

## **1. Project Area Description and Plans for Revitalization**

**1.a.i. Background and Description of Target Area:** The City of Pittsburg is located in the East Bay Area in northern California, on the San Joaquin Delta. Its character was shaped through time from a Gold Rush and coal mining activities, to a fishing and industrial hub to a World War II and Korean War staging area, to a suburban community. Fluctuating industrial climates statewide, nationally, and abroad have diminished Pittsburg's industries (John Mansville, NRG, Tesoro), causing them to abandon the waterfront and nearby downtown, the target area. The target area is now littered with brownfields and the resulting blight and stagnation. The uncertainty left by industrial activities and the future of industry in California complicates the attraction of investment to these sites by sectors other than large industry. As seen in the recent transformation of Emeryville, a modern vibrant City that can serve and elevate its impacted populations requires diverse housing options, exciting places to work (like Pixar Animation Studios), significant retail, a diversified tech presence, robust public transportation, and more.

The target area encompasses census tracts 3100, 3090, 3131.01, 3141.02, 3132.06 and 3120, which include the City's waterfront recreation infrastructure, downtown commercial, several vacant properties, heavy industry and the City's manufacturing core (a Federal Opportunity Zone). According to a third quarter CBRE market report, 13.2% of warehouse, manufacturing, and research & development/flex properties in Pittsburg are vacant. Collectively, the target area lacks amenities like high-paying employers, grocery and clothing stores, medical offices, open spaces, and pharmacies and has elevated crime levels compared to the rest of Pittsburg. As described more specifically in Section 2.a.ii. target area residents have higher unemployment and poverty rates than the rest of Pittsburg, Contra Costa County, California and U.S. averages. Target area residents are largely Hispanic and African American, and earn median household incomes 20% less than the County median.

### **1.a.ii. Description of the Priority Brownfield Sites:**

Redevelopment of the following sites and greater target area will catalyze the revitalization of Pittsburg, transitioning it from a suburban commuter community to a thriving self-sufficient city.

NRG: This 1,000-acre site abuts residents, a park, the San Joaquin River, and is in a FEMA Special Flood Hazard Area. It housed a refinery and fuel storage for the Pittsburg Electric Generating Station. The site is contaminated with petroleum, metals, and perchlorate. The site is an advantageous opportunity for achievement of the City's PCB load reduction which the California Regional Water Quality Control Board requires for a San Francisco Bay Region Municipal Regional Stormwater Permit (SFBRMRSP). The former land usage and size of the parcel is a transformative opportunity for regional green infrastructure and recreational improvements. The property owner plans to sell in 2019, so in addition to ESAs and upon City acquisition of land, Multipurpose funding could be used for cleanup and Revitalization Planning. Transformation of NRG's 1,000 acres from vacant industrial sites to open space, parks, commercial, residential, and more will provide services, jobs, recreation opportunities, and inclusion for some of the most impacted residents in Contra Costa County. The sheer size of the area's redevelopment will have benefits that cross boundary lines into unincorporated Bay Point to the west and the rest of the county's Northern Waterfront.

75 Bliss Avenue: This site sits in the core of the City's manufacturing and community commercial centers and is surrounded by sensitive populations described in Section 2. The site was a car dealership, then U-Haul storage yard, and has been vacant since 2010. This 1-acre City-owned parcel is representative of about 35 sites in the City's Opportunity Zone totaling

approximately 50 acres. The ~35 opportunity zone sites are underused. They are zoned for Planned Development or Business Commercial under the Railroad Avenue Specific Plan (RASP), which, with the opening of the adjacent Pittsburg Center BART station in spring 2018, has been activated. As these sites undergo fluctuations in ownership and use, they are ideal for assessment, cleanup, and reuse planning, and together offer incentivized opportunity for investment and revitalization. Focus of Multipurpose funding in the City's Opportunity Zones will elevate areas of historical poverty while catalyzing investment in local businesses, infrastructure, and development.

### **1.b. Revitalization of the Target Area**

**1.b.i. Overall Plan for Revitalization:** As seen in Section 3.b. below, the City will commit 20% of Multipurpose Grant funds to development of a Revitalization Plan (the Plan). This will allow for information gathering activities integral to informing the Plan, including in-depth community workshops, intensive market and infrastructure research, any necessary review under the California Environmental Quality Act (CEQA), and more. With information gathered from community workshops and staff/consultant research, the goals and policies for the Plan can be defined. Once defined, CEQA and technical research will uncover project impacts, and staff will collaborate with its public and private partners (section 2.b.i.). Finally, staff and the consultant will develop implementation tools like zoning elements to achieve the Plan's original goals and align it with existing citywide and regional plans.

