CITY OF PITTSBURG - PROPOSED TRUST LANDS USES

GOALS	IMPLEMENTATION SCHEDULE	COMMUNITY / STATEWIDE BENEFITS	METHODS OF FINANCING
OPEN SPACE			
1. Riverview Park			
The City of Pittsburg will continue to maintain the Riverview Park facilities and open space reserve.	Riverview Park is currently maintained by Pittsburg's Parks & Recreation Department.	Pittsburg's continued maintenance of Riverview Park will provide valuable public access to the waterfront in the form of shoreline trails, a floating pier and fishing facilities, picnic areas and a small playground space for young children to enjoy, as well as, preserved marsh land and natural wildlife refuge.	Funds necessary to maintain Riverview Park are included in Pittsburg's annual budgets that cover the costs for the maintaining City parks.
2. Dow Wetlands			
The City of Pittsburg intends to continue to collaborate and partner with Dow Chemical in support of the Dow Wetlands' preserve programs.	Pittsburg staff will continue to attend meetings with Dow and help facilitate various programs with the Pittsburg Unified School District and Los Medanos College.	Pittsburg's continued support and collaboration with Dow on the wetlands will help to strengthen and sustain the 471-acre nature preserve, protecting the plant life and wildlife sanctuary, children's environmental science workshops, fieldtrips and fairs, as well as, the free public access for passive recreational enjoyment.	No specific funds need to be designated by the City in order to participate / collaborate on environmental and educational programs. Attending meetings, assisting with brainstorming and networking with Dow and various educational institutions is merely a contribution of the City's staff time to an important cause.
3. Brown's Island			
The City of Pittsburg intends to support making Brown's Island more accessible to the general public, whereas, it is currently only accessible by boat. The City would like to see boating excursions operated to increase public access to the island. Pittsburg's Marina could potentially house the location for the island's boating excursion departures. The City could also provide helpful informational kiosks at Marina and downtown locations, informing the public about Brown's Island. The City would also encourage the creation of educational programs to be offered at Brown's Island, similar to those offered at the Dow Wetlands.	While an implementation schedule does not exist at this time, Pittsburg is interested in recruiting an interested party to offer the boating excursions to Brown's Island and may offer support as deemed necessary to enable this project. Once boating excursions were in operation, Pittsburg would like to network with the school district to pursue possible educational opportunities that may exist on the island for children.	Pittsburg's encouragement and promotional efforts to make Brown's Island more accessible to the general public through boating excursions from the Pittsburg Marina would create a greater use of existing regional open space for passive recreational uses for the general public, rather than its current use and accessibility only to the boating community. Community / statewide benefits to the general public would include the ability to enjoy nature walks along the shoreline, to enjoy the beautiful Delta views and the existing wildlife in their natural habitat. Additional benefits could also include various educational programs regarding the natural resources found on Brown's Island.	Budgeted funds have not been designated because we do not have an interested operator as of this date, however, future assistance could potentially be provided in the form of either free or reduced berthing fees at the Pittsburg Marina for a specified period of time to assist the operator in getting established. Once the excursions were in operation, the Pittsburg Marina could also commit to keeping the kiosks stocked with informational brochures, etc., assisting with the promotion of the excursions to Brown's Island.

