

AGENDA FOR THE



CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

Monday, May 24, 2021

7:00 P.M.

Via Zoom Videoconference

DUE TO THE STATE OF CALIFORNIA'S DECLARATION OF EMERGENCY – THIS MEETING IS BEING HELD PURSUANT TO AUTHORIZATION FROM GOVERNOR NEWSOM'S EXECUTIVE ORDERS – CITY COUNCIL AND COMMISSION MEETINGS ARE NO LONGER OPEN TO IN-PERSON ATTENDANCE.

WAYS TO WATCH THE MEETING

- LIVE ON CHANNEL 26. The Community TV Channel 26 schedule is published on the City's website at www.ci.pinole.ca.us. The meeting can be viewed again as a retelecast on Channel 26.
- VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, www.ci.pinole.ca.us. and remain archived on the site for five (5) years.
- If none of these options are available to you, or you need assistance with public comment, please contact Planning Manager David Hanham at (510) 724-8912 or ghanham@ci.pinole.ca.us.

COMMENTS

Please submit public comments to Planning Staff before or during the meeting via email ghanham@ci.pinole.ca.us. Comments received before the close of the item will be read into the record and limited to 3 minutes. Please include your full name, city of residence and agenda item you are commenting on.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a City meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the Development Services Department at (510) 724-8912. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Assistant listening devices are available at this meeting. Ask staff if you desire to use this device.

CITIZEN PARTICIPATION:

Persons wishing to speak on an item listed on the Agenda may do so when the Chair asks for comments in favor of or in opposition to the item under consideration. After all of those persons wishing to speak have done so, the hearing will be closed and the matter will be discussed amongst the Commission prior to rendering a decision.

NOTE FOR VIDEOCONFERENCE MEETINGS: Public comments may be submitted to Planning Staff before or during the meeting via email ghanham@ci.pinoe.ca.us. Comments received before the close of the item will be read into the record and limited to 3 minutes. Please include your full name, city of residence and agenda item you are commenting on.

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission and the Planning Commission may act to confirm, modify, or reverse the action of the Planning Manager. The cost to appeal a decision is \$500 and a minimum \$2,500 deposit fee.

Note: If you challenge a decision of the Commission regarding a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in writing delivered to the City of Pinole at, or prior to, the public hearing.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE AND ROLL CALL

C. CITIZENS TO BE HEARD:

The public may address the Planning Commission on items that are within its jurisdiction and not otherwise listed on the agenda. Planning Commissioners may discuss the matter brought to their attention, but by State law (Ralph M. Brown Act), action must be deferred to a future meeting. Time allowed: five (5) minutes each.

D. MEETING MINUTES:

1. Planning Commission Meeting Minutes from April 26, 2021

E. PUBLIC HEARINGS:

At the beginning of an item, the Chair will read the description of that item as stated on the Agenda. The City Staff will then give a brief presentation of the proposed project. The Commission may then ask Staff questions about the item.

For those items listed as Public Hearings, the Chair will open the public hearing and ask the applicant if they wish to make a presentation. Those persons in favor of the project

will then be given an opportunity to speak followed by those who are opposed to the project. The applicant will then be given an opportunity for rebuttal.

The Public Hearing will then be closed and the Commission may discuss the item amongst themselves and ask questions of Staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

Note: No Public Hearings will begin after 11:00 p.m. Items still remaining on the agenda after 11:00 p.m. will be held over to the next meeting.

1. Zoning Code Amendment 21-02, Specific Plan Amendment 21-01 Update Use Definitions for Dental Office.

Request: Consideration of a Zoning Ordinance Text Amendment and Specific Plan Amendment to add “dental office” to the Office, Business and Professional” use definition in Section 17.22.020 (F)(40) of the City of Pinole Zoning Ordinance and the “Office – Business and Professional” use definition in Chapter 11, Definitions, of the Three Corridors Specific Plan.

Applicant: Navjeet Chahal
2300 Henry Avenue
Pinole, CA 94564

Location: 2300 Henry Avenue (APN: 401-410-010)

Planner: David Hanham

F. OLD BUSINESS:

None

G. NEW BUSINESS:

1. Review of Draft Five Year Capital Improvement Plan for Consistency with the General Plan

Request: Review of the Draft 2021/22 – 2025/26 City Capital Improvement Plan for Consistency with the City’s General Plan

Project Staff: Tamara Miller/ Misha Kaur

H. CITY PLANNER'S/COMMISSIONER'S REPORT:

1. Verbal Updates of Projects

I. COMMUNICATIONS:

J. NEXT MEETING:

Planning Commission Regular Meeting, June 28, 2021 at 7:00PM

K. ADJOURNMENT

POSTED: May 20, 2021

**David Hanham
Planning Manager**

1 **DRAFT**

2
3 **MINUTES OF THE REGULAR MEETING**
4 **PINOLE PLANNING COMMISSION**

5
6 **April 26, 2021**

7
8 **DUE TO THE STATE OF CALIFORNIA'S DECLARATION OF EMERGENCY – THIS**
9 **MEETING WAS HELD PURSUANT TO AUTHORIZATION FROM GOVERNOR**
10 **NEWSOM'S EXECUTIVE ORDERS – CITY COUNCIL AND COMMISSION MEETINGS**
11 **WERE NO LONGER OPEN TO IN-PERSON ATTENDANCE. THE MEETING WAS**
12 **HELD VIA ZOOM TELECONFERENCE.**
13

14
15 **A. CALL TO ORDER: 7:05 P.M.**

16
17 **B. PLEDGE OF ALLEGIANCE AND ROLL CALL**

18
19 Commissioners Present: Banuelos, Flashman*, Martinez, Moriarty, Wong*, Chair
20 Kurrent
21 *Arrived after Roll Call

22
23 Commissioners Absent: Commissioner Benzuly

24
25 Staff Present: David Hanham, Planning Manager
26 Alex Mog, Assistant City Attorney
27

28 **C. CITIZENS TO BE HEARD**

29
30 The following speaker submitted written comments via email that were read into
31 the record and would be filed with the agenda packet for this meeting: **Rafael**
32 **Menis.**
33

34 **D. MEETING MINUTES:**

35
36 1. Planning Commission Meeting Minutes from March 22, 2021

37
38 **MOTION** by a Roll Call Vote to adopt the Planning Commission Meeting Minutes
39 from March 22, 2021, as submitted.
40

41 **MOTION: Moriarty SECONDED: Banuelos APPROVED: 4-0-3**
42 **ABSENT: Benzuly, Flashman, Wong**
43

44 **E. PUBLIC HEARINGS: None**

45
46 **F. OLD BUSINESS: None**

1 **G. NEW BUSINESS:**

2
3 **1. Selection of Chair, Vice-Chair and the Ad-Hoc Planning Commission**
4 **Subcommittee**

5
6 Planning Manager David Hanham presented the staff report dated April 26, 2021,
7 and recommended the Planning Commission select the Chair and Vice-Chair and
8 members of the Ad-Hoc Planning Commission Subcommittee for the term of May
9 1, 2021 through April 30, 2022.

10
11 Vice-Chair Flashman reported she would be resigning from the Planning
12 Commission in the next month since she would be moving out of the City of Pinole.
13 As such, she would not be able to serve as the Chair for the 2021/2022 term.

14
15 Vice-Chair Flashman offered a nomination to select Ann Moriarty as the Chair of
16 the Planning Commission for 2021/22; however, Commissioner Moriarty preferred
17 to serve as the Vice-Chair if so selected by the Planning Commission.

18
19 Commissioner Wong nominated *Tim Banuelos* as the Chair of the Planning
20 Commission and *Ann Moriarty* as the Vice-Chair. Commissioner Martinez
21 seconded the nominations. There being no further nominations the nominations
22 were closed.

23
24 **MOTION** by a Roll Call Vote to select ***Tim Banuelos*** as the ***Chair*** and ***Ann Moriarty***
25 as the ***Vice-Chair*** of the Planning Commission for the term of May 1, 2021 through
26 April 30, 2022.

27
28 **MOTION: Wong** **SECONDED: Martinez** **APPROVED: 6-0-1**
29 **ABSENT: Benzuly**

30
31 **MOTION** by a Roll Call Vote to appoint ***Tim Banuelos, Frankie Martinez,*** and ***Ann***
32 ***Moriarty*** to the Ad-Hoc Planning Commission Subcommittee for the term of May 1,
33 2021 through April 30, 2022.

34
35 **MOTION: Wong** **SECONDED: Flashman** **APPROVED: 6-0-1**
36 **ABSENT: Benzuly**

37
38 The Planning Commission postponed appointing an Alternate Member to the Ad-
39 Hoc Planning Commission Subcommittee with the item to be agendaized for the
40 next meeting scheduled for May 24, 2021.

41
42 **2. Housing Law Review**

43
44 Assistant City Attorney Alex Mog provided a PowerPoint presentation of the
45 Housing Law Review related to numerous laws intended to address California's
46 housing crisis.

1 Mr. Mog provided an overview of the basic structure of affordable housing; the
2 Regional Housing Needs Allocation (RHNA) determined by the Association of Bay
3 Area Governments (ABAG); Housing Element requirements and the 6th Cycle
4 Housing Element, which was currently underway with Pinole's draft allocation
5 currently at 500 units. He explained that Senate Bill (SB) 35 allowed streamlined
6 ministerial approvals of multifamily residential projects to satisfy certain
7 requirements; Density Bonus law allowed developers to build a certain percentage
8 of affordable units in a project and were then entitled to a specific density bonus;
9 and the Housing Accountability Act (HAA); Senate Bill (SB) 330, Housing Crisis
10 Act (HCA) of 2019 were all intended to address housing needs. All were detailed
11 at length.
12

13 Messieurs Mog and Hanham responded to specific questions from the Planning
14 Commission related to the PowerPoint presentation, particularly the background
15 of ABAG, how the RHNA had been calculated, consequences if the City did not
16 meet its RHNA mandate or the mandates of the HAA and HCA, with additional
17 details provided on the Density Bonus law and how current legislation may impact
18 the City of Pinole.
19

20 The Planning Commission thanked staff for the presentation and encouraged the
21 public to watch the video of the meeting given the need for the public to understand
22 the limitations facing the City regarding the approval of affordable housing due to
23 the State mandates.
24

25 Vice-Chair Flashman sought more information on how the City may advocate and
26 encourage property owners to develop Very Low and Low Income housing,
27 including strategies used by other cities and what strategies Pinole may consider
28 when approving affordable housing.
29

30 Commissioner Banuelos commented that there had been past projects in Pinole
31 that had involved agreements with subsidized housing for a specific number of
32 years but when the projects had expired the property owners did not want to renew,
33 which was difficult given the need for housing. He recognized the tremendous
34 push back from developers in response to current legislation. As densities were
35 increased, he expressed concern with the potential negative impacts to the smaller
36 communities such as Pinole, which was why Pinole had worked to develop transit
37 corridors and keep building heights lowered. He wanted to see a balance on how
38 everything was done given the fact the State was taking away local control but he
39 was uncertain how it would work.
40

41 Vice-Chair Flashman acknowledged the need to protect small cities and maintain
42 a balance although that would be difficult given the State mandates. She
43 suggested the small town feel could be maintained while also having single-family
44 duplex development, as an example. A small town feel could also be maintained
45 by ensuring developments included low-income units, such as housing on top of
46 retail. She recognized that smaller cities would struggle with the State mandates.