The City will align the Plan with the values of the Trust Lands Use Plan (TLUP), the City's General Plan and the RASP, developed through the Priority Development Area (PDA) program of the Association of Bay Area Government (ABAG), the regional planning agency. These plans point to redevelopment that will catalyze the expansion of commercial amenities for the surrounding disadvantaged community, but emphasize preservation, integration, marine access, and benefit for all Californians, as well as conservation of the shoreline, habitats and native species. They suggest the implementation of a "cohesive design of a pedestrian-oriented commercial village," and are informing the City's Active Transportation Plan (Pittsburg Moves) which has been activated by the City's BART (mass transit) station located in the target area.

The project will also align with Contra Costa County's Northern Waterfront Economic Development Initiative (NWEDI), and the SFBRMRS's Green Infrastructure Plan. The NWEDI is a countywide strategy that aims to create 18,000 new jobs by 2035 by leveraging competitive advantages and assets of clean tech (like renewable energy or energy efficient projects) and advanced manufacturing clusters across the county.

### **1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization:**

Creation of Local Jobs: The proposed development will create jobs (from site assessments, construction, to industry) and increase property values. According to a 2009 Congressional Research Service *Job Loss and Infrastructure Job Creation During the Recession* report, the City can expect approximately 7,377 construction jobs, 3,301 supporting industry jobs, and 10,833 jobs from the projected \$770 million to be invested in the target area by 2029.

Increase Local Spending & Sales Tax: The target area experiences retail sales leakage in several consumer categories. According to the City's Market Analytics consultant, in September 2018, the "drugs/health aids/cosmetics" category in the target area had a demand of \$31 million, a market supply of \$7.5 million, and therefore an opportunity gap of \$23.5 million. The City expects the proposed to catalyze commercial opportunities, attracting consumer categories and

services like health aids, health food, medical services and therefore increased local spending. According to the City's 2017 economic review, a retail store comparable to a Walgreens performing at Pittsburg's 2017 average retail standards produced approximately \$35,000 in 2017 sales tax for the City.

Increased Property Values: According to *Verifying the Social, Environmental, and Economic Promise of Brownfield Programs*, a study conducted on the efficacy of brownfield grants, "Most studies of hazardous waste sites such as brownfields... show that the presence of a site depresses property values, and site cleanup and redevelopment increases property values." Increased property values will be especially impactful on sites that attract commercial users, as property tax and sales tax revenues will increase. For example, a site in the target area was appraised at over \$2 million in 2009 when it was an active industrial site, and brought in \$40,000 of annual property tax. According to the County Assessor, since closing of the plant, the property was only worth \$1.4 million in 2016, and produced \$32,000 of annual property tax revenue.

Leverage Private Investment: With partners like the Bay Area Urban Manufacturing Initiative (BAUMI), the Pittsburg Chamber of Commerce, East Bay Economic Development Alliance (EDA), and the Governor's Office of Business and Economic Development (GoBiz), Pittsburg staff are constantly in communication with potential private investors. The City leverages its unique strengths like control of its waterfront granted by the CA State Lands Commission, its history of business-friendly policies, inexpensive land costs relative to nearby jurisdictions, and Opportunity Zone tax benefits to capture investor attention. This approach has proven successful as the City has already conducted discussions with three (confidential) private investors for brownfields in the target area.

Reduce Danger and Blight: The proposed development will occupy currently vacant parcels and increase foot traffic and visibility in the area, quelling resident concerns of blight and trespassing. In 2018 there were 936 Pittsburg Police calls for service in the target area including one auto burglary, one grand theft, eight petty thefts, one home burglary, and seven auto thefts.

Incorporation of Green Infrastructure: Under the San Francisco Bay Region's Municipal Regional Stormwater Permit, Contra Costa County and its 19 cities are required to reduce estimated PCBs loading by 23 grams/year and estimated mercury loading by 9 grams/year using green infrastructure by June 30, 2020. Green infrastructure elements required by the stormwater permit include: wetlands restoration, and tree planting. The target area will receive these benefits under the Multipurpose Grant and its associated development.

### **1.c. Strategy for Leveraging Resources**

**1.c.i. Resources Needed for Site Reuse:** The City's Waterfront Fund (annual revenue of \$1.5 million) will supplement costs in the target area. This source and funding opportunities (listed below) for which the City is eligible to compete will be stimulated by Multipurpose funding.

#### Land Acquisition (necessary for use of grant funds for remediation on NRG site):

- Potential CDBG (\$150,000 grant for FY20)
- Confirmed Waterfront lease funding (\$20,000 in legal funding per year)
- Confirmed (confidential) equity partnership with a large private developer
- Citywide Enhanced Infrastructure Financing District (EIFD) creation in progress. An EIFD is A governmental entity made up of one or more districts within a city or county used to finance the construction or rehabilitation of public infrastructure and private facilities. EIFD's are funded with property tax increment of consenting taxing agencies.

