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## AGENDA

### COMMUNITY AND ECONOMIC DEVELOPMENT SUBCOMMITTEE

August 14, 2023  
5:00 PM

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

#### **Subcommittee Members**

Jelani Killings, Councilmember  
Angelica Lopez, Councilmember

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1. **Public Comment for Non-Agenda Items**
  2. **Overview of Subcommittee Agenda Formatting**

#### **Pittsburg Power Company** (*Councilmember Killings, Councilmember Lopez*)

3. **Power Company Service Application Update.** Staff will provide the Subcommittee with an update related to the City of Pittsburg's submittal of a System Impact Study (SIS) application to PG&E, as well as an updated timeline on the development of the Pittsburg Technology Park. *Subcommittee feedback requested.*

#### **Land Use** (*Councilmember Killings, Councilmember Lopez*)

4. **Pittsburg Center Transit-Oriented Development (TOD).** Staff will provide an overview of the Railroad Avenue Specific Plan TOD development area and re-issuance of an RFP for development of City-controlled parcels. *Subcommittee feedback requested.*

#### **Economic Development** (*Councilmember Killings, Councilmember Lopez*)

5. **Recompete Grant.** The Distressed Area Recompete Pilot Program (Recompete Grant) will invest \$200 million in persistently distressed communities to create and connect people to good jobs. On June 29, 2023, EDA published the Phase 1 Notice of Funding Opportunity (NOFO) to apply for Strategy Development Grants. *Subcommittee feedback requested.*

#### **Waterfront Development** (*Councilmember Killings, Councilmember Lopez*)

6. **Environmental Services Grants Update.** Staff will provide updates on select active and prospective grants.
7. **Non-Agenda Items**
8. **Adjournment**



## Subcommittee Item

PG&E Interconnection Application

14 August 2023

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On June 16, 2023, Pittsburg Power Company (PPC) submitted to PG&E an application for interconnection to PG&E's 230kV transmission system.

The interconnection application begins the process for PPC to obtain an "Interconnection Agreement" (IA) with PG&E to serve new electric load in Pittsburg. In this specific case, the application is in support of the AVAIO Data Hub (aka Tech Park) Project to be located at the site of the former City of Pittsburg municipal golf course.

The interconnection application is for 99MW to be interconnected to PG&E's 230kV transmission system in an area generally west of the City of Pittsburg Water Treatment Plant.

Interconnection at this voltage avoids certain California Independent System Operator (CAISO) transmission charges. Although PG&E owns the electric transmission infrastructure, the CAISO manages how the transmission system is operated.

The process entails the following summary steps:

- |  |            |
|--|------------|
| 1. PPC Submission of an Interconnection Application            | Complete   |
| 2. PG&E System Impact Study (SIS)                              | In Process |
| a. SIS Agreement   |            |
| b. SIS Fee   |            |
| c. Presentation of SIS Results                                 | Est 1Q2024 |
| 3. Negotiation of PG&E System Impact Costs                     |            |
| 4. Negotiation of Interconnection Agreement                    |            |
| 5. Interconnection Agreement Executed                          | Est 4Q2024 |
| 6. PG&E Switchyard / AVAIO Substation Engineering              |            |
| 7. PG&E Switchyard Construction, AVAIO Substation Construction | Est 1Q2026 |



City of  
Pittsburgh

# Bliss Avenue Development – Phase 1 Design

Community and Economic Development Subcommittee

August 14, 2023



CALIFORNIA AVE  
Caltrans Right of Way

STATE HWY 4

STATE HWY 4 HWY  
EB SR4 ON-RAMP

Caltrans Right of Way

RAILROAD AVE

BLISS AVE

GARCIA AVE

HARBOR ST

HARBOR CT

2

	Address/Location	APN	Acres	Description
1	2101 Railroad Ave.	088-171-035	1.59	currently leased to a used car sales operator
2	75 Bliss Avenue	088-171-027	0.98	currently leased to a business as overflow parking
3	Northwest corner of Bliss Avenue and Harbor Street	088-171-037	1.86	vacant
4	Northeast corner of Bliss Avenue and Harbor Street	R-O-W	0.23	portion of public right-of-way
	TOTAL		4.66	3