1 Commissioner Wong cited the Appian 80 development as an example of a location
2 that needed development but asked how the City would address that issue if
3 housing was not included. He suggested it would depend on the strength of City
4 leadership to push that agenda forward.

5
6 Commissioner Banuelos commented that when the City Council had discussed the
7 potential commercial renovation of the Appian 80 property, there had been
8 discussion whether or not a stipulation could be imposed for housing inclusion if a
9 future second floor was provided.

10
11 Mr. Hanham explained that developers were becoming savvy having to respond
12 to current legislation and it was up to the City to ensure quality projects. Since
13 incentives were needed for affordable housing to grow there would be impacts in
14 the community and there could be a loss of the small town feel. While housing
15 was needed, the City also had to do its best to ensure that designs fit within the
16 community either through Transit Oriented Developments (TODs) or other
17 planning options. A number of housing developments would be considered by the
18 Planning Commission this year that included requests for incentives, waivers, and
19 height exceptions. As a result, the Planning Commission Ad-Hoc Subcommittee
20 would be asked to meet as soon as possible. It was also important to have public
21 outreach prior to the projects being formally presented to the Planning
22 Commission.

23
24 **PUBLIC COMMENTS OPENED**

25
26 Mr. Hanham reported no written comments had been submitted for this item.

27
28 **PUBLIC COMMENTS CLOSED**

29
30 **H. CITY PLANNER'S / COMMISSIONERS' REPORT**

31
32 **1. Verbal Updates of Projects**

33
34 Mr. Hanham reported staff had received the scope of services for the
35 environmental work for property at 2801 Pinole Valley Road; and the applicant for
36 811 San Pablo Avenue proposed 33 units of 100 percent affordable housing
37 consistent with SB 330 and SB 35 guidelines, with staff working on the scope of
38 work.

39
40 The applicant for 2151 Appian Way had proposed a 154-unit apartment complex
41 in the former Doctor's Hospital building, to include a 25 percent density bonus
42 consistent with SB 330. The applicant for Vista Woods had proposed 179 units
43 consistent with SB 35 and SB 330; and the 214-unit Pinole Vista project on the
44 former Kmart site would also be consistent with SB 330. All projects had been
45 scheduled to be discussed by the Planning Commission Ad-Hoc Subcommittee.

1 Staff had also received an application for a Zoning Ordinance Text Amendment;
2 the City received its LEAP grant money for the Housing Element Update and
3 would receive additional funds in May to allow staff to proceed with the Request
4 for Proposal (RFP) for the Housing Element Update; and Design Review
5 applications had also been received and were being processed by staff.
6

7 In response to Commissioner Banuelos, Mr. Hanham advised that some of the
8 larger projects referenced would include Negative Declarations (NDs) given the
9 size and location of the projects. No Environmental Impact Reports (EIRs) would
10 be required for the projects identified, and if the projects qualified for exemptions
11 an ND may not be required. Staff would ensure the accuracy of all requirements
12 prior to presentation to the Planning Commission.
13

14 Mr. Hanham also reported in response to Commissioner Moriarty that Dr. Lee had
15 ordered all of the plants/trees needed for the modified Landscape and Tree
16 Mitigation Plan for the East Bay Ophthalmology Center, with the landscaping
17 scheduled to be planted in the next couple of weekends. A building permit had
18 not yet been submitted for Pinole Square, but once submitted staff would ensure
19 the landscape plan identified the inclusion of more native trees. A parcel map for
20 the property was expected in the next three to four weeks.
21

22 As to the planned mitigation for trees for the Sprouts project, staff continued to
23 work with Sprouts to determine how to best resolve the mitigation requirements.
24

25 Commissioner Moriarty stated she was completely against mitigation for the
26 Sprouts project via payment into a maintenance fund or anything other than
27 planting other trees. She otherwise referenced property at 2518 San Pablo
28 Avenue which had a home that had been painted yellow and a street tree which
29 had been removed. She asked staff whether or not the tree removal had been
30 permitted by the City.
31

32 Mr. Hanham reported the property at 2518 San Pablo Avenue involved code
33 enforcement related to the tree that had been removed. Staff had prepared a
34 mitigation plan with a tree to be replanted in the same location where the tree had
35 been removed. In terms of the house color, he had reviewed the Design
36 Guidelines and Specific Plan, and the issue had been raised with the City Council
37 due to a citizen complaint. City staff was addressing the situation and he would
38 report out on the status of the issue at a future meeting.
39

40 **2. Planning Commissioner's Discussion Following the League of** 41 **California Cities Planning Commissioner's Academy** 42

43 Commissioner Moriarty provided written comments to the Planning Commission
44 based on her attendance at the March 2021 League of California Cities Planning
45 Commissioner's Academy. She walked through her comments on the topics which
46 had been discussed during various sessions attended.

1 Commissioner Moriarty stated the academy had been beneficial and she encouraged
2 Planning Commissioners to participate in 2022.

3
4 Mr. Hanham reported there were funds in the budget for Planning Commissioners to
5 attend the 2022 academy and Commissioners were encouraged to participate.

6
7 Vice-Chair Flashman commented that one of the topics discussed during the 2020
8 academy was separate Planning Commissioner e-mails.

9
10 Mr. Hanham commented that the discussion had been delayed due to the
11 coronavirus pandemic. The City had new Information Technology (IT) staff and he
12 would work with the City Attorney's Office to determine whether or not separate
13 Planning Commissioner e-mails would be possible.

14
15 Other Planning Commissioners agreed with the need for separate e-mails.

16
17 Vice-Chair Flashman was recognized for her tenure on the Planning Commission,
18 Commissioners wished her well on her next endeavors, and Vice-Chair Flashman
19 clarified that she would be present for the next meeting scheduled for May 24.

20
21 Chair Kurrent reminded Planning Commissioners to submit their Form 700 Conflict
22 of Interest statements.

23
24 **I. COMMUNICATIONS:** None

25
26 **J. NEXT MEETING**

27
28 The next meeting of the Planning Commission to be a Regular Meeting to be held
29 on Monday, May 24, 2021 at 7:00 P.M.

30
31 **K. ADJOURNMENT:** 9:21 P.M.

32
33 Transcribed by:

34
35
36 Sherri D. Lewis
37 Transcriber

ATTACHMENT TO MEETING MINUTES – April 26, 2021

Public Comments Received During and for the 4/26/21 Planning Commission Meeting

Item C. Citizens to be Heard

From Rafael Menis,

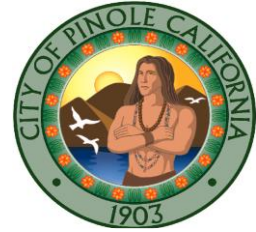
Greetings commissioners, staff and members of the public. Tonight I'd like to encourage anyone in Pinole who has not been vaccinated for Covid-19 to get vaccinated.

According to <https://www.coronavirus.cchealth.org/vaccine-dashboard>, 57.8% of people in Pinole have gotten at least 1 shot. That's not terrible- but we're still getting beat by Hercules (at 60.7%) and El Sobrante (at 90.3%). We can do better!

To get vaccinated, you can go to a walk in site in Richmond (<https://www.coronavirus.cchealth.org/walk-in-vaccine>), make an appointment at your pharmacy, make one online at <https://covidvaccine.cchealth.org/COVIDVaccine/>, or call 1-833-829-2626.

<https://www.coronavirus.cchealth.org/get-vaccinated> has a complete list of the various options.

Thank you.



Memorandum

TO: PLANNING COMMISSION MEMBERS

FROM: David Hanham, Planning Manager

SUBJECT: Zone Ordinance Text Amendment 21-02/Specific Plan Amendment 21-01

DATE: May 24, 2021

Applicant: Navjeet Chahal 2300 Henry Avenue Pinole, CA 94564	Property Owner: Navjeet Chahal 600 Alfred Noble Drive Hercules, CA 94547
File: ZCA 21-02/SPA 21-01	
Location: 2300 Henry Avenue APNs: 401-410-010	
General Plan Land Use: Service Sub-Area (SSA) Specific Plan* Specific Plan Land Use: Pinole Valley Road /Old Town-Sub Area Zoning: PQI, Public/Quasi-Public/Institutional	

REQUEST:

Mr. Chahal is requesting a Zoning Ordinance Text Amendment/Specific Plan Text Amendment to add dental offices to Section 17.22.020 (F) (40) Offices, Business and Professional. Based on the change above, the Three Corridor Specific Plan, Chapter 11, Definitions will also need to be modified.

BACKGROUND

The property located at 2300 Henry is currently zoned PQI (Public/Quasi-Public/Institutional). Properties. On parcels zoned PQI located within the Old Town-Sub Area of the Pinole Valley Road Corridor, Office - Business and Professional is a permitted use, but Medical Service – General is prohibited. The applicant desires to open a dental office on the site, which requires a zoning change.

The property has been used as a professional office for a number of years. Prior to the adoption of the General Plan and Three Corridor Specific Plan, this location has had many different medical uses. It was previously used as a dental office and dental lab, but that used ended in 2017. A dental office is prohibited on the property under current zoning.

The proposed text amendment would expand the definition of Office - Business Professional to include dental offices. The proposed text amendment will allow the property to once again be used as a dental office.

ENVIRONMENTAL REVIEW

The Zoning Code amendment is not subject to CEQA under the general rule in CEQA Guidelines Section 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. As a minor text amendments and addition, it can be said with certainty that there is no possibility that the resolution will have a significant effect on the environment and is an activity not subject to CEQA.

