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## AGENDA

### COMMUNITY AND ECONOMIC DEVELOPMENT SUBCOMMITTEE

Wednesday, August 14, 2024  
5:00 PM

City Hall  
First Floor Conference Room, 4B  
65 Civic Avenue  
Pittsburg, CA 94565

#### Subcommittee Members

Jelani Killings, Vice Mayor  
Dionne Adams, Councilmember

#### Planning Commission Representatives on Land Use

Ivelina Popova, Commissioner  
Elissa Robinson, Commissioner

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#### 1. Public Comment for Non-Agenda Items

**Land Use** (*Vice Mayor Killings, Councilmember Adams, Commissioners Popova and Robinson*)

- Bliss Avenue Redevelopment and Request for Proposal(s).** Staff will provide an update on the Redevelopment and Request for Proposal (RFP) process and project status. *Subcommittee feedback requested.*

**Environmental Services** (*Vice Mayor Killings, Councilmember Adams*)

- Amendment to Solid Waste Ordinance.** Staff will provide an overview of a suggested amendment to the City's Solid Waste Ordinance. *Subcommittee feedback requested.*
- Tidelands Leases.** Staff will provide an update on existing and potential Tidelands leases. *Informational item.*
- Grant Updates.** Staff will provide updates on current grants and grant opportunities. *Informational item.*
- Center for Creative Land Recycling Conference.** Staff will provide information on the upcoming conference in Carson, CA. *Informational item.*

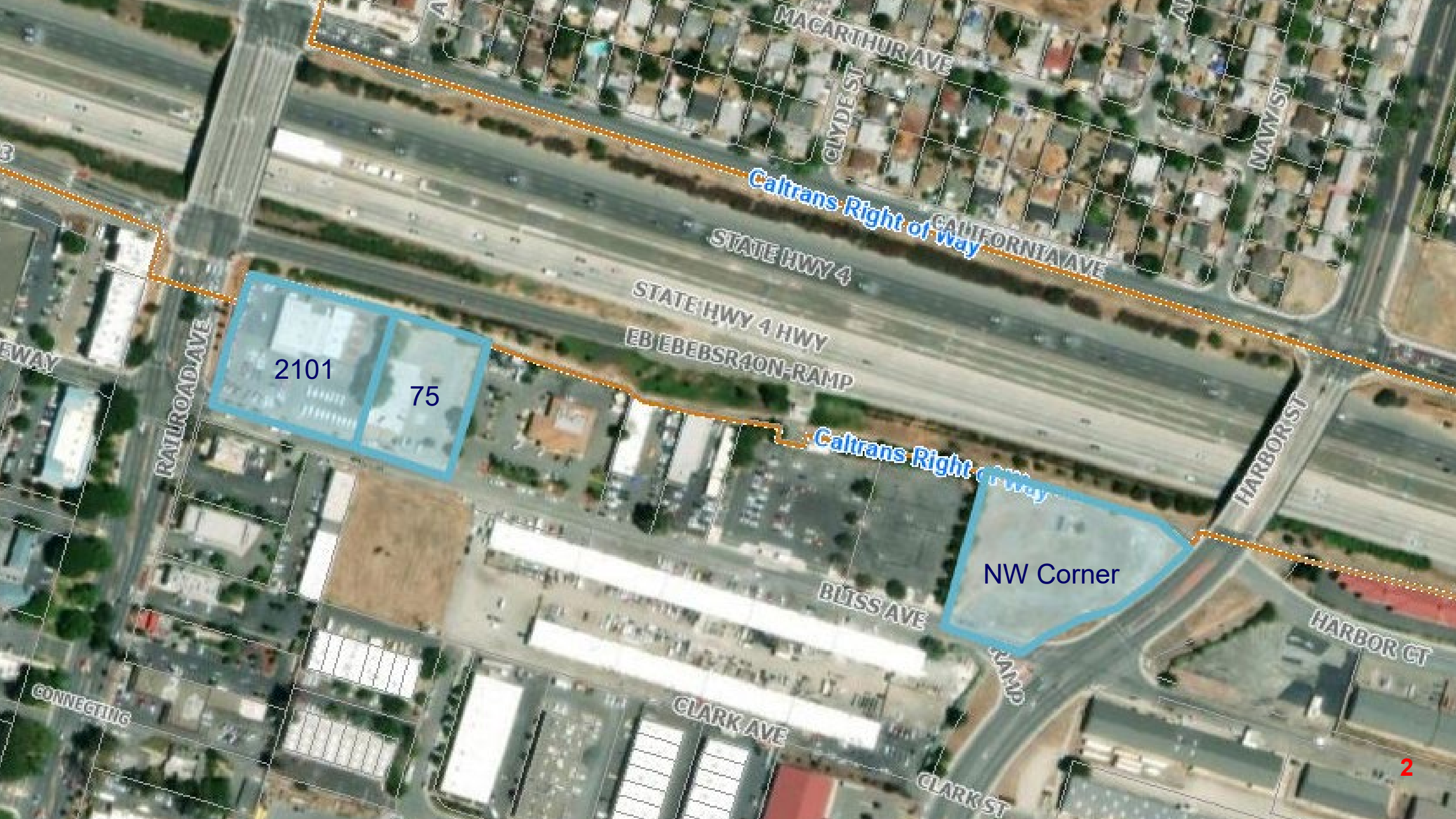
**Economic Development** (*Vice Mayor Killings, Councilmember Adams*)