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1	2101 Railroad Avenue	088-171-035	1.59	currently leased to a used car sales operator
2	75 Bliss Avenue	088-171-027	0.98	currently leased to a business as overflow parking
3	northwest corner of Bliss Avenue and Harbor Street	088-171-037	1.86	vacant
4	Northeast corner of Bliss Avenue and Harbor Street	R-O-W	0.23	portion of public right-of-way
5	95 Bliss Avenue	088-171-033	1.53	privately owned
6	105 Bliss Avenue	088-171-034	0.53	
7	107 Bliss Avenue	088-171-036	0.56	
8	Bliss Avenue	088-171-038	1.48	BART owned
9	Bliss Avenue	088-171-039	1.20	BART owned
10	2148 Harbor Street	088-171-005	7.38	privately owned
11	50 Bliss Avenue	088-171-013	0.53	privately owned
12	2135 Railroad Avenue	088-171-012	1.01	privately owned
13	2145 Railroad Avenue	088-171-014	0.82	privately owned
	TOTAL		19.70	5

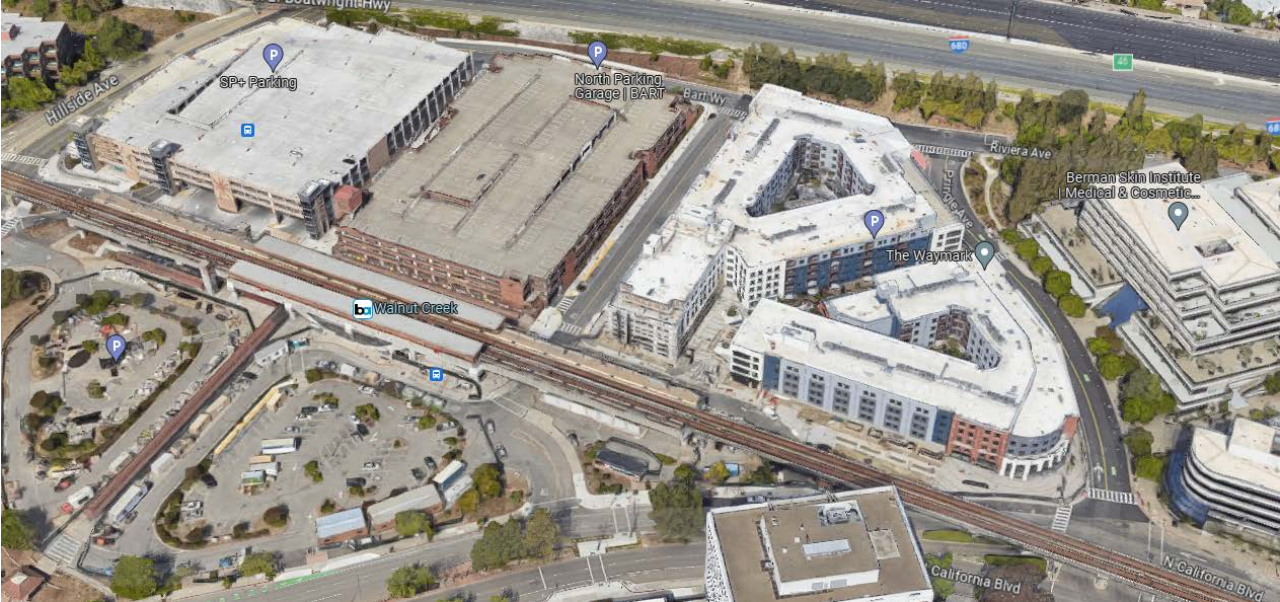


West Dublin/Pleasanton BART Station – Avalon Dublin Station

Pleasant Hill BART Station – Avalon Apartments



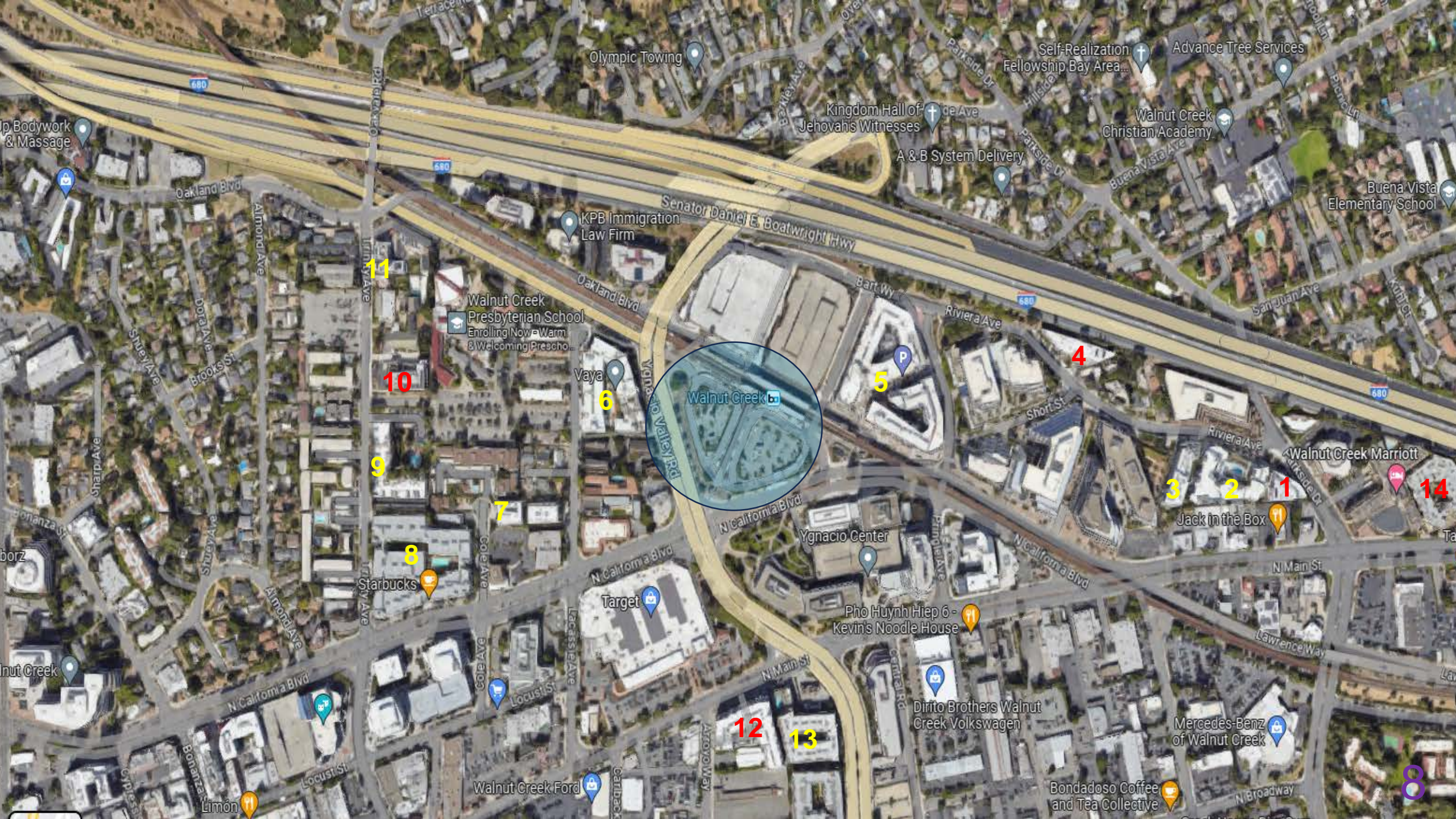




Walnut Creek BART Station – The Waymark

Warm Springs/South Fremont – Avalon Apartments





Walnut Creek BART

11

10

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8

7

6

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4

3

2

1

14

12

13

8

Olympic Towing

Kingdom Hall of Jehovah's Witnesses

Self-Realization Fellowship Bay Area

Advance Tree Services

Walnut Creek Christian Academy

Buena Vista Elementary School

KPB Immigration Law Firm

Walnut Creek Presbyterian School  
Enrolling Now - Warm & Welcoming Prescho...

