moving and ground-impacting operations so as not to occur in the same time period.<br>• 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 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.<br>• Substituting vibration-generating equipment with equipment or procedures that would generate lower levels of vibration. For instance, in comparison to | 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** |
| | impact piles, drilled piles or the use of a sonic or vibratory pile driver are preferred alternatives where geological conditions would permit their use.<br>• 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, 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 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, 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 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, 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 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, 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)

# 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:<br><br>• 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;<br>• Affordability of ADUs and JADUs;<br>• Special needs units building activity, including new construction, rehabilitation, and preservation;<br>• Progress towards the Regional Housing Needs Allocation since the start of the planning period;<br>• Implementation status of the Housing Element programs; and<br>• Requirements of State law for APRs<br><br>As part of Housing Element implementation monitoring, the City will monitor individual projects and its inventory of sites suitable for residential development and ensure no net loss of housing sites pursuant to Government Code Section 65863. | 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 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. Pittsburg'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 | • 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. | Implementation in progress. In 2024, the City initiated the beginnings of the Pittsburg 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 Pittsburg 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** | | |
| not impede the development of housing, and are effective in providing an affordable component to new development. | • 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.<br>• By December 2024, consider development and implementation of a local citizen priority wait list for low-income housing.<br>• 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.<br>• 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, 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.<br><br>• Update the City's network of affordable housing providers by July 2023 to include nonprofit developers with a successful track record in the region.<br>• 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 | 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** | | |
| | households. o Annually email affordable housing providers an overview of the Inventory of Residential Sites, list of Pittsburg'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.<br><br>Support affordable and special needs housing by working with property owners and non-profit developers to:<br>• Priority Processing: Prioritize processing for applications that include housing affordable to lower-income and/or special needs households.<br>• 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.<br>• 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.<br>• Funding. Seek funding through State programs (i.e., PLHA) to expand affordable housing, including grants and capital improvement funds 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.<br><br>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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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).<br><br>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.<br>• Maintain the list of publicly owned land, updated on a semi-annual basis, and make the list available to developers upon request.<br><br>Review sites at least annually (no later than December of each year) to make certain the City maintains adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863 (No Net Loss Law).<br>• 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.<br><br>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 | 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.<br><br>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.<br><br>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) throughout the 6th Cycle Housing Element, pursuant to Government Code Section 65863.<br><br>Further, as new legislation is adopted, the City will ensure implementation. During implementation, the City Planning Staff will work to update the Pittsburg 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** | | |
| | 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 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.<br><br>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.<br><br>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.<br><br>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 | 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 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.<br><br>2. 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, | 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.<br><br>In addition, all City employees have access to an online Geographic Information System (GIS) web page 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 |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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.<br><br>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. | waiver or deferral of City fees, priority processing, and assistance with and support of grant applications.<br><br>3. For site APN 093-130-045, coordinate with BART to develop affordable housing:<br><br>2024/2025: Coordinate with BART to verify BART has adequate information to promote identification of the site in BART's TOD Work Plan;<br><br>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 Development Policy Performance Measures and Targets;<br><br>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;<br><br>2027/2028: Assist BART with information needed to select development team and streamline implementation of affordable housing. | inventory was updated as part of the Envision Pittsburg General Plan Update.<br><br>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.<br><br>As part of the Pittsburg Municipal Code Update process, the City is implementing the BART TOD Standards for the APN listed herein.<br><br>At the time of development of such parcels, the City will coordinate with BART to ensure adequate buildout of the parcels, consistent with the TOD guidelines adopted by BART and BART's TOD Work Plan. This parcel is included within the Pittsburg/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 Pittsburg do not live in the City. Similarly, many people who live in Pittsburg 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 Pittsburg. The City shall support | As part of the development review process, encourage residential developments to include move-up and executive housing, such as:<br>• Developments in the foothills should include a component with estate-size lots and homes.<br>• Waterfront developments should provide a portion of units/lots developed with high-quality finishes and amenities.<br><br>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, | 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. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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 City will also support a range of income levels in affordable housing projects. | when requested, in conjunction with a density bonus and long-term affordable housing agreement (i.e., 55 years or more).<br><br>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 concentrations of lower income housing and to encourage a range of income levels throughout the City. | The City reviews new housing developments as part of the Design Review process, and as such, are subject to regulations prescribed by Pittsburg Municipal Code Chapter 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.<br><br>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 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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| 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.<br>• Support the development of accessory dwelling units through continuing to provide reductions of City fees for ADUs and JADUs.<br>• Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs.<br>• Provide financial assistance to qualified property owners to build ADUs using State funds (such as CalHOME funds).<br>• 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.<br>• Conduct outreach and education on ADU options and requirements to homeowners and Homeowners' Associations in 2025.<br>• 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 with higher incomes, higher resources, and higher opportunities.<br>• 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. | 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.<br><br>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 using the City's permitting software, and also lends some design inspiration tips.<br><br>Moving forward, the City was awarded funding from the Department of Housing and Community Development though 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.<br><br>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. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| | | 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 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.<br>• 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.<br><br>Work to obtain utility fee credits, fee waivers, grants, tax credits, and other financial assistance if and when available.<br><br>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.<br><br>Use above-referenced funding to:<br>• 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 housing and mobile home parks, incentivizing affordable housing, infill housing, and furthering access to housing opportunities throughout Pittsburg.<br>• Increase the supply of housing affordable to extremely low-, very low-, and low-income households, and moderate-income large family households.<br>• Endeavor to set aside a minimum of 20 percent of the City's annual Community Development Block Grant | 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.<br><br>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.<br><br>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 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. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing Diversity Programs** | | |
| | (CDBG) funds for affordable housing projects and programs targeting special needs populations.<br><br>Allow for City development impact fees to be deferred until issuance of a certificate of occupancy for developers providing affordable or special needs housing.<br>• 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.<br><br>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.<br><br>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 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.<br><br>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.<br><br>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. | 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 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. | • 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 | Implementation ongoing. The City of Pittsburg continues to implement home improvement programs to ensure the City's housing stock is well maintained. |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Housing and Neighborhood Prevention 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 encourage the efficient use of energy and water in development in the Pittsburg.<br><br>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. | various health and safety improvements, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled.<br>• Review 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, including grants for minor repairs and accessibility modifications for very low income households.<br>• 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.<br>• 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.<br>• 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.<br>• Advertise the loan program through flyers, online materials, and outreach at City Hall, libraries, the senior center, and the HACP by December 1, 2023.<br>• Identify any areas of the Pittsburg 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 | 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, 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** | | |
| | 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.<br>• Encourage the participation of single- and multi-family property owners on an ongoing basis.<br>• Provide referrals as needed to the HACP to households seeking rental assistance.<br>• 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.<br>• Perform additional outreach, with a minimum of three (3) presentations per year, to Homeowners' Associations and 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. | 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 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.<br>• 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.<br>• Continue to co-sponsor homeownership/credit preparation classes in the community at least semi-annually (twice per year). | 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.<br><br>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** | | |
| | • 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.<br>• In 2024, explore options for partnership with ABAG or other regional agencies on additional funding for a region-wide first-time homebuyer program.<br>• 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.<br><br>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).<br><br>Work with property owners, interest groups, and the State and federal governments to ensure compliance with State law and implement the following:<br>• 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.<br>• 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.<br>• Noticing: Ensure property owners provide noticing to tenants in compliance with Government Code Section 65863.10, including notices to tenants at least 12 months and at least 6 months prior to termination.<br>• Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk. | 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** | | |
| | • Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.<br><br>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.<br>• Ensure that the standards regulate upper-story elements to provide increased variety in building planes on all building elevations.<br>• 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.<br>• Continue to implement design review in accordance with State law, focusing on increasing housing opportunities while ensuring maintenance of Pittsburg's architectural character and quality of the built environment as the City continues to grow.<br>• Update the City's zoning and design requirements to provide objective design and development standards consistent with state requirements. | 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.<br><br>The City adopted Objective Design Standards for multi-family housing development. The City is actively seeking funding opportunities for the development of single-family Objective Design Standards, as the City more commonly receives development applications for single family rather than multi-family.<br><br>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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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.<br><br>The City is currently in the process of developing a comprehensive update to the Pittsburg 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:<br><br>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.<br>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), and to allow eligible supportive housing as a by-right use in zones | Ensure that the Zoning Ordinance is revised to be consistent with State law, including the above-identified revisions, by December 2024<br><br>Update the Zoning Ordinance as needed to comply with future changes. | The City of Pittsburg is currently in process of a comprehensive Pittsburg 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** | | |
| where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.<br>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.<br>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 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."<br>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 | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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.<br>F. Single-Room Occupancy (SRO): The Zoning Ordinance will be updated to define single-room occupancy units and to establish objective standards for SROs.<br>G. Emergency Shelter: The Zoning Ordinance will be updated to 1) revise the definition of 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.<br>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”.<br>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 | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| are required or assisted by the City are maintained as affordable housing in perpetuity.<br>J. Density Bonus. Update the Zoning Ordinance to provide density bonuses and incentives consistent with the requirements of Government Code Section 65915.<br>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.<br>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.<br>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 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.<br>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.<br>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 | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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** | | |
| 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.<br><br>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 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 | 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 development requirements for affordable and special needs housing.<br><br>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 | Implementation ongoing. The City currently provides Density Bonuses consistent with State law. As part of future Pittsburg Municipal Code Update, the City will specify such density bonuses and processes therein. On a case-by-case basis, the City can calculate density |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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.<br><br>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.<br><br>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.<br><br>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. | housing for special needs populations. Financial and regulatory incentives will include:<br>• Expedited processing of projects with 20% or more of units affordable to very-low or low-income households or for special needs households.<br>• 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.<br>• 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.<br>• Reduced development standards, including setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities<br>• Density bonuses as described in Program 15 o City support in affordable housing funding applications<br>• Financial assistance through regional resources and future Affordable Housing Fund resources (Program 8)<br><br>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).<br><br>Continue to implement and grant density bonuses for projects meeting density bonus criteria, consistent with State law.<br><br>Establish incentives for housing projects that do not qualify for a density bonus and that improve economic, educational, and environmental opportunities.<br><br>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.. | bonuses upon request by developers.<br><br>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 18: Parking Incentives and Modified Standards** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Addressing Constraints Programs** | | |
| 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, 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. | 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 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.<br><br>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.<br><br>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.<br><br>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.<br><br>Develop a program for the City to investigate the funding, equipment, permitting, installation, and networking feasibility of adopting energy | 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** | | |
| | efficiency policies to ensure equitable access to the latest EV charging technology and capacity.<br>• 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.<br>• 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. | 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 |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| 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:<br><br>• 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;<br>• 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;<br>• 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.<br><br>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 Pittsburg 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. | | households that meet the minimum income requirements. |
| **Program 22: Fair Housing Services** | | |
| ECHO Housing is the designated provider of fair housing and tenant-landlord information in Pittsburg. 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 | • 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 | 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** | | |
| bilingual in-person counseling. Fair housing education 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. | source of income in all projects which receive local public funds.<br>• Continue to provide comprehensive fair housing services, including promoting fair housing 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.<br>• 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.<br>• Provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements.<br>• 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.<br>• Continue to support the expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.<br>• Provide posters with fair housing referral information in the lobby area of the Housing Authority office and add information to the Housing Authority's website.<br>• Continue to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice. | 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.<br><br>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.<br><br>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 implemented on an ongoing basis depending on the availability of funding.<br><br>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** | | |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| 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.<br><br>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 are available to local households and which can help to meet the City's housing goals.<br><br>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. | Provide the following information at the public counter, local libraries, and on the website by June 2023 and update information bi-annually:<br>• ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects.<br>• Availability of the Housing Choice Voucher Program.<br>• Job-training organizations.<br>• Housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits<br>• 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.<br>• Resources for homeownership, including counseling for new buyers and existing homeowners<br>• Resources for housing rehabilitation and emergency repair programs<br>• 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 | 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.<br><br>Additionally, the City's website will continue to be updated with resources and information for ADUs, JADUs, SB9 units, rental information, rental inspection requirements, 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:<br>• 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<br>• Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or<br>• Occupied by low or very low-income households. | 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** | | |
| For the purpose of this program, "previous five years" is based on the date the application for development was submitted.<br><br>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.<br><br>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:<br><br>• 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.<br>• 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.<br>• Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.<br>• Criteria to be used in considering requests for reasonable accommodation.<br>• 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.<br>• Create a public information brochure on reasonable accommodation for disabled persons and provide that information on each jurisdiction's website. | 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.<br><br>Information regarding affordable unit availability is available at www.affordablehousing.com.<br><br>As part of the comprehensive Pittsburg 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 |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| | Update the City's reasonable accommodation procedures by December 31, 2024 to address the following:<br><br>• Provide staff-level review for multifamily units.<br>• Remove the requirement that property owners within 300 feet of a single-family home be notified of the application.<br>• 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. | 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** | | |
| 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.<br>• 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.<br>• Coordinate with the Continuum of Care to encourage development of at least one site in Pittsburg with an emergency shelter during the 6th Cycle.<br>• 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.<br><br>Pittsburg has been closely participating in the Council meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. The purpose of H3 community meetings is to |

