

**NORTHERN WATERFRONT ECONOMIC DEVELOPMENT  
INITIATIVE  
AD-HOC COMMITTEE**

**Thursday, January 7, 2016  
1:00 p.m.  
651 Pine Street – Room 101  
Martinez, CA**

**AGENDA ITEMS:**

1. Introductions
2. Public comment on any item not on this agenda (speakers may be limited to three minutes).
3. APPROVE minutes from the May 13, 2015 meeting
4. RECEIVE update regarding Northern Waterfront Economic Development Initiative work program, including:
  - A. National/Regional collaboration, awareness, and engagement
  - B. Community/Business engagement
  - C. Policy Areas
5. RECEIVE presentations regarding Northern Waterfront Economic Development activities
  - A. Eric Rehn, Board of Directors-Treasurer, Certified Commercial Investment Member Institute (CCIM), Northern California Chapter, regarding CCIM's 2016 Broker Forum
  - B. Steve Duran, City Manager, City of Antioch, regarding City of Antioch Downtown Plan and economic development activities.
6. CONSIDER revised workplan and timeline
  - A. Revised work program
  - B. Revised timeline
  - C. Budget
  - D. Governance/Organizational structure
7. Next Steps

**NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE (NWEDI)  
AD-HOC COMMITTEE**

Thursday, January 7, 2016  
Agenda Item #3

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To: Supervisor Federal Glover, District V  
Supervisor Mary Piepho, District III  
Ad-Hoc Committee

From: Lashun Cross, Principal Planner

Subject: Approve Minutes of the Contra Costa County Board of Supervisors May 13, 2015 Northern Waterfront Economic Development Initiative Ad-Hoc Committee

**1. Introductions:**

Supervisor Piepho begin the meeting with introductions of those present.

Attendees: Supervisor Mary N. Piepho, Tomi Riley (Dist. III), Ed Diokno (Dist. V), Rich Seithel (DCD), Gary Craft (DCD consultant), Kolette Simonton (City of Pittsburg), Alexandra Endress (City of Pittsburg), Monica Wilson (WFD), Lizeht Zepeda (City of Antioch), John Kopchik (DCD Director), Lashun Cross (DCD), JOJO Soriano (Realtor), Tom Griffith (Martinez Environmental Group), Kalli Graham (Pittsburg Defense Council), Pamela Arauz (Global community monitor) and Michael Kent (CCCEHD)

**2. Public Comments:**

Tom Griffith with the Martinez Environmental Group commented on the lack of community and business engagement. No good faith negotiations with local residents and involvement from the powers to be in the process have occurred. No public outreach with local involvement as to the type of jobs. We have an increase in new pollution, sacrifices for big oil and increase of train movement with Bakken crude

Tomi Riley inquired as to how wide or long the mailing list is established for the Ad-Hoc meetings.

Rich Seithel directed attention to the County and Department website for posting of Ad-Hoc meetings.

Tomi Riley inquired about a list of all who are interested in participating and suggested the noticing of the Ad-Hoc meetings is broadened.

Gary Craft informed sign-up sheets are provided at each meeting as well. Further Mr. Craft indicated the northern waterfront group has reached out to Municipal Advisory Councils; Archuletta's (Emerald HPC Int'l LLC, building high performing communities) and encouraged interest and participation in all action teams.

**3. Received updates on Northern Waterfront Economic Development Activity**

Presentation by Kolette Simonton from the City of Pittsburg and Pittsburg's gain of control of the waterfront industrial leases which had led to the attraction of new businesses and expansion of existing businesses.

Supervisor Piepho inquired as to how the City of Pittsburg find or market the area by building brand awareness.

Kolette Simonton indicated predominantly Brokers have had a large involvement in business attraction along with collaboration with planning and building and meeting with several businesses on a regular basis.

Presentation by Alexandra Endress from the City of Pittsburg with a focus on economic development within the northern waterfront which included Marine Express and the Dow Modernization Project.

Presentation by Lashun Cross from Contra Costa County with a focus on economic development within the northern waterfront which included Vortex Marine, Raymond Group and Bay Harbor Commerce Center located in unincorporated Contra Costa County.

Rich Seithel added that some of these business representatives are coming to the Department of Conservation and Development, Application & Permit Center and pigeon holing themselves.

Supervisor Piepho inquired as to what was meant by that "pigeon holing"

Rich Seithel clarified that contractors are not clear in defining their business in how they manufacture products to complete jobs.

Supervisor Piepho indicated the Committee looks forward to hearing from the City of Antioch at the next meeting.

Supervisor Piepho suggested that all new economic development activity uses be highlighted on one map within their local jurisdictions for context. Supervisor Piepho requested any public comments on this item.

None received.

4. **Presentation regarding California State Lands Commission (CSLC) Trust Lands**

Alexandra Endress presented information on the Public Trusts Land, Land Grant for Local Control. CSLC oversees and manages the majority of tidal and submerged lands and leases in the Northern Waterfront. The revenue received is required to be reinvested in the Trust Lands. The City of Pittsburg has benefitted from both local control and lease revenue as a result of Senate Bill 551 (SB 551). The City now oversees tidal and submerged Public Trust Lands that have allowed Pittsburg to streamline lease approvals and permitting, provide a one-stop-shop to developers and users, maintain control over business attraction efforts and implementation and oversee a percentage of the Trust Lands lease revenue and reinvest in the waterfront. Some of the challenges were the learning curve for navigating rules and regulations, setting up recordation and monitoring and ensuring on-going compliance for all Land Trust revenues and expenditure.

Rich Seithel indicated a possible contract with the City of Pittsburg and Contra Costa County may be worth discussing if the City is interested in providing this service. The unincorporated area of the Northern Waterfront tidal and submerged lands may also benefit from an agreement with CSLC.

5. **Received Status report on the Northern Waterfront Economic Development work**

Gary Craft discussed 8 policy areas in which any volunteers were asked to provide their name, number and area(s) of interest. Most are nearing completion of the issue papers as the Marketing team is kicking off to promote the region. Further, Mr. Craft indicated a comprehensive document (white paper) is in progress to assist in the development of a Strategic Action Plan. Ultimately, the Strategic Action Plan is to be adopted by the six cities and Board of Supervisors, Contra Costa Transportation Authority etc.

Tom Griffith indicated under public comment that two meetings have taken place and a lack of community resident involvement has not occurred and no one has been contacted to join any of the groups. Expressed local environmental groups also need to be a part of the process.

Pamela Arauz agreed the community needs local jobs. However, greater public input and involvement is requested.

Gray Craft indicated delivery of the Northern Waterfront Strategic Action Plan later this year and the preparation of a regional website.

Tomi Riley inquired as to any links on the website to incentive programs and will the website present an opportunity to outreach to brokers. Tomi Riley also indicated that the Northern Waterfront was an initiative more so than a discretionary project.

JOJO Soriano inquired if to get involved in the Marketing team does one need to sign up.

Gary Craft indicated the start-up of the work group meetings with the cities.

Rich Seithel discussed the need for Short-Line Rail study to determine if feasible and would be a competitive asset potential for infrastructure along the Northern Waterfront. The working group would like to move forward to finding funding.

Tomi Riley suggested the Northern waterfront working group clearly assess what is needed rather than tap the existing potential well resources twice. If Grant opportunities are available don't hold back. Figure out a broader branding with cities effort. We cannot overstate the benefit of bringing jobs to East Contra Costa County. Tomi Riley further inquired as to the Cities buy-in to maximize the positives of the plan and deal with the challenges as they arrive.

Gary Craft mentioned and gave a brief overview of the U.S. Environmental Protection Agency (EPA) Brownfield grants.

Rich Seithel discussed the need for Industrial land-use and fiscalization studies. An inventory of what Industrial zoned property is developed, vacant, and/or underutilized to determine industrial land available for job and developmental growth.

Michael Kent inquired if the studies would characterize which sites have Brownfields and if this information would be available within the Action Plan.

Gary Craft responded Yes and No. The studies would characterize which sites had brownfields and the possibility to use an EPA grant to inventory.

Tomi Riley inquired if the Cities have agreed which would be the highest priority.

Alexandra Endress discussed briefly the benefits of the northern waterfront working group showing an economic development front and pulling resources to the extent possible is a regional benefit.

Tom Griffith inquired if anyone considered Health and any health survey and/or asthma.

Monica Wilson, Michael Kent and Tomi Riley all indicated the annual survey data related to Health was used and available.

Ed Diokno further indicated the role of one of the Action Teams and advised Health is considered in the Quality of Life and Public Safety action team.

John Kopchik suggested the general economic development guidance is to look for funding.

2:20 adjourned.

**NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE (NWEDI)  
AD-HOC COMMITTEE**

Thursday, January 7, 2016  
Agenda Item #4

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To: Supervisor Federal Glover, District V  
Supervisor Mary Piepho, District III  
Ad-Hoc Committee

From: Rich Seithel, Chief, Annexations and Economic Stimulus Programs

Subject: Receive update regarding Northern Waterfront Economic Development Initiative work program

The vitality and future economic prospects of Contra Costa County's Northern Waterfront are an important concern to all residents. Efforts critical to the success of the Northern Waterfront Economic Development Initiative are: a) national/regional collaboration, awareness, and engagement; b) community/business engagement; and c) policy areas. Following is an update on activities occurring since the May 2015 Northern Waterfront Ad Hoc Committee.

**A. National/Regional collaboration, awareness, and engagement:**

The Northern Waterfront work group continues to be engaged with several national and regional agencies, including: Metropolitan Transportation Commission (MTC), Association of Bay Area Governments (ABAG), Contra Costa Transportation Authority (CCTA); United States Environmental Protection Agency (EPA), and the University of California-Berkeley.

*MTC/ABAG/University of California-Berkeley:* In July 2015, given the NWEDI experience and objective, staff was invited by U.C. Berkeley, MTC, and ABAG to serve on a Technical Advisory Team for the University of California Transportation Center funded "Industrial Lands and Jobs Study". UC-Berkeley, ABAG, and MTC are collaborating on an Industrial Land and Job Study to complement the 2015 MTC Goods Movement Needs Assessment. This study will analyze the demand for and supply of industrially zoned land in the nine-county region, both now and in the future key tasks included in the study's scope are:

- Analyze the function of and demand for industrially zoned land in the economy of today and tomorrow, in light of changes in technology and global trade;
- Describe the current supply, occupancy rates, and location of industrially zoned land, and develop a typology of businesses currently located on industrial land

that includes their projected space needs, growth trends and location in the region;

- Identify likelihood of industrially zoned land to be lost or converted to other uses for reasons such as demand from more profitable uses that can pay more for space, obsolescence of industries, new developments arising nearby in a context of liberal industrial land use controls, etc.;
- Analyze the economic, employment and transportation impacts of land conversion on job quality and accessibility, other industry sectors, and VMT (based on estimates of employee travel and goods movement);
- Assess effectiveness of different types of industrial zones at protecting industrial/PDR uses (where warranted). Local zoning regulations (such as manufacturing, mixed use, or industrial protection zones) across the nine-county region differ in their ability to protect PDR uses, and;
- Estimate future needs for industrially zoned land and develop strategies for preserving industrially zoned land, as needed, to support the policy and planning approaches under development by MTC / ACTC to support sustainable goods movement in the region.