Vaya

Walnut Creek

Ygnacio Center

Pho Huynh Hiep 6 - Kevin's Noodle House

Target

Starbucks

Walnut Creek Marriott

Jack in the Box

Dirito Brothers Walnut Creek Volkswagen

Mercedes-Benz of Walnut Creek

Walnut Creek Ford

Bondadoso Coffee and Tea Collective

Limón

## HCD's 2023 Income Limits

Household Size	1	2	3	4	5	6	7	8
Acutely Low - up to 15% AMI	15,550	17,750	20,000	22,200	24,000	25,750	27,550	29,300
Extremely Low - up to 30% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
Very Low - up to 50% AMI	51,800	59,200	66,600	73,950	79,900	85,800	91,700	97,650
Low - up to 80% AMI	78,550	89,750	100,950	112,150	121,150	130,100	139,100	148,050
Median - up to 100% AMI	103,550	118,300	133,100	<b>147,900</b>	159,750	171,550	183,400	195,250
Moderate - up to 120% AMI	124,250	142,000	159,750	177,500	191,700	205,900	220,100	234,300

PUSD elementary school teacher - \$60,954 (starting)

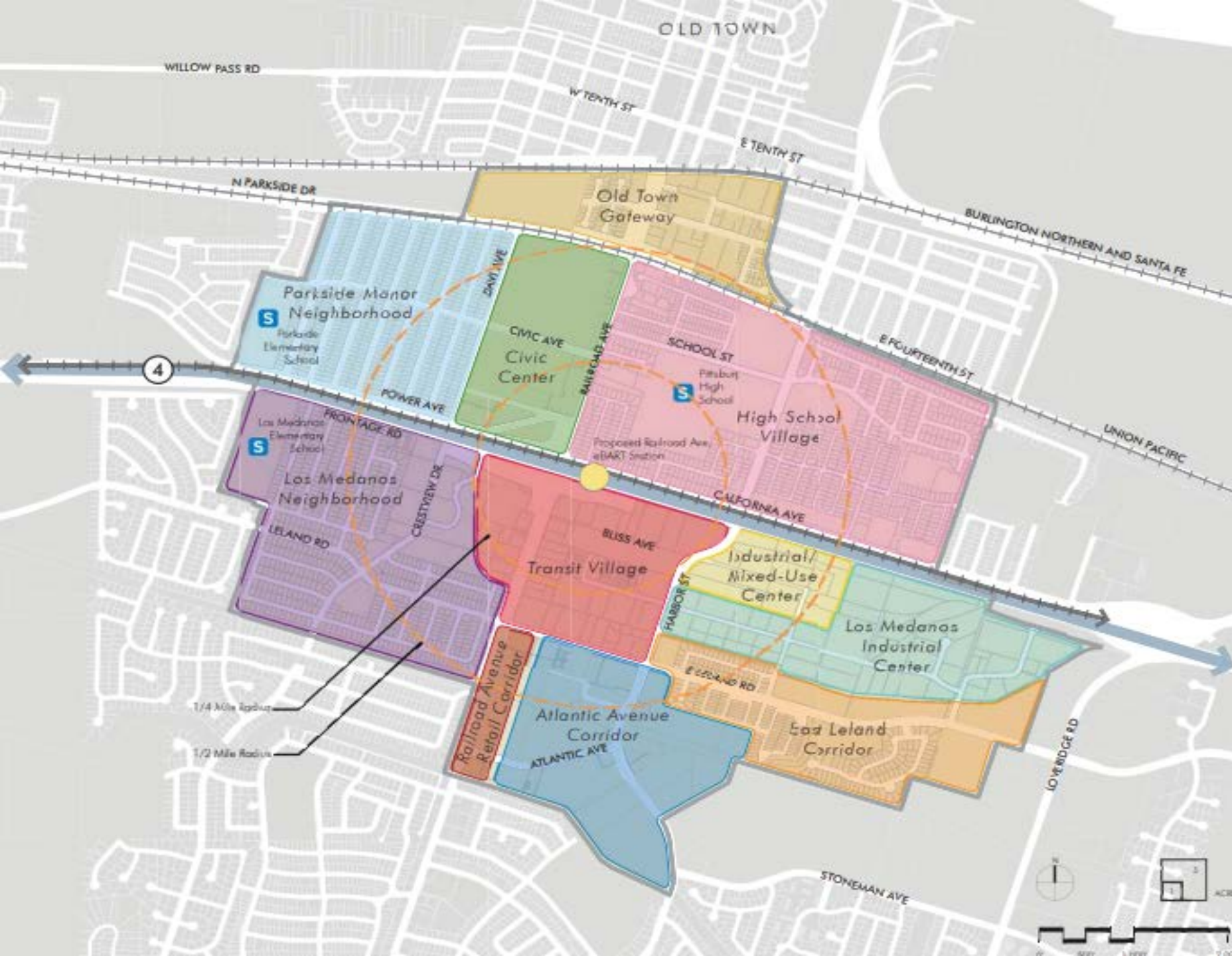
City of Pittsburg Administrative Analyst - \$82,824 (starting)