| Program | Objective and Timeframe in Housing Element | Status of Program Implementation |
|---|---|---|
| **Equal Housing Opportunities Programs** | | |
| | | 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.<br><br>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.<br><br>The City is working with a non--profit affordable housing developer (HOPE Solutions) on a project 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.<br><br>This Housing Program will continue to be implemented. |

Pittsburg
CALIFORNIA

# STAFF REPORT

**MEETING DATE:** April 20, 2026

**TO:** Mayor and Council Members

**FROM:** Darin E. Gale, City Manager
Sara Bellafronte, Assistant to the City Manager

**SUBJECT:** Adoption of a City Council Resolution Authorizing Submittal of Applications to the Bay Area Air Quality Management District Bay REPAIR Grant Program, Negotiation and Execution of Required Partnership and Grant Agreements, and Acceptance of Any Awarded Funds

## EXECUTIVE SUMMARY

The Bay Area Air Quality Management District (BAAQMD) is soliciting applications for the Bay REPAIR (Reinvesting Penalties for Air Improvement and Resilience) Local Community Benefits Fund (LCBF) grant program, which funds community-focused air quality improvement, exposure reduction, clean transportation, and economic resilience projects. City staff is seeking City Council approval to submit one lead application and participate in up to two projects as a co-applicant, negotiate and execute required Partnership and Grant Agreements, and accept any awarded funds.

## FISCAL IMPACT

There is no fiscal impact associated with submitting grant applications as there is no local match or cost-share required for this program. The City is eligible for an award of up to $5,000,000 as lead agency and varied amounts as co-applicant.

## RECOMMENDATION

Staff recommends the City Council adopt the resolution authorizing the City Manager to submit applications to the BAAQMD Bay REPAIR Grant Program, negotiate and execute required agreements, and accept any awarded funds.

## BACKGROUND

BAAQMD's Local Community Benefits Fund reinvests air pollution penalty funds into affected communities to reduce emissions, improve public health outcomes, and support just-transition economic resilience. Due to its proximity to industrial facilities, transportation corridors, and existing environmental justice considerations, the City is eligible to apply for Opportunity grants that award up to $5,000,000 as a lead applicant. The City can also participate in projects as a co-applicant on an unlimited number of projects.

The REPAIR program funds a range of eligible projects and programs including but not limited to projects that improve indoor air quality improvements, monitor exposure, implement clean energy technologies and infrastructure, reduce ambient emissions, promote urban greening, increase climate resilience and disaster preparedness, further public health initiatives, and ensure a just economic transition.

## SUBCOMMITTEE FINDINGS

The Finance Management Subcommittee received information about this burgeoning grant program at the February 20, 2026 meeting and supported the pursuit of funding.

## STAFF ANALYSIS

The proposed Bay REPAIR grant projects closely align with the City's adopted transportation and sustainability priorities. According to the City's baseline 2016 greenhouse gas (GHG) inventory, transportation is Pittsburg's largest source of GHG emissions, underscoring the importance of strategies that reduce vehicle miles traveled (VMT), expand low-emission mobility options, and accelerate the transition to cleaner transportation systems.

The Pittsburg Moves Active Transportation Plan (ATP) establishes a long-term vision for increasing walking and bicycling through safety improvements, expanded pathways, and enhanced first- and last-mile connections. The City's Sustainability Plan adopted in 2023 reinforces these priorities, calling for increased active transportation mode share and implementation of ATP (T-1.1). The Plan highlights the health, mobility, and equity benefits of expanding active transportation infrastructure, as well as the role such investments play in reducing VMT and related emissions. Additionally, the Plan's Zero-Emission Vehicle initiatives (T-2.1–T-2.3) emphasize the expansion of clean transportation. City staff therefore proposes submittal and participation in three applications:

1. City of Pittsburg as Lead Applicant: Active Transportation and Air Quality Improvements near the Pittsburg Center BART Station

   This project includes installation of energy-efficient lighting along the newly upgraded Delta de Anza Trail segment on Railroad Avenue between California Avenue and the trailhead nearest Alverado Avenue. It also proposes an

extension of the Class I bike path on California Avenue. In alignment with ATP, these improvements increase bike and pedestrian safety, reduce vehicle trips, improve first/last-mile connections, and reduce exposure to roadway emissions.

2. City of Pittsburg as Co-Applicant under Lead-applicant, Contra Costa County: Electric Vehicle (EV) Charging Infrastructure Expansion

   The City developed a Fleet Electrification Plan in accordance with the California Air Resources Board's (CARB) Advanced Clean Fleets (ACF) regulation of 2023 which mandates a transition from combustion vehicles to zero-emission vehicles (ZEV's) for medium- and heavy- duty fleets in California. According to the ACF, all fleet vehicle purchases must be ZEV's by January 1, 2027. In alignment with the City's Fleet Electrification Plan and Sustainability Plan, this partnership would fund up to $500,000 to deliver new EV charging equipment for required fleet vehicles, thereby, contributing to the improvement of local air quality.

3. City of Pittsburg as Co-Applicant under Lead-applicant Contra Costa Transportation Authority (CCTA): Electric Vehicle (EV) Charging Infrastructure Expansion

   Similar to the County-led application, this project supports the City's transition to a clean fleet and reduces transportation-related air pollutants, consistent with REPAIR/LCBF program, ATP, and Sustainability Plan goals.

By serving as a lead applicant for active transportation improvements and a co-applicant on EV charging infrastructure projects, the City directly advances these adopted goals and accelerates progress toward a cleaner, safer, and more sustainable mobility network.

ATTACHMENTS: Resolution
BAAQMD Bay REPAIR Grant Guidelines

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

| | |
|---|---|
| Authorizing Submittal of Applications to the Bay Area Air Quality Management District Bay REPAIR Grant Program, Negotiation and Execution of Required Partnership and Grant Agreements, and Acceptance of Any Awarded Funds | RESOLUTION NO. 26- |

WHEREAS, the Bay Area Air Quality Management District (BAAQMD) is soliciting applications for the Bay REPAIR (Reinvesting Penalties for Air Improvement and Resilience) Local Community Benefits Fund (LCBF) grant program, which funds community-focused air quality improvement, exposure reduction, clean transportation, and economic resilience projects; and

WHEREAS, in Benicia, Richmond, and surrounding communities, the REPAIR program funds a range of eligible projects and programs that improve air quality, foster a just economic transition, and provide planning and capacity for air quality improvement projects and programs; and

WHEREAS, due to its proximity to industrial facilities, transportation corridors, and existing environmental justice considerations that the City is eligible to apply for Opportunity grants that award up to $5,000,000 as a lead applicant. The City can also participate in projects as a co-applicant on an unlimited number of projects; and

WHEREAS, the City's Pittsburg Moves Active Transportation Plan (ATP) and Sustainability Plan aim to achieve greenhouse gas reductions and air quality improvements in alignment with the REPAIR program; and

WHEREAS, in alignment with its ATP and Sustainability Plan, the City can implement currently unfunded bike and pedestrian trail improvement projects as well as green fleet projects under this funding program.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager to submit applications to the BAAQMD Bay REPAIR Grant Program, negotiate and execute required agreements, and accept any awarded funds.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2026 by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Dionne Adams, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

# Bay REPAIR (Reinvesting Penalties for Air Improvement and Resilience)

# Local Community Benefits Fund

## Round 1 Grant Guidelines

Bay Area Air District
January 29, 2026

The official version of this document is the English version.