- Economic Development Updates.** Staff will provide an update on current development projects and programs. *Subcommittee feedback requested.*
- Subcommittee and Staff reports or remarks**
- Adjournment**



City of  
**Pittsburg**  
California

Item No. 2  
Bliss Avenue Development  
Community and Economic Development Subcommittee  
August 14, 2024



Caltrans Right of Way

2101

75

Caltrans Right of Way

NW Corner

# City Properties



Address/Location	APN	Acres	Description
2101 Railroad Avenue	088-171-035	1.59	Currently leased to a used car sales operator
75 Bliss Avenue	088-171-027	0.98	Currently leased to a business as overflow parking
Northwest corner of Bliss Ave. and Harbor St.	088-171-037	1.86	Vacant
Total		4.43	

# Background



- 09/01/20 – RFP issued to develop the City properties
  - In compliance w/Surplus Lands Act – 230+ developers and agencies invited to respond
- 10/15/20 – 1 non-compliant response received
- Late September/early October 2023 – PlaceWorks was retained for the conceptual design
- 12/11/23 and 02/14/24 – Conceptual design presented to the Community and Economic Development Subcommittee for feedback
- 04/15/24 – City Council Workshop

Jan 11, 2024

# Northeast Corner of Railroad and Bliss



**Hotel** →

**Commercial** ↗

**Residential** ↘

**Plaza** ←

**Restaurant** ↙



**OR**

# Northeast Corner of Railroad and Bliss



Hotel →

Commercial ↗

Residential ↙

← Plaza

↙ Restaurant



# Northwest Corner of Harbor and Bliss

Residential



Commercial



Commercial



# Next steps...



- Finalize the RFP showing both options for the Railroad and Bliss corner
- RFP schedule

<b>Action</b>	<b>Date</b>	<b>Time</b>
RFP sent to developers via email	August 1, 2024	N/A
Virtual site visit	Please see below.	N/A
Developers' questions due	August 23, 2024	4:00 PM
Responses to Developers' questions posted on RFP page	August 30, 2024	by 5:00 PM
RFP due	September 6, 2024	4:00 PM
RFP Evaluation	September 9-13, 2024	NA
Presentation to Community and Economic Development Subcommittee (includes Q&A with top 2 Developers)	October 9, 2024	NA
Exclusive Negotiating Agreement with Developer presented to the City Council	November 18, 2024	NA



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## MEMORANDUM

**Date:** August 14, 2024  
**To:** Community and Economic Development Subcommittee  
**From:** Dhaynae Romero, Administrative Analyst II  
Sara Bellafronte, Assistant to the City Manager  
**Re:** **Agenda Item No. 3: Amendment to Solid Waste Ordinance**  
**Agenda Item No. 4: Tidelands Leases**  
**Agenda Item No. 5: Environmental Services Grant Updates**  
**Agenda Item No. 6: Center for Creative Land Recycling Conference**

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### Item No 3: Amendment to Solid Waste Ordinance

Pittsburg Municipal Code (PMC) Section 8, Solid Waste Facility Regulation, requires City Council authorization prior to operation of a solid waste enterprise or solid waste facility in Pittsburg. The City's only existing Exclusive Transfer Station Operating Agreement (Exclusive Agreement), a document in compliance with PMC Section 8, limits operation of additional transfer stations within City to facilities:

1. Whose principal function is to receive, store, separate, convert or otherwise process manure in accordance with state minimum standards; or
2. Whose principal function is to receive, store, separate, convert or otherwise process wastes which have already been separated for reuse and are not intended for disposal; or
3. That have an operations premises of a duly licensed solid waste handling operator who receives, stores, transfers or otherwise processes wastes as an activity incidental to the conduct of a refuse collection and disposal business in accordance with regulations adopted pursuant to Section 43309 of the Act. Under this exemption, no storing of more than 90 cubic yards of waste in covered containers may be made during any 72-hour period on the operations premises and no transfers may be made of uncontainerized refuse from smaller refuse hauling motor vehicles to larger refuse transfer motor vehicles for transport to the point of ultimate disposal.