CITY OF PITTSBURG - PROPOSED TRUST LANDS USES

GOALS	IMPLEMENTATION SCHEDULE	COMMUNITY / STATEWIDE BENEFITS	METHODS OF FINANCING
RECREATIONAL / VISITOR ORIENTED USES			
4. Pittsburg Municipal Marina			
The Pittsburg Municipal Marina will continue to maintain and improve its "clean" Marina operations, the condition of Marina facilities and waterways and the public's overall accessibility to the waterfront. Pittsburg will also continue to increase pedestrian amenities, street lighting and landscaping and way-finding signage to further connect the waterfront to the downtown, striving to increase the public views of the waterfront.	The approximate $7 million renovation has already been completed and continued efforts to maintain the improvements are underway by Marina staff, who continually strive to further improve operations and facilities. Additional pedestrian amenities, street lighting and landscaping and way-finding signage efforts are still in the final planning and implementation stages, which are all a part of the major revitalization effort being completed by Pittsburg's Redevelopment Agency in Pittsburg's downtown area, just adjacent to the Pittsburg Marina.	The many benefits offered at the Marina are as follows: 588 berthing slips offered at very competitive rates, a 24-hour public launch ramp free of charge for public use, on-site haul out service available as needed, public fuel docks open seven days a week, seasonal fishing charters and delta cruises, a live bait shop / market and extensive waterfront access for passive recreational use, such as walking, jogging, bicycling, picnicking and fishing. The Marina is easily accessible by public transportation, with many amenities avilable to the public year round and free of charge. With Pittsburg's continued revitalization of the Marina's adjacent downtown, it is Pittsburg's intention for the area to become a visitor destination and neighborhood marine / commercial center to allow the public at large to come and enjoy the beautiful Delta views, public shoreline access and array of services and amenities available to them.	The Marina has an approximate annual operating budget in the amount of $1.8 million that will support the efforts and goals mentioned. The Redevelopment Agency's entire revitalization effort at the Marina's downtown is estimated to be in excess of $300 million dollars, a portion of which will include the improvements in street lighting and landscaping, way-finding signage, public access, services and amenities, creating a visitor destination and neighborhood marine / commercial center.
RESIDENTIAL DEVELOPMENT USES			
5. Bay Harbor Park / Marina Park			
The City intends to contact Bay Harbor Park homeowners who have illegally constructed docks in the tidelands and/or submerged lands and require them to either obtain proper permits and lease agreements or deconstruct and remove the docks.	It is Pittsburg's intention to have this matter resolved by December 2009.	Maintaining control over the Delta waterways, protects the effects on water quality, safety, navigation, fishing and all other recreation uses for the benefit of the public.	No special financing or budgeting of funds is expected in the resolution of this matter.

CITY OF PITTSBURG - PROPOSED TRUST LANDS USES

GOALS	IMPLEMENTATION SCHEDULE	COMMUNITY / STATEWIDE BENEFITS	METHODS OF FINANCING
COMMERCE / ECONOMIC DEVELOPMENT USES			
6. Historic Industrial Waterfront			
It is Pittsburg's intention to maintain the industrial use and character of the historical stretch of the City's waterfront, while encouraging the development of "clean" industries and supporting the modernization of all industrial uses in the area to reduce both air and water pollutant levels, as well as, the reclamation and reuse of contaminated, blighted, underutilized sites.	Pittsburg's goal to maintain and improve its historic industrial waterfront is currently being implemented and continually progressing toward success. Pittsburg will continue to assume a leadership role over time to enhance environmental quality in the City by coordinating the remediation of former industrial and commercial sites and facilitating their redevelopment, acting as both a catalyst and facilitator, particularly where upfront private sector investment is unlikely due to perceived or actual environmental constraints or liabilities. Pittsburg will also continue its aggressive efforts to pursue the best and highest uses for the currently underutilized, blighted waterfront properties.	The local and statewide benefits of a prosperous, modern industrial waterfront is economic stability, job creation and protection of our natural environmental resources.	City and Agency staff time spent on the general pursuit of maintaining and improving the historic industrial waterfront is included within normal Economic and Redevelopment Department budgets. As specific projects are created, necessary funding will be budgeted to support that particular development project.
7. Tesoro - Memorandum of Understanding			
It is Pittsburg's desire to have Tesoro cease its current open storage of petroleum coke operations at the Pittsburg waterfront site, to eliminate the airborne coke particulates that have been deposited periodically on City properties and waters adjacent to the Tesoro facility.	In accordance with the Memorandum of Understanding between Tesoro and the City of Pittsburg, Tesoro is required to cease current open storage of petroleum coke operations at the site by July 2009.	The elimination of future airborne coke contaminates from the Tesoro storage facility operations, will effectively protect and preserve the quality of our air and waterways.	Funds necessary to create the Memorandum of Understanding have already been expended. Continued monitoring of Tesoro's compliance with the MOU is estimated to be a minor cost of staff time.