Please read this document completely before filling out an application. Incomplete applications will not be accepted. The Air District reserves the right to modify this solicitation at its sole discretion.

If you have questions about the grant program or application process, please contact the Air District's Community Investments Office at communityinvestments@baaqmd.gov.

# TABLE OF CONTENTS


SECTION 1: SUMMARY ..... 4

SECTION 2: PROGRAM INFORMATION ..... 5

2.1 Background ..... 5

2.2 Local Community Benefits Fund ..... 6

SECTION 3: GRANT TYPES ..... 6

3.1 Seed Grant ..... 6

3.2 Opportunity Grant ..... 7

3.3 Catalyst Grant ..... 7

SECTION 4: ELIGIBLE APPLICANTS ..... 8

4.1 Partnerships ..... 8

4.2 Eligible Lead Applicants ..... 9

4.3 Eligible Co-Applicants ..... 10

4.4 Ineligible Applicants ..... 10

4.5 Eligible Communities ..... 10

SECTION 5: COMMUNITY NEEDS ..... 11

5.1 Community Impact ..... 11

5.2 Community Engagement ..... 11

SECTION 6: STRATEGIES ..... 11

6.1 Reduce Air Pollution and Improve Health Outcomes ..... 11

6.2 Build Economic Resilience for a Just Transition ..... 12

SECTION 7: MEASURABLE OUTCOMES PLAN ..... 13

7.1 Measurable Outcomes and Indicators ..... 13

7.2 Milestones ..... 14

SECTION 8: ELIGIBLE COSTS ..... 14

8.1 Eligible Costs ..... 14

8.2 Ineligible Costs ..... 15

SECTION 9: READINESS REQUIREMENTS ..... 16

9.1 Management Capacity ..... 16

9.2 Financial Capacity ..... 16

9.3 Approvals & Alignment ..... 17

SECTION 10: APPLICATION SUBMISSION ..... 17

10.1 Technical Assistance ..... 17
10.2 Application Process ..... 17
SECTION 11: APPLICATION REVIEW ..... 18
11.1 Eligibility Review ..... 18
11.2 Application Scoring ..... 20
11.3 Scoring Criteria ..... 21
11.4 Funding Recommendations ..... 22
11.5 Grant Selection and Award ..... 22
SECTION 12: GRANT AWARDS ..... 22
12.1 Grant Agreement & Administration ..... 22
12.2 Disbursement & Reporting ..... 23
APPENDIX A: ABOUT THE AIR DISTRICT ..... 25
APPENDIX B: DEFINITIONS ..... 27
APPENDIX C: ELIGIBLE PROJECTS EXAMPLES ..... 31
APPENDIX D: MAXIMIZING OUTCOMES ..... 35
APPENDIX E: RESOURCES ..... 36

# SECTION 1: SUMMARY

| Local Community Benefits Fund | |
|---|---|
| **Program Goals** | The Local Community Benefits Fund distributes funding from the Air District's Community Benefits Penalty Funds Policy and other funds from enforcement actions. The Program Goals are to:<br>• Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil fuel-based economy<br>• Advance integrated projects to holistically meet community needs<br>• Strengthen community-led and collaborative solutions |
| **Grant Types** | • **Seed Grants** funds smaller-scale projects between $100,000 - $200,000 led by non-profit organizations<br>• **Opportunity Grants** funds multi-stakeholder collaboration over one project or multiple projects. Grant size ranges between $500,000 - $5 million.<br>• **Catalyst Grants** funds multi-stakeholder collaboration over multiple projects. Grant size ranges between $10 - $40 million; see Call for Project documents for more details. |
| **Eligibility** | The Local Community Benefits Fund seeks to strengthen community-led and collaborative solutions. For Opportunity and Catalyst Grants, Lead Applicants must partner with Co-Applicant(s) to implement projects.<br><br>Eligible Lead Applicants include entities such as most nonprofit organizations, local government agencies, cities, counties, schools, unions and California Native American Tribes. |
| **Strategies** | All projects must advance one of the strategies below:<br>• Reduce air pollution and improve health outcomes<br>• Build economic resilience for a just transition |
| **Projects** | Eligible projects include but are not limited to indoor air quality improvements, energy efficiency, air pollution monitoring, emissions reduction and exposure strategies, public health strategies, and just transition strategies. |
| **Anticipated Timeline** | • **January 29, 2026:** Grant applications open<br>• **May 1, 2026:** Benicia Catalyst Grant application deadline<br>• **May 29, 2026:** Grant application deadline (excluding Benicia Catalyst Grant)<br>• **Summer – Fall 2026:** Board consideration of funding recommendations<br>• **Late 2026 – 2027:** Grant agreements finalized and projects begin<br><br>This schedule is tentative. Any updates to this timeline will be updated on the Air District website. |

# SECTION 2: PROGRAM INFORMATION

## 2.1 Background

**Community Benefits Penalty Funds Policy**

In May 2024, the Bay Area Air District (Air District) adopted the Community Benefits Penalty Funds Policy to directly support communities disproportionately impacted by air pollution. When penalties are assessed against entities violating air quality regulations, this policy enables penalty funds to be reinvested directly back to communities through impactful projects. Some facilities also commit to providing mitigation funds to improve air quality in the communities affected by their violations.

Funding from the Community Benefits Penalty Funds Policy is administered through the Bay REPAIR (Reinvesting Penalties for Air Improvement and Resilience) program. The Community Benefits Penalty Funds Policy includes a funding formula: after meeting a predetermined threshold and split for specific penalty amounts, 80% of funds are allocated to the Local Community Benefits Fund, and 20% to the Regional Community Benefits Fund.

- The Local Community Benefits Fund is designated to reduce air pollution, mitigate air pollution impacts, and improve health outcomes in the specific communities affected by the air quality violations that led to the penalty.
    - This Guidelines document focuses on the Local Community Benefits Fund.
- The Regional Community Benefits Fund is designated to reduce air pollution, mitigate air pollution impacts, and improve health outcomes across the communities within the Air District's jurisdiction. Future programs will disburse funding from the Regional Community Benefits Fund.

**Community Investments Office**

In December 2024, the Air District established the Community Investments Office (CIO) to develop and manage tailored programs for funding streams generated by penalties and other funds. The CIO oversees the Bay REPAIR program, which disburses funding from the Community Benefits Penalty Funds Policy and other funds from enforcement actions. The CIO directs these resources back into the communities where violations occurred to improve community health and air quality.

The Air District has identified the following goals to guide the CIO's overall operations and ensure that funds from enforcement actions directly benefit communities impacted by air pollution:

- Direct funding to projects that improve air quality and public health in areas disproportionately impacted by air pollution.

- Increase equitable access to resources, projects, and programs.
- Collaborate with impacted communities to identify and prioritize air quality related needs and solutions.
- Ensure investments are aligned with community needs by engaging local leaders, non-profits, businesses, and community members.
- Provide timely, clear, and accessible public information regarding penalty assessments and fund availability.

As a new office, the Community Investments Office is building its internal operations and is currently limited in its ability to administer many small grants.

### 2.2 Local Community Benefits Fund

The Local Community Benefits Fund reinvests penalties and mitigation funds in the specific communities affected by the air quality violations associated with those funds. The Local Community Benefits Fund Program Goals are to:

- Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil fuel-based economy;
- Advance integrated projects to holistically meet community needs;
- Strengthen community-driven and collaborative solutions.

In general, funds derived from penalties can be used for projects that further any of these goals. Funds derived from mitigation payments may be more limited, depending on the terms under which those mitigation payments are made (e.g., the Richmond Community Air Quality Fund).

## SECTION 3: GRANT TYPES

Awards from the Local Community Benefits Fund are divided into three grant types. Calls for Projects for specific communities will be released as funding is made available. Please refer to the Call for Projects documents for specific details.

### 3.1 Seed Grant

- Seed Grants fund smaller-scale projects led by non-profit organizations. Each application should center on one project. Applications from entities that do not have sufficient management or financial capacity to apply for an Opportunity or Catalyst Grant will be prioritized.
- Open to 501(c)(3) non-profit organizations only. Co-Applicants are not allowed.

- Grant size ranges between $100,000 - $200,000. Applicants may identify the requested grant amount that best fits their needs within this range.
- Grant terms up to two years. Applicants may identify the grant term that best fits their needs and grant management capacity within this range, in yearly increments (e.g., one year, two years).
- Eligible communities vary; see Call for Projects documents.

## 3.2 Opportunity Grant

- Opportunity Grants fund multi-stakeholder collaboration over one or more projects. Partners should collaborate to ensure robust and community-driven implementation outcomes.
- Lead Applicant must partner with at least one Co-Applicant(s).
- Grant size ranges between $500,000 - $5 million. Applicants may identify the requested grant amount that best fits their needs within this range.
- Grant terms up to three years. Applicants may identify the grant term that best fits their needs and grant management capacity within this range, in yearly increments (e.g., one year, two years).
- Eligible communities vary; see Call for Projects documents.

Opportunity Grant: Applications for Re-Granting

- Opportunity Grant applications may propose re-granting funds to other entities, particularly smaller entities with lower capacity.
- Such re-granting proposals are exempt from the Co-Applicant requirement.
- Re-granting must adhere to and be carried out in accordance with these Guidelines, including the Measurable Outcomes Plan and reporting requirements
- Applicants must demonstrate overall management capacity sufficient to administer a regranting process, and will be asked to speak to this in their application.
- If awarded, the Grantee must submit any criteria for re-granting to the Air District. The Air District must approve submitted criteria before requests for proposals can be offered.

## 3.3 Catalyst Grant

- Catalyst Grants fund multi-stakeholder collaboration over multiple projects. Applicants must integrate multiple projects that holistically address multiple community needs.
- Lead Applicant must partner with multiple Co-Applicants.