### Cleanup:

- Confirmed Waterfront Lease Revenue (\$10,000 in annual Professional Services funding)
- Potential Department of Toxic Substances Control, Revolving Loan Fund
- Citywide EIFD creation in progress for infrastructure and development

### Revitalization Planning:

- Confirmed collaboration with City's existing 2020 General Plan Update

### Development (demolition through redevelopment activities):

- Potential up to \$1 million in CA Housing and Community Development (HCD) Housing Related Parks Program grant funding
- Potential \$564,000 in Department of Boating & Waterways Boating Infrastructure Grant
- Confirmed \$50,000 in Waterfront lease Professional Services funding per year
- Confirmed \$50,000 in annual Economic Development Professional Services funding
- Potential up to \$3 million (maximum) CA Land & Water Conservation Fund grant (the City intends to pursue this funding in FY 2020 if the program is funded as announced)
- Potential Prop 68 CA Park Development & Community Revitalization Program funding
- Citywide EIFD creation in progress for infrastructure and development
- Potential Green Infrastructure Project Implementation funding (announced summer 2019)
- Confirmed (confidential) equity partnership with a large private developer

**c.ii. Use of Existing Infrastructure:** The City plans to use all existing infrastructure in the revitalization of its target area. While none of the sites have buildings suitable for reuse, the target area has well-maintained roads that allow for vehicle access to each of the sites. The NRG site is equipped with industrial capacity water, wastewater, electrical, and fiber infrastructure. Resources like private development, CDBG funding, and the Citywide EIFD (in development) listed above will be critical for development of additional infrastructure.

## **2. Community Need and Community Engagement**

### **2.a. Community Need**

**2.a.i. The Community's Need for Funding:** The City lacks resources for planned activities mentioned in this grant. The City has used approximately \$1.7 million from its reserves since 2012 to keep a balanced budget. It has placed stress on its taxing authority since 2012 through Measures P and M (resident-approved 0.5% use and transaction taxes for City services). The target area ranks 73% percentile for poverty in California. This translates to a poverty rate of 19.5% which is higher than the County, California, and the US. Poverty levels in Pittsburg exacerbate county, state, and national housing patterns. Approximately 10% of homes in Pittsburg foreclosed between 2007 and 2008. This is especially important as housing stability, which has yet to recover to pre-2007 levels, directly affects local commercial property owners. Additionally, at 10.4% Pittsburg has higher unemployment rates than county, state, and national rates. The City and target area rank in the 63<sup>rd</sup> percentile for unemployment of residents over 16 years of age according to CalEnviroScreen. CalEnviroScreen, through the Office of Environmental Health Hazard Assessment, is a community comparison tool that uses environmental, health, and socioeconomic information to produce scores for every census tract in the state. An area with a high score is one that experiences a high pollution burden. These patterns seen in Pittsburg demonstrate a need for revitalization funding.

Local poverty also affects companies located in Pittsburg due to reduced spending. In the last decade, Pittsburg has seen two grocery stores leave only to be replaced by inferior affiliates.

Similarly, in the last five years a bait shop and three waterfront restaurants have failed due to unsustainable revenues in the target area. The Opportunity Zones located in Pittsburg are meant to encourage private development in these low-income and impacted areas.

**2.a.ii.(1) Threats to Sensitive Populations. Health and Welfare of Sensitive Populations**

Poor, young and elderly, and minority populations are disproportionately exposed to brownfields threats. Thirty-nine percent of target area residents are Hispanic, 19% are African American, 20% are under 18 years old, and nearly 14% are over 65. Of the approximately 26,000 target area residents, 11% are unemployed, as compared to 10.4% citywide, 6.9% countywide, 7.6% statewide, and 6.5% nationwide. Only 22% of target area residents have college degrees. The target area experiences a poverty rate of 19.5%, nearly 6% more than the city average, and nearly 10% more than the county. The target area's median household income at \$55,353 is 20% less than the County median and lower than the nation's median.

Revitalization of the target area can address this population's threats by increasing the availability of local jobs, augmenting the City's affordable housing stock, and bringing job training and education to the target area. One brownfield in the target area is currently undergoing redevelopment into a charter school. Other sites in the area have garnered interest from commercial entities like restaurants, which tend to employ sensitive populations like young adults and individuals without advanced degrees. The NRG site in particular is large enough to attract several reuses like low-income housing or veteran housing units, manufacturing (often employers of individuals without advanced degrees), open space and parks, and more.

