



ADMINISTRATIVE REPORT

DATE: OCTOBER 20, 2017

TO: MAYOR AND CITY COUNCIL
ERIC CASH, CITY ATTORNEY

FROM: MICHELLE FITZER, CITY MANAGER

PLACES TO BE

Date and Time	Event	Location
Monday, October 23, 2017 7:00 pm	Planning Commission Meeting	City Council Chamber 2131 Pear Street
Tuesday, November 7, 2017 6:00 pm	City Council Meeting	City Council Chamber 2131 Pear Street
Monday, November 13, 2017 7:00 pm	Planning Commission Meeting	City Council Chamber 2131 Pear Street

- ANNUAL VETERANS DAY EVENT – NOVEMBER 11TH

The annual Veterans Day event will be held on Saturday, November 11th in Fernandez Park. Please see the attached flyer for details.

ITEMS OF INTEREST

- NORTH BAY FIRES

I'd like to recognize our employees who voluntarily assisted in the response to the North Bay fires. From the Police Department: Sergeants Lopez, Palmini, and Takacs as well as Officers Breckenridge, Fernandez, Lew, and Porter. And a special thanks to Sgt. Rogers for coordinating our mutual aid participation. From the Fire Department, Engineer Else went on his own time to assist with rescue and recovery efforts. Thank you all for your dedicated service!

- **SAN PABLO AVENUE BRIDGE OVER BNSF RAILROAD**

Representatives from Caltrans recently conducted a site visit to the San Pablo Avenue Bridge. The results of the visit have been documented and signed by the City Engineer. This is a key step in the funding process to start the preliminary engineering to design a replacement structure. The new structure will take several years to design and still needs additional funding to complete. The new structure will include bike lanes and a full size sidewalk for pedestrians.

- **EAST BAY REGIONAL PARK DISTRICT BAY TRAIL PROJECT**

The Park District project is making rapid progress in constructing the piers for the trail. They have installed a construction camera to share their progress with anyone interested! Here is the link to the camera.

<https://api.ibeamsystems.com/?session=R05CcHNidDpwaW5vbGU>

- **CURRENT BUILDING PERMIT ACTIVITY**

Below is a brief summary of the City's building permit activity for the past thirteen months.

Month	Number of Building Permits	Value
September 2017	47	\$3,448,527.49
August 2017	50	\$1,009,627.62
July 2017	51	\$1,389,639.70
June 2017	81	\$988,971.75
May 2017	57	\$526,708.14
April 2017	69	\$1,082,904.00
March 2017	82	\$907,090.00
February 2017	70	\$522,505.01
January 2017	79	\$1,339,727.00
December 2016	71	\$1,000,089.47
November 2016	56	\$881,181.38
October 2016	43	\$720,059.25
September 2016	61	\$537,347

Source: Development Services Department October 6, 2017

- **CODE ENFORCEMENT ACTIVITY SUMMARY**

Below is a brief summary of the City's Code Enforcement activity for the past thirteen months.

Month	New Cases	Cases Closed
September 2017	16	89
August 2017	12	81
July 2017	22	109
June 2017	16	45
May 2017	21	39
April 2017	21	29
March 2017	14	21
February 2017	16	19
January 2017	25	17
December 2016	11	7
November 2016	116	118
October 2016	9	44
September 2016	68	18

Source: Development Services Department – October 6, 2017

New Cases – Cases initiated in a given month

Cases Closed – Cases closed in a given month

- **PAWS ON PATROL OFF TO A GOOD START!**

Thank you to the 18 citizens and their K9 companions who attended the first “Paws on Patrol” meeting at the Police Department on Saturday, October 14th. Items that were discussed included:

- What is suspicious behavior?
- What information Dispatch will ask when you call to report.
- Personal safety when walking your dog.
- Micro chipping your dogs and much more...

Stay tuned for the next training date!



- **PINOLE-HERCULES WATER POLLUTION CONTROL PLANT UPGRADE**

The project is close to meeting a major milestone. Over the next several weeks we will be starting up several pieces of new equipment and directing the wastewater flow into the newly constructed headworks facility. The headworks is shown to the left in the picture below.



