



Northern Waterfront Priority Production Areas Contra Costa County

Economic Development Committee

October 6, 2025



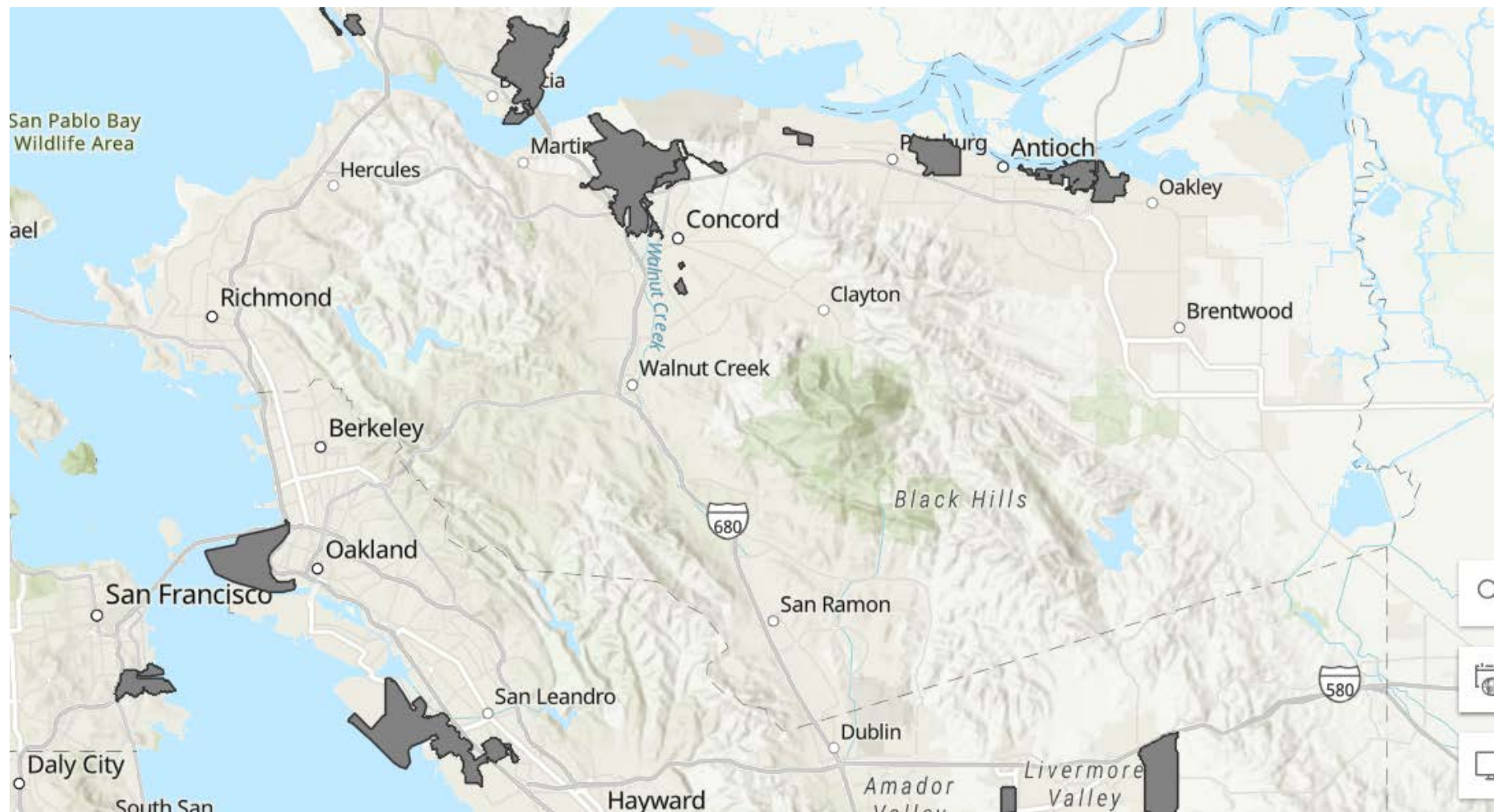
Agenda

- Introductions
- Priority Production Areas Context
- Scope of this project
- Committee discussion