- Grant size ranges between $10 - $40 million; see Call for Projects documents for more details. Applicants may identify the requested grant amount that best fits their needs within this range.
- Grant terms up to five years. Applicants may identify the grant term that best fits their needs and grant management capacity within this range, in yearly increments (e.g., one year, two years).
- Eligible communities vary; see Call for Projects documents.

Across all three grant types, applicants may propose a mix of planning, capacity building and implementation activities needed to achieve measurable outcomes. Applicants may also propose a mix of extending, expanding and developing new projects. Note that overall, the Local Community Benefits Fund is focused on funding consolidated, larger grants with multiple projects that result in more immediate benefits within the eligible communities.

# SECTION 4: ELIGIBLE APPLICANTS

## 4.1 Partnerships

The Local Community Benefits Fund seeks to strengthen community-led and collaborative solutions. Successful implementation of complex projects that meet multiple community needs requires strong partnerships. Partners should collaborate across multiple sectors, as relevant, to systematically address multiple community needs:

For Opportunity and Catalyst Grants, Lead Applicants must partner with Co-Applicant(s) to carry out their grant activities and deliverables.

- Opportunity Grant: Lead Applicant must partner with at least one Co-Applicant. Partners should collaborate on one or more projects to ensure robust and community-driven implementation outcomes.
- Catalyst Grant: Lead Applicant must partner with multiple Co-Applicants. Partners should collaborate on an application that includes multiple coordinated projects to address diverse community needs.

All applicants should have clearly defined scopes of work, make substantive contributions to project implementation and outcomes, and receive budget allocations that align commensurately with their scope of work. At least 25% of the overall budget should be allocated to Co-Applicant(s) for the Opportunity and Catalyst Grants, commensurate with their project scope.

Priority in scoring will be awarded to applications that demonstrate strong multi-stakeholder partnerships rooted in community priorities and leadership, and that identify clearly defined and meaningful co-management structures.

The Lead Applicant will administer sub-awards to Co-Applicant(s) to implement project activities and must have the capacity to build collaboration across multiple entities. The Lead Applicant will be responsible for overall grant performance, project deliverables, reporting and the financial management of the grant.

Awarded Opportunity and Catalyst Grantees will develop a Partnership Agreement to govern grant implementation. After grant awards, the Air District will provide Partnership Agreement guidance and the Lead Applicant (or Grantee) must submit an executed Partnership Agreement signed by all parties. The Partnership Agreement describes the governance and financial relationships between the Lead Applicant and the Co-Applicant(s), including the following items:

- Identification of the Grantee / Lead Applicant.
- Identification of partners / Co-Applicant(s).
- Identification of roles and responsibilities of the Lead Applicant and Co-Applicant(s) for project activities.
- Legal and financial considerations: including the process the Lead Applicant will use to pass payments through or reimburse Co-Applicant(s) and/or provide advance payment to Co-Applicant(s)
- Transparent decision-making processes.
- If Tribes are included as Lead Applicants or Co-Applicant(s), Tribes' sovereign status should be respected and upheld through the development of the Partnership Structure. The Partnership Structure should outline measures that will be taken to protect the confidentiality of Tribal data and Traditional Ecological Knowledge collected or shared as part of grant activities.

## 4.2 Eligible Lead Applicants

Entities eligible to apply as Lead Applicants include:

- Nonprofit organizations holding a current tax-exempt status under Section 501(c)(3) of the federal Internal Revenue Code, including community-based organizations, philanthropic organizations and foundations, faith-based organizations, and community development finance institutions.
- Local government agencies, including cities, counties, joint powers authority, special districts, councils of governments, and other public agencies.
- Public schools, school districts, public universities and colleges.

- Unions holding a current tax-exempt status under Section 501(c)(5) of the federal Internal Revenue Code.
- California Native American Tribes. For the purposes of this grant, this includes all Federally Recognized Tribes on the most recent notice of the Federal register, or a non-federally recognized California Tribal government on the California Tribal Consultation List maintained by the California Native American Heritage Commission.

Organizations and entities previously or currently awarded funding by the Air District through other programs are eligible to apply.

Lead Applicants may submit up to one application each for a Catalyst, Opportunity and Seed Grant (for Seed Grants, provided that the entity is a 501(c)(3) non-profit organization.

## 4.3 Eligible Co-Applicants

Eligible Co-Applicant entities include the organizations listed above in the Eligible Lead Applicants section. Eligible Co-Applicants may also include for-profit businesses such as contractors, consultants, technical assistance providers and vendors.

There is no limit on the number or categories of applications a Co-Applicant may join.

## 4.4 Ineligible Applicants

Entities not eligible to apply either as a Lead Applicant or as a Co-Applicant include but are not limited to:

- Individuals.
- Current Air District employees and their immediate family.
- Any entity in which a Board member has a financial interest that would disqualify the Air District from contracting with the entity.
- Any entity that is the source of the penalty funds under the specific Call for Projects.

## 4.5 Eligible Communities

Projects must be located within the eligible communities boundaries. Please see the specific Call for Projects documents for more details.

# SECTION 5: COMMUNITY NEEDS

## 5.1 Community Impact

Projects must be driven by community-identified needs, priorities, and solutions, and should address an environmental justice, public health and/or just transition challenge(s). Applications are encouraged to use quantitative and qualitative data to assess and demonstrate the underlying challenge and community needs.

Applicants will be asked to describe the history of community engagement related to the project, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.

After identifying community needs, applications must describe the overall impact they seek to achieve, and how the measurable outcomes will demonstrate progress toward achieving that impact.

## 5.2 Community Engagement

To ensure meaningful community leadership through the life cycle of the project, projects must include ongoing community engagement. This will ensure that grant implementation and oversight continue to be informed by community feedback and expertise, particularly feedback from residents, community-based organizations, and other key stakeholders.

Meaningful community engagement should include two-way communication and mechanisms for incorporating community feedback throughout the life cycle of the project. Applications must identify how the applicant will engage, partner and be responsive to diverse community members through grant implementation, including methods that will be used to:

- Inform community members on implementation progress, project benefits available to community members, and key indicator tracking.
- Solicit and incorporate community feedback during grant implementation.

# SECTION 6: STRATEGIES

All projects must advance one of the Local Community Benefit Fund's strategies below.

## 6.1 Reduce Air Pollution and Improve Health Outcomes

The purpose of this strategy is to mitigate air pollution harm caused in the past, address health impacts exacerbated by air pollution experienced in the present, and prevent and identify new opportunities to avoid potential air pollution harm in the future. This can be

done through actions that directly reduce air pollution emissions, directly reduce human exposure to air pollution emissions, enable exposure reductions through increased understanding of how air pollution emissions impact air quality at the community scale, or demonstrably and tangibly provide a positive impact to health and wellbeing.

Health impacts resulting from air pollution include, but are not limited to, acute respiratory issues such as asthma, chronic conditions such as cardiovascular disease, and severe illnesses such as cancer. Chronic air pollution exposure increases these risks and contributes to compounding negative effects on overall health. This air pollution reduction and mitigation strategy complements the Air District's statutory mandate to regulate stationary sources of air pollution.

This strategy aims to reduce and mitigate health harming air pollutants to improve health outcomes. Many of these actions can reduce greenhouse gas emissions that contribute to climate change, which can also negatively impact public health. Some potential projects include:

- Indoor air quality improvements
- Green and healthy residential and public buildings
- Air pollution monitoring
- Emissions reduction and exposure reduction strategies
- Urban greening
- Health programming for communities impacted by air pollution

Please see Appendix C for a list of illustrative eligible project types.

## 6.2 Build Economic Resilience for a Just Transition

The purpose of this strategy is to build economic resilience that also delivers critical benefits related to air quality and public health. This strategy provides targeted economic support to communities experiencing the transition away from fossil fuels, such as refinery closures and other environment-related disruptions. While these transitions are necessary to address air quality impacts in fenceline communities and the broader climate crisis, they risk causing extreme economic disruption in communities—particularly for those who have borne the brunt of pollution from industrial facilities.

This strategy aims to create responsive and community-directed economic support that helps residents and workers weather the transition away from fossil fuels and their associated air quality and public health impacts. Under this strategy, projects may:

- Promote high-road economic development that ensures high-quality local jobs benefitting the environment and public health are created

- Build economic resilience through planning and projects that deliver air quality and related health benefits and create clean economy pathways

Some potential projects include:

- Workforce development and training programs focused on high-quality employment, prioritizing local residents and displaced and at-risk workers
- Economic diversification initiatives that support the transition away from fossil fuels and attract clean technology
- Community planning to re-envision land use
- Redevelopment planning for industrial and polluted properties
- Community oversight task forces to guide just transition planning

Please see Appendix C for a list of illustrative eligible project types.

## SECTION 7: MEASURABLE OUTCOMES PLAN

For each project, applicants must develop a Measurable Outcomes Plan. The Measurable Outcomes Plan ties measurable outcomes to milestones, activities, indicator tracking and the requested budget.

### 7.1 Measurable Outcomes and Indicators

All projects must provide meaningful and measurable outcomes that will be achieved through the project within the grant term. Measurable outcomes are defined as the specific result or change that occurs as a direct consequence of a project. Both quantitative and qualitative outcomes may be submitted; tracking of quantitative outcomes is recommended where applicable.

Once measurable outcomes have been identified, applications should then identify quantitative and qualitative indicators that will be used to track project progress. Indicators (e.g., number of respiratory health services offered) track progress towards achieving measurable outcomes (e.g., improved respiratory health by 15%).

For the purposes of application submission, applicants should make an informed estimate of the measurable outcomes that will be achieved and the indicators that will be utilized to track project progress. Please visit the Air District website for a resource guide on developing measurable outcomes.

Technical assistance during the application phase may support applicants to identify appropriate measurable outcomes for their proposals, and technical assistance during grant implementation for selected awardees may support in strengthening data metrics and accountability.

### 7.2 Milestones

Applicants will be required to identify key project milestones and tasks required to implement projects and achieve measurable outcomes. Milestones are significant markers or phases in a project, such as deliverables or completed phases of work. Tasks are the specific steps taken to reach each milestone.