Contra Costa Transportation Authority (CCTA): On June 17, 2015, the Contra Costa Transportation Authority approved the Northern Waterfront Economic Development Initiative as a participant on the Expenditure Plan Advisory Committee (EPAC) for a new Transportation Expenditure Plan (TEP) process. The EPAC is considered to be one component of a comprehensive stakeholder outreach program to gain consensus on a TEP for a potential 2016 sales tax ballot measure. The EPAC represents a broad range of stakeholders in Contra Costa and helps fill the need for outreach and ongoing contact with key groups (EPAC roster is attached).

The EPAC is expected to discuss and prioritize projects for the Authority's consideration. In EPAC's July 1 meeting (agenda Item #4 – Project Performance Assessment), CCTA staff identified a list of approximately 80 major projects. The total cost of these major projects is \$9.4 billion. Included in the major project list is "Northern Waterfront Goods Movement Infrastructure" with a project cost of \$100 million (project ID #4576). The EPAC is expected to discuss and prioritize projects for the Authority's consideration. EPAC is being charged with paring the list down to approximately \$3 billion.

CCTA staff advised that the \$100 million is a placeholder and not specifically tied to a particular Northern Waterfront project(s). Therefore, in order to identify Northern Waterfront projects, NWEDI staff sifted through CCTA's Comprehensive Project List to



develop a project list. The filtered list represents \$4.2 billion in project costs. Attached is a list of the NWEDI projects. This list is being shared with the NWEDI Workgroup for consideration and input for EPAC discussions.

Environmental Protection Agency (EPA): Nova Blazej, Environmental Protection Agency, Region 9, Brownfield Project Manager, continues to consult and advise the NWEDI Work Group on EPA grant opportunities within the Northern Waterfront. Currently, the Work Group is discussing and considering an EPA coalition grant involving three or more Northern Waterfront jurisdictions.

In addition, we are supporting Future Build, a pre-apprenticeship training program, pursue an EPA funded Environmental Workforce Development Job Training Grant to complement their existing pre-apprenticeship curriculum in the building trades, solar theory and installation, construction, and hazardous waste.

## **B. Community/Business Engagement Process:**

Since the May 2015 Ad-Hoc Committee meeting, discussions continue to be held with a variety of business and community groups to raise awareness about the NWEDI and to gather input about issues and the direction of the Initiative. In addition to the groups identified earlier in this update, of particular note since the May meeting are the: Bay Area Refinery Corridor Coalition; CoCoSan's Sustainable Farm—*Aglantis*; Hercules City Council; Antioch Rotary Club, and; East Contra Costa Mayors/City Managers Meeting/Delta 6.

Bay Area Refinery Corridor Coalition (BARCC): The Bay Area Refinery Corridor Coalition (BARCC), a community based coalition, invited staff to participate in a community meeting sponsored by the Sierra Club SF Bay Chapter, Martinez Environmental Group, Crockett-Rodeo United to Defend the Environment, and the Interfaith Climate Action Network of Contra Costa County to discuss the NWEDI. The meeting was held in Antioch on Saturday, August 15.

A follow-up meeting was held on October 30 with BARCC representatives to continue discussions regarding NWEDI's process, timeline, and concerns.

CoCo San's Sustainable Farm/ "Aglantis": The Northern Waterfront located CoCo San's Sustainable Farm (*Aglantis*) is a collaboration between Central Contra Costa Sanitary District in Martinez and the Earth Island institute, an environmental incubator in Berkeley, CA, and is noteworthy for several reasons:

1. Productive utilization of buffer zones;
2. Utilization of recycled agricultural-grade water that would otherwise be dumped into Suisun Bay;

3. The CoCo San Sustainable Farm will grow fresh produce at a reduced price for schools and the Contra Costa/Solano Food Bank to help reduce nutritional poverty locally;
4. *AgLantis* is working with the State Superintendent of Public Instruction, the Community College Board, Diablo Valley and Los Medano Community Colleges, JFKU, and other, integrate the farm into school curricula.
5. The farm will be an economic development agent and an incubator for green jobs; and,
6. This business model is scalable and can be replicated in the buffer zones of other districts.

It is important to note that local food production is a sub-sector within the food processing cluster. Food processing is one of our five targeted clusters. NWEDI staff is working with Central San and *AgLantis* regarding permitting process.

*Hercules City Council:* Staff presented a NWEDI update to the Hercules City Council on October 13th. Pursuant to the update, Hercules Councilmembers adopted a Resolution on October 27th to continue participating in the regional collaborative effort with Contra Costa County and the Cities of Concord, Pittsburg, Antioch, Martinez, and Oakley.

*Antioch Rotary Club:* Staff gave a presentation to both the Antioch Rotary Club's breakfast and lunch groups. Following the presentations, robust discussions were had regarding types of jobs, workforce training for local residents, role of northeast Antioch, pros and cons of a short-line railroad. The Antioch business groups articulated their support for the need for economic development and job creation in the Northern Waterfront.

*East Contra Costa Mayors/City Managers Meeting/"Delta 6":* On Tuesday, October 27, the City of Antioch hosted the quarterly "Delta Six" luncheon at the Lone Tree Golf & Event Center. Delta Six includes the mayors and city managers of Antioch, Brentwood, Pittsburg and Oakley, and the two east county supervisors and their chiefs of staff. Delta 6 requested an update presentation on the NWEDI. A question and answer period followed the presentation.

### **C: Policy Areas:**

The Craft Consulting Group's *Revitalizing Contra Costa County's Northern Waterfront* report recommended establishing information gathering and input around 7 policy areas: Business Climate and Regulatory Environment; Infrastructure Investment; Development Incentives and Financing; Regional Branding and Marketing; Cluster Development, Innovation, and Productivity; Business Development and Support Services; and, Workforce Development. Following the Forum, it became apparent that

an eighth policy area was needed: Quality of Life/Sustainability was established. Action teams were formed around each of these eight policy areas.

These groups are comprised of members of the public, business leaders, local government, community based organizations, environmental groups, and other stakeholders. Each group was asked to identify issues and opportunities; gather relevant information; receive input from the public, industry, technical experts, and other interested stakeholders; raise concerns about conditions that might affect or limit economic development along the Northern Waterfront; identify industries-of-opportunity; recommend potential solutions for revitalizing the Northern Waterfront; and prioritize the issues and recommendations that were considered of most importance in each of the eight policy areas. Information gathered by these groups will be incorporated into a white paper that will inform the development of a regional economic development strategy and action plan.

Meetings have been held by seven of the eight groups to-date. Most of the action teams have completed or are nearing completion of the issue identification and information gathering process. Two groups are still to be completed: Regional Branding and Marketing; and, Quality of Life/Sustainability.

The Quality of Life/Sustainability group held their initial meeting on November 12. A follow-up meeting will be scheduled for January.

The Regional Branding and Marketing group will be scheduled for the beginning of 2016 and is dependent upon information gathered from the other groups.

A draft White Paper will be prepared summarizing the information, issues, and recommendations gathered from the Action Teams and community/business engagement process. The White Paper will be used to help inform the development of a regional economic development strategy and action plan that would build on the existing base of manufacturing firms, expand local supply chains, help small and medium sized businesses grow and expand, and to cultivate a climate of support for manufacturing firms.



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## *Expenditure Plan Advisory Committee*

**Meeting Date:** July 1, 2015

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<b>Subject</b>	<b>EPAC Membership Approved by the Authority through June 17, 2015</b>
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1. Bay Area Council
  - Mike Cunningham
  - Emily Loper (A)
2. Bike East Bay
  - Dave Campbell
  - Kenji Yamada \*
3. Building and Construction Trades Council
  - Bob Lilley
  - Alternate to be determined
4. Building Industry Association
  - Lisa Vordebreuggen
  - Bob Glover (A)
5. California Alliance for Jobs
  - Andy Fields
  - Michael Quigley (A)
6. Central Labor Council
  - Margaret Hanlon-Gradie
  - Cheryl Brown (A)
7. Public Health
  - To be determined
  - Alternate to be determined
8. Contra Costa Community College District
  - Tim Leong
  - Alternate to be determined
9. Contra Costa County Taxpayers Association
  - Jack Weir
  - Mike McGill (A)

10. Contra Costa County Office of Education
  - Bruce Burns
  - Terry Koehne (A)
11. East Bay Economic Development Alliance
  - Dennis Freeman
  - Anne O (A)
12. East Bay Leadership Council
  - Kristin Connelly
  - Steve Van Wart (A)
13. East Bay Regional Park District
  - Sean Dougan
  - Erich Pfuehler (A)
14. Genesis
  - Reverend Hubert Ivery
  - Mary Lim-Lampe (A)
15. Greenbelt Alliance
  - Joel Devalcourt
  - Tom Brickley (A)
16. Paratransit
  - Rita Xavier
  - Shirley Cressey (A)
17. Rehabilitation Services of Northern California
  - Debbie Toth
  - Tighe Boyle (A)
18. Save Mount Diablo
  - Ron Brown;
  - Seth Adams (A)
19. TRANSFORM
  - Joel Ramos
  - Alternate to be determined
20. United Contractors
  - Emily Cohen
  - Man-Li Lin Kelly (A)

21. Alliance of Californians for Community Empowerment (ACCE)

- David Sharples \*
- Jovanna Fajardo (A) \*

22. Northern Waterfront Economic Development Initiative

- Rich Seithel \*
- Alternate to be determined

23. Sierra Club

- Patrisha Piras \*
- Matt Williams (A) \*

24. TRANSDEF

- Peter Lydon \*
- David Schonbrunn (A) \*

25. Urban Habitat

- Bob Allen \*
- Ellen Wu (A) \*

26. California Trucking Association

- Eric Sauer \*
- Chris Shimoda (A) \*

27. Brentwood Agricultural Land Trust

- Kathryn Lyddan \*
- To be determined (A)