- **CALTRANS I 80 PAVING PROJECT**

Caltrans has a website for their paving project currently underway. The site includes detour plans and lane closure information. <http://www.dot.ca.gov/d4/capm80/>

- **ANNUAL PROPERTY TAX ANALYSIS**

On Monday Finance Director Andrea Miller and I met with HdL, our consultant who monitors both our property and sales tax data, to have our annual review of the property tax analysis. Good news, our median residential property values are getting very close to their pre-recession peaks. As we all know, Pinole is built-out so we will not have the influence of new large residential development to continue to drive prices up. In addition, according to the County Assessor, we should be expecting the next decline in property values within 2 – 3 years, given the cyclical nature of the housing market and overall economy. But for now, we are very pleased to see increases and we will continue to plan for when the next recessionary period comes. Additional details are attached.

- **THE PINOLE YOUTH FOUNDATION IS RECRUITING NEW BOARD MEMBERS**

The Pinole Youth Foundation is a local non-profit, philanthropic organization. The volunteer Board of Directors works to enhance and support programs and activities of the Pinole Youth Center.

There a commitment of one meeting per month, along with fundraising activities. You can join the planning and implementation of the Pinole Fun Run, A Toast to Youth—Wine Tasting, Halloween Carnival and other fundraising efforts. This volunteer effort would have a lasting impact on the community and youth of Pinole.

Information can be found in the attached flyer. For more information, contact Hector De La Rosa at Hdelarosa@ci.pinole.ca.us or (510) 741-3864.

- **GET INVOLVED! JOIN A CITY BOARD, COMMITTEE OR COMMISSION!**

The Pinole City Council invites residents to apply for the following:

Contra Costa Transportation Authority Citizens Advisory Committee (4 year term):

The Contra Costa Transportation Authority (CCTA) maintains a standing Citizens Advisory Committee (CAC) to provide citizen perspective, participation and involvement in the CCTA's \$3 billion voter-approved Transportation Expenditure Plan and Growth Management Program.

The CAC is comprised of 23 members: 20 are appointed by each of the 20 local jurisdictions within Contra Costa (the cities, towns, and the County); three "at large" members are nominated by community-based stakeholder organizations within Contra Costa, and subsequently appointed to the CAC by CCTA.

Currently the Committee meets the fourth Wednesday of the month at 6:30 p.m. in the CCTA's Walnut Creek office. More information can be found on their website at: <http://www.ccta.net/>.

For an application or additional information, please contact Rosa Acosta, Pinole City Clerk at racosta@ci.pinole.ca.us or by phone at (510) 724-8928. Candidates must be recommended by action of the City Council to be appointed to the Commission.

- **CONTRA COSTA COUNTY ELECTIONS DIVISION**

The Contra Costa County Elections Division has announced that all campaign and candidate financial documents are now available for the public to view in real-time at www.contracostacore.us.

The Contra Costa Elections Division handles financial disclosure documents for all committees and campaigns pertaining to county offices, fire districts, water districts and school districts throughout the county. Cities are responsible for handling financial documents for their elected officials. For more information, contact the Elections Division at (925) 335-7800.

- **PINOLE VALLEY HIGH SCHOOL PROJECT NEWSLETTER**

Edition 15 is attached for your reference.

-END-

*The Pinole Historical Society
and the
City of Pinole*

invite you to participate in the
10th annual

**VETERANS DAY MEMORIAL AND
FLAG RETIREMENT CEREMONY**

Saturday, November 11, 2017

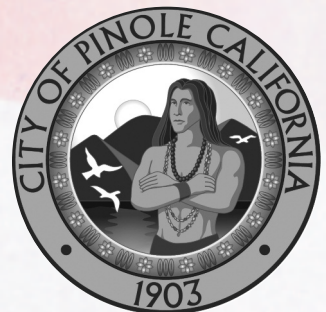
11 a.m.-noon, Fernandez Park, Pinole

Please join us as we honor our veterans,
past and present, living and deceased.

*To donate a flag for the retirement ceremony,
please call (510) 724-9507
or e-mail info@PinoleHistoricalSociety.org*

For more information, contact the
Pinole Historical Society
www.PinoleHistoricalSociety.org
info@PinoleHistoricalSociety.org

Pinole
Historical
Society



Friends of the Pinole Library Book Sale

Saturday, October 21, 2017

**The Pinole Library
2935 Pinole Valley Road
510-758-2741**

Additional parking at The Pinole Valley Community Church

Book Sale Hours:

Members: 9:00 am

General Public: 10:00 am – 4:00 pm

New memberships are available at the door starting at 9:00 am.