ANALYSIS

The General Plan and Three Corridor Specific Plan allow for a wide range of uses throughout the corridors. Over the years, the Pinole Valley Road Corridor has seen the most development of medical, dental, and eye care facilities. Some of those uses include Kaiser, East Bay Ophthalmology, DaVita Dialysis Clinic. The location of 2300 Henry Avenue was most recently used as an accounting office, but has previously been used as are dental laboratory and dental office. Under the currently zoning and specific plan, a dental office is no longer an allowed use on this property. However, Office - Business Professional is a permitted use. Expanding the definition of "Office - Business Professional" to include dental offices will allow this property to once again be used as a dental office. Changing this definition will also make dental offices a permitted use on any other property zoned "Office - Business Professional" in the City. Staff has reviewed the Zoning Code, and does not believe this change will cause any negative impacts; Medical Services – General (which includes dental offices) is already a permitted use on most parcels where "Office-Business Professional" is allowed. By changing the definition, it allows dental offices to be a permitted use within the PQI Zone District. The location of this building is adjacent to Collins Elementary and is across from the Gateway Shopping Center.

Pinole Zoning Ordinance Section 17.22.020 (F) (40) is proposed to be amended as follows (with additions underlined):

OFFICES, BUSINESS AND PROFESSION- This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies, management consulting), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, dental, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services, General"); temporary offices, or offices that are incidental and accessory to another business or sales activity that is the primary use (see "Offices, Accessory"). Outdoor storage of materials is prohibited.

Three Corridor Specific Plan Section 11 Definitions is proposed to be amended as follows (with additions underlined):

Office – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, dental,

employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services") Outdoor storage of materials is prohibited.

RECOMENDATION

That the Planning Commission approve Resolution 21-06 recommending that the City Council approve and ordinance amendment the definition of "Office-Business/Professional" in Section 17.22.020(F)(40) of the Pinole Zoning Code and Chapter 11 of the Three Corridors Specific Plan.

ATTACHMENTS

1. Resolution 21-06 recommending approval of an Ordinance for Zone Text Amendment 21-02/Specific Plan Amendment 21-01 to the City Council
2. Amendment to Zoning Code Section 17.22.020 (F) (40) Offices, Business and Professional
3. Amendment to Specific Plan Chapter 11 Definitions-- Office – Business and Professional

3769225.1

PLANNING COMMISSION RESOLUTION NO. 21-06

A RESOLUTION OF THE CITY OF PINOLE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING THE DEFINITION OF “OFFICE-BUSINESS PROFESSIONAL” IN SECTION 17.22.020 (F) (40) OF THE PINOLE ZONING CODE AND CHAPTER 11 OF THE THREE CORRIDOR SPECIFIC PLAN

WHEREAS, Chapter 17.22 of the Pinole Municipal Code currently sets forth the process for consideration of defining use classifications listed in Chapter 17.20 (Allowed Land Uses and Requirements); and

WHEREAS, The Zoning Code (Title 17 of the Municipal Code) is intended to serve as the principal tool for implementing the City’s General Plan in a manner that protects the public health, safety, and welfare of residents and businesses of Pinole; and the Zoning Code is intended to facilitate prompt review of development proposals and provide for public information, review, and comment on development proposals that influence the community’s quality of life; and the Zoning Code is also intended to ensure compatibility between residential and non-residential development and adjacent land uses; and

WHEREAS, the Planning Commission is authorized through Municipal Code Chapter 2.40 to review and make recommendations to the City Council on all proposed ordinances to amend the Zoning Code; and

WHEREAS; Chapter 11, Definitions of the Three Corridor Specific Plan is intended to serve and as a principal tool for defining key terms in a manner that the protects the health, safety, and the welfare of residents and business within the City of Pinole; and

WHEREAS, the Planning Commission held a duly noticed public hearing related to the proposed Zoning Code amendment on May 24, 2021 and

WHEREAS, after close of the public hearing, the Planning Commission considered all comments received both before and during the public hearing, the presentation by city staff , the staff report, and all other pertinent documents regarding the proposed Zoning Code Amendment 21-02/Specific Plan Amendment 21-01 and recommended that the Planning Commission recommend that the City Council adopt an ordinance amending Zoning Code Section 17.22.020 (F) (40) and the Three Corridor Specific Plan Chapter 11; and

WHEREAS, the Planning Commission desires to recommend that the City Council amend the Zoning Code and the Three Corridor Specific Plan to expand the definition of “Office - Business/Professional” to include dental offices so that such offices can be located in areas where professional offices are otherwise allowed; and

WHEREAS, the proposed Zoning Code amendments are exempt from the California Environmental Quality Act (CEQA) based on the general rule set forth in CEQA Guidelines Section 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. As a minor text amendment and addition, it can be said with certainty that there is no possibility that the Zoning Code Text amendment regulatory changes will have a significant effect on the environment and is not subject to CEQA.

NOW THEREFORE, BE IT RESOLVED, that the above recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Pinole hereby recommends that the City Council adopt an ordinance making the following amendments (with additions underlined):

1. Pinole Zoning Ordinance Section 17.22.020 (F) (40) is proposed to be amended as follows:

OFFICES, BUSINESS AND PROFESSION- This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies, management consulting), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, dental, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services, General"); temporary offices, or offices that are incidental and accessory to another business or sales activity that is the primary use (see "Offices, Accessory"). Outdoor storage of materials is prohibited.

2. Three Corridor Specific Plan Section 11 Definitions is proposed to be amended as follows;

Office – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, dental, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services") Outdoor storage of materials is prohibited.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Pinole hereby finds as follows:

1. The proposed amendments are exempt from the California Environmental Quality Act (CEQA) based on the general rule set forth in CEQA Guidelines Section 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. As a minor text amendment, it can be said with certainty that there is no possibility

that the amendment will have a significant effect on the environment and is an activity not subject to CEQA.

2. This Zoning Code Amendment and Specific Plan Amendment are consistent with the Pinole General Plan because it provides Zoning Code internal consistency and clarification of use classifications throughout the City. and is needed to ensure consistency between the Zoning Code and State Law within the City and thereby helps to implement the Pinole General Plan economic development and health and safety policies.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 24th day of May 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tim Banuelos, Chair, 2021-2022

ATTEST:

David Hanham, Planning Manager

3769269.1

Attachment 2

AMENDED SECTIONS OF PINOLE ZONING CODE AND THREE CORRIDOR SPECIFIC PLAN

EXCERPT

Note: **BOLD** are additions and ~~Strikeouts~~ are deletions

CHAPTER 17.22 ALLOWED USE DEFINITIONS

Sections:

[17.22.010](#) Purpose.

[17.22.020](#) Allowed use definitions

17.22.010 PURPOSE.

The purpose of this chapter is to define use classifications listed in Chapter [17.20](#) (Allowed Land Uses and Required entitlements) and throughout this title. Use classifications are land uses that have been grouped into general categories on the basis of common function, product, or compatibility characteristics. This chapter should be used as a reference to Additional definitions for specialized terms used in the Zoning Code can be found in [Article VI](#) (Glossary). (Ord. 2010-02 § 1 (part), 2010)

17.22.020 ALLOWED USE DEFINITIONS.

A. The following list represents the complete list of allowed uses and corresponding definitions as used in [Table 17.20.030-1](#) and throughout this title. Individual use classifications describe one (1) or more uses having similar characteristics, but do not list every use or activity that may appropriately be within the classification. Additional definitions are found in [Article VI](#) (Glossary). Allowed uses are organized into the following seven (7) use categories as follows:

1. Residential uses.
2. Agriculture, resource, and open space uses.
3. Recreation, education, and public assembly uses.
4. Utility, transportation, and communication uses.
5. Retail, service, and office uses.
6. Automobile and vehicle uses.
7. Industrial, manufacturing, and processing uses.

F. Retail, Service, and Office Uses.

40. **OFFICES, BUSINESS AND PROFESSIONAL.** This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies, management consulting), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, **dental** employment, public relations, **DENTAL**), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services, General"); temporary offices, or offices that are incidental and accessory to another business or sales activity that is the primary use (see "Offices, Accessory"). Outdoor storage of materials is prohibited.

Attachment 3

AMENDED SECTIONS OF THREE CORRIDOR SPECIFIC PLAN

THREE CORRIDOR SPECIFIC PLAN

CHAPTER 11

11.1 DEFINITIONS

The following definitions describe unique terms used throughout this document for the purpose of establishing a clear and common understanding.

Medical Services – General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals (e.g. medical and dental laboratories, medical, ~~dental~~ and psychiatric offices, out-patient care facilities, allied health service).

Office – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g. insurance companies, utility companies), government agency and service facilities (e.g. post office, civic center), professional offices (e.g. accounting, attorneys, **dental**, employment, public relations), and offices engaged in the production of intellectual property (e.g. advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services") Outdoor storage of materials is prohibited.

Staff Report



TO: PINOLE PLANNING COMMISSION

FROM: TAMARA MILLER, DEVELOPMENT SERVICES DIRECTOR
MISHA KAUR, SR. PROJECT MANAGER

SUBJECT: CAPITAL IMPROVEMENT PLAN CONSISTENCY WITH GENERAL PLAN

DATE: MAY 24, 2021

RECOMMENDATION

The Public Works Department recommends the Planning Commission review the proposed Five-Year Capital Improvement Plan (CIP) and adopt Resolution 21-07 finding that the projects proposed in the CIP for Fiscal Years (FY) 2021-2022 through 2025 – 2026 are consistent with the Pinole General Plan.

BACKGROUND

A Capital Improvement Plan (CIP) is a comprehensive planning document used by the City to identify, plan, and fund capital projects and equipment purchases. Sections 65401 and 65402 of the California Government Code require that a local agency's CIP be in conformance with the General Plan. General Plan conformity can be best described as CIP projects furthering the achievements of goals, policies, and infrastructure in the General Plan. State law also mandates that this determination of conformance be made by a designated planning agency. For the City of Pinole, the designated planning agency is the Planning Commission. The purpose of this staff report is to present the Public Works CIP projects for FY 2021-2022 through 2025 – 2026 so that the Planning Commission can make a determination of consistency with Pinole's General Plan.

The proposed Capital Improvement Plan lists 29 planned citywide public improvement projects for FY 2021-2022 through 2025 – 2026. For FY 2021-22, there are 22 projects. Staff has prepared an expanded unfunded project list to include projects that have been identified but have not advanced because a funding source has not been identified by staff of Council. Capital projects are usually "brick and mortar" improvements, such as street or utility projects, but also include projects that achieve economic development, blight alleviation, housing goals, or further other policy objectives of the City. Staff has recommended that several focus asset management plans be prepared to aid in fully understanding our funding needs and in allocating funding. Staff is currently working on a Sewer Collection System Master Plan, a Park Master Plan, and a Local Road Safety Plan. Once these documents are complete, the plans will identify additional projects that the City

needs to advance into its long range financial plan.