**2.a.ii.(2) Greater than Normal Incidence of Disease and Adverse Health Conditions**

**Reduce Incidents of Disease and Adverse Health Conditions:** Pittsburg is home to several populations predisposed to health disparities. According to the Centers for Disease Control and Prevention's (CDC) 2013 Contra Costa County Health Services (CCCHS) report, 43.7% of 5<sup>th</sup>, 7<sup>th</sup> and 9<sup>th</sup> graders in the Pittsburg and 54.8% of adults in East Contra Costa County were overweight or obese. Per the same CDC report, mortality rates for heart disease, stroke, and diabetes are "significantly higher" in Pittsburg than in Contra Costa County overall. In 2010, the City exhibited the highest stroke and diabetes mortality rates in the County. Additionally, a 2013 report by the CCCHS noted that 19% of people in Pittsburg have no health insurance.

Furthermore, the number of African Americans in Pittsburg and the target area exceeds the county average. African Americans are disproportionately affected by heart disease and diabetes. Between 2005 and 2007 over 0.18% of deaths in Pittsburg were attributed to chronic heart disease, while the county averaged a lower rate of 0.147% (CCCHS). According to CCCHS, "there are unfair racial differences in cancer deaths," as African Americans die of cancer at a rate disproportional to other major ethnic groups in Pittsburg. Transformation of brownfields to parks and open spaces can provide free opportunities for the sensitive populations to exercise and enjoy the outdoors – activities linked to reduction of obesity and diabetes.

Additionally, at 11%, the target area has higher unemployment rates than city, county, state, and national rates. The American Diabetes Association has proven a correlation between poverty in the U.S. and the increase in obesity in children, which can lead to type 2 diabetes. According to CalEnviroScreen, living in an impoverished neighborhood can increase chances of low birth weight. Redevelopment that includes employment centers and education facilities will boost employment rates, contributing to a solution for reducing these impacts on the population.

**2.a.ii.(3) Economically Impoverished/Disproportionately Impacted Populations**

**Increase Availability of Basic Amenities:** The target area lacks walkable access to many basic amenities. The nearest full-size grocery store and pharmacy for instance are more than two miles away. This is especially important for the 65 and over demographic. In 2011, Pittsburg was assigned a modified Retail Food Environment Index (mRFEI) score of 0.1-5. This score was developed by the CDC and indicates that there are only between 0.1 and 5 healthy food sources per census tract in the City – a detriment to nearly 20% of the target area population that is under 18 years old. The target area has also been designated a Mental Health Shortage Area according to the U.S. Department Health Resources & Services Administration. Resource gaps are especially impactful as 12% of target area residents are 65 or older (DADS). A primary goal of brownfield revitalization in the target area is to bring commercial opportunities like healthier food stores and restaurants as well as medical services closer to the target area.

**Reduce Proximity of Sensitive Populations to Brownfields:** Brownfield contaminants discussed in potential assessment sites on page 2 have been linked to a range of ailments from skin irritation, to kidney disease, to a variety of cancers. The proposed remediation and development will remove the surrounding community’s proximity and exposure to contaminants, as high priority sites are adjacent to thousands of residents. Prior to construction of the proposed development, the City must assess and address brownfield conditions of the target area. Once specific environmental conditions are determined, the parcels will be cleaned and monitored to ensure no further release of harmful toxins into the air, soil, and groundwater.

Potential health effects that come from living near hazardous waste include diabetes, liver disease, and cardiovascular disease. Between 2005 and 2007, 37 of every 100,000 Pittsburg residents died from diabetes. This was the fourth highest diabetes death rate in the county. Pittsburg ranks in the 50th percentile for low birth weight in the state, while the target area ranks in the 62nd. The City continues to experience higher proportions of asthma hospitalizations than the state average (CCCHS). Between 2005 and 2007, 5.4% of all heart disease-related deaths happened in Pittsburg, placing it fifth across all Contra Costa County cities (CCCHS). In the same timeframe, Pittsburg stood in the top third for most cancer deaths in the county (CCCHS).

**Increase Safety:** In the last comprehensive community survey conducted (2015), 41% of respondents considered crime to be a very or extremely serious issue. Crime and safety were two of the top three “serious issues facing residents.” As mentioned above, the target area alone received more calls for service than surrounding neighborhoods (nearly 1,000) in 2018. The proposed revitalization will occupy underused and vacant parcels and increase foot traffic in the area, quelling resident concerns of blight and trespassing. For example, the target area often experiences drivers spinning donuts surrounded by spectators, and once redeveloped will not lend to this kind of activity.