'The Bookworm'

Sunday, October 22, 2017

Stuff-a-Sack Sale

The Pinole Library - 10:00 am - 2:00 pm

**You will receive a large, double paper bag for \$5.00 that may be
filled with books, games, and puzzles.**

Help the Pinole Library Help Your Community Help the Earth



PINOLE

2017/18 PROPERTY TAX SUMMARY



The City of Pinole experienced a net taxable value increase of 5.7% for the 2017/18 tax roll, which mirrored the increase experienced countywide at 5.6%. The assessed value increase between 2016/17 and 2017/18 was \$128 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$35.7 million, which accounted for 28% of all growth experienced in the city.

The largest assessed value increase was reported on a multi-unit residential parcel owned by EB LP (1828 Marlesta Court). The parcel, which was recently purchased in 2016, has been reappraised adding over \$2 million to the roll. A previously vacant parcel at 1315 Pinole Valley Road added additional improvements between tax years. The parcel is the site of a new Starbucks and the additional construction has added \$1 million to the roll this year. A newly built home located at 2750 Silverado Drive has been completed and its full value appraised adding \$614,000 in 2017/18.

The largest assessed value decline was reported on two parcels recently purchased by I. E. Almuqattash Living Trust. The sale price and subsequent reappraisal of these two parcels represents a \$674,000 decline over the amounts enrolled for those parcels in the prior year.

Parcel subdivision and new construction activity contributed to growth in assessed values this year. 9 parcels were dropped from the roll and 11 were added, resulting in a net assessed value gain of over \$12.5 million.

The housing market has fully recovered from the recent recession in many urban and coastal areas of the State while housing recovery has tended to lag in more rural and inland areas. Current median home prices are at or above the pre-recession peak values in many areas. Inventory constraints are the main contributor to increases in home prices over the last year. Lack of significant new home construction in both Northern and Southern California is one of the main factors affecting supply. The median sale price of a detached single family residential home in Pinole from January through August 2017 was \$525,000. This represents a \$64,750 (14.1%) increase in median sale price from 2016.

Year	D-SFR Sales	Median Price	% Change
2011	200	\$260,000	
2012	218	\$259,000	-0.38%
2013	191	\$330,000	27.41%
2014	190	\$396,500	20.15%
2015	212	\$429,000	8.20%
2016	220	\$460,250	7.28%
2017	143	\$525,000	14.07%

2017/18 Tax Shift Summary

ERAF I & II	\$-1,162,261
VLFAA (est.)	\$1,694,238

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. GATEWAY PINOLE VISTA LLC	\$68,119,520	2.89%	Commercial
2. SCG PINOLE VALLEY SHOPPING CENTER	\$40,186,911	1.70%	Commercial
3. KAISER FOUNDATION HEALTH PLAN	\$36,909,875	1.56%	Commercial
4. AMFP III BAYSIDE LLC	\$25,670,412	1.09%	Residential
5. ROIC PINOLE VISTA LLC	\$22,946,034	0.97%	Commercial
6. CHE CHEN AND SHU FEN LIU TRUST	\$21,937,975	0.93%	Commercial
7. NHI-REIT OF NEXT HOUSE LLC	\$20,206,335	0.86%	Commercial
8. TARGET CORPORATION	\$20,125,892	0.85%	Commercial
9. APPIAN ASSOCIATES	\$16,347,803	0.69%	Commercial
10. THOMAS J FITZGERALD TRUST	\$15,980,242	0.68%	Commercial
Top Ten Total	\$288,430,999	12.22%	

Real Estate Trends

Home Sales

According to industry experts, unsold inventory is below normal levels particularly in the Bay Area. The lack of supply from resales and the absence of new housing units has driven the increase in housing prices up in most areas. Median sale prices in many areas have surpassed their pre-recession peaks. The reported median price of an existing, single family detached home in California during June 2017 was \$555,150. This was a 7 percent increase from \$518,830 in June 2016.

All Homes	Units Sold June-2016	Units Sold June-2017	% Change	Median Price June-2016	Median Price June-2017	% Change
Alameda County	1,818	1,902	4.62%	\$700,000	\$770,000	10.00%
Contra Costa County	1,816	1,907	5.01%	\$541,000	\$580,000	7.21%
Marin County	373	367	-1.61%	\$950,000	\$1,080,050	13.69%
Napa County	165	169	2.42%	\$535,000	\$597,000	11.59%
San Francisco County	576	570	-1.04%	\$1,180,000	\$1,250,000	5.93%
San Mateo County	678	650	-4.13%	\$1,025,000	\$1,207,500	17.80%
Santa Clara County	1,971	2,071	5.07%	\$860,000	\$965,000	12.21%
Solano County	733	646	-11.87%	\$375,000	\$400,000	6.67%
Sonoma County	670	659	-1.64%	\$530,000	\$588,500	11.04%