The proposed Capital Improvement Plan projects are summarized below and described in more detail within the Draft Capital Improvement Plan (see Attachment B).

The projects are identified in each of the following asset groups:

- Facilities
- Parks
- Sewer collection
- Storm drains
- Road

ANALYSIS: CAPITAL IMPROVEMENT PLAN CONSISTENCY WITH GENERAL PLAN

Funding is estimated for specific projects or asset plans in the proposed Capital Improvement Plan that support the goals and policies of following elements of the General Plan:

- Community Character
- Growth Management
- Land Use & Economic Development
- Housing
- Circulation
- Community Services and Facilities
- Health and Safety
- Natural Resources and Open Space
- Sustainability

The proposed Capital Improvement Plan includes funding for projects over the next five (5) fiscal years that support General Plan policies and enhance public infrastructure, amenities, and services in Pinole. The Capital Improvement Plan will also involve actively seeking out grants funds to supplement local funding sources to complete projects. The Capital Improvement Plan is consistent with and helps implement the following General Plan goals and policies:

Community Character Element

GOAL CC.1 Maintain Pinole's unique qualities and sense of place to preserve the established historic and small-town character of the city.

POLICY CC.1.2 Require all new development to incorporate high-quality site design, architecture and planning to enhance the overall quality of the built environment in Pinole and create a visually interesting and aesthetically pleasing town environment.

POLICY CC.1.3 To enhance a sense of arrival and create a strong appealing image that promotes community identity, the City shall develop community entry features at

key gateways or city entries along Interstate 80. Entryways shall incorporate landscaping, trees, structural architectural elements, signage and public art.

POLICY CC.1.5 Encourage project compatibility, interdependence and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, transit options, shared parking, landscaping, public spaces, and the orientation and design of buildings.

GOAL CC.2 Emphasize and enhance the visual and physical connection between the city's natural environment and the community's quality of life.

POLICY CC.2.1 Provide visual and physical connections between the natural environment and the built environment through careful site design, building placement, architectural features that allow views of Pinole's unique environment such as ridgelines or the San Pablo Bay shoreline, public access to open space such as via the Bay Trail, and the use of native vegetation in the urban environment such as for landscape buffers for sidewalk areas and street trees.

POLICY CC.2.2 Preserve natural resources within the built environment, including trees, marshes, creeks and hillsides.

GOAL CC.5 Enhance the quality of life in Pinole by acknowledging the cultural diversity and by promoting, preserving and sustaining the cultural and performing arts.

POLICY CC.5.1 Celebrate the city's cultural diversity through public art, cultural centers and community events for the benefit and enjoyment of all residents.

POLICY CC.5.2 Develop programs and facilities that promote the cultural and performing arts in Pinole.

Growth Management Element

GOAL GM.1 Regional Planning. Support cooperative transportation, land use and public service planning in Contra Costa County.

POLICY GM.1.1 West Contra Costa County Planning Activities. Achieve efficient public service delivery by coordinating with affected jurisdictions and agencies concerning public and private developments.

GOAL GM.3 Efficient Transportation. Support land use patterns that make efficient use of the transportation system and enhance public safety.

POLICY GM.3.1 Transportation Management. Make more efficient use of the regional and subregional transportation system.

POLICY GM.3.3 Provide Adequate Transportation Facilities and Services. Provide adequate transportation facilities while maintaining neighborhood integrity.

POLICY GM.3.7 Mobility-Impaired. Support efforts to provide safe and convenient transportation systems for all citizens of Pinole, particularly mobility-impaired individuals.

GOAL GM.4 Compact Development and Service Areas. Encourage infill and redevelopment in areas that are already served by utilities, infrastructure and public services.

POLICY GM.4.1 Planning for Present and Future Community Needs. Plan for, provide and maintain a level of public infrastructure facilities and services that adequately serves the present and future needs of the community.

Land Use & Economic Development Element

GOAL LU.1 Preserve and enhance the natural resources, high-quality residential neighborhoods and commercial areas, and small-town (semi-rural) character of Pinole.

POLICY LU.1.3 Establish and implement a continuing program of civic beautification, gateway or entryway enhancement, tree planting, maintenance of homes and streets, and other measures which will promote an aesthetically desirable environment and attractive neighborhood areas.

GOAL LU.4 Preserve and strengthen the identity and quality of life of Pinole's residential neighborhoods.

POLICY LU.4.1 Ensure all new development, renovation or remodeling preserves and strengthens Pinole's residential neighborhoods by requiring projects to be harmoniously designed and integrated with the existing neighborhood.

GOAL LU.6 Protect and enhance the natural resources of the San Pablo Bay waterfront for the enjoyment of Pinole residents.

POLICY LU.6.3 Provide waterfront parks, pedestrian pathways and recreation areas that are safe, accessible, and attractive for public use.

Housing Element

GOAL H.2 Protect Existing Character and Heritage. Protect and enhance the integrity and distinctive character and heritage of Pinole encouraging the development of high quality, well-designed housing and conserving existing housing.

POLICY H.2.4 Maintain Existing Housing and Neighborhood Amenities. Maintain Pinole's lifestyle characteristics by encouraging the maintenance of existing housing

stock, and in particular housing with historic value, and preserving the amenities of existing neighborhoods.

GOAL H.3 Provide Adequate Services and Facilities. Provide adequate services and facilities to meet the needs of the city's current and future population.

POLICY H.3.1 Plan For Public Facility and Services Needs. Future development shall be planned based on public facility and service capacity, community-wide needs, sound citywide and neighborhood planning and public improvement programming.

POLICY H.3.4 Encourage new pedestrian-oriented development. Encourage new development and redevelopment that places residences in close proximity to a variety of services and facilities.

Circulation Element

GOAL CE.1 Reduce vehicle miles traveled and encourage the use of public transit.

POLICY CE.1.1 Encourage strategic growth that concentrates future development along Pinole's three primary transit corridors (San Pablo Avenue, Appian Way and Pinole Valley Road).

POLICY CE.1.3 Encourage development that is sensitive to both local and regional transit measures and that promotes the use of alternative modes of transportation.

POLICY CE.1.4 Encourage maximum utilization of the existing public transit system and alternate modes of transportation in Pinole.

GOAL CE.3 Provide timely input and effective means (as appropriate) of programming street and highway improvements to maintain the objective peak hour level of service without detrimentally impacting community character or commercial activity.

POLICY 3.2. Maintain roadway network at or above established LOS thresholds.

GOAL CE.4 Establish programs to support sidewalk, trail and street enhancements, where feasible.

POLICY CE.4.5 Inventory sidewalk conditions to identify opportunities for enhancements to the circulation system and to help prioritize repair and maintenance activities as funding becomes available.

GOAL CE.5 Provide adequate parking and loading facilities while encouraging alternative means of transportation.

GOAL CE.7 Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycle and rides.

POLICY CE.7.1 Enhance the City's Bikeway network through the use of Class I, II, and III bikeways.

POLICY CE.7.3 Establish a network of multi-use paths to facilitate safe and direct off-street bicycle and pedestrian travel.

Community Services and Facilities Element

GOAL CS.1 Provide safe, attractive and efficiently designed infrastructure and sustainable facilities to serve the public.

POLICY CS.1.1 The City will strive to provide safe, attractive and efficiently designed facilities for public and quasi-public organizations.

POLICY CS.1.3 The City will endeavor to provide convenient access to community facilities and services to all areas of the community.

GOAL CS.2 Ensure and maintain a high level of public safety in the community.

POLICY CS.2.6 The City will continue to fund the repair, maintenance and expansion of facilities to respond to evolving service needs.

GOAL CS.3 Provide adequate and high-quality recreational opportunities and programs for the community.

POLICY CS.3.1 Continue to provide a variety of recreational opportunities that serve and represent all aspects of the community.

POLICY CS.3.3 Expand and organize a multi-use trail system.

GOAL CS.6 Provide adequate, economical and dependable wastewater collection service and treatment.

POLICY CS.6.1 The City shall continue to make capital improvements to the wastewater collection and treatment system to maintain system capability and reliability.

GOAL CS.7 Minimize flooding.

POLICY CS.7.1 The City will ensure that the storm drain system has adequate capacity to minimize street flooding and, where feasible, shall expand the capacity of the system to control storm flows.

GOAL CS.9 Provide economical and dependable community services while conserving energy resources.

POLICY CS.9.1 The City will seek opportunities to improve the energy efficiency of facilities and operations.

GOAL CS.10 Provide safe, efficient roadway infrastructure to support multiple modes of transportation and to meet existing and future circulation needs.

POLICY CS.10.2 The City will update, where possible, the existing roadway network to enhance pedestrian, bicycle and transit circulation while maintaining safe vehicular circulation.

Health and Safety Element

GOAL HS.1 Minimize the potential for loss of life, injury, damage to property, economic and social dislocation, and unusual public expense due to natural and man-made hazards.

GOAL HS.2 Protect the community from the risk of flood damage and improve surface water quality.

POLICY HS.2.4 Continue to monitor studies that identify anticipated changes in sea level and create appropriate standards and improvements to minimize flood risks.

POLICY HS.2.5 Establish appropriate capital improvements and management programs to reduce wet weather sewer treatment demand and avoid discharge to the shallow water outfall.

GOAL HS.4 Ensure that government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.

POLICY HS.4.1 Continue to provide essential emergency public services during natural catastrophes

POLICY HS.4.3 Incorporate technological enhancements in new and substantially remodeled structures and facilities to support and improve emergency services.

GOAL HS.6 Support multiple forms of transportation and a circulation system design that reduces vehicle trips and emissions.

POLICY HS.6.1 Promote and encourage walking and bicycling as viable forms of transportation to services, shopping and employment.

GOAL HS.7 Ensure that all new development meets or exceeds state and federal water quality standards.

POLICY HS.7.1 Support Regional, state and federal clean water programs.

POLICY HS.7.3 Reduce the transport of runoff and surface pollutants.

POLICY HS.7.6 Establish appropriate capital improvements and management programs to reduce wet weather sewer treatment demand and avoid discharge to the shallow water outfall.

Natural Resources and Open Space Element

GOAL OS.1 Ensure the preservation of natural resources by determining appropriate land use and compatibility with natural resources and open space.