Priority Production Areas (PPA) Context

- MTC program, initiated 2019
- Informs Plan Bay Area
- Identifies clusters of industrial businesses such as manufacturing, distribution, and warehousing
- Prioritizes designated PPAs for economic development investments and protection from competing land uses
- Intended to preserve existing areas that can add jobs and support continued economic growth
- PPAs are nominated by the Board of Supervisors or City Council of each jurisdiction

PPA Boundaries in Contra Costa County



Northern Waterfront Context

2019 NWED Strategic Action Plan Action Steps that this project helps to implement or support:

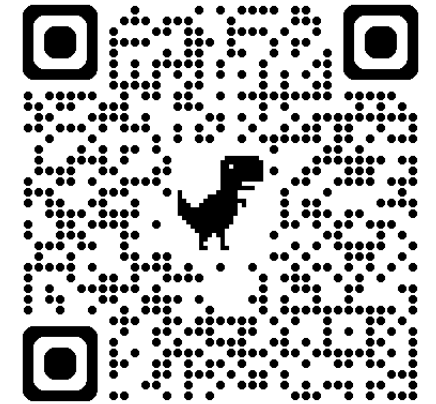
- Develop and maintain an inventory of industrial land
- Improve goods movement networks
- Prioritize water and sewer infrastructure projects
- Develop marketing materials and tools
- Create a regional economic development website that provides relevant site selection information

Project Scope

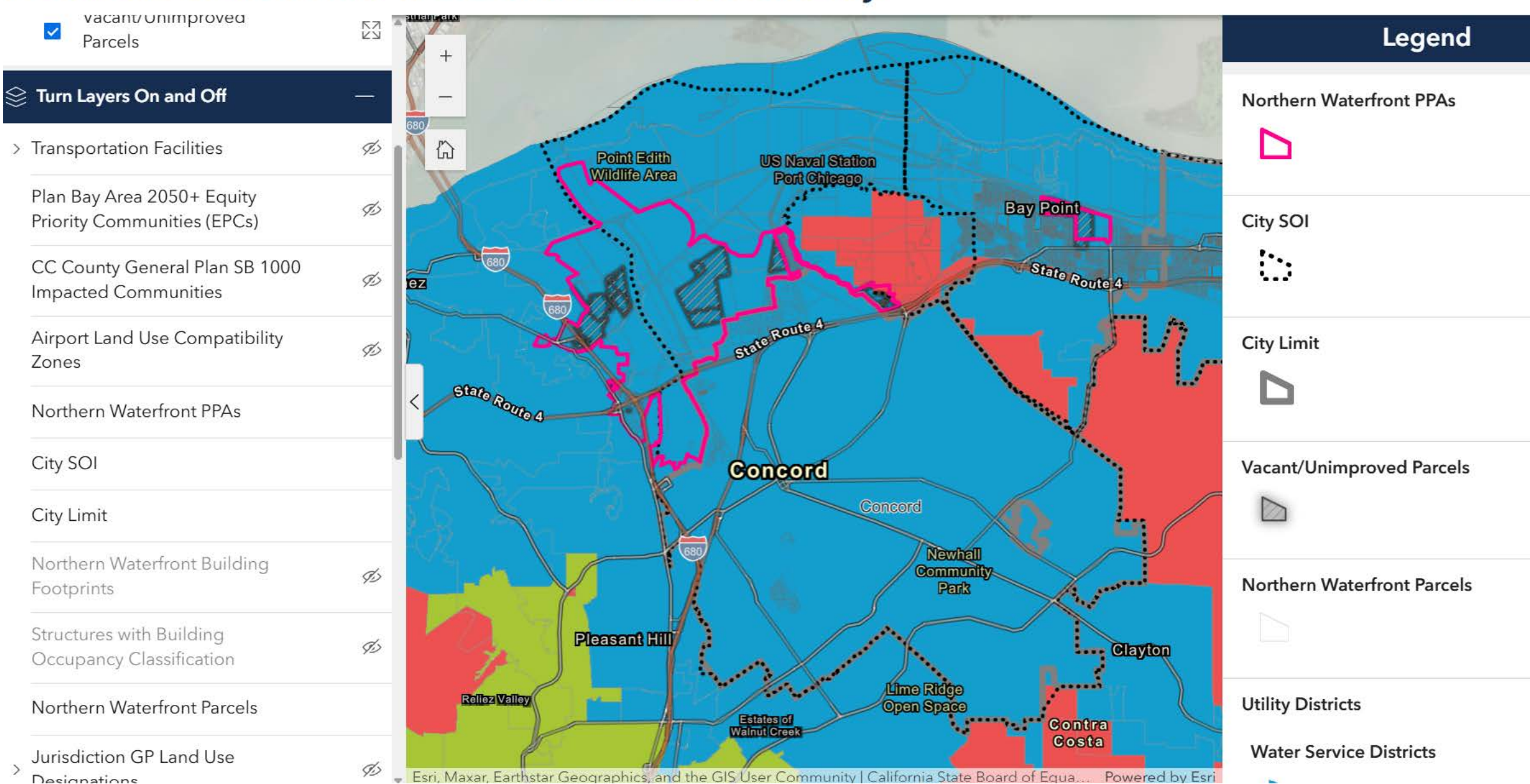
- Inventory of Industrial Land
- Infrastructure Capacity Analysis
- Study Update for Northern Waterfront Economic Development
- Development of Web-Ready Economic Roadmap
- Development or Implementation of Tools and Materials Across PPAs