**2.b. Community Engagement**

**2.b.i. Community Involvement:** With regards to EPA grants, the City of Pittsburg has a strong history of working successfully with the grant target area and population. The following partners will play important roles in this Multipurpose grant project:

Partner	Contact Info	Role
Pittsburg Defense Council	Susan Burkitt <a href="mailto:pittsburgdc@gmail.com">pittsburgdc@gmail.com</a> (925) 639-0917	The voice of the citizens through quarterly meetings, NextDoor updates, and direct community outreach.
Pittsburg Arts & Community Foundation	Janis Glover (925) 252-4986 <a href="mailto:jglover@pittsburgfoundation.org">jglover@pittsburgfoundation.org</a>	Aid in communications and community outreach.

Partner	Contact Info	Role
Future Build	Merl Craft mcraft@ci.pittsburg.ca.us (925) 382-7074	Future Build trains locals for jobs in the environmental remediation field. As with the Assessment Grant students will observe first-hand Multipurpose environmental work.
NWEDI	Amalia Cunningham Amalia.cunningham@dcd.cccounty.us (925) 674-7869	Ensure alignment of Revitalization Planning with its regional economic development effort. NWEDI is also a significant source for market and commercial data.
Pittsburg Chamber of Commerce	Monica Coture monica@mypittsburgchamber.org (925) 4332-7301	Attraction of private interest to the NRG parcels (once for sale) and developers to the target area
Bay Area Urban Manufacturing Initiative	Martine Neider. martine@sfmade.org 415-408-5605 x 6	Regional partners that provide resources for attracting and collaborating with modern manufacturers. BAUMI will aid in City and potential investor communication efforts
Private Developers	Confidential	Provide resources for land acquisition & development.
East Bay EDA	Jackie Keliiaa jackie@eastbayeda.org (510) 272-6843	Local partner that provide resources for collaborating with private investment. EBEDA will introduce the City to outstanding growing local businesses.
GoBiz	Poonum Patel Poonum.Patel@gobiz.ca.gov (916) 319-9946	Statewide partner that provide resources for attracting and collaborating with private investment. GoBiz will introduce the City to potential incoming businesses.

**2.b.ii. Incorporating Community Input:** In addition to its Community-wide Assessment project webpage, successful outreach for the City’s existing EPA grant has included press releases and monthly handouts at Neighborhood Improvement Team (NIT), Community Advisory Commission (CAC), City Council meetings, and City Facebook and Instagram pages. The City will therefore continue all of these efforts to inform the community of project milestones like consultant selections, assessment and cleanup results, and announcements for community meetings, and for gathering and responding to input. Each of the communication efforts will be provided in English and Spanish.

The City will conduct at least three community workshops for the revitalization planning portion of its assessment grant. The City and consultant will organize focus groups of community members to obtain comprehensive public opinion of redevelopment wants, needs, and goals, and recommend adoption of community ideas into grant activities.

Lastly, City grant staff will continue to conduct quarterly meetings with the Pittsburg Defense Council (PDC). The PDC is a well-connected group of environmentally aware Pittsburg residents. Its role in the Assessment Grant has been invaluable in site selection and communication of grant progress with the greater community through word of mouth and Nextdoor posts in the target area. In addition to this role, the PDC will help populate the planning workshops with relevant and influential community members. The feedback gathered from the PDC will be considered for the Revitalization Plan.

### **3. Task Descriptions, Cost Estimates, and Measuring Progress**

#### **3.a. Description of Tasks and Activities:**

**Task 1: Grant Oversight & Reporting:** City personnel will report grant expenditure and results to demonstrate sufficient progress, proper use of funding, and updated site status. City staff will communicate regularly with EPA Region 9 and the selected Qualified Environmental Professional (QEP) to ensure the grant timeline and outputs are met. Staff will also develop an RFP to select a QEP based on sites selected, the number of sites to which access is granted for

assessment, and the sites for which Purchase and Sale Agreements are made (approximately three sites total).

<b>Task 1: Grant Oversight &amp; Reporting - Outputs and Total</b>	<b>\$38,000</b>
<ul style="list-style-type: none"> <li>• 5 years of staff time for grant oversight (staff)</li> <li>• 5 annual reports and 20 quarterly report (staff)</li> <li>• Consistent ACRES database input over 5 years (staff)</li> </ul>	<u>Required Cost Share from General Fund</u> (300 hrs x \$64.17) + 30% = \$25,000
<ul style="list-style-type: none"> <li>• Attendance at two EPA Brownfield Conference (staff)</li> </ul>	\$8,000
<ul style="list-style-type: none"> <li>• City staff development of one RFP</li> <li>• Selection process for Qualified Environmental Professional</li> </ul>	<u>Required Cost Share from General Fund</u> (60 hrs x \$64.17) +30% = \$5,000

Task 2: Site Access: In association with the assessment grant, the City has already conducted community-based site selection efforts to identify the community’s top sites for revitalization. Due to differing ownership requirements per allowed Multipurpose grant activity, access and acquisition negotiations are already underway for some candidate brownfield sites in the target area. Communications with influential community members, existing commercial/industrial entities, and service groups will determine the City’s ability to leverage resources per site.