POLICY OS.1.2 Agency Cooperation. Work with Federal, State and local regulatory and trustee agencies to promote the long-term sustainability of local natural resources.

Sustainability Element

GOAL SE.3 The City will reduce its contribution to climate change and mitigate and adapt to the effects of climate change as appropriate.

POLICY SE.3.1 Reduce greenhouse gas emissions from City operations and community sources by a minimum of 15 percent below current or baseline levels by the year 2020.

POLICY SE.3.4 Reduce GHG emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.

POLICY SE.1.3 Enhance the energy efficiency of all City facilities.

GOAL SE.7 Air quality will be maintained and improved for the City of Pinole and the Bay Area as a region and not decline below levels measured in early 1990's.

POLICY SE 7.3 Support efforts to comprehensively address air quality issues through education, regulation, and innovation.

GOAL SE.8 Utilize transit options and reduce vehicle miles traveled and single-occupancy vehicle use.

POLICY SE.8.7 Work to improve Pinole's pedestrian and bicycle infrastructure and to meet the needs of all pedestrians and bicyclists.

POLICY SE.8.10 Support and promote the use of low- and zero-emissions vehicles, alternative fuels, and other measures to directly reduce emissions from motor vehicles.

ENVIRONMENTAL REVIEW

The Capital Improvement Plan's General Plan consistency review is exempt from the California Environmental Quality Act (CEQA), as this review is not considered a project pursuant to the definition of a project in Section 15378 contained in the CEQA Guidelines in that the consistency review will not result in potentially significant physical changes in the environment. Specific projects within the plan will include project-specific environmental review as part of future review and authorization to proceed.

ATTACHMENTS

- A. Resolution 20-07
- B. Draft Capital Improvement Plan for Fiscal Year 2021-2022 through 2025 – 2026
- C. General Plan - Capital Improvement Plan Consistency Matrix

PLANNING COMMISSION RESOLUTION 21-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE RECOMMENDING THE CITY COUNCIL OF THE CITY OF PINOLE FIND THAT THE PROPOSED CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2021-2022 THROUGH 2025-2026 IS IN CONFORMANCE WITH THE CITY OF PINOLE GENERAL PLAN

WHEREAS, the Planning Commission of the City of Pinole reviewed the proposed Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan (CIP), for consistency with the goals and policies of the City of Pinole General Plan; and

WHEREAS, the Capital Improvements Plan includes designated funding for planned public improvement projects so that the City may continue to maintain public infrastructure, enhance public facilities, work towards satisfying community needs, and help fulfill existing General Plan goals; and

WHEREAS, the Planning Commission has determined that the Capital Improvements Plan specifically supports the goals and policies of the following General Plan Elements: Community Character, Growth Management, Land Use & Economic Development, Housing Element, Circulation, Community Services and Facilities, Health and Safety, Natural Resources and Open Space, and Sustainability; and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to review the CIP for consistency with the General Plan and advise the City Council; and

WHEREAS, the Planning Commission of the City of Pinole finds that the project is exempt from the California Environmental Quality Act (CEQA), as the General Plan consistency review of the Capital Improvement Plan is not considered a project pursuant to the definition of a project in Section 15378b(4) and (5) contained in the CEQA Guidelines in that the CIP's General Plan consistency review does not include an action which may result in a potentially significant physical impact on the environment and does not include an action that will result in direct or indirect physical changes in the environment; and

WHEREAS, the Planning Commission considered all public comments, the staff presentation, the staff report, and all other pertinent documents regarding the CIP; and

WHEREAS, the Planning Commission finds, after due study and deliberation that the proposed Fiscal Year 2021-2022 through 2025-2026 CIP is in conformance with the goals and policies of the City of Pinole General Plan;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Pinole hereby recommends that the City Council of the City of Pinole find the proposed Fiscal Year 2021-2022 through 2025-2026 CIP is consistent with the City of Pinole General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 24th day of May 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tim Banuelos, Chair, 2021-2022

ATTEST:

Tamara Miller, Development Services Director

CITY OF PINOLE

PROPOSED PRELIMINARY CAPITAL IMPROVEMENT PLAN

FY 2021/22 - 2025/26



PROPOSED PRELIMINARY CAPITAL IMPROVEMENT PLAN

FY 2021/22 - 2025/26

CITY COUNCIL

Norma Martinez-Rubin, Mayor

Vincent Salimi, Mayor Pro Tem

Anthony L. Tave, Councilmember

Devin Murphy, Councilmember

Maureen Toms, Councilmember

CITY MANAGER

Andrew Murray

DEVELOPMENT SERVICES DIRECTOR

Tamara Miller



Overview

The Capital Improvement Plan (CIP) is a multi-year planning tool used to identify and implement the City's capital needs over the upcoming five-year period. The CIP aligns the needs with appropriate funding, scheduling, and implementation. This document is a working blueprint for building and sustaining publicly funded physical infrastructure. Capital improvements refer to physical assets and include the design, purchase, construction, maintenance, or improvement of public resources (i.e. parks public infrastructure, equipment, public spaces). These improvements influence Pinole's built and natural environment and help guide the trajectory of future growth or change.

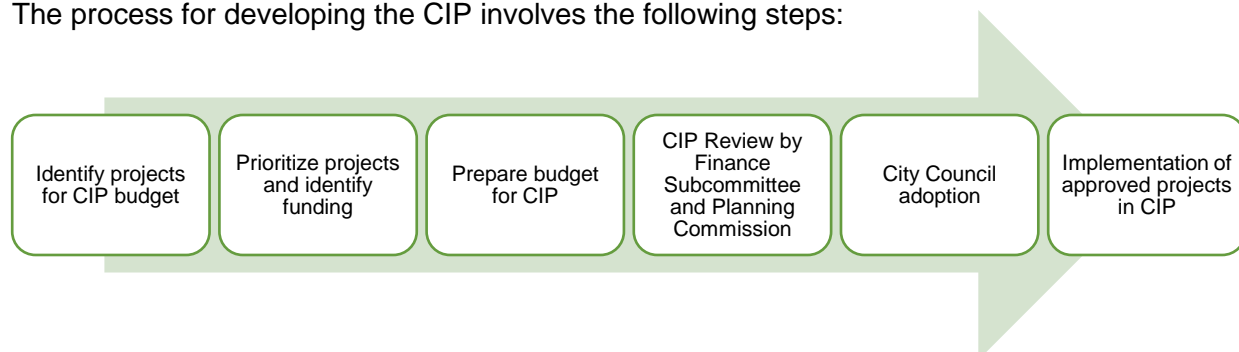
The projects in the CIP fall into the following broad categories: facility maintenance, parks, sewer collection and treatment, stormwater, streets and roadways. These projects are developed in collaboration with department heads, and division managers under the direction of the City Manager to ensure all department needs are represented.

The CIP is reviewed and updated annually for capital projects and programs that support City goals and objectives including priorities identified in the 2020-2025 Strategic Plan of developing a disciplined approach to funding infrastructure maintenance and improvements. The City seeks to enhance its focus on the state of the infrastructure throughout the community by first inventorying all the assets, assessing their contributions to a safe and vibrant Pinole, assessing their current conditions, and creating a disciplined investment approach resulting in a strong and purpose drive Capital Investment Plan. This work effort has already commenced with the preparation of the sewer collection system asset inventory, capacity analysis, and condition analysis. We will follow with a Park Master Plan (FY 2021-22), Storm Drain Master Plan (FY 2022-23), Urban Forestry and Facilities Plan.

The CIP is reviewed by the Planning Commission for consistency with the General Plan and the Finance subcommittee. Project priority and selection is based on specific criteria, such as:

- Consistency with community plans and policies;
- Public and political support;
- Sustainability;
- Cost savings or revenue generation;
- Project demand, determined by inventory of existing land, equipment, and facility conditions;
- Economic, environmental, aesthetic or social impacts; and
- Public health, safety or other legal concerns.

The process for developing the CIP involves the following steps:



Project Funding

A variety of funding sources support projects listed in the CIP. The first year's program in the CIP is adopted by the City Council as the Capital Budget, as a counterpart to the annual Operating Budget. The fiscal resources are appropriated only in the first year, the subsequent four years of the CIP are important for long term planning and subject to further review and modification.

The CIP is funded primarily with funds restricted for specific purposes. Below are various funding sources and their restrictions.

Funding Sources

Fund #	Fund Name	Description
106	Measure S 2014	Accounts for 2014 voter-approved half-cent Local Use Tax which levies 0.5% each on all merchandise. Although these are unrestricted General Fund revenues, the 2014 Use Taxes have been allocated by the City Council to fund Infrastructure Projects as their highest funding priority.
200	Gas Tax	Accounts for the Highway Users Tax (HUTA) State imposed excise taxes on gasoline and diesel fuel sales within the City limits. Gas Tax funds are restricted for use in the construction, improvement and maintenance of public streets.
215	Measure J	Accounts for special override sales tax revenues collected by Contra Costa Transportation Authority (CCTA) and reapportioned to cities for local street projects.
PGE	Rule 20A	Through Rule 20A, the California Public Utilities Commission requires Pacific Gas and Electric (PG&E) to set aside funds annually to finance the undergrounding of overhead electrical facilities located on public streets within the City of Pinole.
276	Growth Impact Fees	Accounts for development fees collected to mitigate the impact of new development.
325	City Street Improvements	Accounts for funds set aside by the City of Pinole to fund street improvement projects.
327	Park Grants	Accounts for grants and reimbursements from the state and federal government and other agencies related to parks.
377	Arterial Street Rehabilitation	Accounts for funds set aside by the City of Pinole to fund arterial street rehabilitation projects.
500	Sewer Enterprise	Accounts for fees charged to residents and businesses for sewer utilities. Fees are used to operate the Pinole-Hercules Water Pollution Control Plant which services the Pinole and Hercules areas.