## SECTION 8: ELIGIBLE COSTS

### 8.1 Eligible Costs

Eligible direct costs are direct costs for goods or services that are incurred during the grant term, and that are directly tied to project implementation. Costs should not exceed those which a prudent person would incur and should be consistent with market prices for comparable goods and services.

Indirect costs refer to the general costs of operations such as rent, utilities, administrative staff, insurance, and legal services, and are allowable up to 15% of the total budget.

Eligible costs include but are not limited to:

- Direct staff costs for the Lead and Co-Applicant(s), including salaries at an hourly rate, benefits, and leave
- Subcontractors. Applicants will be asked to specify the purpose and estimated cost for typical contractual services.
- Professional services consultants. Consultant costs should be below 25% of the budget
- Materials, supplies and equipment. Purchases over $5,000 must be itemized.
- Pre-development costs, such as conceptual designs, and planning and feasibility studies
- Construction costs
- Site acquisition costs
- Community engagement costs, including but not limited to:
    - Outreach and engagement materials
    - Translation and interpretation
    - Facilitation for community meetings

    - Participant compensation for engagement in activities such as meetings, design charrettes or surveys. These events should be documented with deliverables such as sign-in sheets or survey data.
    - Transportation stipends
    - Rental and insurance costs associated with equipment or facilities
    - Food and refreshments, such as during an evening community meeting that takes place during typical dinner hours
    - Provision of childcare services during community meetings or events
- Capacity building and training costs
- Travel costs directly tied to grant implementation
- Fiscal sponsorship costs
- Evaluation and reporting activities
- Other costs. For other direct costs that do not fit into any of the above budget categories, please list each item in sufficient detail so that Air District staff may determine the reasonableness and allowability of the cost
- Contingency costs up to 10% of the application's total direct costs. Contingency costs may be set aside to cover unforeseen expenses or unexpected costs that may arise during the grant term
- Indirect costs up to 15%

## 8.2 Ineligible Costs

Ineligible costs include but are not limited to:

- Cost of preparing or submitting the grant application
- Operations and maintenance costs outside of the grant term
- Direct lobbying that seeks to influence an elected or public official on an issue, such as passage of a legislative bill
- Public lobbying that seeks to build political support among the general public for an issue or candidate
- Out-of-state travel and incidental costs associated with travel
- Alcohol, cannabis, or other intoxicants
- Luxury or gourmet food, refreshment, or travel upgrades
- Endowment campaigns
- Fundraising activities
- Marketing of products or technologies for profit
- Costs that occur outside of the grant agreement term

If an application recommended for an award includes ineligible costs, those costs will be excluded, and the project's recommended total award will be adjusted accordingly.

# SECTION 9: READINESS REQUIREMENTS

## 9.1 Management Capacity

The Lead Applicant and Co-Applicant(s) must demonstrate the ability to manage and implement complex projects. The Lead Applicant and Co-Applicant(s) must also demonstrate the capacity to manage other grant components such as partner coordination, community engagement, and reporting. To demonstrate management capacity, applications must:

- Describe organizational experience or examples of successful completion of projects of similar scope and size
- Identify the Lead Applicant or Co-Applicant responsible for leading each project

## 9.2 Financial Capacity

Applicants must demonstrate sufficient financial capacity to manage the grant, including evidence of sufficient cash flow to manage reimbursement-based grant funding.

- Copies of annual organizational budgets. Full requirements are detailed in the application.
- Applicants that are nonprofit organizations or for-profit business entities must provide financial statements including Statement of Financial Position and Statement of Activities (for nonprofit organizations) and Balance Sheet and P&L/Income Statement (for for-profit business entities). Specific requirements are set forth in the application materials.
- Lead Applicants and Co-Applicant(s) that are non-profit organizations must submit a copy of their most recent Federal Form 990 and a copy of the organization's IRS 501(c) Tax Determination Letter.
    - If a non-profit Lead Applicant or Co-Applicant is partnering with a fiscal sponsor, the sponsor must be a 501(c)(3) non-profit organization. The Applicant must additionally provide the fiscal sponsor's most recent Federal Form 990, a copy of the fiscal sponsor's IRS 501(c)(3) Tax Determination Letter, a letter of fiscal sponsorship, and the fiscal sponsor's financial statements.
    - Lead Applicants and certain Co-Applicants (depending on the amount of requested grant funds) that are required to complete a single audit must provide it.

## 9.3 Approvals & Alignment

Applications must demonstrate that they are able to begin grant performance and complete project deliverables within the grant term:

- Permits and approvals: Applications must identify any necessary permits or approvals required to implement projects, and demonstrate that such permits or approvals can be obtained within the grant term.
- Site control: Applicants must demonstrate that they own or control the site where a project will be located or that they have legally binding access or permission to the site. Demonstration of site control will be required by the time of the execution of the Grant Agreement.
- Alignment with existing initiatives or plans: Applications should demonstrate if projects are consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.)
- Operations and maintenance: Applications must demonstrate how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Applications must describe their operations and maintenance plan and financing approach for physical infrastructure projects.

# SECTION 10: APPLICATION SUBMISSION

## 10.1 Technical Assistance

Application technical assistance will be offered and prioritized for applicants with fewer resources or limited grant experience. Please visit the Air District website for more information.

## 10.2 Application Process

Application materials and templates will be available on the Air District website. The application process consists of two primary steps:

- **Step 1: Submit Application Information Form -**The Lead Applicant submits an Application Information Form. This form requests a brief outline of the overall application and contact information for the Lead Applicant, but does not request application documents or details.
    a. The Air District recommends that the Lead Applicant submit the Application Information Form early to reduce the risk of technical difficulties. The Lead Applicant may submit the Application Information Form as soon as they know they will be applying, without waiting for other application materials to be completed.

- **Step 2: Upload Application Package -** After submitting the Application Information Form, the Lead Applicant will receive an email with an automatically generated unique application number and a link to a portal to upload application documents.

Applications are due:

- **Friday, May 1 at 5:00 pm PT:** Catalyst Grant applications in Benicia
- **Friday, May 29 at 5:00 pm PT:** All other grant applications across eligible communities

Applicants are encouraged to submit their applications in advance to avoid any technical difficulties.

Please contact the Air District at communityinvestments@baaqmd.gov with any technical issues or questions.

## SECTION 11: APPLICATION REVIEW

The application review process consists of the following steps:

1. Eligibility Review: Air District staff review each submission for completeness, eligibility, and alignment with the Round 1 requirements.
2. Application Scoring: Eligible applications are scored by a mix of technical and community reviewers using the published scoring rubric for the grant type.
3. Funding Recommendations: Air District staff review scoring results and consider overall portfolio balance (using criteria such as available funding for each grant type, geographic distribution, project diversity and overlap) before developing funding recommendations.
4. Grant Selection and Award: The Air District Board of Directors considers staff recommendations and makes final funding decisions.

### 11.1 Eligibility Review

To be eligible for consideration, applications must be fully complete and submitted before the due date. Air District staff will review all applications for the following components:

**General Completeness**

- ❑ Application materials are complete and sufficient to assess the feasibility of the proposed project(s) and its compliance with the application requirements.

**Applicant Eligibility**

- ❑ Lead Applicant is an eligible organization.

- ❑ Co-Applicant(s) is an/are eligible organization(s) *(for Opportunity and Catalyst Grants).*
- ❑ Application geography is within the eligible communities criteria. See specific Call for Projects document for more information.
- ❑ Applicants demonstrate financial capacity to effectively manage grant funds, either directly or through a qualified fiscal sponsor:
    - ☐ Established accounting systems and internal controls to track grant expenditures and produce timely, accurate financial reports.
    - ☐ No unresolved material audit findings related to financial management or grant compliance.
    - ☐ Sufficient financial stability and management systems to sustain operations and fulfill grant obligations throughout the project period.
    - ☐ Grant amount on an annual basis should generally not exceed 50% of the total annual operating budget without demonstrated capacity to scale.
    - ☐ In addition, applicants that are nonprofit organizations or for-profit business entities must:
        - ☐ Be current with all required federal and state filings (IRS Form 990/tax returns, Secretary of State registrations)
        - ☐ Be in good standing with applicable regulatory agencies; no outstanding tax liens or unresolved tax issues
        - ☐ Show adequate liquidity to manage cash flow during the grant period

**Application Materials**

A complete application package consists of the following documents. Template documents can be found on the Air District website.

| | Application Document | Seed Grant | Opportunity and Catalyst Grant |
|---|---|---|---|
| 1 | Application Summary: Excel application summary for Opportunity and Catalyst Grants. | | x |
| 2 | Overall Narrative: Narrative summarizing the overall application for Opportunity and Catalyst Grants. | | x |
| 3 | Project Narrative(s): Narrative for each project included in the application. | x | x |
| 4 | Budget(s): Excel budget for each project included in the application. | x | x |

| | | | |
|---|---|---|---|
| 5 | Financial Management: Narrative certifying as to financial management capacity. | x | x |
| 6 | Annual Organizational Budgets for Lead Applicant and Co-Applicant(s): The organizational budget is required for all non-profit and for-profit applicants, including those partnering with a fiscal sponsor. Full requirements set forth in the application. | x | x |
| 7 | Additional Financial Documentation including financial statements, IRS 501(c) determination letters, Form 990s, single audits, and fiscal sponsor, as applicable. Full requirements set forth in the application. | x | x |
| 8 | Additional documentation to verify that the applicant has met any necessary approvals, permits or other requirements to begin grant implementation. | x | x |
| 9 | References: Provide two references that can speak to the Lead Applicant's ability and capacity to complete the work outlined in the application. | x | x |

## 11.2 Application Scoring

Eligible applications will be scored by technical and community reviewers.

- Technical reviewers consist of stakeholders such as Air District staff, outside technical experts and local government officials.
- Community reviewers consist of community stakeholders who hold strong community knowledge and expertise. Community reviewers will be selected by the Air District through a process designed to reflect diversity, lived experience and expertise. Should the eligible communities geography overlap with an Assembly Bill 617 Community Health Protection Program, at least one seat will be reserved for an Assembly Bill 617 Community Steering Committee representative. Community reviewers receive a stipend for their time.

The Air District website will be updated with information on the process to recruit and select community reviewers.