Car salesman - \$80,020 (CA average)

Waiter - \$40,563 (SF); \$37,635 (Antioch)

IT Technician - \$75,803 (CA average)

Bank Teller – \$44,894 (CA average)



# Transit Village

- TOD-High
  - 30-65 du/ac permitted
  - Up to 1.5 parking spaces/unit
- Ground floor commercial
  - 1 parking space/333 sf of retail
- Uses
  - Allowable land uses in this district are the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC.
- Height Requirements
  - Building heights shall be no less than 25 feet and no more than 65 feet
  - New buildings shall have no fewer than three stories.

# Conceptual Site Plan





Figure 4.1 Design Concept Illustrative



The Design Concept Illustrative outlines the potential buildout vision for the Transit Village.



# Staff is requesting feedback:

- Types of Development (residential, commercial, mixed-use, recreational spaces, etc.)
- Residential units (number of beds/baths, amenities, etc.)
- Commercial spaces (types, location, size)
- Project amenities
- Other types of developments and uses



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## MEMORANDUM

To: Community & Economic Development Subcommittee

From: Robert Carrera, Economic Development Manager

Re: **Agenda Item No. 5**

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### Item No. 5: Recompete Pilot Program

#### Background

On June 29, 2023, the US Economic Development Administration (EDA) released the Phase 1 Notice of Funding Opportunity (NOFO) for the Recompete Pilot Program. The Recompete Pilot Program is authorized under the CHIPS and Science Act federal legislation passed in 2022. The program intends to invest \$200 million dollars towards projects that are designed to activate economic activity and long-term job creation in areas considered economically distressed. The driving measurement for determining eligible areas is the prime-age employment gap (PAEG), which accounts for prime age workers (aged 25-54 years) that are not only unemployed, but have stopped looking for jobs and are out of the workforce. Specific census tracts in Pittsburg and Antioch, primarily North of Highway 4, are eligible areas to receive funding from this grant due to PAEG levels higher than the national average. The specific census tracts in the Pittsburg-Antioch region that are eligible are as follows.

- Census Tract 3050
- Census Tract 3072.01
- Census Tract 3072.02
- Census Tract 3090
- Census Tract 3100
- Census Tract 3110
- Census Tract 3120

Funding from this program can be used to implement various construction and non-construction activities that are meant to enhance economic vitality to the qualified areas and help address the area's PAEG. These activities are wide ranging across these four broad categories: workforce development; business and entrepreneur development; infrastructure; and additional planning, predevelopment, or technical assistance. The program is broken down into two phases of funding. This current Phase 1 NOFO, the EDA will fund Strategy Development Grants and will approve 'Recompete Plans' for certain regions. Funds of \$250,000 to \$500,000 will be provided to applicants to develop these Recompete Plans, which will act as a strategic plan on how the applicant will make place-based regional investments to reduce the PAEG of the eligible area. Once a Recompete Plan is approved, those plans are eligible to apply for Phase 2 where they can receive funding to implement these plans. The EDA expects to make approximately 4 to 8 investments into Recompete Plans ranging from \$20 to \$50 million each. In

each region selected for implementation investments, awardees will receive funding to implement approximately 3 to 8 interrelated projects.