The CA Department of Resource Recycling and Recovery, CalRecycle, issues Solid Waste Facilities Permits to operate solid waste facilities. CalRecycle-issued permits do not incorporate local considerations like the PMC or conditions of existing agreements. Solid waste enterprises or facilities seeking operation in Pittsburg are not a party to the City's existing Exclusive Agreement and may therefore obtain State authority to operate a Transfer Station beyond the limits of the facilities allowed under the City's existing Exclusive Agreement.

The City of Pittsburg has an obligation to uphold the conditions of its existing agreements. Staff is therefore considering an update to Title 8 of the Pittsburg Municipal Code to ensure that any solid waste enterprise or facility seeking operation in Pittsburg operates in a manner that does not conflict with the City's obligation to uphold the conditions of any of its existing Operating Agreements.

This is an informational item and Subcommittee feedback is welcome but not required.

**Item No 4: Tidelands Leases**

<b>Industrial Leases</b>		
<b>Lessee</b>	<b>FY 24-25 Revenue</b>	<b>Expiration</b>
US Steel	\$331,986	2031
Isle Capital Corporation	\$146,825	2026
Corteva Agriscience	\$431,142	2063
LS Power Access License	\$5,000	2024
<i>Subtotal</i>	<i>\$914,953</i>	
<b>Commercial Leases</b>		
Global Resources Trading	\$35,346	2071
<i>Subtotal</i>	<i>\$35,346</i>	
<b>Total</b>	<b>\$950,299</b>	

Isle Capital has expressed desire to continue operations beyond 2026 lease expiration. Staff is negotiating an updated lease for Council consideration.

As a community asset and revenue generating opportunity, staff continues to utilize Brownfield Program grant funds to environmentally assess and study the feasibility of reuse of the City's Industrial Wharf.

**Item No. 5: Environmental Services Grants Update**

Staff would like to provide an update on Environmental Services' current grants and potential grants.

1. Environmental Services Grants:
  - a. US Department of Energy's Energy Efficiency and Conservation Block Grant Program (EECBG): \$128,250 which will replace outdated lighting with energy-efficient equipment at the City's Recreation Center (Marina Center) and City streetlights, bringing additional bright lighting in lower-lit areas for the public and reducing energy consumption and GHG emissions. The City Hall's lighting control system will help automate the lighting needed in the building.
  
2. Waterfront Grants:
  - a. Central Harbor Park & Boat Launch Facilities have been funded by two grants through the Delta Conservancy, the Prop 68 Program, and the Climate, Access, and Resource (CAR) Funding, totaling \$3.7 million for design and implementation.
  - b. The project went to bid for construction on June 24, 2024, with responses due on July 31, 2024. Staff plans to present to the council for award on August 19, 2024.
  
3. Brownfield Grants:
  - a. Department of Toxic Substances Control (DTSC) Equitable Communities Revitalization Grant (ECRG) Round 1: \$534,437 for remediation of City-owned parcels on E. 3<sup>rd</sup> Street at Harbor Street.
    - i. City Council awarded a construction contract to Innovative Construction Solutions on July 15, 2024.

- ii. Involves excavating impacted soil, transporting the contaminated material to an off-site facility, and backfilling the area with clean fill.
4. Solid Waste Grants:
- a. CalRecycle SB 1383 Local Assistance Grant: approximately \$201,796 to continue efforts for edible food generator education and enforcement assistance program (PlentifulPittsburg) per SB 1383, as well as funds to host free community compost giveaways.
    - i. Multifamily Organics Pilot Program: Environmental Services and MDRR staff continues to provide in-person organics recycling education to residents and property managers of multifamily developments in Pittsburg. Information stickers were produced and will be placed dumpsters for educational purposes.
      - 1. Hosted June/July 2024 demonstrations and offered green kitchen pail at:
        - a. Villa Serena (5 participants)
        - b. Kirker Creek Apartments (15 attendees)
        - c. Marina Heights (August 13, 2024)

#### **Agenda Item No. 6: Center for Creative Land Recycling Conference**

In partnership with the US EPA and CA Department of Toxic Substances Control, the Center for Creative Land Recycling presents the California Land Recycling Conference (CALRC). CALRC, titled From the Ground Up, features a three-day educational and networking agenda that highlights four main topics: brownfield process and funding, climate change and resiliency, environmental justice, timely and technical policy updates. Staff has attended this conference and invites members of this subcommittee to attend. The City's Brownfields Program is an eligible funding source for Pittsburg attendees.

When: September 17-19, 2024

Where: Carson Event Center, Carson CA

Next Steps: contact [dromero@pittsburgca.gov](mailto:dromero@pittsburgca.gov) for event registration and booking

<https://www.cclr.org/events/events/calrc2024>