28. Representative from Business Parks

- To be determined
- To be determined

\* Approved at June 17 Authority meeting

\*\* Interim appointment by CCTA Chair

Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
3731	A Street Grade Separation	Arterial / Roadway	Construct railroad bridge over A Street	\$100,000,000	Not Begun	Antioch	TRANSPLAN (East County)
3047	Wilbur Avenue: Widen, East of BNSF RR to SR 160	Arterial / Roadway	Widen Wilbur Avenue from 2 to 4 lanes, from east of Burlington Northern Santa Fe Railroad ROW to State Route 160	\$20,000,000	Not Begun	Antioch	TRANSPLAN (East County)
2993	Pittsburg-Antioch Highway Widening	Arterial / Roadway	Widen to 4 lanes with raised median	\$13,600,000	Not Begun	Antioch	TRANSPLAN (East County)
3727	Phillips Lane Extension	Arterial / Roadway	New 4-lane divided arterial with railroad grade separation	\$10,000,000	Not Begun	Antioch	TRANSPLAN (East County)
3729	Oakley Road, Construct New Arterial	Arterial / Roadway	Construct 4-lane divided arterial	\$10,000,000	Not Begun	Antioch	TRANSPLAN (East County)
3728	Viera Avenue, New Collector	Arterial / Roadway	Construct new collector street for access to the eBart station and transit oriented development area. May need to go over the UPRR tracks	\$5,000,000	Not Begun	Antioch	TRANSPLAN (East County)
4043	"L" Street Widening	Arterial / Roadway	Widen "L" Street from 2 to 4-lane collector.	\$5,000,000	Design & ROW	Antioch	TRANSPLAN (East County)
3470	Wilbur Avenue: Widen, A to Cavallo	Arterial / Roadway	Widen Wilbur Avenue from two lanes to four lanes, from A Street to Cavallo Road	\$3,000,000	Not Begun	Antioch	TRANSPLAN (East County)
4072	New Phillips Lane/SR 4 Interchange	Interchange	Construct new interchange at connecting extension of Phillips Lane southward from existing terminus to and across State Route 4. The interchange would serve new development at and around, and access to, the proposed new Hillcrest Station for the eBART extension.	\$46,900,000	Not Begun	Antioch	TRANSPLAN (East County)
3122	Hillcrest Interchange Improvements: Phase 2	Interchange	Construct new westbound two-lane loop on-ramp at Hillcrest interchange. Replace the old southbound bridge over the freeway. Construct new two-lane westbound off-ramp (hook ramp connecting to frontage road). Construct new park-and-ride lot in northeast quadrant of interchange.	\$10,000,000	Not Begun	Antioch	TRANSPLAN (East County)
3493	Mokelumne Trail Access and Grading Improvements	Bicycle / Pedestrian	Improve bicycle and pedestrian access at intersections of the Mokelumne Trail with Contra Loma Blvd., Putnam St., Rio Grande Dr. and Mission Dr.; and flatten excessive grades and eliminate conflicts with open water storm water flows.	\$470,000	Not Begun	Antioch	TRANSPLAN (East County)
4518	Cavallo Road, Drake Street, and "G" Street Safe Routes to School	Safe Routes to School	Remove and replace concrete sidewalks and curb and gutter, install new ADA HC ramps, install cross walks, and striping. The project will provide pedestrian access and ADA HC ramps to Marsh Elementary and Antioch High School.	\$520,000	Not Begun	Antioch	TRANSPLAN (East County)

Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
4286	Commerce Avenue Extension	Arterial / Roadway	This project will extend Commerce Avenue between Pine Creek and Waterworld Parkway and will rehabilitate the pavement section between Concord Avenue and the cul-de-sac. The extension parallels SR 242 and connects Willow Pass Road with new freeway ramps at Concord Avenue. The project improves downtown traffic circulation and enhances access to the I-680/SR 242 corridor by redistributing the traffic currently using the ramps on I-680 at Willow Pass Road and SR 242 at Clayton Road.	\$8,717,100	Design & ROW	Concord	TRANSPAC (Central County)
4349	City of Concord Pavement Rehabilitation	Arterial / Roadway	Project includes grinding and replacing the top 2.5" of asphalt concrete along a 3000' segment on Concord Blvd. (Port Chicago Hwy to 6th Street) and a 2200' segment on Arnold Industrial Way (Port Chicago Hwy to Pike Lane) & sidewalk/curb ramp upgrades.	\$1,104,000	Not Begun	Concord	TRANSPAC (Central County)
3706	Bates Avenue/Commercial Circle Traffic Signal	Arterial / Roadway	Install new traffic signal.	\$405,000	Not Begun	Concord	TRANSPAC (Central County)
3704	Willow Pass Road Safety Improvements	Arterial / Roadway	New shoulder along Willow Pass Road between Avilla Road and Kinney Bridge. Rumble strips along shoulder between Avilla Road and Lynwood Drive.	\$160,000	Not Begun	Concord	TRANSPAC (Central County)
4077	SR4/Port Chicago Highway Interchange Improvements	Interchange	Reconstruct the SR4/Port Chicago Highway ramps and intersections in Concord to facilitate smart growth development projects on the Concord Naval Weapons Station.	\$36,600,000	Not Begun	Concord	TRANSPAC (Central County)
3263	Reconstruct Route 4/Willow Pass Road ramps in Concord	Interchange	Reconstruct the Willow Pass Road (Concord)/SR 4 interchange to accommodate new trips generated by a Smart Growth project located on land now occupied by the Concord Naval Weapons Station	\$32,800,000	Not Begun	Concord	TRANSPAC (Central County)
3116	Construct Route 242/Clayton Road on and off-ramp	Interchange	Construct new northbound on-ramp and associated accelerating/weaving lanes, and new southbound off-ramp at SR 242/Clayton Road interchange.	\$31,200,000	Not Begun	Concord	TRANSPAC (Central County)
3262	Clayton Road/SR 242 Interchange: New SB Off-Ramp	Interchange	Construct a new SB Offramp at the Clayton Road/SR 242 interchange	\$19,000,000	Not Begun	Concord	TRANSPAC (Central County)
4331	SR-4 ICA Project - Phase 1	Freeway	Add EB HOV lane from NB I-680 on-ramp to start of existing HOV lane just east of SR-242 (ICA Improvement #12); Extend third EB mixed-flow lane (previously constructed on the Phase 3 I-680/SR-4 project) from lane drop at Solano Way to Willow Pass Rd. (West) on-ramp (ICA Improvement #13); Extend EB mixed-flow lane from lane drop at Port Chicago Hwy. to Willow Pass Rd (West) off-ramp (ICA Improvement #14); Extend WB mixed-flow lane from Willow Pass Rd. (West) off-ramp to lane addition east of Port Chicago Hwy. off-ramp (ICA Improvement #15)	\$157,000,000	Not Begun	Concord	TRANSPAC (Central County)



Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
4332	SR-4 ICA Project - Phase 2	Freeway	Extend EB mixed-flow lane from Willow Pass Rd (West) off-ramp to San Marco Blvd. off-ramp (ICA Improvement #13); Extend EB mixed-flow lane from San Marco Blvd. off-ramp to lane addition east of San Marco Blvd. on-ramp (ICA Improvement #17 & 18); Extend WB mixed-flow lane from lane drop east of San Marco Blvd. off-ramp to Willow Pass Rd. (West) off-ramp (ICA Improvement #16)	\$102,000,000	Not Begun	Concord	TRANSPAC (Central County)
3225	Cummings Skyway Truck Climbing Lane Extension	Arterial / Roadway	Extend truck climbing lane on eastbound Cummings Skyway to allow faster moving vehicles to safely pass slow moving trucks climbing existing 10% grade.	\$1,500,000	Not Begun	Contra Costa County	WCCTAC (West County)
3552	Crockett Overlay	Arterial / Roadway	Overlay Third Avenue, Del Mar Circle, Seventh Avenue, Lillian Street, Francis Street, Sixth Avenue, and A Street.	\$633,000	Design & ROW	Contra Costa County	WCCTAC (West County)
3784	2006 Crockett Area Overlay	Arterial / Roadway	Rehabilitate existing roads in the Crockett area using asphalt concrete overlays with isolated use of fabric and some full reconstruction.	\$630,000	Design & ROW	Contra Costa County	WCCTAC (West County)
3553	Crockett Area Phase III Overlay/Reconstruction	Arterial / Roadway	Reconstruct Kendall Avenue, Carquinez Way, Virginia Street, and Columbus Avenue. Dig out and overlay Merchant Street and Johnson Street.	\$379,000	Design & ROW	Contra Costa County	WCCTAC (West County)
3554	Crockett Boulevard and Cummings Skyway Type III Slurry Seal	Arterial / Roadway	Apply Type III Slurry Seal surface treatment to Crockett Boulevard and Cummings Skyway	\$295,000	Not Begun	Contra Costa County	WCCTAC (West County)
2568	Pacheco Boulevard, Widen from Blum to Martinez City Limit	Arterial / Roadway	Widen Pacheco Boulevard from Blum Road to Morello Avenue, construct railroad overcrossing, and allow for bicycle lanes, sidewalks, median, turn lanes and landscaping, where appropriate.	\$35,200,300	Not Begun	Contra Costa County	TRANSPAC (Central County)
3368	Arnold Drive Extension	Arterial / Roadway	Extend Arnold Drive eastward beneath I-680 to join Imhoff Drive at Blum Road.	\$15,000,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
2595	Pacheco Boulevard Widen: Arthur to Morello	Arterial / Roadway	Widen Pacheco Boulevard to four lanes from Arthur Road to Morello Avenue.	\$6,363,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3477	Evora Road widening from Willow Pass Road to Driftwood Drive	Arterial / Roadway	Widen existing road to a width of 72 feet, for four lanes, from Willow Pass Road to Driftwood Drive	\$4,573,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3574	Marsh Drive Widening	Arterial / Roadway	Widen Marsh Drive to four lanes with sidewalks on each side of the street	\$2,471,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3578	Pacheco Boulevard Widening - Martinez City limit to Arthur Road	Arterial / Roadway	Widen Pacheco Boulevard to two lanes with a shoulder in each direction.	\$1,757,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3476	Evora Road/Willow Pass Road Intersection Improvements	Arterial / Roadway	Improve the intersections of Evora Road and Willow Pass Road (West-Concord Side) and Willow Pass Road with ramps to State Route 4 (West-Concord Side) with additional approach lanes and traffic signalization.	\$800,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4337	N. Buchanan Cir. And Pacheco Blvd. Signal Project	Arterial / Roadway	Install traffic signal at intersection	\$585,000	Not Begun	Contra Costa County	TRANSPAC (Central County)

Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
4452	McNabney Marsh Open Space Connection to Waterfront Road Project	Arterial / Roadway	Provide entrance and connecting road to McNabney Marsh Open Space from Waterfront Rd.	\$350,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4459	Pacheco Boulevard (Realign grade crossing with AT&SF)	Arterial / Roadway	Realign grade crossing with AT&SF	\$300,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3384	Clyde Extensions	Arterial / Roadway	Extend both Essex Street and Middlesex Street one block westward, to reach Port Chicago Highway.	\$282,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3531	Widen SR 4 from 2 to 4 lanes. Marsh Creek Road to San Joaquin	Arterial / Roadway	Widen State Route 4 as a continuous 4-lane arterial from Marsh Creek Road to the San Joaquin County Line	\$104,000,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4400	Wilbur Avenue Safety Improvement Project	Arterial / Roadway	Widen to four travel lanes	\$20,000,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
2978	Kirker Pass Truck Northbound Climbing Lane	Arterial / Roadway	Add a dedicated northbound 12-foot wide truck climbing lane and a Class II bike lane within an 8-foot paved shoulder from Clearbrook Drive in Concord to a point 1,000 feet beyond the crest of the Kirker Pass Rd.	\$10,000,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3394	Evora Road Extension	Arterial / Roadway	Extend Evora Road westward to the Port Chicago Highway.	\$9,900,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4399	Evora Road Widening	Arterial / Roadway	Widen to 4 travel lanes	\$5,800,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
2997	Evora Road Widening from Driftwood Drive to Pomo Street	Arterial / Roadway	Widen Evora Road in Bay Point	\$3,575,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4467	Willow Pass Road Widening Project	Arterial / Roadway	Widen to 4 travel lanes	\$3,450,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4461	Bailey Rd. Overlay Project	Arterial / Roadway	Overlay Bailey Road	\$1,215,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4054	Willow Pass Road Safety Improvement Project	Arterial / Roadway	Construct safety improvements along Willow Pass Road	\$1,000,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3431	State Route 4 / Byron Highway Intersection Improvements, Phase 2	Arterial / Roadway	Widen the pavement to provide two lanes in each direction on Byron Highway at the intersection.	\$634,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4464	Port Chicago Highway Safety Improvements	Arterial / Roadway	Reconstruct, restripe, intersection improvements	\$600,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
2835	Widen Cummings Skyway Interchange at I-80	Interchange	Widen Cummings Skyway overcrossing to provide turn and bicycle lanes	\$10,000,000	Not Begun	Contra Costa County	WCCTAC (West County)
4444	Rodeo Downtown & Waterfront Infrastructure Program Phase II	Bicycle / Pedestrian	Install curb, sidewalks, gutters, ADA compliant ramps in downtown area	\$1,116,000	Not Begun	Contra Costa County	WCCTAC (West County)
4446	7th Street Sidewalk Project	Bicycle / Pedestrian	Provide sidewalk on one side	\$480,000	Not Begun	Contra Costa County	WCCTAC (West County)
4447	Pomona Ave Sidewalk Project	Bicycle / Pedestrian	Provide sidewalk of south side of Pomona St. ret. Wall.	\$450,000	Not Begun	Contra Costa County	WCCTAC (West County)
4445	6th Street Rodeo Sidewalk Project	Bicycle / Pedestrian	Provide sidewalk on one side of 6th Street	\$375,000	Not Begun	Contra Costa County	WCCTAC (West County)

Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
3789	Crockett Downtown Upgrade Project	Bicycle / Pedestrian	Upgrade the pedestrian facilities along Pomona Avenue between 2nd Avenue and 1st Avenue in the downtown Crockett Area.	\$351,000	Design & ROW	Contra Costa County	WCCTAC (West County)
3800	Carquinez Scenic Trail	Bicycle / Pedestrian	Design and construct Class I trail along closed Carquinez Scenic Drive between Port Costa and Martin.	\$3,800,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4457	Pacheco Blvd. Complete Street Concept Plan	Bicycle / Pedestrian	Provide medians, sidewalk, parking lane, and bike lanes along Pacheco Blvd.	\$1,500,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3807	Port Costa - Martinez Bike/Ped Trail	Bicycle / Pedestrian	Repair and reconstruct trail into a Class I multi-use bicycle/pedestrian trail.	\$1,179,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4456	Pacheco Boulevard Sidewalk Gap Closure Phase II	Bicycle / Pedestrian	Provide sidewalk, parking lane and bike lane	\$1,148,000	Design & ROW	Contra Costa County	TRANSPAC (Central County)
3834	San Pablo Avenue / Parker Avenue Sidewalk	Bicycle / Pedestrian	Connecting a gap in the sidewalk. Project in conjunction with City of Hercules.	\$397,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4455	Bay Area Ridge Trail Connection at Benicia Bridge	Bicycle / Pedestrian	Pedestrian and Bicycle upgrades at Benicia Bridge to provide connection for the Bay Area Ridge Trail.	\$300,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4460	Pacheco Blvd. Pedestrian Path under AT&SF Bridge	Bicycle / Pedestrian	Provide pedestrian path under AT&SF Bridge	\$200,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
3816	Improve Terminus of Delta DeAnza Trail at Willow Pass Road	Bicycle / Pedestrian	Improve the terminus of the Delta DeAnza trail near the intersection of Willow Pass Road on the Concord side. The trail currently ends at a gravel path just before it reaches Willow Pass Road near its intersection with Evora Road. The project will improve connection between the trail and Willow Pass Road and address signage and potential conflicts with auto traffic at the Evora-Willow Pass intersection.	\$107,000	Not Begun	Contra Costa County	TRANSPAC (Central County)
4468	Bella Vista Neighborhood Infrastructure Improvements Project	Bicycle / Pedestrian	Neighborhood Infrastructure Improvements	\$18,300,000	Not Begun	Contra Costa County	TRANSPAC (East County)
4181	Bailey Rd. Pedestrian & Bicycle Improvements - Canal Rd. to Willow Pass Rd.	Bicycle / Pedestrian	Improve sidewalks and bike lanes in the segment of Bailey Rd. between Canal Road and Willow Pass Rd.	\$12,000,000	Not Begun	Contra Costa County	TRANSPAC (East County)
4462	Trail Improvements in Bay Point	Bicycle / Pedestrian	Provide sidewalk along Driftwood Drive, Steffa Street, and Tradewinds Court. Provide trail from Beaulieu Ct. along the north into parcel 098021030 to Beaulieu Court to Rapallo Lane to Waterview Place. Provide trail along the water canal from Mota Drive to Willow Pass Road. Provide trail along the creek from Pacifica Avenue to Riverside Drive.	\$2,600,000	Not Begun	Contra Costa County	TRANSPAC (East County)
3897	Bailey Road Transit Access Improvement	Bicycle / Pedestrian	Pedestrian crossing improvements to BART station including sidewalk widening and security lighting.	\$2,197,506	Not Begun	Contra Costa County	TRANSPAC (East County)
4471	Canal Road Bicycle and Pedestrian Improvement Program	Bicycle / Pedestrian	Provide sidewalk and bike lanes along segment of Canal Road	\$1,690,000	Design & ROW	Contra Costa County	TRANSPAC (East County)

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3084	Delta-De Anza Trail, Port Chicago Hwy. to Iron Horse Trail	Bicycle / Pedestrian	Delta-De Anza Trail: construct Class I bikeway from Port Chicago Hwy to Iron Horse Trail	\$1,500,000	Not Begun	Contra Costa County	TRANSPLAN (East County)
4465	Pacifica Avenue Sidewalk Project	Bicycle / Pedestrian	Provide sidewalk along north side of Pacifica Avenue	\$1,200,000	Design & ROW	Contra Costa County	TRANSPLAN (East County)
4472	Canal Road Sidewalk Project	Bicycle / Pedestrian	Provide Sidewalk along segment of Canal Road	\$850,000	Not Begun	Contra Costa County	TRANSPLAN (East County)
4190	Viera Avenue Bike Lanes Project	Bicycle / Pedestrian	Widen Viera Avenue between East Eighteenth Street and Wilbur Avenue to a 32 foot road width. This will provide 12 foot travel lanes and 4 foot shoulders for Class II bike lanes	\$746,000	Design & ROW	Contra Costa County	TRANSPLAN (East County)
3083	Delta-De Anza Trail, Evora Road to Port Chicago Hwy	Bicycle / Pedestrian	Delta-De Anza Trail: construct Class I bikeway from Evora Road to Port Chicago Hwy	\$500,000	Not Begun	Contra Costa County	TRANSPLAN (East County)
4280	Bailey Rd./SR 4 Interchange Pedestrian & Bicycle Improvement Project	Bicycle / Pedestrian	<p>The County is eager to implement the Interchange Zone bicycle and pedestrian improvements recommended in the Bailey Road Pedestrian and Bicycle Improvement Plan. Caltrans has drafted a co-op agreement for the project development work associated with the Bailey Road/SR 4 interchange Pedestrian and Bicycle Improvement Project. Funds would be used for development of the Project Initiation Document. The project area is the Bailey Road/SR 4 interchange in Bay Point between the BART Access Road and Canal Road. The project will help alleviate access challenges for bike/peds using the interchange zone.</p> <p>The project will: 1) Remove north-side loop off-ramp and ped tunnel; 2) Improve westbound off-ramp east of Bailey Road to accommodate north/southbound Bailey Road traffic; 3) Change south-side loop off-ramp to fully signalized intersection; 4) Eliminate acceleration lanes to accommodate bike lanes, widen sidewalks; 5) Enhance existing ped xings at BART Access Road/Canal Road intersections on Bailey Road.</p>	\$375,000	Not Begun	Contra Costa County	TRANSPLAN (East County)
4470	Delta DeAnza Trail Connection	Bicycle / Pedestrian	Upgrade trail connections in intersecting streets	\$150,000	Not Begun	Contra Costa County	TRANSPLAN (East County)
4463	Port Chicago Hwy. & Willow Pass Road Pedestrian and Bicycle Improvements for Delta DeAnza Trail Connection	Bicycle / Pedestrian	Provide signage, bollards and others to direct trail traffic across Willow Pass Road/Port Chicago Hwy.	\$80,000	Not Begun	Contra Costa County	TRANSPLAN (East County)
4186	Driftwood Bike Lanes	Bicycle / Pedestrian	Install 4,300-foot long 5-foot bike lanes in each direction of traffic, and improve drainage inlet grates.	\$50,000	Design & ROW	Contra Costa County	TRANSPLAN (East County)
3844	Pacheco Transit Hub	Intermodal / Park-and-Ride	Upgrade park and ride lot on Caltrans property to accommodate 6 bay bus facility and increase park and ride spaces to 140, including landscaping and passenger amenities	\$2,902,100	Design & ROW	Contra Costa County	TRANSPAC (Central County)