CIP Funding Sources FY 2021-22

SOURCES BY FUND	FY 2020-21
106 – Measure S 2014	\$1,390,897
200 – Gas Tax	\$330,082
215 – Measure J	\$706,000
PG&E – Rule 20A	\$2,557,658
276 – Growth Impact Fees	\$258,000
325 – City Street Improvements	\$1,133,105
327 – Park Grants	\$189,758
377 – Arterial Streets Rehabilitation	\$775,297
500 – Sewer Enterprise Fund	\$568,169
SOURCES TOTAL	\$7,908,966
UNFUNDED TOTAL	\$535,600
TOTAL SOURCES REQUIRED	\$8,444,566



CITY OF PINOLE
FY2021-22 THROUGH FY2025-26
PROPOSED PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PLAN

FUNDING SUMMARY

SOURCES BY FUND	PRIOR FUNDING	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	5-Year Total
106 - Measure S 2014	\$15,000	\$1,390,897	\$797,406	\$ -	\$ -	\$ -	\$2,188,303
200 - Gas Tax		\$330,082	\$ -	\$ -	\$ -	\$ -	\$330,082
215 - Measure J	\$315,552	\$706,000	\$ -	\$ -	\$ -	\$ -	\$706,000
PGE - Rule 20A		\$2,557,658	\$ -	\$ -	\$ -	\$ -	\$2,557,658
276 - Growth Impact Fees	\$39,980	\$258,000	\$200,000	\$ -	\$ -	\$ -	\$458,000
325 - City Street Improvements	\$571,649	\$1,133,105	\$94,265	\$1,181,710	\$560,000	\$890,000	\$3,859,080
327 - Park Grants		\$189,758	\$ -	\$ -	\$ -	\$ -	\$189,758
377 - Arterial Streets Rehabilitation	\$82,881	\$775,297	\$550,000	\$ -	\$ -	\$ -	\$1,325,297
500 - Sewer Enterprise Fund	\$150,000	\$568,169	\$195,939	\$1,004,061	\$ -	\$ -	\$1,768,169
Sources Total	\$1,175,062	\$7,908,966	\$1,837,610	\$ 2,185,771	\$ 560,000	\$890,000	\$13,382,347
Unfunded Total		\$535,600	\$1,770,000	\$ 2,040,940	\$ -	\$9,959,000	\$14,305,540
Total Sources Required		\$8,444,566	\$3,607,610	\$4,226,711	\$560,000	\$10,849,000	\$27,687,887



FACILITIES										
PRJ #	USES BY PROJECT	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Account #	FY 2021-22 Funds	Funding Source
FA2001	Post Office Maintenance	\$0	\$80,000					106-343-47201	\$80,000	Measure S 2014
FA2002	Electric Vehicle Charging Stations	\$0	\$20,000					106-343-47201	\$20,000	Measure S 2014
FA1901	Senior Center Auxiliary Parking Lot formerly known as Fowler House lot reuse	\$15,000	\$176,655	\$432,406				106-343-47201	\$176,655	Measure S 2014
FA1902	Energy Upgrades	\$0	\$220,000					106-343-47201	\$220,000	Measure S 2014
FA1702	Citywide Roof repairs and replacement	\$0	\$272,000	\$140,000				106-343-47201	\$272,000	Measure S 2014
FA1703	Paint City Hall	\$0	\$70,000					106-343-47201	\$70,000	Measure S 2014
PARKS										
PRJ #	USES BY PROJECT	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Account #	FY 2021-22 Funds	Funding Source
PA2001	Bocce Ball Court	\$0	\$250,000					106-343-47201	\$60,242	Measure S 2014
								327-345-47203	\$189,758	Park Grants
PA1901	Pinole Valley Park Soccer Field Rehabilitation	\$0	\$200,000					106-345-47203	\$200,000	Measure S 2014
PA1704	Prepare a Park Master Plan	\$0	\$100,000					106-345-47203	\$100,000	Measure S 2014
SANITARY SEWER										
PRJ #	USES BY PROJECT	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Account #	FY 2021-22 Funds	Funding Source
SS2001	Sanitary Sewer Collection System Master Plan	\$150,000	\$299,000					500-642-47201	\$299,000	Sewer Enterprise
SS2002	Water Pollution Control Plant Lab Remodel	\$0	\$100,000					500-642-47201	\$50,000	Sewer Enterprise
								500-642-47201	\$50,000	City of Hercules
SS1702	Sewer Pump Station Rehabilitation	\$0		\$195,939	\$1,004,061			500-641-47201	\$0	Sewer Enterprise
STORMWATER										
PRJ #	USES BY PROJECT	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Account #	FY 2020-21 Funds	Funding Source
SW2001	Roble Road Drainage Improvements	\$0		\$200,000				276-344-47206	\$0	Impact Fees
SW2002	Adobe Road Repair and Drainage Improvements	\$0		\$150,000				106-344-47206	\$0	Measure S 2014
SW1901	Hazel Street Gap Closure (Sunnyview)	\$39,980	\$360,000					106-344-47206	\$192,000	Measure S 2014
								276-344-47206	\$58,000	Impact Fees
								Unfunded	\$110,000	Unfunded
SW1703	Storm Drainage Master Plan	\$0		\$75,000				106-344-42101	\$0	Measure S 2014

ROADS										
PRJ #	USES BY PROJECT	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Account #	FY 2021-22 Funds	Funding Source
RO2501	Residential Slurry Seal	\$0					\$890,000	325-342-47205	\$0	City Street Improvements
RO2401	Cape Seal	\$0				\$560,000		325-342-47205	\$0	City Street Improvements
RO2301	Residential Slurry Seal	\$0			\$890,000			325-342-47205	\$0	City Street Improvements
RO2101	Arterial Rehabilitation	\$10,000	\$48,480	\$550,000				377-342-47205	\$48,480	Arterial Rehabilitation
RO2102	Tennent Ave. Rehabilitation	\$10,000	\$682,805					325-342-47205	\$311,917	City Street Improvements
								500-641-47201	\$124,183	City of Hercules
								500-641-47201	\$44,986	Sewer Enterprise
								200-342-47205	\$201,719	Gas Tax - RMRA
RO2105	Appian Way Complete Streets Project	\$0	\$105,000	\$970,000				Unfunded	\$105,000	Unfunded
RO2106	I-80/Pinole Valley Rd. Interchange Improvements	\$0	\$200,000	\$800,000			\$9,959,000	Unfunded	\$200,000	Unfunded
RO1902	Pedestrian Improvements at Tennent Ave. near R X R	\$20,000	\$35,300		\$661,250			325-342-47205	\$35,300	City Street Improvements
RO1801	San Pablo Ave. Rehabilitation	\$72,881	\$1,312,817					377-342-47205	\$726,817	Arterial Rehabilitation
								215-342-47205	\$586,000	Measure J/(OBAG 2)
RO1802	Hazel Street Gap Closure (Sunnyview)	\$0	\$200,000					276-344-47205	\$150,000	Developer
								276-344-47205	\$50,000	Impact Fees
RO1708	Pinole Valley Road Improvements	\$0	\$100,000					200-342-47205	\$100,000	Gas Tax - RMRA
RO1709	Pinole Valley Road Underground District	\$315,552	\$2,586,021					200-342-47205	\$28,363	Gas Tax - RMRA
								Rule20A	\$2,557,658	Rule 20A Credits
RO1710	San Pablo Ave. Bridge over BNSF Railroad**	\$528,465	\$630,735	\$94,265	\$1,671,400			325-342-47205	\$75,000	WCCTAC STMP Fees
								325-342-47205	-\$35,853	City Street Improvements
								325-342-47205	\$591,588	State Funds: HBP Program
RO1714	Safety Improvements at Appian Way & Marlesa Rd. formerly known as HAWK at Appian Way and Marlesa	\$13,184	\$395,753					325-342-47205	\$25,753	City Street Improvements
								215-342-47205	\$120,000	Measure J/(OBAG2)
								325-342-47205	\$129,400	MTC/TDA Article 3
								Unfunded	\$120,600	Unfunded
	Uses by Project Total	\$1,175,062	\$8,444,566	\$3,607,610	\$4,226,711	\$560,000	\$10,849,000			

LEGEND:

- Items highlighted in blue are unfunded projects.
- Items highlighted in orange indicate a project or project funding is carried over from prior fiscal year.
- Items highlighted in purple are new projects, or new funding allocations in FY 2021-22.
- Project numbers: **FA** = Facilities; **PA** = Parks; **SS** = Sanitary Sewer; **SW** = Storm Water; **RO** = Roads.

**Caltrans funded total project cost is \$38 million and extends beyond the proposed Plan years.

FACILITIES**FA2001 - Post Office Maintenance****Project Information**

Per lease agreement with the United States Post Office, the City is responsible for facility maintenance of the post office building located at 2101 Pear Street. Maintenance includes painting all interior and exterior surface and maintenance of the parking lot.

Origin: Lease Agreement

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	106		\$ 80,000				
	Subtotal		\$ 80,000				
	Total Cost Estimate: \$ 80,000						

FA2002 - Electric Vehicle Charging Stations**Project Information**

Installation of charging vehicles stations at City facilities to support increased adoption and use of zero emission vehicles. An assessment of City facilities coupled with grant funding opportunities will determine the most suitable locations for installation of charging stations.

Origin: Council Request

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	106		\$ 20,000				
	Subtotal		\$ 20,000				
	Total Cost Estimate: \$ 20,000						

FACILITIES**FA1901 - Senior Center Auxiliary Parking Lot****Project Information**

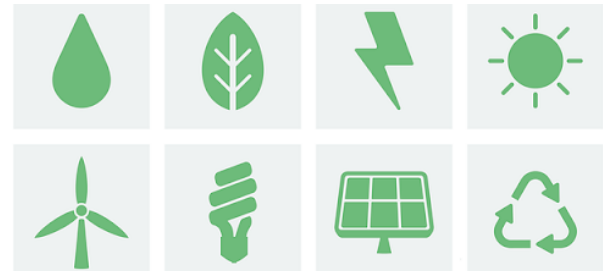
The City acquired and demolished the Fowler House located at 2548 Charles Avenue. The Fowler House Re-Use Committee evaluated uses for the lot and determined the best use of the property is a parking lot. The parcel is surrounded by municipal parking lots which serve the Senior Center and Old Town Pinole.

Origin: Fowler Re-Use Committee

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	106	\$ 15,000	\$ 176,655				
Construction	106			\$ 432,406			
	Subtotal	\$ 15,000	\$ 176,655	\$ 432,406			
	Total Cost Estimate: \$ 624,061						

FA1902 - Energy Upgrades**Project Information**

The HVAC systems at City Hall and Senior Center have reached the end of its useful life and need to be replaced. A portion of the roof at the Senior Center will also need to be replaced.

Origin: End of lifecycle

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	106		\$ 220,000				
	Subtotal		\$ 220,000				
	Total Cost Estimate: \$ 220,000						

FACILITIES**FA1702 - Citywide Roof repairs and replacement****Project Information**

The City hires contract services to repair and/or replace roofs on City Facilities. A comprehensive inspection was performed on all facilities in early 2015 and identified several of the roofs which need to be repaired or replaced. The roofs at City hall and the Public Safety building need to be replaced.