<b>Task 2 Site Access Outputs and Total</b>	<b>\$11,310</b>
<ul style="list-style-type: none"> <li>• Acquisition of at least 1 site, Access to at least 2 sites (staff)</li> </ul>	(110.5 hrs x \$64.17) + 30% = \$7,310

Task 3: Community Involvement: In addition to current site selection efforts, the community will be involved in shaping the revitalization as described in Tasks 5-7 and sections 2.b.i and 2.b.ii.

<b>Task 3 Community Involvement Outputs and Total</b>	<b>\$16,000</b>
<ul style="list-style-type: none"> <li>• 20 PDC meetings (staff)</li> <li>• At least 1 City Council Meeting to approve contractor (staff)</li> <li>• 10 NIT meetings (staff)</li> <li>• 60 grant webpage updates and at least 20 social media posts (staff)</li> <li>• Up to 15 Press Releases (staff)</li> </ul>	<u>Required Cost Share from General Fund</u> (120 hrs x \$64.17) +30% = \$10,000
<ul style="list-style-type: none"> <li>• Consultant attendance at 15 community meetings over 5 years (quote based)</li> </ul>	\$5,000
<ul style="list-style-type: none"> <li>• Up to 3 area maps to facilitate communication (quote based)</li> </ul>	\$1,000

Task 4: Environmental Site Assessments: If all necessary environmental assessments cannot be completed with the City’s existing Assessment Grant funding, the QEP will conduct ESAs with Multipurpose funding. Pending site access, two or three sites could be assessed outside of the Assessment Grant period and in line with the Multipurpose grant timeline if awarded. ESAs will be conducted in conformance with ASTM Standard 1527-13 or 40 CFR Part 312. After the QEP completes Phase I ESAs and submits QAPPs/SAPs , they will conduct Phase II ESAs.

<b>Task 4 Environmental Site Assessments Outputs and Total</b>	<b>\$244,000</b>
<ul style="list-style-type: none"> <li>• One QAPP (consultant)</li> </ul>	\$5,000
<ul style="list-style-type: none"> <li>• At least 3 Phase I environmental assessments (quote based)</li> </ul>	\$15,000
<ul style="list-style-type: none"> <li>• At least 3 Phase II env. assessments (SAPs included) (quote based)</li> </ul>	\$224,000

Task 5: Cleanup Planning: The QEP and key City staff will work put forth significant effort to both communicate with and receive input from the community for this stage. Press releases and social media posts will notify residents of sites’ status, and community meetings with PDC and



at NIT will serve to gather information on how community members want to be involved in the cleanup process. The QEP and City will co-author, and obtain approval of a Cleanup Plan which will include an ABCA. The QEP will enroll the City-owned sites in California's Voluntary Cleanup Program. City Engineering Division will review the remediation plan submitted by the QEP and issue necessary City permits once requirements have been met.

<b>Task 5 Cleanup Planning Outputs and Total</b>	<b>\$12,776</b>
• up to 3 co-authored Cleanup Plans (staff time)	(42 hrs x \$64.17) + 30% = \$2,776
• Up to 3 co-authored Cleanup Plans (quote based)	\$10,000
• Up to 5 press releases, 10 social media posts, and 5 meetings (staff)	Cost already included in Task 4

Task 6: Remediation: The City and QEP will remediate each City-owned site (approximately 3) per the methods approved in the Cleanup Plan(s). City and QEP will conduct monitoring activities like confirmation sampling to ensure remediation activities align with approved Cleanup Plan(s). The City and QEP will take all necessary mitigation measures during the remediations, and notice/inform the public of project updates. The City and QEP will work with the EPA and Department of Toxic Substance Control to certify cleanup is complete on each site.

<b>Task 6 Remediation Outputs and Total</b>	<b>\$361,309</b>
• Remediation of up to 3 sites and consultant participation in monitoring and mitigation (contractor)	\$355,000
• Monitoring to ensure consistency with the Clean Up Plan (staff time)	(75 hrs x \$64.17) + 30% = \$6,309
• Mitigation during remediations (staff time)	
• Up to 5 press releases, 10 social media posts, and 5 meetings (staff)	Cost already included in Task 4

Task 7: Revitalization Planning: The grant staff, Planning staff, and QEP will devise a Revitalization Plan that will build from community, TLUP, RASP, and General Plan values described in Section 1.b. The scope of this plan will be based on the City's ability to leverage resources to purchase sites, gain access to non-City owned sites, and attract commercial interest to City-owned sites. It will also include an EPA-approved plan to preserve historic properties and threatened and endangered species. To ensure validity, operationalization, and completeness of the plan, the City and consultant will evaluate infrastructure needs, conduct market feasibility studies, and actively solicit beneficial end-users of the remediated sites through a branding plan. The City and consultant will conduct community workshops to develop specific and actionable methods to meet target area wants and needs.