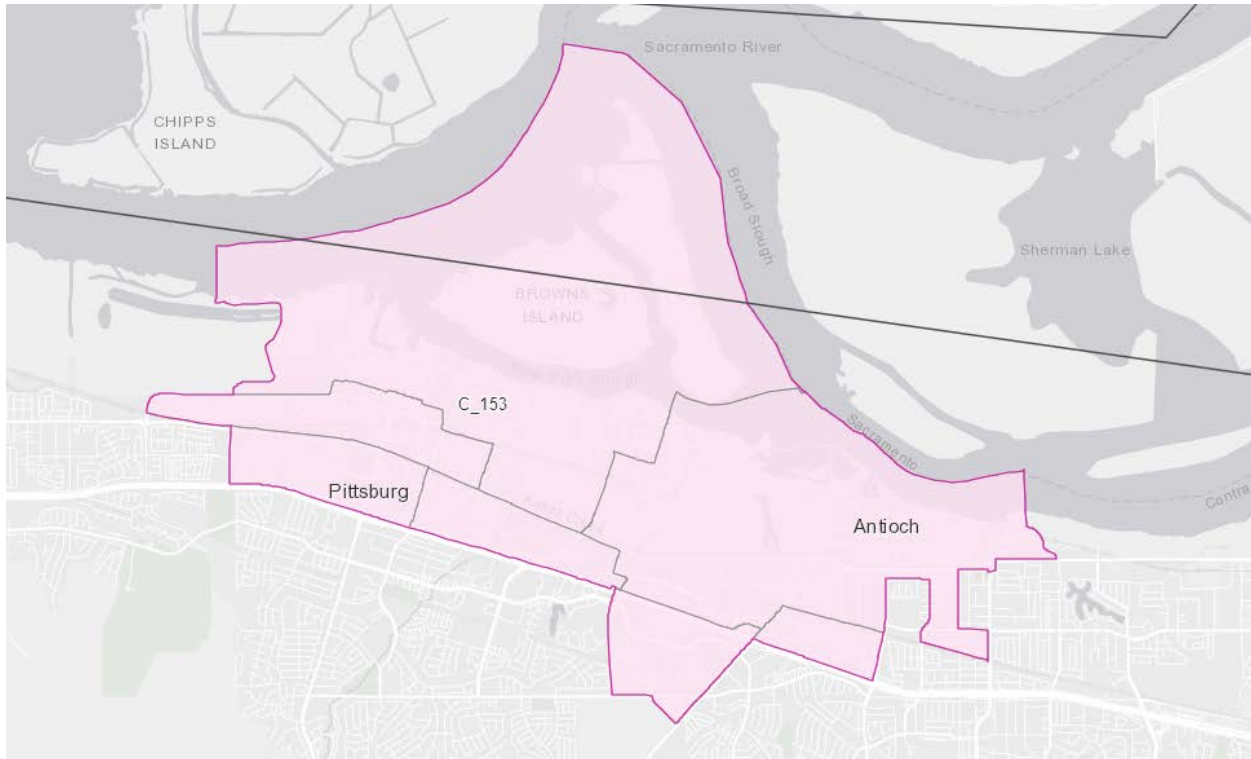


Figure 1: Snapshot of Reconnect Pilot Program Eligible Census Tracts in Pittsburg-Antioch Area

## Analysis

Upon review of this program, staff believes that this program provides an opportunity to make investments along the historical job centers and industrial region that make up the Northern Waterfront, spanning both Pittsburg and Antioch. Staff sees this as an opportunity to make investments in that area's infrastructure and our local human capital so that this area remains a competitive, sought-after, and job rich center going into the 21<sup>st</sup> century. Staff also believes that there is value in potentially collaborating with the City of Antioch as a coalition applicant to create investments that benefit the Northern Waterfront regional economy which spans our city limits. Such investments in the economic region as a whole and in each of our prime age working citizens will provide mutual economic benefits. In pursuing this opportunity, staff has developed a vision for what this program can invest in based on the parameters of the program and what the immediate economic needs and investments are for the region.

- 1. Pittsburg-Antioch Hwy roadway improvements (CIP Projects ST-57 and ST-58):**  
The city's current Capital Improvement Program (CIP) includes projects that will enhance the road travel along the Pittsburg-Antioch Highway from Loveridge Road to Antioch city limits. The road crosses an area primarily made up of industrial zoned land and industries. These improvements include widening the road from two lanes to four lanes and adding left turn lanes. Both projects would dramatically improve the flow of traffic and commerce in the area. Both these projects are currently awaiting funding.

While developer fees could fund these improvements, completing these projects through this program would create an enticing incentive for industrial investment in the area because the infrastructure needed to support major job centers will be there.

