

Rancho Meeting – 10/21/15

QUESTIONS/ANSWERS (answers marked with \*\* in blue)

- I'm a new resident to Pittsburg and have only been here 3 months, live in San Marco. There is only one way in and one way out. Will there be future development/another connection in/out in the near future?

\*\*Santa Teresa will eventually connect to Leland Road in the future, it just depends when the "trigger" number of residents/homes in that area hits.

- We've been promised a park in San Marco and it's been put on hold now because of the drought. Will we be getting it any time soon?

\*\*We hope construction will begin in the Spring and are looking at ways to use less water.

- Why was this park not done 2 years ago when there was no drought? The City collects a certain amount per house for parks and maintenance fees, but still no park. We are feeling forgotten.

\*\*The park will be developed next spring and if not she was told to call Joe Sbranti personally. Joe Sbranti and Fritz McKinley each gave the resident their business card.

- Will there be any kind of retail in the West Pittsburg area?

\*\*We would also like to have more retail out that way, but there is a development agreement in place that does not have retail space included. We are trying to convert some of the commercial space to retail space. We know Safeway is a "zoo" during certain times of the day and we are pushing hard to convert the remaining land to retail..

- What happened to the AM/PM? The sign say Summer 2015.

\*\*The permits are ready for pick up and we are waiting for the developers to do that, but we think the owners are trying to sell at this point.

- The new park downtown is not watered by recycled water, it is watered with our drinking water. Why did that park get the "ok" to construct/how was that rationalized?

\*\*The drought hit while we were in construction with John Buckley Square. The recycled water line is only 2 blocks away and we are waiting on an agreement with Delta Diablo for the connection. We are looking into wells to water the San Marco Park, but there is no recycled water line close to that park to connect to.

- It's unfortunate to hear that John Buckley Square is not being watered with recycled water. I am a 5<sup>th</sup> generation Pittsburg resident. I've seen Pittsburg go from good to bad to getting better again. John Buckley Square is so wet the mosquitos eat me alive just walking past. When I walk

through the grass my shoes get so wet they leave wet marks on the concrete. Why is this park being watered so much?

\*\*We just recently took over irrigation control of the park and are trying to tweak it so we are not over-watering, but also not under-watering. We are literally working on it every day trying to regulate.

\*\*Mosquitos are an epidemic problem everywhere. Vector control sets traps and sprays for them but they are heading for turf areas looking for water, which is a bad situation for all parks. If you are on our eNews blasts we send out the annual letters that the Vector district sends to us, which includes fogging days.

- There are many empty businesses downtown that have remained empty for at least a year and a half. When will this be changing?

\*\* There is a new Yoga studio going in downtown. There is a building on Fourth St. and Black Diamond that we are looking at the design review on. This will be revamped into 8 residential apartments at the top with commercial space in the bottom, but not sure exactly what will be going in commercially. The Yogurt shop was taken over by Sassy Sweets and will be re-opening.

- What is going on with the generator on Fourth Street?

\*\*The owner of the building has it up for sale and, we believe, is close to selling. We are hoping that the new owners will revamp it and fix issues the current owner has allowed to let go over the years.

- Is there a plan to improve our water quality?

\*\*We get the water from the canal, then treat it ourselves and distribute to our customers. We will be doing \$7 million in improvements to the water system. Our water is healthy and safe and also softer than Brentwood water. We are in the bidding process for the project which will be awarded in February. It will be a year-long process to be completed in 2017. We continually do improvements and are willing to take anyone on a tour of our water treatment plant.

- Can anything be done to improve the crosswalk area at Range Road and W. Leland Road? People don't always pay attention to the pedestrians at that location. Can you add a higher wattage light to the intersection or lighted crosswalks?

\*\*That area is being reviewed for various safety improvements.

- The traffic cue at the Rancho Medanos Jr. HS intersection is not long enough and causes a back-up.

\*\*The traffic engineer will take a look at this.

- Can you post signs at the parks to remind people to pick up after their pets?

\*\*This is a good reminder. Some parks do have signage and others don't. We need to check.

- Resident lives on Wedgewood Drive and says there is a problem with frogs and mosquitos in the PG&E corridor when it floods.

\*\*Contra Costa Mosquito and Vector Control would be responsible for ensuring mosquitos are under control. Their number is on the sheet we handed out. We should both call so they come out to investigate.