<b>Task 7 Revitalization Planning Outputs and Total</b>	<b>\$160,605</b>
• 1 Evaluation of Infrastructure Needs on all sites (consultant)	\$15,000
• 1 Evaluation of Infrastructure Needs (staff time)	(115 hrs x \$64.17) + 30% = \$9,593
• 1 Market Feasibility Study and research on all sites (consultant)	\$25,000
• One branding plan (consultant)	\$25,000
• Up to three Revitalization Planning Workshops (consultant)	\$34,000
• Up to three Revitalization Planning Workshops (staff time)	(60 hrs x \$64.17) + 30% = \$5,006
• 1 co-authored Revitalization Plan (consultant)	\$40,000
• 1 co-authored Revitalization Plan (staff time)	(72 hrs x \$64.17) + 30% = \$6,006
• Materials for up to 3 draft plans (consultant)	\$1,000

The above personnel costs were calculated by multiplying the number of staff hours needed per task over the 5-year grant period by the average hourly rate of staff involved in achieving the outputs (\$64.17). Fringe Benefits are approximately 30% of the hourly rate. Cost of travel was calculated per 2017 cost of staff travel for similar trips.

Task	Outputs	Est. Required Time / Completion Date
1	Award and Cooperative Agreement	summer/fall 2019
2	Site Identification, Prioritization, & Access	summer/fall 2019 – April 2020
1	Development and announcement of 1 RFP	Start development Feb. 2020, Advertise May 2020
1	Consultant Selection	Selected by July 2020
3	Community Notifications	Ongoing throughout life of grant
3	Community Meetings	PDC quarterly mtgs starting fall 2019 NIT mtgs spring & fall annually starting fall 2019
4	QAPP	Completed by July 2021
4	~3 Phase I ESA's and reports	Completed by July 2021
4	~3 Phase II ESA's and reports	Completed by July 2022
5	Up to 3 Cleanup Plans	Completed by March 2023
6	Remediation, monitoring, mitigation	Completed by November 2024
7	Revitalization Plan	summer/fall 2025

### 3.b. Cost Estimates and Outputs

Budget Categories		Grant Oversight	Site Access	Community Involvement	ESAs	Clean up Plan	Clean Up	Reuse Planning	Total
Personnel	Haz		\$3,545			\$1,348	\$2,427	\$7,925	\$24,433
	Petro		\$3,545			\$1,348	\$2,427	\$7,925	\$24,433
Fringe Benefits	Haz		\$109			\$40	\$728	\$2,377	\$5,067
	Petro		\$109			\$40	\$728	\$2,377	\$5,067
Travel	Haz	\$4,000							\$6,000
	Petro	\$4,000							\$6,000
Supplies	Haz			\$500				\$500	\$1,000
	Petro			\$500				\$500	\$1,000
Contractual	Haz			\$2,500	\$122,000	\$5,000	\$177,500	\$69,500	\$363,500
	Petro			\$2,500	\$122,000	\$5,000	\$177,500	\$69,500	\$363,500
Direct Costs	Haz	\$4,000	\$3,655	\$2,750	\$122,000	\$6,388	\$180,655	\$80,302	\$399,750
	Petro	\$4,000	\$3,655	\$2,750	\$122,000	\$6,388	\$180,655	\$80,302	\$399,750
Indirect Costs	Haz	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250
	Petro	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250
Total Fed. Funding	Haz	\$4,000	\$3,655	\$3,000	\$122,000	\$6,388	\$180,655	\$80,302	\$400,000
	Petro	\$4,000	\$3,655	\$3,000	\$122,000	\$6,388	\$180,655	\$80,302	\$400,000
<b>Fed. Funds Total</b>		<b>\$8,000</b>	<b>\$7,310</b>	<b>\$6,000</b>	<b>\$244,000</b>	<b>\$12,776</b>	<b>\$361,309</b>	<b>\$160,605</b>	<b>\$800,000</b>
Cost Share (Personnel)	Haz	\$15,000		\$5,000					\$20,000
	Petro	\$15,000		\$5,000					\$20,000
<b>TOTAL BUDGET</b>		<b>\$38,000</b>	<b>\$7,310</b>	<b>\$16,000</b>	<b>\$244,000</b>	<b>\$12,776</b>	<b>\$361,309</b>	<b>\$160,605</b>	<b>\$840,000</b>