2. **Pittsburg-Antioch Hwy water line and sewer line improvements (CIP Projects W-24 and SS-20):** There are currently gaps in the water and sewer systems along Pittsburg-Antioch Highway where there is lacking infrastructure to support the kind of major industrial development that the area has potential for. These needs are identified in the Loveridge Sub-Area Master Plan prepared in 2008 and in our CIP. Both these projects also await funding. As with the roadway improvements, funding these projects through this program instead of awaiting for a developer to cover the costs will put the area in an advantage to entice industries to develop there with the needed infrastructure already in place.
3. **Fiber Internet installation in infrastructure adjacent to industrial properties in Pittsburg and Antioch:** With download speeds as fast as 10 gigabits per second or higher, fiber-optic internet provides the best in terms of internet capacity, especially for modern-day industry that relies on high-quality internet networks to run their systems or operations. The City recognizes the importance of fiber-optic internet through its agreement with SiFi Networks. This program could provide an opportunity to fund a fiber optic network that serves the industrial region along Pittsburg and Antioch, with potential to partner with SiFi Networks or another fiber-optic cable provider.
4. **Contract education and training with local college to support new workforce that will buy the Pittsburg Intermodal Park (former USS-POSCO site):** The Pittsburg Intermodal Park is currently for sale as an 11-property portfolio totaling over 445 acres. The new owner of that property is set to be the future job center for the region, and may need to scale up a local workforce that can serve them. This program can provide an opportunity to partner with a local college, such as Los Medanos or Diablo Valley College, to provide little-to-no-cost contract education to provide the education and skills training needs for the future workforce.
5. **Branding Strategy to promote the industrial corridor along the Pittsburg-Antioch Hwy:** Conducting these improvements and projects provides a great incentive for industries to develop in the surrounding area. Conducting an organized, invested branding strategy to promote the area will help build attention to these improvements and the possibilities the area has to provide. Branding ideas are broad from online marketing to brochures to trade show attendance to potentially renaming the Pittsburg-Antioch Highway.
6. **Wrap-around, supportive services for prime employment age residents in neighborhoods within the eligible areas:** The program allows for projects that provide supportive services to the local labor market. In the most direct effort to address the PAEG in these census tracts, our proposal should include providing supportive services that directly targets neighborhoods in Pittsburg and Antioch and are specific in addressing the gaps that are preventing the prime-age workforce in those areas from getting jobs.

**Next Steps**

Staff is requesting feedback on this program and the proposed vision to help address the challenges faced by the workforce within these eligible areas. Included in this feedback, staff would like to know the committee's feedback on the following:

1. The proposed vision of various projects and investments presented in this memo; and
2. Applying for this program in coalition with the City of Antioch.

Based upon the feedback received by this committee, staff will work with grant consultants, California Consulting, to put together an application for Phase 1 strategic planning to craft a Recompete Plan for the eligible region for approval and preparation for Phase 2 funding.

Attachments:

Recompete Pilot Program Fact Sheet  
FY 2023 Distressed Area Recompete Pilot Program Phase 1 Notice of Funding Opportunity



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## MEMORANDUM

To: Community & Economic Development Subcommittee

From: Sara Bellafronte, Assistant to the City Manager

Re: **Agenda Item No. 6**

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### Item No. 6: Environmental Services Grants Update

1. Sea Level Rise Planning Grant Partnership with Contra Costa County: The City was approached by Contra Costa County to partner on a grant application up to \$650,000 from the California Governor's Office of Planning and Research, Regional Resilience Planning Grant Program for the preparation of the Contra Costa County Sea Level Rise Resilience and Adaptation Plan that would create focused adaptation strategies and implementation actions for the communities along Contra Costa County's shoreline. This program also offers implementation grants of much larger scale, and ultimately staff hopes to accomplish waterfront resiliency through the means and methods identified by this study and resulting Plan.

This effort is in line with our TLUP and with other grants, like Prop 68 and CAR 22, recently awarded to the City. Building climate resilience also ties into our Sustainability Plan and waterfront visioning exercise. The County will be submitting the application this month and if awarded, staff will approach Council for authorization to accept.

2. US EPA Brownfields! Conference: staff will provide highlights from the 2023 US EPA Brownfields! Conference attended 8/8 – 8/11.
3. Charge! In March the City applied for a Charge! grant through the BAAQMD. Last month the Air District announced doubling of its program funds to total funds to \$10M and informed Pittsburg that our application is one of 27 projects eligible for funding. We applied for just over a half million dollars to support fleet EV installation at various City facilities and will be working with BAAQMD as they conduct follow-up calls to make final grant determinations this month.