Comparison of Current Median Sale Price to Peak Price Before the Great Recession

In 1978 California voters approved Proposition 8 that requires county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. These reductions are to be restored as the real estate market improves. One of the gauges of the values to be restored is the progress each community is seeing in the growth of the median sale prices of single family homes. As we have moved through the Great Recession, we have seen the recovery of the real estate home prices in many regions approach or exceed pre-recession peak prices. The graph below provides a comparison of the detached home (excluding Condos and Townhomes) median peak price experienced at the height of the real estate bubble in Pinole and Contra Costa County well as several other counties in this region. Considering these trends, we expect to see continued restoration of values reduced per Proposition 8. The annual restoration of Prop 8 reduced values has diminished over the past couple of years in most of the counties reviewed. More counties have neared a 90-100% restoration level after our review of the 2017-18 data in this segment of residential properties. As we begin the 2017-18 fiscal year 81.5% of properties in Pinole awaiting restoration of value since 2012-13 have been FULLY restored.



The Pinole Youth Foundation is recruiting new Board Members.

The Pinole Youth Foundation is a non-profit, philanthropic organization. The volunteer Board of Directors works to enhance and support programs and activities of the Pinole Youth Center.

Bring your:

- Time
- Talent
- And commitment to Pinole Youth.

There a commitment of one meeting per month, along with fundraising activities. You can join the planning and implementation of the Pinole Fun Run, A Toast to Youth—Wine Tasting, Halloween Carnival and other fundraising efforts.

For more information, contact Hector De La Rosa
hdelarosa@ci.pinole.ca.us 510-741-3864



Tax ID 68-048079

CONSTRUCTION NEWS

October 2017

Edition 15



CONSTRUCTION MANAGER'S CORNER

Work is progressing quickly on the site in preparation of pending autumn weather. The roofing process has begun on both the Classroom and Gymnasium buildings allowing us to keep working through winter. The footings for the classrooms and Cafeteria have been poured and the concrete tilt-up walls are being formed now to give the building its final shape.



UPCOMING CONSTRUCTION ACTIVITIES

- Sitework - Continue excavations and forming for retaining walls.
- Sitework - Fine grading, curb forming, and placement of utility sleeves for north parking lot.
- Performing Arts - Forming and placement of concrete of Phase 2 Slab on grade.
- Performing Arts - Place rebar and forming for stairs and ramps.
- East Classroom - Continue built-up roofing installation.
- East Classroom - Continue framing of exterior walls.
- East Classroom - Continued MEP & interior wall framing at 1st, 2nd, 3rd floors.
- West Classroom - Continued layout and welding of metal decking on 2nd, 3rd, and roof levels.
- West Classroom - Begin forming and rebar placement for moment frame footings.
- Gymnasium - Continue placement of roof decking and framing of mansard roof



POTENTIAL IMPACT TO NEIGHBORS

Impacts this coming month will be similar to what occurred last month. They will include the following:

- Dust
- Increased truck traffic
- Noise
- Crane on site



Classroom Building D Structural Steel Decking



WORK COMPLETED IN SEPTEMBER

- Sitework - Began excavations and rebar placement for retaining wall footings.
- Performing Arts - Phase 2 underslab drainage and conduit placed. Slab forming in progress.
- Performing Arts - Continued placement of steel ledgers and catwalk above theater.
- East Classroom - Built-up roofing installation in progress.
- East Classroom - Framing of exterior walls is in progress.
- East Classroom - Continued MEP & interior wall framing at 1st, 2nd, 3rd floors.
- West Classroom - Metal decking laid out and welded on 2nd and 3rd floors.
- Gymnasium - Placement of overhead electrical conduit and fire sprinkler piping in practice gym area in progress.
- Gymnasium - Began framing of mansard roof above auxiliary gym.



MONITORING AND STATISTICS

Dust Control

Dust control measures such as a water truck are being utilized daily to minimize impact on surrounding area.

Storm Water Pollution Prevention Program (SWPPP)

The SWPPP specialist is onsite weekly for monitoring.



Gymnasium Building E Roof Decking and Lobby Steel



CONTACT INFORMATION:

Rich Miller (916) 224-5249

Inez Ayerra (510) 502-1850