**3.c. Measuring Environmental Results:** The City will be tracking expenditures, timeliness of achievement of milestone outputs, and alignment with cleanup, reuse, and existing revitalization

plans. The City will apply the Dave Logan Project Management Strategy to measure results so that projected outputs lead to projected outcomes, and that staff efforts and funding are sufficient to execute outputs. Through routine check-ins, the Dave Logan Strategy aligns project outcomes with outputs in live-time. These check-ins will consist of weekly discussions between project staff and with the QEP, monthly calls with EPA Region 9 staff (as done currently under the Assessment Grant), and quarterly meetings with the PDC. Some outcomes for the remediation and revitalization portions of the project include community safety, alignment of Revitalization Plans and the City's TLUP and General Plan, and an informed and involved community. The project's journey to these outcomes is tracked through progress toward specific outputs (like number of sites remediated, purchased, or accessed) as listed in Section 3.a. If at any point the check-ins reveal that outputs will not lead to outcomes, the Dave Logan Strategy suggests making adjustments to gain the resources necessary to realign outputs with outcomes.

#### **4. Programmatic Capability and Past Performance**

**4.a.i. Organizational Structure and Experience:** The City of Pittsburg has decades of successful program operation utilizing federal funds, including: the Assessment Grant, Model Cities, Job Training Partnership Act, American Recovery and Reinvestment Act, and Workforce Innovation and Opportunity Act. The City has experience with the state's ACRES and ASAP systems to track and manage grants. The QEP's technical experience, the City's Finance Department's key support to program staff using EDEN software, and the project management team described below will ensure the success of this project.

Acting City Manager, Garrett Evans, served on the California Redevelopment Agency's (CRA) Brownfield Committee and represented the City on a site remediation project that included over 3,000 tires and extensive hazardous waste cleanup. With 20 years of experience, Garrett led several remediation efforts and fostered countless working relationships, including three Public Private Partnerships valued at over \$2 billion. He will be invaluable in access and acquisition, planning phases, and overall steering of the project.

Maria Aliotti Director of Community Services, has two decades of public sector experience, and has managed countless projects involving commercial construction, historical renovation, and construction commercial tenant improvement construction. She has also served on the CRA's Brownfield Committee, overseen environmental site-specific work in Pittsburg, and negotiated property acquisitions and dispositions. Maria will lead access and acquisition negotiations and provide input on the Revitalization Plan.

Administrative Analyst II, Sara Bellafronte, currently manages the City's Assessment Grant and has worked on federal Technical Assistance Grants, hosted community meetings, led the City's social media communications, and authored strategic plans like the City's TLUP. She will manage the grant by leading community and partnership communication efforts, partnering with the QEP to draft various project plans, overseeing monitoring and mitigation activities, as well as fulfilling expenditure and environmental reporting requirements as specified by the grant.

**4.a.ii. Acquiring Additional Resources:** With the help of expert contractors and cooperative property owners, the City has played lead roles in tens of site-specific environmental remediation projects in the last five years. The City has retained lists and contact information of contractors used, has RFP's used to solicit resources, and even maintains an approved contractor list for environmental work. The Administrative Analyst will work closely with internal seasoned staff

like the Director of Community Services and Acting City Manager to efficiently attract the best qualified candidate(s) for all phases of this project per the required EPA procurement guidelines.

#### **4.b. Past Performance and Accomplishments**

**4.b.i. Currently Has or Previously Received and EPA Brownfield Grant:** Accomplishments of the City's \$300,000 2017 Community-wide Assessment Grant (99T62601) can be seen on the ACRES database and include the sale and redevelopment (happening now) of three brownfields in the target area, successful Phase I ESAs of two target area sites, one Phase II ESA, constant community communication through quarterly meetings with the PDC and webpage updates, and identification of new assessment sites. The redevelopment of the purchased brownfields will contribute to the attainment of the goals set for the Assessment Grant. The property sales have affected the City's ability to draw down funds at the expected pace, as it unexpectedly shifted the project focus to other, less familiar, parcels in the target area.

Compliance with requirements: The project is on track for meeting the overall schedule, budget, and workplan goals, and is updated on ACRES. Early success of accelerated outcomes necessitated an adjustment for interim milestones since three key brownfields in the target area were sold within weeks of the grant award. Assessment costs of these brownfields were bulk of the Assessment Grant funding request. Therefore, upon the sites becoming unavailable, only \$23,000 of the funds have been drawn down. In order to keep pace, the City has redirected its efforts to a 175-acre group of parcels and two parcels in the City's Opportunity Zone that collectively will account for over \$185,000 of grant fund expenditure in the next few months. After the assessment of these parcels, \$7,000 will be spent on community input workshops that will inform Cleanup and End-Use Planning expected to cost \$53,800. The City has complied with all reporting requirements with the exception of one late Federal Financial Report (FFR). Notification of the late FFR was received and within a week was submitted by the City.

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