Inventory of Industrial Land

- Industrial General Plan land use designation, Industrial zoning, current Industrial use, and/or Vacant
- General Plan Land Use and Zoning for all jurisdictions
- Building Footprints
- Transportation Facilities: BART, rail, airports
- MTC Plan Bay Area Equity Priority Communities
- County Impacted Communities
- Opportunity Zones
- Utility Districts (water and wastewater)
- Protected Lands
- Hazards: flooding, fire hazard, liquefaction, sea level rise, and landslide



Northern Waterfront Industrial Lands Inventory

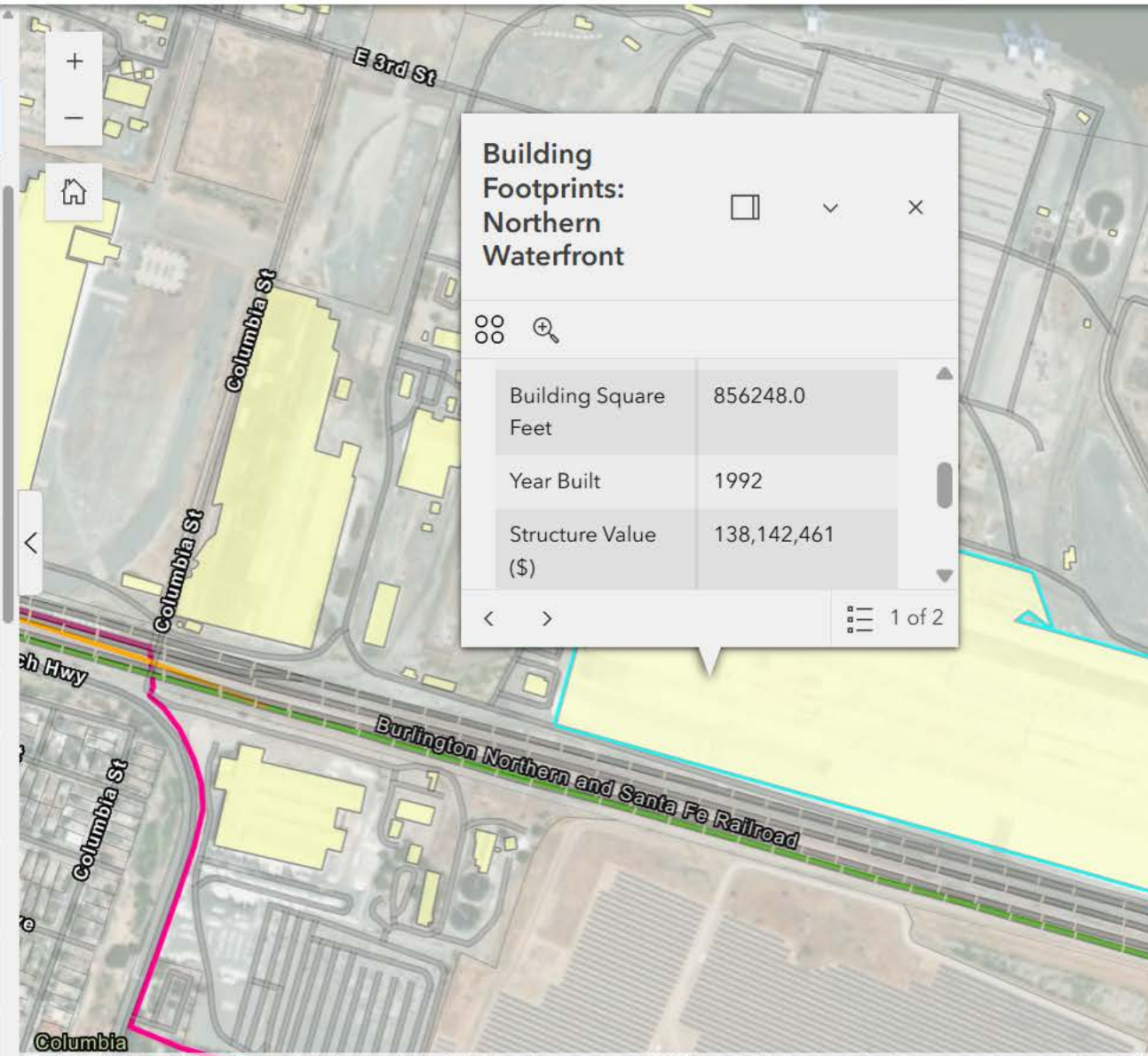


Northern Waterfront Industrial Lands Inventory

☐ vacant/unimproved
Parcels

☰ Turn Layers On and Off

- Transportation Facilities
 - Plan Bay Area 2050+ Equity Priority Communities (EPCs)
 - CC County General Plan SB 1000 Impacted Communities
 - Airport Land Use Compatibility Zones
- Northern Waterfront PPAs
- City SOI
- City Limit
- Northern Waterfront Building Footprints
- Structures with Building Occupancy Classification
- Northern Waterfront Parcels
- Jurisdiction GP Land Use Designations



Legend

Transportation Facilities

California Rail Network

- BNSF Railway
- UP Railway
- Other Railways

Northern Waterfront PPAs

City SOI

City Limit

Northern Waterfront Building Footprints

Upcoming Work

- Transportation and Goods Movement Analysis: road, rail, ports, airports
- Infrastructure Capacity Analysis
- Review of how regional and global economic conditions have affected the Northern Waterfront
- Update five core industry clusters of Northern Waterfront Economic Development Initiative Strategic Plan (advanced transportation, advanced manufacturing, biomedical/biotech, ag tech/food processing, and clean tech) to reflect current data
- Evaluate the market conditions for the Northern Waterfront communities
- Conduct at least 10 site studies and assess their suitability for various industries that would potentially be accommodated in the Northern Waterfront area