Origin: End of lifecycle

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	106		\$ 272,000	\$ 140,000			
	Subtotal		\$ 272,000	\$ 140,000			
	Total Cost Estimate: \$ 412,000						

FA1703 - Paint City Hall**Project Information**

The interior and exterior surfaces of City Hall require repainting as the paint system has reached the end of its useful life. Exterior painting is necessary to maintain external protection from the environment. Fading, chipping paint, along with water and mildew damage necessitates the painting project.

Origin: End of lifecycle

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	106		\$ 70,000				
	Subtotal		\$ 70,000				
	Total Cost Estimate: \$ 70,000						

PARKS

PA2001 - Bocce Ball Court

Project Information

The City intends to utilize State of California Department of Parks and Recreation Per Capita Grant Program funds to install a bocce ball court. The location of the court is to be determined.

Origin: Council Request



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	327		\$ 189,758				
	106		\$ 60,242				
	Subtotal		\$ 250,000				
	Total Cost Estimate:		\$ 250,000				

PARKS

PA1901 - Pinole Valley Park Soccer Field Rehabilitation

Project Information

Soccer fields are a high use area of the Pinole park system and warrant routine rehabilitation, Rehabilitation of the soccer field in Pinole Valley Park will enhance recreational opportunities.

Origin: Council Request



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	106			\$ 200,000			
	Subtotal			\$ 200,000			
	Total Cost Estimate: \$ 200,000						

PARKS

PA1704 - Prepare a Park Master Plan

Project Information

Preparation of a park master plan will aid the City in developing a strategic approach to park maintenance and operation. The master will allow the City to quantify and qualify the existing park system, identify deficiencies, and develop a financial analysis of the cost to maintain and operate park assets.

Origin: Staff Recommendation



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Planning	106		\$ 100,000				
	Subtotal		\$ 100,000				
	Total Cost Estimate: \$ 100,000						

SANITARY SEWER**SS2001 - Sanitary Sewer Collection System Master Plan****Project Information**

In September 2020, the City Council awarded a contract to Carollo Engineers to develop a Sanitary Sewer Collection System Master Plan (Plan). The Plan will provide a condition assessment of the sewer collection assets to inform capital planning and effectively serve the wastewater needs of residents and businesses.

Origin: Staff Recommendation

PREPARED FOR
CITY OF PINOLE
Sanitary Sewer Master Plan Update
(Collection System)

carollo
Engineers...Working Wonders With Water®



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Planning	500	\$ 150,000	\$ 299,000				
	Subtotal	\$ 150,000	\$ 299,000				
	Total Cost Estimate: \$ 449,000						

SS2002 - Water Pollution Control Plant Lab Remodel**Project Information**

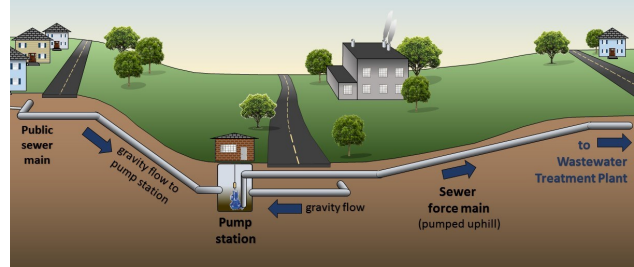
The California Environmental Laboratory Accreditation Program (ELAP) is responsible for accrediting environmental testing labs including the Pinole - Hercules WPCP. The 2019 ELAP inspection results indicated the lab apparatus, countertops, and the fume hood are past their useful life and recommended replacement.

Origin: Regulatory Requirement

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	Hercules		\$ 50,000				
	500		\$ 50,000				
	Subtotal		\$ 100,000				
	Total Cost Estimate: \$ 100,000						

SANITARY SEWER**SS1702 - Sewer Pump Station Rehabilitation****Project Information**

The City owns and operates two lift stations to convey flow from low lying areas to high elevations where the flow continues by gravity to the wastewater treatment plant. The two pump stations are located on San Pablo Ave. and Hazel St and both have reached the end of their useful life. The pump stations need to be rehabilitated.

Origin: End of lifecycle

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	500			\$ 22,500			
Engineering	500			\$ 150,000			
Construction	500				\$ 884,000		
Contingency	500			\$ 23,439	\$ 120,061		
	Subtotal			\$ 195,939	\$ 1,004,061		
Total Cost Estimate: \$1,200,000							

STORMWATER**SW2001 - Roble Road Storm Drainage Improvements****Project Information**

The existing system appears to have capacity issues at Roble Ave. and Encina Ave. that warrant review and upgrade.

Origin: Staff Recommendation



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	276			\$ 20,000			
Construction	276			\$ 160,000			
Contingency	276			\$ 20,000			
	Subtotal			\$ 200,000			
Total Cost Estimate: \$ 200,000							

SW2002 - Adobe Road Storm Drainage Improvements**Project Information**

Adobe Road experienced a failure due to drainage impacts. Installation of a culvert will be required to control the drainage in the area. The area will then be regraded and the road surface will be restored.

Origin: Staff Recommendation



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	106			\$ 15,000			
Construction	106			\$ 120,000			
Contingency	106			\$ 15,000			
	Subtotal			\$ 150,000			
Total Cost Estimate: \$ 150,000							

STORMWATER**SW1901 - Hazel Street Storm Drain Improvements****Project Information**

The existing stormwater collection is an open trench system and needs to be converted to an underground conveyance system to facilitate construction of a through road. This conversion also aids in compliance with the MSP4 by reducing the potential of contaminants including litter from entering the stormwater system.

Origin: Development Driven

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	IMPACT	\$ 39,980					
Construction	106		\$ 192,000				
	IMPACT		\$ 8,000				
	UF		\$ 110,000				
Contingency	IMPACT		\$ 50,000				
	Subtotal	\$ 39,980	\$ 360,000				
	Total Cost Estimate: \$ 399,980						

STORMWATER

SW1703 - Storm Drainage Master Plan

Project Information

Preparation of a storm drain master plan will provide an analysis of the existing collection system. The plan will identify system deficiencies related to capacity, functionality, and permit compliance. The plan can serve to guide future budget allocations for improvements to the system.

Origin: Staff Recommendation



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Planning	106			\$ 75,000			
	Subtotal			\$ 75,000			
	Total Cost Estimate: \$ 75,000						

ROADS

PAVEMENT MAINTENANCE AND REHABILITATION PROGRAM

Street Network

The City of Pinole is responsible for the repair and maintenance of approximately 52.22 centerline miles of city streets, divided into approximately 351 pavement management sections. The City's street network replacement value is estimated at \$131.4 million. The table below describes the street network:

Functional Class	Total Sections	Centerline miles	Lane miles
Arterial	25	7.26	24.97
Collector	23	7.30	18.75
Residential/Local	303	37.66	75.32
Total	351	52.22	119.04

Organize & Analyze

The Pavement Management and Rehabilitation Program is a set of tools and policies designed to manage the maintenance and rehabilitation activities of the street network. The goal of the Program is to maintain the city's pavement network in the best condition possible given the available funding. The City participates in the Metropolitan Transportation Commission (MTC) Pavement Technical Assistance Program (P-TAP) which provides grant funding to utilize a computerized Pavement Management Program called StreetSaver® to strategize the most cost effective method to extend pavement life and provides funding for a consultant to prepare a P-TAP Budget Options Report. StreetSaver® allows the City to:

- Inventory the street pavement
- Record pavement inspection data, maintenance, and rehabilitation activities
- Assess pavement conditions
- Prioritize streets requiring maintenance
- Estimate costs of treatments and rehabilitation
- Forecast budget needs
- View the impacts of funding on City-wide pavement conditions over time

The most recent P-TAP report was completed by a Consultant (Quality Engineering Solutions, Inc.) in March 2019. To prepare the Budget Options Report, the Consultant's team visited Pinole to visually assess the conditions of the pavement sections and assigned an index score. The data collected in the field was imported into the StreetSaver® database which generates a scoring of the condition of each segment. This score is known as the Pavement Condition Index (PCI) and based on a scale of 0 to 100 (poor to excellent condition), depending on the severity of pavement distress.

Strategy

Though funding amounts vary annually, the City's "Fix-it-First" approach of performing preventative maintenance has been proven to extend the life of the pavement effectively and is less costly than reconstruction. Road reconstruction is considered where preventative maintenance treatments are no longer effective. The cost of reconstruction can exceed ten times the cost of performing a preventative maintenance treatment.

To learn more pavement preservation and upcoming projects, visit www.ci.pinole.ca.us/pavement

ROADS

RO2501 - Residential Slurry Seal

Project Information

Based on the most current P-TAP report various segments will be recommended for slurry seal treatment. A slurry seal functions as a topcoat to existing asphalt pavement to preserve and protect the pavement. It is best suited for pavements with mild to moderate damage, such as narrow cracks, but not for severe damage such as potholes.

Origin: Pavement Management



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	325						\$ 10,000
Construction	325						\$ 800,000
Contingency	325						\$ 80,000
	Subtotal						\$ 890,000
	Total Cost Estimate: \$ 890,000						

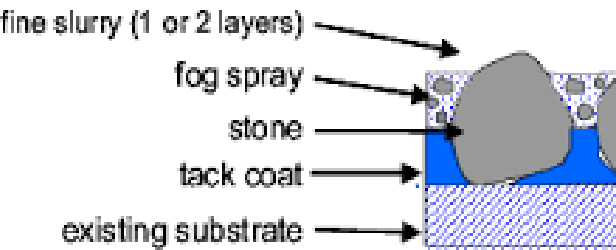
ROADS

RO2401 - Cape Seal

Project Information

Based on the most current P-TAP report, various pavement segments will benefit from a cape seal. A cape seal is applied when a slurry seal or micro-surfacing will not adequately address the pavement deterioration. Cape seals are a multi-layered treatment pavement preservation treatment which can extend the life of a pavement by 6-8 years.

Origin: Pavement Management



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	325					\$ 10,000	
Construction	325					\$ 500,000	
Contingency	325					\$ 50,000	
	Subtotal					\$ 560,000	
	Total Cost Estimate: \$ 560,000						

ROADS

RO2301 - Residential Slurry Seal

Project Information

Based on the most current P-TAP report various segments will be recommended for slurry seal treatment. A slurry seal functions as a topcoat to existing asphalt pavement to preserve and protect the pavement. It is best suited for pavements with mild to moderate damage, such as narrow cracks, but not for severe damage such as potholes.