Reviewers will be subject to applicable conflict-of-interest limitations on participating in Air District decision-making.

## 11.3 Scoring Criteria

Applications will be scored according to the following scoring criteria:

| Category | Description | Score |
|---|---|---|
| **Overall Narrative *(Opportunity and Catalyst Grants)*** | | |
| Proposal Vision | Overall vision aligned with the Local Community Benefits Fund Program Goals and community needs | 10 |
| Partnership Composition | Multi-stakeholder partnerships rooted in community priorities and leadership with demonstrated organizational connections to the community | 10 |
| Partnership Co-Management Structure | Meaningful co-management structures with clear roles, responsibilities, and decision-making processes that outline how partners will collaborate | 10 |
| Lead Applicant Management Capacity | Demonstrated ability and dedicated resources to oversee overall implementation | 10 |
| Lead Applicant Financial Capacity | Demonstrated ability to manage public funds efficiently with clear financial management and tracking practices | 10 |
| | | 50 |
| **Project Narrative *(Seed, Opportunity and Catalyst Grants)*** | | |
| Strategy Alignment | Clear and compelling alignment with one of the Local Community Benefit Fund's strategies | 10 |
| Community Need | Identification of specific community needs rooted in community engagement | 10 |
| Community Impact | Feasible project approach to addressing identified community needs and challenges | 10 |
| Community Engagement | Specific community engagement strategies during project implementation | 10 |
| Measurable Outcomes | Specific, feasible, meaningful, and measurable outcomes tied to Local Community Benefits Fund Program Goals with clear indicators | 10 |
| Workplan | Detailed Measurable Outcomes Plan linking measurable outcomes to project tasks and milestones | 10 |
| Budget | Reasonable and justified budget sufficient to achieve identified measurable outcomes | 10 |
| Project Lead Capacity | Demonstrated management capacity, dedicated staffing/resources and experience necessary to complete the proposed project | 10 |
| Alignment with Local, Regional or State Priorities | Demonstrated support from and alignment with existing community, local, regional or statewide priorities or initiatives | 10 |
| Project Readiness | Identification of necessary permits, approvals, and site control with concrete steps to obtain them, where applicable | 10 |
| | | 100 |

## 11.4 Funding Recommendations

Air District staff review the highest scoring applications, considering criteria such as the available funding for each grant type, geographical diversity and representation, and project diversity and overlap. Air District staff may check references listed in the application as well as additional references, including local government entities in the project area.

Air District staff will finalize a recommended portfolio of projects for funding.

## 11.5 Grant Selection and Award

The Air District's Board of Directors will make the final selection of projects, and may elect not to fund projects or select different projects from within the applicant pool for funding. The Air District reserves the right not to award a grant, or award only a portion of a grant, as subject to available funding. If the Air District awards an amount that differs from the amount requested, Air District staff will work with the grantee to align deliverables, outcomes, and timelines appropriately.

At its sole discretion, the Air District Board of Directors reserves the right, but has no obligation, to do any of the following at any time:

- Partially fund applications by funding discrete portions or phases of applications.
- Cancel, modify, extend, or amend a grant solicitation.
- Revise the amount of funds available or the terms specified in this Guidelines document or subsequent Call for Projects
- Adjust evaluation criteria during the application period and provide notice to applicants on the Air District website.
- Change the evaluation process as described in these Guidelines.
- Reject any applications received for any or no reason, to the extent permitted by law.

# SECTION 12: GRANT AWARDS

## 12.1 Grant Agreement & Administration

The Lead Applicant, now Grantee, and the Air District will work together to develop a Grant Agreement that sets the terms and conditions of the grant, including reporting requirements. The process to arrive at a Grant Agreement requires ensuring detailed compliance with the Air District's policies.

Final approval for funding occurs when a Grant Agreement has been signed by both the Grantee and the Air District. Upon execution of the Grant Agreement, the Grantee may

commence work on funded activities. Grantees cannot be paid for activities that occur prior to execution of the Grant Agreement.

## 12.2 Disbursement & Reporting

**Advance Payment**

The Air District may provide advance payment to reduce barriers and to ensure that grant activities are initiated in a timely manner. Grantees that receive advance payment must develop and provide a process for all project partners to request and receive advance payment and require all project partners to comply with the reporting terms.

- Advance payment shall not exceed 25% of the full grant award.
- Advance payment will be prioritized for Grantees with low cash reserves.
- To receive advance payment, Grantees must:
    - Compile and provide spending plans for each Partner receiving advance payment
    - Complete an advance payment request form with supporting documentation
- Advance payment funds must be disbursed into a federally insured and interest-bearing account, and accumulated interest will be considered as part of project funding.
- The complete schedule, process and reporting requirements for advance pay will be determined in the Grant Agreement.
- Advance payment is solely at the discretion of the Air District, and eligibility and advance payment processes may be subject to change.

**Grant Payment**

The payment of funds will be established in the Grant Agreement for each project and will be considered as often as quarterly. No funds will be released until the Grant Agreement has been fully executed by the Grantee and the Air District.

With each reimbursement request, grantees must submit itemized invoices accompanied by descriptions of deliverables and proof of fund expenditures including, but not limited to, payroll records, subcontractor invoices, and copies of receipts. Payments of eligible costs will be considered as often as quarterly.

Upon execution of their grant agreements, Grantees are legally bound to meet certain requirements including, but not limited to:

- Submitting periodic progress reports.
- Submitting a final report.
- Notifying the Air District in advance of any change in project implementation.

Should a Grantee encounter the need to make any change to the originally agreed upon scope of work, the Grantee must contact the Air District in writing, in advance, to amend the scope of work of the Grant Agreement. Any work completed before the execution of the Grant Agreement, or any work outside of the original scope completed before amendment of the Work Plan, will not be eligible for funding.

If any material information in a Grantee's application is later determined to be false, misleading, or materially incomplete, or if a Grantee does not comply with all the terms and conditions of a Grant Agreement or fails to complete the project deliverables, the Grantee may be required to repay a portion or all the funds granted, and the Grantee may be ineligible to participate in future Air District grant programs.

**Reporting Progress & Results**

At a minimum, Grantees will submit semi-annual progress reports and one final project summary report. Reports must include:

- Accounting statements documenting the lead agency's grant revenue.
- Expenditures.
- Demographics of end-recipients.
- A narrative demonstrating progress toward project goals and objectives.

Reports are used to analyze the impact of the Air District's investments and assist in shaping future grant programs. All reports will be used to share information and promote successes among grantees and with the greater Bay Area community. Report formats, templates, and requirements will be provided to grantees with their award materials.

Grantees may be asked to participate in additional evaluation activities, such as peer-to-peer learning sessions and convenings, to assess project and program progress, challenges, successes and lessons learned.

# APPENDIX A: ABOUT THE AIR DISTRICT

The Air District improves air quality to protect public health, reduces historical and current environmental inequities, and mitigate climate change and its impacts.

Formed in 1955, the Air District is responsible for regulating stationary sources of pollution in nine counties in the San Francisco Bay Area, including permanent facilities found at ports, oil refineries, and large industrial complexes. The Air District adopts regulations to improve air quality, issues air quality permits, enforces air quality regulations, funds cleaner cars and trucks, and partners with local governments to lower emissions. These efforts, along with those of our partners at the California Air Resources Board, have made significant improvements in air quality over the years. However, communities located near freeways, busy roadways, distribution centers, and large industrial facilities are exposed to higher levels of air pollution than other parts of the Bay Area. These communities are also most often lower-income communities of color and have not always shared equally in air quality improvements.

In 2024, the Air District adopted a 2024-2029 Strategic Plan detailing how the Air District will transform our work to address air quality issues more effectively, with a focus on the local communities most overburdened by air pollution. The *2024-2029 Strategic Plan* is centered on four primary goals: achieving impact, advancing environmental justice, foster cohesion and inclusion, and maintaining an effective, accountable, and customer-oriented organization.

The Community Benefits Penalty Funds Policy is an important step toward creating a process that incorporates community priorities into how penalty funds are reinvested. The program supports projects that respond to community needs, build partnerships, and reduce disparities in air pollution. The Community Benefits Penalty Funds Policy is also anchored in three of the Air District's core values:

- Environmental Justice – We will integrate environmental justice principles within all aspects of this program as we seek enhanced environmental justice outcomes for communities identified as part of this program.
- Partnership – We value our partners and will continue to work to foster meaningful collaboration with grantees as they complete their projects.
- Trust – We are dedicated to gaining public trust by grounding this program and our policies in law, science and the lived experience of our communities.

In addition to supporting the Air District's core values, this program also directly advances two of the strategies outlined in the 2024-2029 Strategic Plan to Advance Environmental Justice including:

- Strategy 2.1 Community Partnership: We will develop partnerships with communities so they can directly participate in the solutions to the air quality problems that impact them.
- Strategy 2.8 Community-Directed Funds: We will manage funds to benefit communities in partnership with those communities, including the money that the Air District collects in penalties from air pollution violations that affect communities.

# APPENDIX B: DEFINITIONS

**Air Pollutants** – Any substance in the air that can have harmful effects on human health, the environment, or both. Air pollutants can come from natural sources, such as wildfires, or from human activities, including industrial processes, transportation, and energy production. Common air pollutants include particulate matter (PM), ozone, nitrogen oxides, sulfur dioxide, toxic air contaminants, and carbon monoxide.

**Basic Worker Protection Standards** – At a minimum, compliance with core labor protections related to: (1) wage and hour laws (paying at least the applicable minimum wage, overtime, and required breaks); (2) proper worker classification (for example, not misclassifying employees as independent contractors); and (3) workplace health and safety rules enforced by OSHA and Cal/OSHA. For this program, applicants must follow all applicable labor laws and ensure that contractors and sub-contractors do the same when projects involve paid workers.

**Co-Applicant** – An eligible partner organization named in the application that receives sub-awards from the Lead Applicant and co-implements project activities as part of a shared Partnership Structure.

**Community Benefits Penalty Funds Policy** – An Air District policy that directs a portion of monetary penalties from air quality violations back into the communities harmed by those violations.