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4520	Port Chicago Highway/Willow Pass Road Pedestrian & Bicycle Improvement Project	Safe Routes to School	The installation of bike lane, sidewalk, curb and gutter, curb ramps, and a pedestrian actuated flasher to increase safety for an improved route to school, trail and transit in a Community of Concern.	\$1,116,000	Not Begun	Contra Costa County	TRANSPAN (East County)
3975	Re-engineer I-80/SR-4 Ramps and Provide Express Bus Ramps	Freeway	Relocate transition and on/off ramps from current alignment to new alignment at Willow OC. Determine feasibility of providing dedicated express bus slip ramp to proposed parking structures.	\$7,719,600	Design & ROW	Hercules	WCCTAC (West County)
4265	Bay Trail Gap Closure: Hercules ITC	Bicycle / Pedestrian	The Project will facilitate a connection of pedestrian and biking uses via the San Francisco Bay Trail through a planned public/private waterfront development in the City of Hercules, CA. The Project will provide the final connection of the San Francisco Bay Trail over Refugio Creek to the Hercules Intermodal Transit Center. The Project will connect Bayfront Boulevard over Refugio Creek via Bayfront Bridge to provide direct access to the Hercules Intermodal Transit Center and several public spaces. The Project will include bike lanes and pedestrian walks and allow for the extension of Bayfront Boulevard to John Muir Parkway.	\$3,105,000	Not Begun	Hercules	WCCTAC (West County)
4205	Hercules Creekside Trail and Boardwalk	Bicycle / Pedestrian	The Creekside Trail Gap Closure Project will facilitate a connection of pedestrian and biking uses via the Bay Area Ridge Trail through a planned public/private waterfront development in the City of Hercules, CA along the edge of Refugio Creek. The Creekside Trail Gap Closure Project will connect the current terminus of the trail across a drainage that feeds into Refugio Creek called North Channel via a culvert bridge. The Trail will connect to the San Francisco Bay Trail, Creekside Park, and the Hercules Intermodal Transit Center and close a gap in the Bay Area bicycle/pedestrian trail network.	\$2,065,000	Not Begun	Hercules	WCCTAC (West County)
3978	Construct Transit Parking for Capitol Corridor and Water Transit Authority	Intermodal / Park-and-Ride	Construct transit parking at Hercules Waterfront to serve Capitol Corridor and Water Transit Authority	\$16,000,000	Not Begun	Hercules	WCCTAC (West County)
2875	Hercules Train Station	Rail / Rapid Transit	Construct new stop on Capitol Corridor line in Hercules or Rodeo including station building and off-site improvements; expand existing lot by adding 55 spaces. Part of Waterfront Master Plan.	\$44,700,000	Design & ROW	Hercules	WCCTAC (West County)
4239	Hercules Rail Station Parking Structure	Rail / Rapid Transit	Add 450 space parking structure to serve the Hercules Rail Station and the Ferry Terminal	\$30,000,000	Not Begun	Hercules	WCCTAC (West County)

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4528	Hercules Intermodal Transit Center/Hercules Bayfront Village	TLC	The Hercules Intermodal Transit Center (ITC) is a planned multi-modal traversed by the San Francisco Bay Trail with bus, train, and ferry service providing alternatives for access to employment, educational, and recreational destinations.	\$37,739,000	Not Begun	Hercules	WCCTAC (West County)
4243	Construct Court Street Overcrossing	Arterial / Roadway	Construct Court Street Overcrossing over RR tracks in Martinez	\$10,400,000	Not Begun	Martinez	TRANSPAC (Central County)
4070	Alhambra Avenue Safety Improvements, Walnut Avenue to Franklin Canyon Rd.	Arterial / Roadway	Construct a second southbound lane on Alhambra Ave. from Walnut Ave. to Franklin Canyon Rd. with other necessary signal, ramp, and median modifications.	\$1,750,000	Not Begun	Martinez	TRANSPAC (Central County)
3340	Reconstruction of the SB Marina Vista Off-Ramp	Interchange	Reconstruction of the southbound I-680 Marina Vista Off-Ramp	\$10,000,000	Not Begun	Martinez	TRANSPAC (Central County)
4028	Martinez - Marina Vista Streetscape	Bicycle / Pedestrian	On Maina Vista Ave.; Add bicycle lane, pedestrian crossings, buildouts, brick sidewalks, pedestrian scale streetlights and street trees.	\$3,259,000	Design & ROW	Martinez	TRANSPAC (Central County)
3192	Bay Trail in Martinez: Close gaps, Phase 3	Bicycle / Pedestrian	Construct new bicycle and pedestrian bridge over the UPRR tracks at North Court Street from the existing trail in the Martinez Regional Shoreline Park to the Escobar-Court Street intersection in downtown Martinez.	\$3,000,000	Not Begun	Martinez	TRANSPAC (Central County)
3072	Contra Costa Canal Trail: Extend, Muir Rd. to Martinez Reservoir	Bicycle / Pedestrian	Extension of Contra Costa Canal Trail: extend the existing trail from Concord, Willow Pass Road near 6th Street to Evora Road.	\$500,000	Unknown	Martinez	TRANSPAC (Central County)
2628	Pacheco Blvd. Bike Lanes, Arnold Dr. to Muir Rd.	Bicycle / Pedestrian	Pacheco Blvd. bike lanes between Arnold Dr. and Muir Rd.	\$75,000	Not Begun	Martinez	TRANSPAC (Central County)
3226	Martinez Intermodal Project: Ferry Service	Ferry	Ferry service from Martinez to San Francisco	\$70,400,000	Not Begun	Martinez	TRANSPAC (Central County)
2565	Martinez Intermodal Project: Phase 3 (final segments)	Rail / Rapid Transit	Acquire any remaining site area, construct ped. bridge over railroad tracks and vehicle bridge over creek, construct remaining parking spaces (440 spaces total) and complete connections along Bay Trail.	\$13,300,000	Not Begun	Martinez	TRANSPAC (Central County)
3508	Downtown Martinez Streetscape Project, Phases 1 & 2	TLC	Install brick sidewalks, historic streetlights, and landscaping including streets and underground utilities. Streetscape improvements are planned for Marina Vista corridor from the Escobar Y to Berrellesa, including several small stub streets off of Marina Vista.	\$3,259,170	Not Begun	Martinez	TRANSPAC (Central County)
3843	Marina Vista Streetscape Project - Phase 1	TLC	Install brick sidewalks, historic streetlights and landscaping as well as underground utilities.	\$2,383,750	Not Begun	Martinez	TRANSPAC (Central County)
3046	Main Street Bypass in Oakley	Arterial / Roadway	Construct Main Street Bypass in City of Oakley	\$25,900,000	Not Begun	Oakley	TRANSPAC (East County)
4063	Widen Main St., SR 160 to Big Break Rd.	Arterial / Roadway	Widen Main Street in Oakley from 4 to 6 lanes, including widening shoulders, constructing median islands with left turn pockets, and constructing curbs, gutters and sidewalks on both sides of the roadway.	\$12,100,000	Not Begun	Oakley	TRANSPAC (East County)
3062	Range Road Overcrossing (no interchange) at State Route 4	Arterial / Roadway	Construction of a 2-lane, Highway 4 overcrossing with no freeway access. Design to include sidewalks and bicycle lanes.	\$22,050,000	Not Begun	Pittsburg	TRANSPAC (East County)

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4143	Widen California Ave., Loveridge to Harbor, Phase 1	Arterial / Roadway	Widening of the north side of California Avenue from Loveridge Road to Harbor Street.	\$12,400,000	Not Begun	Pittsburg	TRANSPLAN (East County)
3354	Pittsburg-Antioch Highway Widening	Arterial / Roadway	Widen roadway from 2-lanes to 4-lanes. Traffic Signal Modifications at Pittsburg-Antioch Hwy/Loveridge Rd.	\$11,550,000	Not Begun	Pittsburg	TRANSPLAN (East County)
4182	Bailey Road Pedestrian & Bicycle Improvements - State Route 4 Interchange Zone	Arterial / Roadway	Improve sidewalks and bike lanes in the area	\$11,500,000	Not Begun	Pittsburg	TRANSPLAN (East County)
2972	Willow Pass Road Widening and Bridge Reconstruction	Arterial / Roadway	Widen existing 2-lane arterial to 4 lanes, including bicycle lanes and parking. North side of SR 4. Reconstruct roadway grade separation at Willow Pass Rd./North Parkside Dr./Range Rd. interchange.	\$4,200,000	Not Begun	Pittsburg	TRANSPLAN (East County)
4141	Widen Willow Pass Road	Arterial / Roadway	Widen Willow Pass Road and reconstruct bridge [project needs additional details]	\$4,200,000	Not Begun	Pittsburg	TRANSPLAN (East County)
4110	Bailey Rd. and Concord Blvd. Intersection Improvements	Arterial / Roadway	Widen, add or lengthen approaches to the intersection of Bailey Road and Concord Blvd. in Concord	\$2,884,537	Not Begun	Pittsburg	TRANSPAC (Central County)
2973	Railroad Avenue / Leland Road Intersection Improvements	Arterial / Roadway	Increasing the storage capacity of left- and right-turning lanes, modify existing traffic signal, construction of a protected right-turn lane on the eastbound approach, and construction of an additional left-turn lane on the southbound approach.	\$525,000	Not Begun	Pittsburg	TRANSPLAN (East County)
4103	Harbor St. / Central Ave. - Traffic Signal	Arterial / Roadway	Add traffic signal at intersection	\$210,001	Not Begun	Pittsburg	TRANSPLAN (East County)
4102	Railroad Ave. / E. Third St. - Traffic Signal	Arterial / Roadway	Installation of traffic signals at intersection of Railroad Ave. and E. Third St.	\$210,000	Not Begun	Pittsburg	TRANSPLAN (East County)
2969	Loveridge Road / Pittsburg-Antioch Highway Intersection Improvements	Arterial / Roadway	Construction of protected right-turn lanes on the eastbound and northbound approaches of Pittsburg-Antioch Hwy.	\$178,500	Not Begun	Pittsburg	TRANSPLAN (East County)
2968	Loveridge Road / Leland Road Intersection Improvements	Arterial / Roadway	Widen northbound Loveridge Road approach from additional left-turn lane, modify existing traffic signal.	\$94,000	Not Begun	Pittsburg	TRANSPLAN (East County)
3120	Range Road Interchange at State Route 4	Interchange	Construct a diamond interchange at this location to ease congestion at the Bailey Rd. and Railroad Avenue freeway interchanges. This project assumes a Range Rd. overcrossing is built first.	\$32,550,000	Not Begun	Pittsburg	TRANSPLAN (East County)