- If you don't plan on having a big parking lot by the new BART station on Railroad Avenue, how do you plan for people to get there if they don't actually have a "honey" to drop them at the kiss-and-ride?

\*\*Railroad Station will be a transmodal station. We are looking into a subsidized shuttle from downtown to/from BART and Los Medanos to/from BART. This will be an urban station with limited parking and will work in partnership with Tri Delta Transit for a better bus route. We expect commuters from the east to use the Hillcrest station as the massive parking structure there will alleviate a lot of the parking headaches at the Bay Point station.

- There is an overgrown tree blocking the Range Road sign at the intersection so we were almost unable to find the street. Also, we need more signage to the east on W. Leland Road to tell people there is a school there.

\*\*We will take a look at the sign and cut the tree as needed.

- What is going on with WesPak? We would like it to disappear.

\*\*It has gone silent and they have asked us to stop working on the file for now. It is unofficially on hold.

- Why aren't we looking into a desalination plant?

\*\*It doesn't make financial sense to the customer to do this. It's better to build a bigger reservoir to store more water in non-drought years. Los Vaqueros was at 118k acre feet of water and now it's at 90k acre feet of water. Expansion of the reservoir is the way to go with the studies that have been done. It is already being expanded.

- What is going on with the burnt house one Tampico Dr., is the City doing anything about it?

\*\*Code Enforcement is aware of the situation and has been working on the property since January 2014, with the property owner and bank. Unfortunately the banks, when a foreclosure is in process, don't always address problems/issues until a buyer is actually in place.

\*\*update – Code Enforcement has cited and rolled onto taxes \$13,200 for the condition of the property. There is \$4000 that will be liened soon, and the bank has already paid \$2100 in citations over and above the previous amounts.

- Resident lives on Serrana Court and says his neighbor has multiple cars that don't move for the street sweeper to come through. Can we monitor number of cars a resident has and how can we get them to move for the street sweeper?

\*\*We cannot monitor the number of cars a resident has, but if vehicles sit for an extended period of time, call Code Enforcement with vehicle information and address it is in front of and Code Enforcement can come red tag the vehicles. If they don't move after 72 hours from the date of red tag they can be towed. Also, Delta Diablo can send courtesy letters to particular neighborhoods regarding street sweeping days. We will contact Delta Diablo to have this done for this neighborhood.

\*\*update – Hilario Mata contacted DDS to do a follow up to Serrana Court for street sweeping education and flyers to the neighborhood to remind them about moving cars and why.

- There is a lot of shady activity going on downtown at night. There is "something" going on outside of the Chamber building like drug deals or something, there is a homeless problem at night, and there seems to be a lot of crimes lately at the Senior Housing Complex like prostitution. We don't see the beat cop out that way anymore and there is always a late response, if any at all. There seems to be no sense of urgency. When we call we get transferred to the Sheriff's Office. We don't feel it's safe to walk downtown at night.

\*\*Our City is dispatched through the Sheriff's office at all times, not just at night. Please see Ofc. Spires after the meeting to give her more information. We can do extra patrol in the area. Don't wait for these meeting to tell us these things. We can address issues at any time. There are 67,000 residents and only 75 sworn officers. We need to hear from you about things we may not see, we need your help.

- How will people get from the kiss-and-ride parking area to BART? Will they have to cross over the already busy California Avenue?

\*\*Yes – they will get dropped off at the kiss-and-ride, walk across the crosswalk at California Avenue, walk along the sidewalk where there will be a railing to separate the cars from the pedestrians (and also to eliminate the possibility of someone trying to exit a vehicle on Railroad Avenue) and then will walk down the stairs or take the elevator to the platform below.

- Is there a chance of getting a different grocery store where the Food Source is?

\*\*This is privately owned so there is no progress for a Safeway or anything else at this time.

- Why don't businesses want to come to Pittsburg?

\*\*there is not enough space for them, retail has shifted to online purchases, if we don't fit the mold they have of what they are looking for then we won't even be considered, Mom & Pop shops don't have finances to open up, or we don't have the demographics that they are looking for. We are trying to be creative to bring businesses to our City. We have been making a name for ourselves in the last couple of years.

- How is cow-town Brentwood getting all of these big retail places?

\*\*Brentwood's mall was built by a private developer who has multiple malls like it in other cities.