**Environmental Justice** – Environmental justice has two primary types of definitions – one type generated by the advocacy community and one generated by government, including the United States Environmental Protection Agency. Both are valuable in understanding environmental justice.

The United States Environmental Protection Agency defines environmental justice as, "the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. This goal will be achieved when everyone enjoys the same degree of protection from environmental and health hazards, and equal access to the decision-making process to have a healthy environment in which to live, learn, and work."

Dr. Bunyan Bryant, a pioneering environmental justice scholar, defines environmental justice as "…cultural norms and values, rules, regulations, behaviors, policies, and decisions [that] support sustainable communities where people can interact with confidence that the environment is safe, nurturing, and productive. Environmental justice is served when

people can realize their highest potential … where both cultural and biological diversity are respected and highly revered and where distributive justice prevails.

**Grant Types (Seed, Opportunity, Catalyst)** – The Local Community Benefits Fund offers three main grant sizes. Specific dollar ranges may vary by Call for Projects.

- Seed Grants – Smaller grants, typically for $100,000–$200,000 and up to 2 years, reserved for 501(c)(3) nonprofit organizations. No Co-Applicant is required.
- Opportunity Grants – Mid-sized grants, typically for $500,000–$5 million and up to 3 years, where a Lead Applicant must partner with at least one Co-Applicant over one or more projects.
- Catalyst Grants – Large, multi-year grants, typically for $10–$40 million and up to 5 years, where a Lead Applicant must partner with multiple Co-Applicants to implement multiple integrated projects with significant community benefit.

**High-Road Economic Development** – An approach to economic development that emphasizes high-quality, family-sustaining jobs; worker voice; strong labor standards; local and small business participation; and alignment with climate, health, and equity goals. The Local Community Benefits Fund prioritizes projects that promote high-road economic development, keep financial resources within the region, and create high-quality local jobs.

**High-Road / High-Quality Jobs** – Jobs that provide family-sustaining wages; good benefits (such as health care and retirement); predictable hours; safe working conditions; opportunities for training and advancement; and meaningful worker voice, such as union representation or similar protections. In this program, high-quality jobs are those that meet these standards and are connected to long-term, clean-economy career pathways, particularly for residents of impacted communities.

**Indicator** – A quantitative or qualitative data point used to track progress toward a measurable outcome (for example, number of residents served, percentage reporting improved understanding, or participant reflections describing what they learned).

**Just Transition** – A community and worker-centered framework that seeks the transition of communities away from the harmful effects of a fossil fuel-based economy to a new, just economy powered by clean energy. This new economy centers on the shared goals of community health, quality jobs and economic resilience—informed by the leadership and engagement of workers and communities that are most impacted.

A Just Transition should reduce pollution harms and improve public health outcomes; promote high-road economic development that ensures that high-quality local jobs benefiting the environment and public health are created; and build economic resilience

through planning and projects that delivery air quality and related health benefits and clean economy pathways.

**Lead Applicant** – The eligible organization that submits the application, holds the grant agreement, manages funds and reporting, administers sub-awards to Co-Applicants, and is ultimately responsible for delivering the project.

**Local Community Benefits Fund** – The fund that reinvests penalties and eligible mitigation payments in the specific communities affected by air quality violations, to reduce or mitigate air pollution, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil fuel-based economy.

**Measurable Outcome** – A specific, observable result or change that occurs as a direct consequence of the project (for example, improved respiratory health in the project area, or increased resident confidence using air quality information).

**Measurable Outcomes Plan** – The part of the application that ties together measurable outcomes, indicators, milestones, tasks, and the requested budget to show what change the project will achieve and how progress will be tracked over the grant term.

**Milestone** – A significant marker of progress in the project, such as a key deliverable, event, or completed phase of work (for example, "community workshop curriculum finalized" or "first pilot workshop delivered and evaluated").

**Partnership Structure** – The agreed-upon governance and decision-making framework for how the Lead Applicant and Co-Applicant(s) will share roles, responsibilities, and co-management of the grant, including how decisions are made and how funds and deliverables are managed.

**Prevailing Wage** – The standard hourly wage, benefits, and overtime rate set by the California Department of Industrial Relations (DIR) for each trade and type of work in a given local area on public works projects. Contractors on covered public works must pay workers at least this prevailing wage. For this program, "at or above prevailing wage" means meeting or exceeding the applicable DIR rate for the relevant trade and locality when a project triggers California public-works requirements.

**State-Registered Apprenticeship Program** – A formal training program registered with a State Apprenticeship Agency (such as the California Division of Apprenticeship Standards) and/or the U.S. Department of Labor. These programs combine paid on-the-job learning with related classroom instruction under an approved training plan, meet apprenticeship standards, and lead to an industry-recognized credential upon completion.

**Traditional Ecological Knowledge** – The evolving and cumulative body of knowledge acquired by Indigenous and local peoples over generations through direct contact with the environment. This knowledge is specific to a location and includes the relationships between plants, animals, landscapes, natural phenomena and environmental conditions.

# APPENDIX C: ELIGIBLE PROJECTS EXAMPLES

The list of eligible project examples is intended to be illustrative and not exhaustive. Examples of projects eligible for funding include but are not limited to:

**Address Indoor Air Pollution:**
*Reduce exposure to indoor air pollution by increasing filtration and ventilation, or by reducing emissions.*
Examples:

- Neighborhood-scale, all-electric upgrade programs (including whole-building or zonal decarbonization pilots) that bundle electrification with ventilation/filtration improvements
- Free residential high-efficiency air cleaners
- Rebates for new/repaired residential ventilation systems (kitchens & bathrooms)
- Facilitate high-efficiency air filtration upgrades in schools, libraries, daycares, senior centers, or other buildings frequented by the public
- Provide rebates or incentives for residential zero NOx appliances (heat pumps, heat pump water heaters, induction stoves, and heat pump clothes dryers)
- Provide additional funding to existing local programs to support the activities described above, close eligibility gaps for households not served by income-restricted programs, and enable neighborhood-scale delivery of upgrades

**Air Quality Improvement Readiness Projects:**
*Actions that enable, support, and enhance the efficacy of the projects in the "Address Indoor Air Pollution" category above.*
Examples:

- Residential energy efficiency and/or weatherization retrofits (e.g., envelope air sealing and duct sealing and/or replacement)
- Community-led planning, feasibility, and design studies to develop and deliver eligible projects (including neighborhood-scale electrification and filtration)
- Project development and technical assistance to coordinate with utilities and other programs and to maximize leverage and participation
- Fund service providers who can deliver culturally competent technical assistance for any of the above technologies or programs for overburdened households
- Fund community-based organizations to develop and deliver effective outreach and education regarding any of the above technologies to overburdened and hard-to-reach households

**Air Pollution Monitoring:**
*Establish, expand and/or maintain new or existing community air quality monitoring or exposure assessment efforts.*
Examples:

- Deploy and/or maintain long-term real-time air sensor networks, shorter-duration targeted air monitoring projects, or air monitoring networks to improve understanding of air quality
- Local data systems, dashboards, or portals to manage and share community air monitoring data and communicate insights to residents
- Projects analyzing, visualizing or communicating insights from existing air pollution monitoring data to provide information about levels of air pollution, exposure or health risks
- Exposure assessment using personal air monitors and/or biomonitoring methods

**Clean Energy Technologies:**
*Promote local clean energy and clean air technologies such as solar, wind, geothermal, energy storage, and other distributed energy resources with an emphasis on local job creation and training.*
Examples:

- Seed worker-to-owner conversions of maintenance or installation businesses for solar
- Utilize local solar providers to install solar on public buildings
- Community-scale clean energy resilience projects (e.g., solar + storage for critical facilities such as schools, libraries, or community centers)

**Ambient Emissions Reduction:**
*Improve air quality and health by reducing the emissions of criteria pollutants or air toxics from stationary or mobile sources of air pollution.*
Examples:

- Purchase or installation of new, cleaner equipment
- Installation of electric vehicle charging infrastructure
- Vehicle replacement and clean vehicle programs
- Creation of a bike share program
- Bike and pedestrian safety improvements (e.g., Safe Routes to Transit/School) that reduce vehicle trips and exposure to traffic-related air pollution
- Transit access improvements (e.g., bus stop shelters/stop improvements, first/last-mile connections) that reduce emissions and exposure
- Paving program to reduce road dust
- Development of Truck Management Plans to reduce truck emissions and calm traffic
- Installation of energy storage systems (batteries, fuel-cells)

**Urban Greening:**
*Expand green spaces by planting trees, creating community gardens, new parks, land use conversion, and multi-benefit use projects. Projects should be designed according to applicable standards for air quality benefits.*
Examples:

- Plant trees and shrubs as part of targeted vegetative buffers (e.g., along heavily trafficked roadways or along industrial/residential boundaries)
- Establish community gardens or plant nurseries on public or underutilized land
- Convert asphalt schoolyards into green schoolyards
- Retrofit existing public facilities with vegetated or permeable features
- Establish living/green walls and co-beneficial stormwater infrastructure that supports greening initiatives
- Community-based restoration projects that expand green space and provide air-quality and heat-mitigation benefits

**Climate Resilience**:
*Prepare for the impacts of climate change, and support the ability of communities to withstand, recover, and learn from past disasters to strengthen future response and recovery.*
Examples:

- Workforce development for trail maintenance programs
- Programs to help community members build supplementary air filtered exchange (SAFE) boxes
- Planning, development, launch or administration of cooling centers, clean air centers, or resilience hubs to increase a community's ability to withstand extreme heat, wildfire smoke, and other climate impacts
- Community education, awareness-raising, and emergency preparedness initiatives that strengthen resilience to wildfire smoke, extreme heat, and other climate-related air quality impacts

**Public Health:**
*Promote health equity, advance prevention efforts, and expand healthcare access for vulnerable populations impacted by air pollution.*
Examples:

- Mobile asthma clinics
- Wellness clinics and pollution exposure reduction services in refinery-adjacent or other fenceline neighborhoods
- Community health workers or promotores for asthma prevention initiatives and health education and to low-income communities or vulnerable populations

- Support home health adaptation services, such as asthma home visits, mold remediation and pest control

**Transitional Economic Support / Resilience:**
*Planning for community stabilization and worker support related to energy market transitions away from higher-polluting fossil fuels and towards clean energy sources.*
Examples:

- Economic recovery and development planning that supports the transition from fossil fuels (including scenario planning and community stabilization strategies)
- Initiatives to advance economic diversification and attract clean technology, advanced manufacturing and other clean and green industries, including small business support, entrepreneurship, and innovation hubs
- Redevelopment planning for industrial and polluted properties, including supporting the redevelopment of former industrial and brownfield sites
- Support for career pathways for displaced and at-risk workers, including regional education, training, and apprenticeship programs
- Community oversight task forces or councils to guide just transition planning and monitor implementation of transition-related projects
- Integrate paid apprenticeships and training programs for displaced and at-risk workers (including workers impacted by refinery transitions), ensuring a direct pathway into clean economy jobs
- Offer training stipends to support contractor participation in HVAC, solar, EV charger installation, or other clean-energy workforce training programs

# APPENDIX D: MAXIMIZING OUTCOMES

In identifying measurable outcomes, applications should seek to maximize the benefits of those outcomes.