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4206	North Parkside Drive/Willow Pass Road Pedestrian-Bicycle Project	Bicycle / Pedestrian	Construct 1.7 miles of Class II bike lanes, including two small segments of Class III bike routes, and a closing of a gap in the six-foot wide sidewalk on North Parkside Drive. A half-mile of Class II bike lanes would be constructed on Willow Pass Road from Range Road to Season Drive. North Parkside Drive will require widening in some locations to accommodate the Class II facility and the six-foot wide sidewalk. On North Parkside, a Class III facility would be constructed over the Range Road overcrossing and through a short segment of North Parkside in front of the PG&E parcel.	\$1,060,500	Not Begun	Pittsburg	TRANSPLAN (East County)
3499	Willow Pass Road Class III Bicycle Facility and Pedestrian Gap Closure	Bicycle / Pedestrian	Widen Willow Pass Road to provide 8-foot paved shoulders on the north and south sides and close the gap in pedestrian access on the south side of Willow Pass Rd. from the Harbor Lights subdivision to West Tenth St.	\$915,000	Not Begun	Pittsburg	TRANSPLAN (East County)
4225	Railroad Avenue eBART Station	Rail / Rapid Transit	Construct eBART station in the SR4 Median at Railroad Avenue.	\$15,700,000	Not Begun	Pittsburg	TRANSPLAN (East County)
4519	Pittsburg School Area Safety Improvements	Safe Routes to School	Install rectangular rapidly flashing beacons at 7 school pedestrian crossings, construct curb extensions ("bulb-outs") at 3 of these crossings (locations 2, 5, and 6), and install median fencing to prevent students from jay walking at one location (location 1).	\$230,300	Not Begun	Pittsburg	TRANSPLAN (East County)
4524	Pittsburg Multimodal Transit Station Access Improvements	TLC	Multimodal Transit Station Improvements, including a Kiss-n-Ride lot, transit access improvements, pedestrian access improvements with public art, and bicycle parking and access improvements.	\$1,462,000	Not Begun	Pittsburg	TRANSPLAN (East County)
4061	East County Rail Extension (eBART), Phase 2	Rail / Rapid Transit	Extend BART using DMU technology from Hillcrest Ave. to Byron.	\$500,000,000	Not Begun	BART	TRANSPLAN (East County)
4233	I-80 eastbound HOV lane extension from Cummings Skyway to the Carquinez Bridge	Freeway	Closes the eastbound HOV lane gap the Carquinez Bridge and Cummings Skyway, will provide a continuous eastbound HOV lane from the San Francisco-Oakland Bay Bridge to the Carquinez Bridge	\$36,700,000	Not Begun	Caltrans	WCCTAC (West County)
2831	I-80: Westbound HOV Lanes, Crockett I/C to Willow Ave.	Freeway	Construct westbound HOV lanes on I-80 from south of the Cummings Skyway interchange south to Willow Ave. Project will connect existing westbound HOV lane from south of Willow Ave. interchange with HOV lane to be constructed as part of new Carquinez Bridge.	\$30,000,000	Not Begun	Caltrans	WCCTAC (West County)
2836	I-80/SR 4 Interchange: WB to EB Direct Connectors	Interchange	Construct direct connectors between westbound Interstate 80 and eastbound State Route 4	\$100,000,000	Not Begun	Caltrans	WCCTAC (West County)
2667	I-680/Marina Vista Interchange	Interchange	Partial reconstruction - western half of Marina Vista/I-680 interchange	\$6,800,000	Not Begun	Caltrans	TRANSPAC (Central County)
3181	State Route 239 Interregional Corridor Study	Study	Major Corridor Study to consider scope, alignment, interconnections of Route 239 linking Brentwood and Tracy	\$500,000	Not Begun	Caltrans	TRANSPLAN (East County)
2977	Airport Connector	Arterial / Roadway	Construct a connector road from Byron Highway (Route 239) to Vasco Road.	\$6,500,000	Not Begun	CCTA	TRANSPLAN (East County)



Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
3484	I-680 / State Route 4 interchange improvements: Phase 4	Interchange	Construct southbound I-680 to eastbound State Route 4 connector	\$99,000,000	Not Begun	CCTA	TRANSPAC (Central County)
3485	I-680 / State Route 4 Interchange improvements: Phase 5	Interchange	Construct westbound State Route 4 to northbound I-680 connector	\$99,000,000	Not Begun	CCTA	TRANSPAC (Central County)
3239	I-680 / State Route 4 Interchange improvements: Phase 1	Interchange	Construct two-lane direct connector ramps for the high-demand northbound to westbound movement as the first phase of the five-phase construction of a three-level interchange at the intersection of I-680 and State Route 4. The subsequent phases will provide two-lane direct connector ramps for the eastbound to southbound (Phase 2) movement. Retain loop ramp configuration for the westbound to southbound and eastbound to northbound movements. Provide all other ramp movements by diagonal ramps. Widen State Route 4 from four to six lanes, eliminating the current eastbound lane drop on State Route 4 west of the Pacheco Boulevard interchange, and construct auxiliary lanes to the adjacent interchange ramps at Morello Avenue and Solano Way on State Route 4, and Pacheco Boulevard and Concord Avenue on Interstate 680 (Phase 3). Construct a two-lane flyover ramp from southbound to eastbound (Phase 4) and construct a two-lane connector from westbound to northbound (Phase 5) to improve operational efficiencies by decreasing weaving movements.	\$76,200,000	Not Begun	CCTA	TRANSPAC (Central County)
3483	I-680 / State Route 4 interchange improvements: Phase 3	Interchange	Widen State Route 4 between Morello Avenue in Martinez and State Route 242 in Concord	\$47,330,000	Not Begun	CCTA	TRANSPAC (Central County)
2670	I-680/State Route 4 Interchange improvements: Phase 2	Interchange	Construct eastbound State Route 4 to southbound I-680 connector and improvements to the State Route 4 interchange at Pacheco Boulevard	\$40,100,000	Not Begun	CCTA	TRANSPAC (Central County)
3194	State Route 4 West: Phase 2 (Full Freeway)	Freeway	Construct full freeway	\$78,300,000	Not Begun	CCTA	WCCTAC (West County)
3217	SR 4 / I-680 HOV Connection + ramps	Freeway	Construct HOV connection between SR 4 HOV and I-680 HOV lanes. West bound SR 4 to SB I-680 and NB I-680 to EB SR 4. Project includes ramps to/from SR 4 to I-680.	\$123,000,000	Not Begun	CCTA	TRANSPAC (Central County)
4216	SR 4 Eastbound Mixed-flow lane	Freeway	Add a mixed-flow lane on eastbound SR 4 from the lane drop 1,500 feet west of Port Chicago Highway on-ramp to Willow Pass Road (West) on-ramp	\$29,800,000	Not Begun	CCTA	TRANSPAC (Central County)
4223	SR 4 Westbound Mixed-flow lane	Freeway	SR 4: Add a westbound mixed-flow lane from east of Willow Pass Road (West) to the lane-add west of Willow Pass Road (West)	\$23,400,000	Not Begun	CCTA	TRANSPAC (Central County)

Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
3109	State Route 4: Widen, Somersville to Route 160	Freeway	Widen from 2 lanes to 3 mixed-flow lanes and one HOV in each direction from Somersville to Hillcrest and from 2 lanes to 4 mixed-flow lanes from Hillcrest to State Route 160 including auxiliary lanes between interchanges and wide median to accommodate future mass transit. Project also includes construction of interchanges at Somersville Road, Contra Loma/G Street, and partial reconstruction at A Street, and Hillcrest Avenue.	\$415,000,000	Not Begun	CCTA	TRANSPLAN (East County)
3103	SR 239 Connection: Construct, Brentwood to Tracy	Expressway	Construct expressway to connect State Route 4 south of Brentwood to I-205 and I-580 west of Tracy	\$750,000,000	Not Begun	CCTA	TRANSPLAN (East County)
4200	Complete Bio-Rad Segment of Bay Trail	Bicycle / Pedestrian	Construct 0.53-mile segment of the Bay Trail in Hercules between the Hercules Waterfront District and its current terminus at Victoria-by-the-Bay. The 10-foot wide asphalt paved trail will have 2-foot shoulders on each side. The project will require the construction of 1,400 square feet of retaining walls and a 60-foot long bridge. This project, together with the planned trail as part of the development of the Waterfront District and the Hercules intermodal Station, will help close an important gap in the Bay Trail.	\$3,148,000	Not Begun	East Bay Regional Park District	WCCTAC (West County)
3189	Martinez to Crockett Segment: SF Bay Trail	Bicycle / Pedestrian	Carquinez Scenic Drive was closed by the county in 1982 due to the dangerous landslides that could not be repaired. These slides plunge hundreds of feet below the roadway to the railroad tracks below. Even though the road is closed and gated, bicyclists and pedestrians continue to access the area which is filled with dangerous conditions. Project will improve this popular non-motorized access route.  The project will restore a 1.7-mile segment of Carquinez Scenic Drive for pedestrian and bicycle use. The project includes reconstruction of the existing pavement to form a 10-foot wide paved trail with 2-foot wide gravel shoulders, stabilization of eight landslide areas and the installation of drainage facilities.	\$6,400,000	Under Construction	East Bay Regional Park District	TRANSPAC (Central County)
2616	Extend Iron Horse Trail to Benicia-Martinez Bridge along Walnut Creek Channel	Bicycle / Pedestrian	Construct approx. 6 mile extension of Iron Horse Regional Trail (Class 1 bike facility) along the Walnut Creek Channel from Marsh Drive in Concord to Benicia-Martinez Bridge	\$2,800,000	Not Begun	East Bay Regional Park District	TRANSPAC (Central County)
3091	Big Break Shoreline Trail	Bicycle / Pedestrian	Develop extension of Class I Trail from current terminus west to Antioch-Oakley Shoreline Bridge.	\$1,500,000	Not Begun	East Bay Regional Park District	TRANSPAC (East County)

Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
4285	Repair and Rehabilitate Delta-de Anza and Marsh Creek Trails in East County	Bicycle / Pedestrian	Rehabilitate approximately 21,436 linear feet of the Delta De Anza Regional Trail and the Marsh Creek Regional Trail in Eastern Contra Costa County. Project includes full removal and replacement of some sections of the asphalt pavement. Some sections will be crack sealed and slurry sealed. The rehabilitation projects will extend the life of the trail and aid in their maintenance.	\$500,300	Not Begun	East Bay Regional Park District	TRANSPLAN (East County)
3456	State Route 4 Bypass: Segment 3 - Marsh Creek IC	Interchange	Construct a new interchange on the State Route 4 Bypass at Marsh Creek Road	\$74,900,000	Not Begun	State Route 4 Bypass Authority	TRANSPLAN (East County)
3200	State Route 4 Bypass: Segment 1, Phase 1 (SR160 to Lone Tree Way)	Expressway	Construct 4 lane freeway from SR 4 to Lone Tree Way, with partial interchanges at SR 4/Lone Tree Way and intersection at Laurel Road. The interchange at SR 4 will provide for through movements for traffic eastbound on SR 4 to southbound on the bypass and for northbound traffic on the bypass to westbound SR 4. The partial interchange at Lone Tree Way would provide one bridge to carry the bypass over Lone Tree and all ramps.	\$60,000,000	Not Begun	State Route 4 Bypass Authority	TRANSPLAN (East County)
3455	State Route 4 Bypass: Segment 3 - Balfour Road IC, Phase 1	Interchange	Construct a bridge over Balfour Rd. with a loop on-ramp for traffic going from eastbound on Balfour Road to westbound on the Bypass and with diamond ramps in all other quadrants.	\$44,000,000	Design & ROW	State Route 4 Bypass Authority	TRANSPLAN (East County)
4062	State Route 4 Bypass: SB SR160 to EB SR4 Connector	Interchange	Construct a new two-lane roadway and two structures over the Union Pacific Railroad tracks and existing SR4 to connect SB SR160 to existing EB SR4 north of Laurel Road Interchange in Antioch.	\$35,194,000	Not Begun	State Route 4 Bypass Authority	TRANSPLAN (East County)
3454	State Route 4 Bypass: Segment 2 - Sand Creek Road IC	Interchange	Construct interchange on State Route 4 Bypass at Sand Creek Road	\$31,300,000	Design & ROW	State Route 4 Bypass Authority	TRANSPLAN (East County)
3112	State Route 4 Bypass: Segment 1, Phase 2 (SR 160 IC) WB SR4 Bypass to NB SR160	Interchange	Construct a new two-lane roadway and structure over the Union Pacific Railroad tracks to connect westbound State Route 4 Bypass to northbound State Route 160.	\$19,500,000	Design & ROW	State Route 4 Bypass Authority	TRANSPLAN (East County)
3110	State Route 4 Bypass: Segment 1, Phase 1 & 2 - Laurel Road IC	Interchange	Construct full interchange at Laurel Road including initial construction of a four-lane bridge over Laurel Road and four ramps (diamond configuration) and later construction of a southbound loop off-ramp to eastbound Laurel Road.	\$12,000,000	Design & ROW	State Route 4 Bypass Authority	TRANSPLAN (East County)
3111	State Route 4 Bypass: Segment 2 - 4 Lanes from Sand Creek Road to Balfour	Freeway	Add a two-lane facility and a wide median that will separate existing two lanes of opposing traffic and transform the facility to a four-lane freeway. Construction includes a second bridge over Sand Creek Road and a diamond on-ramp on the SW quadrant of Sand Creek interchange.	\$48,941,000	Design & ROW	State Route 4 Bypass Authority	TRANSPLAN (East County)
3453	State Route Bypass: Segment 2, Phase 2 - 4-lanes Laurel Rd. to Sand Creek Road	Freeway	Construct 4 lanes from Laurel Road to Sand Creek Road. Project includes second bridge over Lone Tree Way.	\$18,000,000	Design & ROW	State Route 4 Bypass Authority	TRANSPLAN (East County)

Project ID	Project Name	Project Type	Description	Total Project Cost	Project Status	Primary Sponsor	RTPC
3202	State Route 4 Bypass: Segment 3, Phase 1	Expressway	Construct the two northbound lanes of the SR 4 Bypass from Balfour Road to Marsh Creek Road to be used on an interim basis for two-way traffic. Widen Marsh Creek Road east of the SR 4 Bypass to SR 4 to accommodate conventional highway standards and install signals at major intersections. Construct two lanes from Marsh Creek Road to Vasco Road. Final phase would involve construction of the southbound lanes to create a four-lane freeway.	\$54,000,000	Design & ROW	State Route 4 Bypass Authority	TRANSPLAN (East County)

**\$4,205,816,664**

**NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE  
AD-HOC COMMITTEE**

Thursday, January 7, 2016  
Agenda Item #5A

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To: Supervisor Federal Glover, District V  
Supervisor Mary Piepho, District III  
Ad-Hoc Committee

From: Rich Seithel, Chief, Annexations and Economic Stimulus Programs

Subject: Presentation regarding Northern Waterfront Economic Development Activities

Eric Rehn, Vice President, Kennedy Wilson Brokerage Group and Board of Directors - Treasurer, Certified Commercial Investment Member Institute (CCIM), Northern California Chapter, will present an overview of CCIM NorCal's 2016 Broker Forum's theme and the potential Northern Waterfront Initiative involvement. Mr. Rehn's discussion will include an overview of the event and past forums, industry partners, goals, and timing.

**NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE  
AD-HOC COMMITTEE**

Thursday, January 7, 2016  
Agenda Item #5B

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To: Supervisor Federal Glover, District V  
Supervisor Mary Piepho, District III  
Ad-Hoc Committee

From: Rich Seithel, Chief, Annexations and Economic Stimulus Programs

Subject: Presentation regarding Northern Waterfront Economic Development  
Activities

Steve Duran, City Manager, City of Antioch, will present an overview of the City of Antioch's proposed Downtown (Rivertown) Specific Plan.

**NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE  
AD-HOC COMMITTEE**

Thursday, January 7, 2016  
Agenda Item #6

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To: Supervisor Federal Glover, District V  
Supervisor Mary Piepho, District III  
Ad-Hoc Committee

From: Rich Seithel, Chief, Annexations and Economic Stimulus Programs

Subject: Receive status report on Northern Waterfront Economic Development work program and consider a revised work program and timeline

On February 26, 2013, the Board of Supervisors authorized the Northern Waterfront Economic Development Initiative and directed the Department of Conservation and Development to prepare a detailed work program and timeline for the initiative. Initial funding for the initiative would come from the Department's existing budget and supplemented with funding that might be secured from other sources. The Board also authorized the preparation of an economic development assessment report that would be presented at a public forum "to start a broader public dialogue about the future of the Northern Waterfront", which would culminate with the development of a strategic plan. DCD staff prepared a work program and timeline for the Northern Waterfront Economic Development Initiative that was adopted by the Board on April 23, 2013. To guide the technical analysis a study work group was formed with staff from the county and the six cities located along the Northern Waterfront. Oversight responsibility was given to a new Board ad hoc committee.

Since the original board order, the Northern Waterfront Economic Development Initiative has evolved into a much larger effort than what was envisioned. The "broader public dialogue" has expanded to include numerous additional stakeholders, community groups, and regional and national governmental agencies beyond those listed in the original Board order. In addition, the Initiative has expanded due to:

- Developing a U.S. Economic Development Administration certified "Comprehensive Economic Development Strategy" equivalent;
- Grant writing;
- Lengthier policy action area initiation and discussions than originally forecasted, and;
- Dependence on volunteer efforts.

This engagement is fundamental to the success of the Northern Waterfront Economic Development Initiative and is reflective of the broad community participation and support integral to advancing and improving the waterfront's economic prospects. It is important that there is a broad consensus among the many stakeholders (public and private) about the need to work collaboratively "to foster innovative economic development strategies/approaches that would provide benefit to the waterfront, particularly in the absence of redevelopment or dwindling economic development assistance programs." [February 26, 2013 Board Order].

The evolution and expansion of the Northern Waterfront Economic Development Initiative has resulted in the need to reassess 4 items: a revised work program; a revised timeline; budget, and; governance/organizational structure.

#### **A. Revised Work Program**

A revised work program is being put forth to address expanded community engagement, to consider preparation of a white paper, and drafting a strategic action and implementation plan.

Community Engagement: In order to identify the issues that were important to the community and interested stakeholders, an education and information gathering process was launched following the Northern Waterfront's January 2014 forum. The community engagement process has served as an important tool to assess the issues, concerns, process, and vision of the Northern Waterfront Economic Development Initiative. The community engagement process has proven to be a much larger effort than originally envisioned. Over the past 22 months, over 200 meetings have been held with a variety of community based organizations (CBO's), residents, business groups, Municipal Advisory Council's (MAC's), economic and workforce development associations, regional planning agencies, and national environmental and economic development agencies.

Additional public meetings are being planned over the next several months including a second Quality of Life Action Team meeting. We are also recommending one or more Town Hall style meetings to be held. The town hall meetings will be the culmination of the information gathering process.

Issue White Paper (White Paper): The original board order authorizing the work program did not entertain preparation of a white paper. As community engagement evolves and policy areas are explored, it becomes more apparent that an issue white paper, summarizing the information, issues, discussions, and recommendations should be considered. In addition, while the information gathering process is coming to an end, there will be further opportunities for public comments on the White Paper document. The White Paper will be instrumental in helping inform the development of a regional economic development strategy and action plan for revitalization of the Northern Waterfront.



Studies: To assist in the development of the Draft Action Plan, provide clarity, and strengthen policy direction and analysis, the following studies are recommended: Fiscal Study; Industrial Land-Use Study/Database; Brownfield Assessment, and; California State Lands Commission.

- Fiscal studies are an important tool to assist local governments in making informed decisions about land use, economic development, and fiscal health. Understanding the fiscal impacts of land use decisions on local government budgets will enable the county/cities to consider the cost and revenue associated with various types of land uses including residential, commercial, and industrial. Funding will be required to hire a consultant to conduct an independent analysis.
- A database of industrial properties could be used for planning studies, strategic public investment in infrastructure, marketing and promotion, and fiscal analysis. This should include existing land uses, general plan and zoning designations, APN, FAR, parcel size (acres), vacant, developed, underutilized, buildable. Industrial parcels will be evaluated as to their opportunities and constraints including environmental, proximity to residential neighborhoods, site access, served by rail, water; and infrastructure (water, power, broadband). Retain consultant to identify, inventory, evaluate, and map industrial sites, building upon the data collected during the NW Market Assessment Report. GIS staff to provide mapping assistance.
- Brownfield assessment involves efforts to inventory, characterize, assess, and conduct planning (including cleanup planning). Brownfield Assessments are a necessary prerequisite for marketability and to help determine appropriate reuse and revitalization.
- As presented at the May 2015 Ad Hoc Committee meeting by the City of Pittsburg, the California State Lands Commission (CSLC) currently oversees the vast majority of the tidal and submerged lands in the Northern Waterfront. These lands are known as Public Trust Lands (Trust Lands). The SLC is charged with managing and protecting the state's tide and submerged lands for the public trust. Occupants of Public Trust Lands, from international companies with industrial wharfs to residential users with small docks, are required to lease the Trust Lands from the CSLC at fair market value. At present, these leases are being managed by the CSLC, and the CSLC receives 100% of the revenue. That revenue is required to be reinvested in the Trust Lands on uses that are consistent with the Public Trust Doctrine. At present, the revenue from the Trust Lands adjacent to the County limits may be expended on any of the Trust Lands in the state. With legislative approval, the SLC may grant state tidelands to local governments for their use and maintenance.