- I live on the corner of El Arroyo, where there are no street lights. People are always parking their cars there and leaving their debris behind and I think there are drug deals going on during the day. What can be done?

\*\*We can do extra patrol in the area, but if you see any type of suspicious activity or cars, always call the police department so we can check it out. Suspicious activity/vehicle information is shared with all of the police officers. We have 6 beat officers working at different times throughout the day.

- What plan does the city have to mitigate traffic congestion on W. Leland Road/San Marco Boulevard with all of the new construction coming? As it is, it takes 20-30 minutes to get onto the freeway in the morning.

\*\*The metering lights getting onto the freeway are a concern, but are not controlled by us they are controlled by the Contra Costa Traffic Authority. We are working with CCTA with revising the metering light. We are also trying to extend W. Leland to connect with Willow Pass. We would like your information to follow up with you with our solution. It looks like it's time to seriously consider the extension over the top of San Marco to Willow Pass Road.

- In the Oak Hills area there are 2 recovery houses in close proximity. Isn't this a code violation?

\*\*Our City Attorney is working on this and is in the process of writing a letter to correct this. Notice of Violation went out and the attorneys have gotten in touch with the entities in charge.

- We are confused with which emergency phone numbers to use. Do we use 911 or 646-2441?

\*\*if on a cell phone 911 goes to CHP and they need to figure out where to transfer you, 646-2441 is a direct line to the Sheriff's Office who we dispatch thru.

- Can the Police Department do enforcement on people cutting through Ventura Drive between Buchanan Road to Loveridge Road and Loveridge Road to Harbor Street? More people have been using it.

\*\*We try and rotate the places that our Motor Units monitor. We have let them know to monitor this location again. Please always call us if there is a location you think they should be.

- It seems there are two themes going on tonight – pockets of crime throughout the city and sense of lack of Planning. Where do you see Pittsburg in 5/10 years and what are they doing to move forward without negatively impacting the city? BART is in the most congested part of Railroad Avenue and there are already major back up onto Railroad Avenue from California Avenue, this is a dangerous intersection. It takes 20 minutes to get across town from Leland.

\*\*the park downtown has been pre-plumbed for 8 years, it is now fully plumbed and ready to go for recycled water – good job Planning there!

\*\*We have been “fixing”, or trying to fix, plans that were set in 1991. Six years ago we came up with a Railroad Avenue Specific Plan, which you can go online to see how it is designed to work. It includes bicycle opportunities

\*\*There are challenges in certain areas and that’s why we are here and have these meetings, so we can hear from you

\*\*other cities, like Brentwood, have something that we don’t have – folks that spend money

- What can I do as a resident to help bring businesses here?

\*\*keep bringing people to Pittsburg.

- Why is there so much retail space empty downtown?

\*\*a lot of it is private property which we have no control over. We’ve done tenant improvements in our buildings to attract businesses, but we can’t make private owners do the same

- There is nothing in the works for the commercial space at Sienna Court?

\*\*They have no money for tenant improvements – all of their money is used for the housing part of the business.

- Commuters are starting to cut through Inverness to Barrie to Campbell, to go around Buchanan, can we have the PD monitor these areas?
- Resident wanted to just say how much they enjoyed the Culinary Crawl and what a nice event it was.
- Who do we call about the metering lights on Railroad at Hwy 4?

\*\*all lights are ours except the ones at Bliss Avenue and the freeway. Call us so we can light a fire under Caltrans to get things fixed. They need to go out and re-time the lights.

- What is going in at the old Smits and why is it taking so long?

\*\*it will be a Vietnamese restaurant and they are waiting on funding to finish the project

- Thanks for the median fence on Harbor Street
- I got a ticket for not stopping for a pedestrian in the crosswalk on Railroad at Parkside – the signs in the median are too tall and you can’t see the pedestrian behind it.

\*\*Engineering will look at the signs and modify as needed.

- Just want to comment that Century Boulevard complex is always full of cars, we have people in houses and BART parking is always full – I think the city is doing well! All of the traffic is a result of a driving community.
- (approached after meeting) 2114 Apricot – debris from neighbor clipping yard is in the street, what can be done about this?

\*\*added to GoCities

- (approached after meeting) Illegal garage conversion at 2117/2119 Apricot – this is a Section 8 home and there always seems to be a lot of “men” going in and out of the home, concerned about the young girl living there