CITY OF PITTSBURG - PROPOSED TRUST LANDS USES

GOALS	IMPLEMENTATION SCHEDULE	COMMUNITY / STATEWIDE BENEFITS	METHODS OF FINANCING
8. Block 073 UDA			
The City of Pittsburg's Redevelopment Agency has created a Unified Development Area ("UDA") to eliminate existing blighted conditions on valuable waterfront properties. It is Pittsburg's intention to determine, pursue and achieve the highest and best potential use of Block 073 UDA.	In 2006, the Agency held a Public Hearing and formed Block 073 UDA. During 2006-07, the Agency contracted Moffatt & Nichol to assist Pittsburg in identifying the best and highest uses for the waterfront's Block 073 UDA. Moffatt & Nichol's Waterfront Planning Study identified 5 port activities that have potential for economic viability in Pittsburg, listing the manufacturing of steel products and the importation of automobiles as appearing to have the greatest potential. From 2006 to date, Pittsburg has been exploring many potential port activities locally and abroad, collaborating efforts with major land owners and potential investors and have made several expeditions overseas to China, Japan and Korea. Pittsburg continues to explore and discover many potential industrial/commercial activities and operations for viable port activities on Block 073 UDA.	Viable port activities within Block 073 UDA will improve the currently blighted, underutilized waterfront properties, create significant, high paying jobs and generate considerable revenues to create economic stability for the local community and State of California.	Funds necessary to create Block 073 UDA, as well as, continued exploration and pursuit of the elimination of existing blighted conditions and creation of highest and best use of the valuable waterfront UDA properties are provided by the City of Pittsburg's Redevelopment Agency. As future projects and expeditions develop, specific Agency funds will be appropriated.
9. 'Jobs to Housing' imbalance			
Improve Pittsburg's current 'jobs to housing' imbalance and improve the City's ability to carve out more than its share of the new jobs expected, in efforts to rebalance the 'jobs to housing' ratio.	Continue consistent pursuit of business attraction both locally and abroad, such as the recent successful recruitment of United Spiral Pipe, who is expected to create approximately 200 high paying, union jobs for the community. In 2008-09 fiscal year, create a strong Economic Development Strategy to aggressively recruit large businesses to create the vital employment centers the community currently lacks.	The transformation of the City of Pittsburg from a bedroom community to a vital employment center will create valuable jobs, considerable revenue and services, ease traffic congestion and economic leakage.	Budgeted funds for the positions within the City's Economic Development / Redevelopment Department supports Pittsburg's major business attraction efforts. As specific expenditures occur in particular attraction / development projects, additional funding will be allocated at that time.

CITY OF PITTSBURG - PROPOSED TRUST LANDS USES

GOALS	IMPLEMENTATION SCHEDULE	COMMUNITY / STATEWIDE BENEFITS	METHODS OF FINANCING
10. USS/POSCO - Dow Chemical - DDS			
USS/POSCO, Dow Chemical and Delta Diablo Sanitation (DDS) are the three major land owner's outside of the UDA, that comprise approximately 2/3rd of the entire industrial waterfront area, which is considerably underutilized at this time. It is Pittsburg's goal to work collaboratively with these land owners at a future date to act as both a catalyst and facilitator to assist in the reclamation, reuse and redevelopment of these valuable waterfront parcels, consistently encouraging and supporting necessary development.	There are currently no development projects planned or pending in regards to any of these properties at this time.	The reclamation, reuse and redevelopment of these currently blighted, underutilized waterfront properties will create significant, high paying jobs and generate considerable revenues to create economic stability for the local community and State of California, transforming vacant, unused land into potential best and highest uses of valuable property.	Budgeted funds for the positions within the City's Economic Development / Redevelopment Department supports Pittsburg's major business attraction / development efforts. As future projects and expeditions develop, specific Agency / City funds will be appropriated.
ADMINISTRATION OF LEASE AGREEMENTS			
11. Trust Lands Lease Agreements			
The City of Pittsburg will administer California State Lands Commission lease agreements and properly account for all current and future revenues derived from such agreements for the Trust Lands in accordance with AB 2324.	The City's role as Trustee over the granted lands was put into effect with the passing of AB 2324. As existing lease agreements expire, the City will perform future negotiations of new lease agreements in accordance with AB 2324.	In the administration of the California State Lands Commission lease agreements, the City will look after the State of California's best interests in regards to the leasing of the Trust Lands. The City's Finance Department will assure the proper receipt and record of payments. The City will assure fair and proper negotiation of future leases. The oversight of all lease agreements for the Trust Lands will be handled to the benefit of the State of California, in accordance with AB 2324.	Use of future lease payments negotiated and entered into by the City of Pittsburg could potentially provide financial assistance to the overall efforts to more fully utilize the granted lands along Pittsburg's historic industrial waterfront.