As the trustee, the local jurisdiction is able to:

- Streamline lease approvals and permitting by being able to provide a “one-stop-shop”;
- Provide local contact and improve accessibility for local businesses;
- Retain local control over business attraction efforts and implementation, and;
- Retain a percentage of the Trust Lands lease revenue, and reinvest it in the local waterfront.

The unincorporated area of the Northern Waterfront tidal and submerged lands, as well as the balance of the County’s unincorporated tidal and submerged lands, may benefit from an arrangement with CSLC.

*Draft Strategic Action Plan:* As stated in the original work program, “the continued vitality and future economic prospects of the working waterfront along the northern shoreline is an important concern to Contra Costa County. As such, the Board of Supervisors seeks to gain a better understanding and insight about the northern waterfront’s current and future economic role, and, in cooperation with various stakeholders, strategically plan for the northern waterfront’s economic future.” Based on the Board’s direction, a draft strategic plan for revitalization of the Northern Waterfront will be prepared that incorporates community and stakeholder input, background research and reports, emerging trends and opportunities, and regional strengths and assets. The Draft Strategic Plan will include a cluster-based economic development strategy, target industry clusters, goals and objectives, implementation program, responsible parties, estimated cost, potential funding sources, priorities, and timeframe. The Draft Strategic Action Plan for the future of the Northern Waterfront will be available for public review and comments. The Strategic Action Plan will be submitted for consideration and adoption by the Board of Supervisors. It is also envisioned that public hearings will be held by the participating city councils for adoption of the Strategic Plan.

## **B. Revised Timeline**

In recognition of the revised work program the timeline needs to be updated. We recommend a revised timeline reflecting completion of the community engagement process, White Paper preparation, public meetings, and prepare and preparation and presentation of the Draft Strategic Action and Implementation Plan over the next 12 months (see attached 2016 Work Program Timeline).

### **C. Budget**

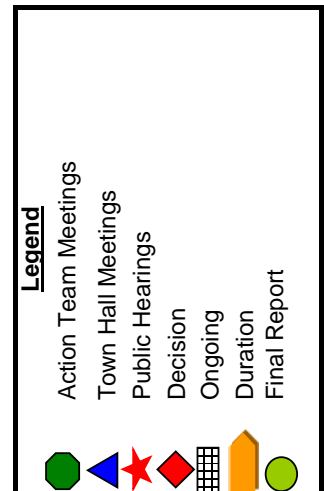
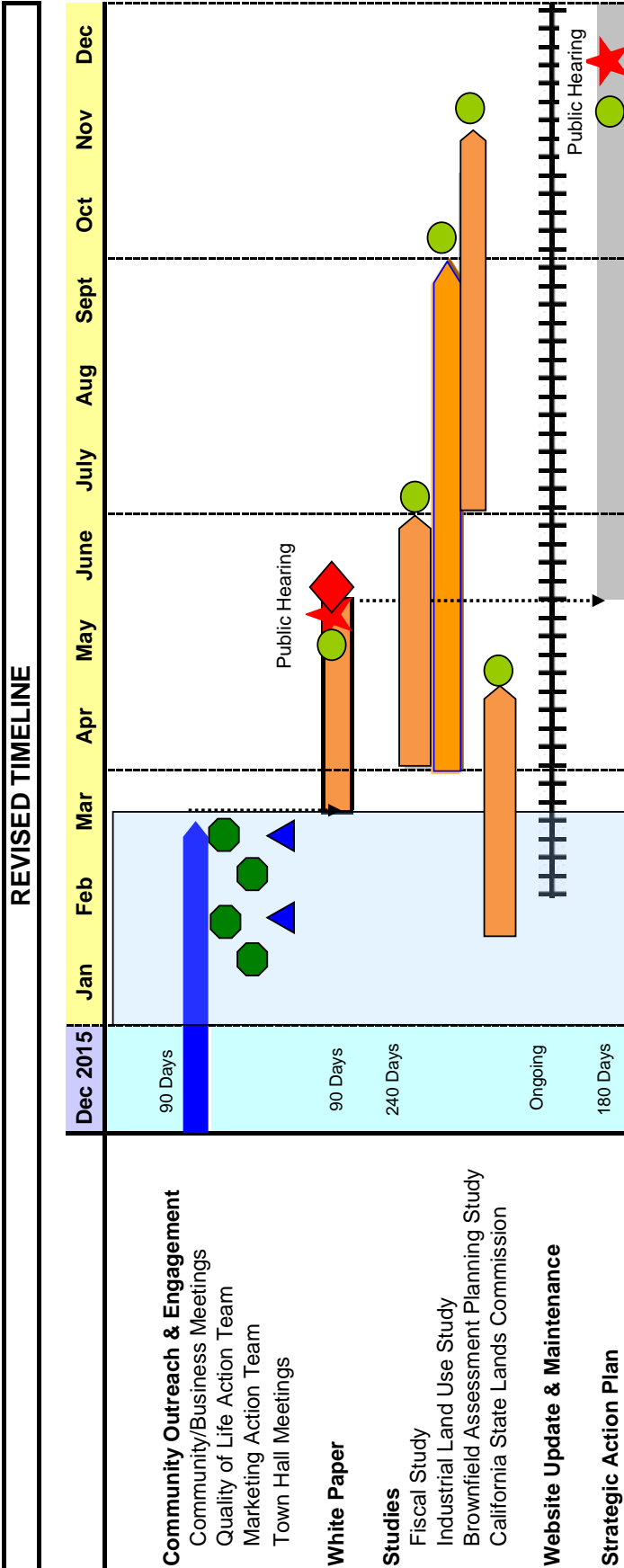
On October 22, 2013, the Board of Supervisors authorized the transfer of \$250,000 from the Contra Costa Livable Communities Trust Fund to help fund the Department of Conservation and Development's Northern Waterfront Economic Development Initiative work program. These funds have been spent. A proposed budget for the revised work program ("Phase 2") reflecting the expansion of the community information gathering process, preparation of the White Paper regarding issues identified, background studies, and development of the Draft Strategic Action Plan is attached (see attached Northern Waterfront Initiative: Phase 2 Budget).

### **D. Government/Organizational Structure**

To date, the technical work and community engagement process has been overseen by DCD staff with input from the work group members (participating cities) and the Board of Supervisors Ad hoc committee.

As we move forward from the information gathering process towards the development of public policy, staff recommends the Cities and County engage in a higher level of involvement. There are several engagement options to consider: (A) continue, as is, with DCD staff coordinating efforts and Ad Hoc Committee providing oversight; (B) expand original work group to include active participation by city managers, in addition to planning/economic development staff; (C) form an steering committee of elected officials and/or city managers representing the participating jurisdictions be established, or; (D) formal structure and decision-making body consisting of elected officials (MOU or JPA).

It is our recommendation that through the White Paper process and the drafting of the Strategic Action Plan and Implementation Program, an informal steering committee (Option C) would be the best option. County staff would continue to be responsible for providing management oversight of the Northern Waterfront Economic Development Initiative and technical planning to ensure that anticipated outcomes are achieved. Upon completion and adoption of the draft Strategic Action Plan a more formal structure should be entertained for implementation of the Northern Waterfront Economic Development Initiative.



Category	Function	Cost Drivers	FTE/units	# of hours	cost/hour	Total	Recommended Actions	Priority Actions	
Community Outreach & Engagement	Quality of Life Action Team	staff	2	25	\$ 175	\$ 8,750			
		room rental		4	\$ 150	\$ 600			
		food and beverage				\$ 75	\$ 9,425		\$ 9,425
	Quality of Life Action Team	staff	2	25	\$ 175	\$ 8,750			
		room rental		4	\$ 150	\$ 600			
		food and beverage				\$ 75	\$ 9,425		\$ 9,425
	Marketing Action Team	event promotion				\$ 1,000			
		staff	2	35	\$ 175	\$ 12,250	\$ 13,250		\$ 13,250
	Town Hall Meeting	facilitator				\$ 13,500			
		staff	10	6	\$ 175	\$ 10,500			
		room rental		4	\$ 150	\$ 600			
		food and beverage				\$ 225	\$ 24,825		\$ 24,825
Town Hall Meeting	facilitator				\$ 4,500				
	staff	10	6	\$ 175	\$ 10,500				
	room rental		4	\$ 150	\$ 600				
	food and beverage				\$ 225	\$ 15,825		\$ 15,825	
					\$ 72,750				
White Paper		consultant			\$ 23,000	\$ 23,000			
		staff	2	15	\$ 175	\$ 5,250			
						\$ 28,250	\$ 28,250		\$ 28,250

Category	Function	Cost Drivers	FTE/units	# of hours	cost/hour	Recommended Actions		Priority Actions
							Total	
<b>Studies</b>	<i>Fiscal Study</i>	consultant				\$ 75,000	\$ 75,000	\$ 75,000
	<i>Industrial Land Use Study</i>	consultant				\$ 100,000		
		staff	2	40	\$ 175	\$ 14,000	\$ 114,000	\$ 114,000
	<i>Brownfields Assessment</i>	consultant				\$ 175,000	\$ 175,000	
<i>State Lands</i>	staff	1.5	120	\$ 125	\$ 22,500	\$ 22,500	\$ 22,500	
						\$ 386,500		
<b>Grant Writer(s)</b>	<i>U.S. EDA Grant</i>	grant writer	1			\$ 15,000		
	<i>U.S. EPA Grant</i>	grant writer	1			\$ 15,000		
	<i>USDA/HUD Grant</i>	grant writer	1			\$ 15,000		
						\$ 45,000	\$ 45,000	
<b>Website</b>	<i>Update &amp; Maintenance</i>					\$ 12,500	\$ 12,500	
<b>Draft Strategic Action Plan</b>	<i>Publish</i>	printing staff	1	20	175	\$ 10,000	\$ 10,000	
		consultant				\$ 3,500	\$ 3,500	
						\$ 8,000	\$ 8,000	
						\$ 13,500	\$ 13,500	\$ 35,000
					\$ 580,000	\$ 580,000	\$ 217,675	