Minimize harm caused by air pollution:

- Calculable emission reductions from stationary or mobile sources of air pollution
- Quantifiable reduction in exposure to air pollution, through strategies such as air filtration and clean air centers
- Demonstration of how air monitoring data collected meets a community need unmet by existing data, increases the understanding of local impacts of air pollution emissions, and provides information needed for specific actions that reduce emissions or exposure
- Response or treatment for medical conditions that have been associated with air pollution exposures
- Achieve co-benefits of reducing greenhouse gas emissions that contribute to climate change

Maximize economic benefits, such as financial savings:

- Direct financial savings for residents, such as through energy bill savings
- Development of workforce development and training programs with career pathways for residents, in partnership with local workforce development boards, state-approved apprenticeship boards and other key stakeholders
- Barrier removal and support to maximize participation of small and locally-owned businesses, contractors and suppliers

Maximize high-quality job creation for construction projects:

Projects should provide high-road jobs and deliver long-term employment opportunities for residents. Projects that adhere to the following labor standards will be prioritized:

- Seed Grants
    - Provide basic worker protection standards
    - Responsible employer statement outlining contractor/vendor practices that align with strong labor standards
- Opportunity and Catalyst Grants
    - Adhere to prevailing wage requirements (California Labor Code § 1720, et seq.) for all construction, installation, and technical work
    - Provide access to joint labor-management and state-registered apprenticeship programs
    - Prioritize recruitment for workers laid off or facing layoffs from refineries, and residents of the eligible communities

# APPENDIX E: RESOURCES

## 1. Frameworks, Screening & Planning Tools

### 1.1 CalEnviroScreen 4.0 (OEHHA / CalEPA)

California's statewide environmental justice screening tool, that scores census tracts based on cumulative pollution burden and population vulnerability.

*How it can help:* Applicants can identify highly burdened communities in their project area and reference those scores when describing community need and alignment with program goals.

### 1.2 Climate & Economic Justice Screening Tool (CEJST)

The White House Justice40 screening tool that identifies "disadvantaged communities" at the federal level using climate, environmental, health, and socioeconomic indicators.

*How it can help*: Applicants can check whether their project area is considered "disadvantaged" under federal criteria and note that when describing how their project aligns with other funding streams and priorities.

### 1.3 California Healthy Places Index (HPI)

A statewide mapping tool that combines health and social determinants into a single score, plus individual indicators (income, housing, education, access to care, etc.).

*How it can help:* Applicants can use HPI scores and specific indicators to describe baseline conditions and health-related disparities in their project area.

### 1.4 CDC Social Vulnerability Index (SVI)

A national index that measures how different communities may be more or less vulnerable to external stresses such as disasters or disease outbreaks, using indicators like income, housing, and transportation.

*How it can help:* Applicants can use SVI to show that their project targets communities with higher social vulnerability when describing the need for resilience, clean air centers, or emergency preparedness.

## 2. Air Quality & Monitoring Resources

### 2.1 Bay Air Center – Main Site

A Bay Area Air District resource hub that supports communities and partners working on local air monitoring and clean air projects.

*How it can help:* Applicants considering community air monitoring or using air quality data can look to the Bay Air Center for technical assistance, example projects, and training materials.

### 2.2 EPA Air Sensor Toolbox for Communities

A U.S. EPA resource that provides guidance on planning, deploying, and using low-cost air sensors, including training materials and data tools.

*How it can help:* Applicants proposing projects that use air sensors can use this toolbox to choose appropriate equipment, design monitoring plans, and describe how they will interpret and share data.

### 2.3 AirNow & Air Quality System (AQS) – EPA Air Quality Data Tools

AirNow provides real-time AQI and recent air quality conditions, while AQS offers access to regulatory monitoring data over longer time periods.

*How it can help:* Applicants can use AirNow to show typical or recent smoke or pollution patterns, and AQS to describe longer-term air quality trends affecting their communities.

## 3. Public Health Data & Indicators

### 3.1 CDC National Environmental Public Health Tracking Network

An online platform that brings together environmental, health, and population data (for example, asthma, heart disease, heat, air quality) at multiple geographic scales.

*How it can help:* Applicants can use the Tracking Network to identify relevant health indicators and describe how air pollution and related stressors affect their communities.

### 3.2 California Environmental Health Tracking – Tracking California / CEHTP

A California-focused program that provides maps, data, and tools on environmental health topics and social determinants of health.

*How it can help:* California-based applicants can use Tracking California to access state-specific data and case studies when describing health impacts, community need, and potential outcomes.

## 4. Urban Greening & Climate Resilience

### 4.1 California Urban Greening Program (CNRA)

The California Urban Greening Program funds urban greening and climate-resilience projects such as tree planting, greenways, habitat restoration, and park improvements. The program's maps and project list offer concrete examples of funded projects, partnerships, and community co-benefits.

*How it can help:* Applicants can use funded project examples to inform project design, identify potential partnerships, and demonstrate co-benefits such as shade, heat reduction, improved air quality, and community resilience.

### 4.2 Green Infrastructure & Climate Resilience Toolkits

These curated toolkits—including the U.S. Climate Resilience Toolkit and EPA Green Infrastructure resources—offer step-by-step guidance on planning, designing, and implementing projects like shade trees, rain gardens, bioswales, and other urban-greening strategies.

> *How it can help:* These resources are especially helpful for applicants new to greening or heat-resilience projects who need practical guidance on project planning, design steps, implementation considerations, and potential community benefits.

### 4.3 i-Tree Tools (USDA Forest Service)

i-Tree is a free suite of tools that estimates how existing or newly planted trees can reduce heat, improve air quality, store carbon, and deliver other environmental and community benefits. It provides accessible modeling options for project teams with or without technical partners.

> *How it can help:* Applicants proposing tree-planting or urban-forest projects can use i-Tree to describe and quantify expected benefits—such as reduced heat exposure, air-quality improvements, or increased shade—in their Measurable Outcomes Plan.

## 5. Technical Assistance & Program Models

### 5.1 EPA Thriving Communities Technical Assistance Centers (TCTACs)

EPA-funded centers that provide free technical assistance, training, and capacity-building support to community-based organizations, tribes, and local governments.

> *How it can help:* Applicants needing help with grant development, project design, engagement strategies, or data interpretation can reach out to their regional TCTAC for support.

### 5.2 Transformative Climate Communities (TCC) – Strategic Growth Council

A major California program that funds large, community-driven climate and resilience projects in highly burdened communities.

> *How it can help:* Applicants can look to TCC project examples for ideas on how to structure multi-partner projects, describe co-benefits, and frame measurable outcomes for place-based investments.

## 6. Economic Resilience & Just Transition

### 6.1 UC Berkeley Labor Center – Green Economy Program

The Labor Center's Green Economy Program provides research and technical assistance on workforce strategies needed to grow an equitable clean energy economy. They offer no-cost support to employers, policymakers, and community stakeholders to design high-road projects and partnerships in California and beyond.

*How it can help:* Applicants proposing workforce, economic resilience, or just-transition elements can use this program as a resource for high-road labor standards and just-transition strategies.

**6.2 High Road Training Partnerships (HRTP) – California Workforce Development Board**

High Road Training Partnerships (HRTP) is a flagship initiative of the California Workforce Development Board that funds and supports industry-led, worker-centered, sectoral partnerships. HRTP projects bring together employers, unions, community organizations, and training providers to create high-quality jobs, advance equity, and support a low-carbon, inclusive economy.

*How it can help:* Applicants designing workforce components—especially in sectors like clean energy, building decarbonization, transportation, or industrial transition—can use the HRTP model to structure their partnerships and training strategies and may seek to align with or collaborate on existing HRTP initiatives in their region.

**6.3 Jobs for the Future (JFF) – "Training the Future Climate Workforce"**

National report that scans climate-related workforce solutions and program models, with an emphasis on quality jobs and equity.

*How it can help:* Applicants designing workforce or training components can draw on this report for tested program designs, target occupations, and partnership approaches that can be adapted to LCBF-scale projects.

**6.4 Green Empowerment Zone (GEZ) – Contra Costa & Solano Counties**

The Green Empowerment Zone (GEZ) is a regional initiative focused on growing clean energy manufacturing and related industries in Contra Costa County and parts of Solano County. It leverages the region's highly skilled energy workforce and strategic location to attract investment, tax incentives, grants, and workforce training aligned with a high-road clean energy economy.

*How it can help:* Applicants proposing projects in Contra Costa/Solano can reference GEZ as part of the broader economic transition context—especially for projects related to clean manufacturing, workforce training, or industrial decarbonization.

**6.5 APEN and Communities for a Better Environment (CBE) – "Before the Last Drop: Planning for a Just Transition at the Phillips 66 Refinery"**

Community-led report documenting planning processes and frameworks related to refinery closure, site remediation, redevelopment planning, and just transition strategies, with a focus on economic resilience and community priorities.

*How it can help: Applicants proposing economic resilience, just transition, or redevelopment planning components, particularly in communities affected by*

*refinery closures or other fossil fuel infrastructure transitions, can use this report as a reference for community-centered planning approaches and transition frameworks.*