

Department of Conservation & Development

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Contra Costa County



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Re: Iron Horse Corridor Landscape Project Update/Tri City Concrete
Contact: Steven L. Goetz, Deputy Director – Redevelopment, Conservation and
Transportation Programs, 925-335-1240, steven.goetz@dcd.cccounty.us

Following more than a decade of working with a tenant at county-owned property in Pleasant Hill, Contra Costa authorities have been forced to take legal action to remove a business from an area of the Iron Horse Trail to make way for long-planned improvements.

Tri-City Concrete was one of three tenants notified in August of 2000 that the County was planning to use the space where they were located for a community-sponsored landscaping project along the Iron Horse Trail on County owned land. The Iron Horse Corridor was once part of a Southern Pacific rail line, and the County purchased the right of way during the 1980s and has developed it to include a premier community trail and resource.

By 2004, the other two tenants (Ashby Lumber and Concord Masonry) had moved to new locations with County assistance. Those vacated properties were subsequently prepared for tree planting as part of the Hookston Greening Project. The Tri-City owner has not been willing to move. Since December 2000, the business owner has continued to operate on County property without a lease and without paying any rent.

Contra Costa's Redevelopment Agency has gone to extraordinary lengths to work with Tri-City to help it relocate, but the business owner continues to fail to follow through on legal agreements to move. In the most recent court-approved agreement issued in January of 2011, the Tri-City operator agreed to vacate the premises and remove all personal property no later than November 1, 2011. He also agreed to waive all rights to any future hearings or appeals on this matter. When Tri-City again failed to live up to its obligations, the County was forced into evicting the business the first week of December, 2011.

The Redevelopment Agency has provided relocation support for more than ten years to reach a fair resolution that would allow the County to reclaim the use of its property to provide enhancements to the Iron Horse Corridor. Support that is mandated by state law has included providing the business owner with information on relocation assistance, cost estimates for relocation, and an appraisal of on-site fixtures and equipment. In addition, our relocation consultant has contacted area brokers and Tri-City to identify area sites that might accommodate the business, and staff has monitored the entitlement process for potential relocation to two sites in Martinez. Further relocation assistance is available even with closure of the business. It is the County's policy and practice to work with our businesses cooperatively, and the many years of work to assist Tri-City demonstrates that level of support.

The County can now move forward with plans to prepare the area for the landscaping project

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