Origin: Pavement Management



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	325				\$ 10,000		
Construction	325				\$ 800,000		
Contingency	325				\$ 80,000		
	Subtotal				\$ 890,000		
	Total Cost Estimate: \$ 890,000						

ROADS**RO2101 - Arterial Rehabilitation****Project Information**

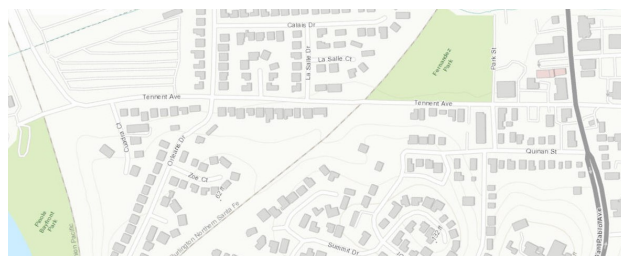
Based on the 2019 P-TAP report, various segments were recommended for treatment by StreetSaver®. The recommendations will be further validated through a comparative pavement analysis to explore additional treatment options which are not discussed in the P-TAP report. This will allow the City to optimize the available funding.

Origin: Pavement Management

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	377	\$ 10,000	\$ 48,480				
Construction	377			\$ 500,000			
Contingency	377			\$ 50,000			
	Subtotal	\$ 10,000	\$ 48,480	\$ 550,000			
	Total Cost Estimate: \$ 608,480						

RO2102 - Tennent Ave. Rehabilitation**Project Information**

In 2019, the Pinole-Hercules Water Pollution Control Plant (WPCP) was upgraded. The construction impacts resulted in pavement deterioration. This project will rehabilitate Tennent Ave. from San Pablo Ave. to 11 Tennent Ave. (WPCP).

Origin: Pavement Management

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	325	\$ 10,000	\$ 2,986				
	500		\$ 12,986				
	Hercules		\$ 11,833				
Construction	Hercules		\$ 112,350				
	200		\$ 201,719				
	325		\$ 308,931				
Contingency	500		\$ 32,000				
	Subtotal	\$ 10,000	\$ 682,805				
	Total Cost Estimate: \$ 692,805						

ROADS**RO2105 - Appian Way Complete Streets Project****Project Information**

This project will provide continuous sidewalks and bike lanes along Appian Way from San Pablo Dam Rd. in unincorporated El Sobrante to about 1500 lineal feet north of the city limit within the City of Pinole. This project will involve coordination with Contra Costa County.

Origin: Staff Recommendation

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	UF		\$ 80,000				
Engineering	UF		\$ 25,000				
Construction	UF			\$ 850,000			
Contingency	UF			\$ 120,000			
	Subtotal		\$ 105,000	\$ 970,000			
Total Cost Estimate:			\$1,090,000				

RO2106 - I-80/Pinole Valley Rd. Interchange Improvements**Project Information**

This project will widen Pinole Valley Road ramp terminal intersections at I-80 to provide a dedicated right turn lane to the eastbound and westbound I-80 on ramps. This project will also provide crossing enhancements at the Pinole Valley Road and I-80 intersection.

Origin: Council Request

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	UF		\$ 200,000	\$ 800,000			
Engineering	UF						
Construction	UF						\$ 9,000,000
Contingency	UF						\$ 959,000
	Subtotal		\$ 200,000	\$ 800,000			\$ 9,959,000
Total Cost Estimate:			\$10,959,000				

ROADS**RO1902 - Pedestrian Improvements at Tennent Ave. near RxR****Project Information**

In 2018, the East Bay Regional Park District completed a trail link to connect Pinole Shores Regional Shoreline to Bayfront Park trail. There remains one very small gap on Tennent Ave. from Bayfront Park to Railroad Ave. Improvements to Tennent Ave. at the Railroad Crossing will facilitate safe movement of bicycles and pedestrians.

Origin: Staff Recommendation

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	325	\$ 20,000	\$ 35,300				
Construction	STMP				\$ 100,000		
	UF				\$ 475,000		
Contingency	UF				\$ 86,250		
	Subtotal	\$ 20,000	\$ 35,300		\$ 661,250		
	Total Cost Estimate: \$ 716,550						

RO1801 - San Pablo Avenue Rehabilitation

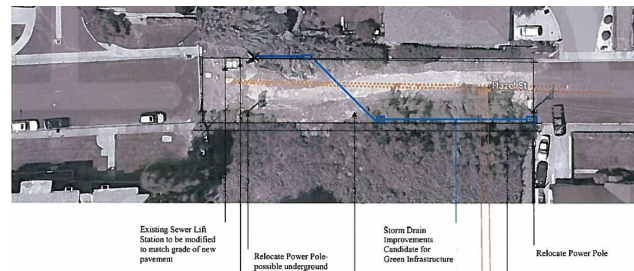
Origin: Pavement Management

[illegible]

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	377	\$ 72,881					
Construction	OBAG2		\$ 586,000				
	377		\$ 621,792				
Contingency	377		\$ 105,025				
	Subtotal	\$ 72,881	\$ 1,312,817				
	Total Cost Estimate: \$1,385,698						

Project Information

Origin: Development Driven



	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	IMPACT		\$ 50,000				
	Developer		\$ 150,000				
	Subtotal	\$ -	\$ 200,000				
	Total Cost Estimate: \$ 200,000						

ROADS**RO1708 - Pinole Valley Road Improvements****Project Information**

As part of the high school construction project WCCUSD provided road improvements along the school frontage. Improvements to Pinole Valley Road - from Shea to Granada - will extend the useful life of the pavement. The existing pavement score is high in this area, so a slurry seal would be the recommended treatment.

Origin: Council Request

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Engineering	200		\$ 5,000				
Construction	200		\$ 87,000				
Contingency	200		\$ 8,000				
	Subtotal		\$ 100,000				
	Total Cost Estimate: \$ 100,000						

RO1709 - Pinole Valley Road Underground District**Project Information**

The underground district will allow the City of Pinole to use Rule 20A credits, funds paid by PG&E to the PUC, to underground overhead utility lines. As part of the underground project, the City will need to add a streetlight that must be funded outside the Rule20A program. Project RO1708 will follow this project.

Origin: Council Request

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Construction	Credits		\$ 2,557,658				
	200		\$ 28,363				
	215	\$ 315,552					
	Subtotal	\$ 315,552	\$ 2,586,021				
	Total Cost Estimate: \$2,901,573						

ROADS**RO1710 - San Pablo Avenue Bridge over BNSF Railroad****Project Information**

The age and condition assessment of the San Pablo Ave. Bridge supports replacement. The City was approved for initial funding from the State Highway Bridge Program. In February 2020, the City awarded a contract to Quincy Engineering to prepare preliminary plans. Completion of preliminary design phase is necessary to develop a final cost estimate

Origin: End of lifecycle

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25 & FY2025-26	Beyond Proposed
PM	STMP	\$ 205,265	\$ 75,000	\$ 50,000			
Planning & Design	325	\$ 168,480	\$ (35,853)				
	STMP				\$ 191,710		
	HBP	\$ 154,720	\$ 591,588	\$ 44,265			
	UF				\$ 1,479,690		
Construction	STMP						\$ 1,078,025
	UF						\$34,102,975
	Subtotal	\$ 528,465	\$ 630,735	\$ 94,265	\$ 1,671,400		\$35,181,000
	Total Cost Estimate: \$38,105,865						

ROADS**RO1714 - Safety Improvements at Appian Way and Marlesta Rd.**

formerly known as HAWK at Appian Way and Marlesta

Project Information

The key elements affecting the safety of pedestrians and cyclists at the Appian Way and Marlesta Way intersection is speed and reduced visibility of approaching traffic due to the topography of the project area. Safety improvements are required to improve crossing conditions for pedestrians and bicyclists.

Origin: TAPS

	Fund	Prior Funding	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Design	325	\$ 13,184	\$ 25,753				
Construction	OBAG2		\$ 120,000				
	TDA		\$ 129,400				
	UF		\$ 83,600				
Contingency	UF		\$ 37,000				
	Subtotal	\$ 13,184	\$ 395,753				
	Total Cost Estimate: \$ 408,937						

**PROPOSED PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PLAN: FY 2021-22 THROUGH FY 2025-26
UNFUNDED AND UNPROGRAMMED PROJECTS**

#	Unfunded/Unprogrammed Projects	Budget Unit	Estimate
1	Faria House Renovations	~	
2	Railroad Avenue Bridge Removal/Replacement	~	
3	Emergency Power for Critical Facilities	Facilities	
4	EV Charging Stations in City Lots	Facilities	
5	Parking lot resurfacing	Facilities	
6	LLAD Landscape Restoration/Improvement	LLAD	
7	Dog Park Restroom Replacement	Park	
8	Dog Park resurfacing and fencing improvements	Park	
9	Eucalyptus Grove Restoration	Park	
10	Fernandez Park Baseball grandstand improvement	Park	
11	Repave Trails	Park	
13	ADA Ramps - Various	Road	
14	Appian Complete Street	Road	
15	Bridge Maintenance - several	Road	
16	High Visibility HAWKS - several locations	Road	
17	Pavement Maintenance (as per StreetSaver)	Road	\$42,000,000
18	Pinole Valley Road I80 Ramp Improvements	Road	
19	Shale Hill Retaining wall and sidewalk gap	Road	
20	Sidewalks Gaps - Various	Road	
21	Signal System Upgrades	Road	
22	San Pablo Sewer Lift Station Upgrade	Sewer	
23	Sewer Collection rehab - systemwide	Sewer	
24	Tree Master Plan	Situational	\$375,000

ATTACHMENT C

FY 2021/22– FY 2025/26 CAPITAL IMPROVEMENT PLAN GENERAL PLAN CONSISTENCY MATRIX

Project number acronyms are as follows: FA = Facilities PA = Parks SS = Sanitary Sewer SW = Storm Water RO = Roads		The General Plan Element acronyms are as follows: CC = Community Character Element GM = Growth Management Element LU = Land Use and Economic Development Element H = Housing Element CE = Circulation Element CS = Community Services and Facilities HS= Health and Safety OS = Natural Resources and Open Space Element SE = Sustainability Element
Project Name		General Plan Goals / Policies
Facility/Building		
FA1702	Citywide Roof repairs and replacement	Policy GM.4.1, Goal CS.1, Goal CS.9, Policy CS.9.1
FA1703	Paint City Hall (Inside and Outside)	Policy CS.2.6, Goal CS.1, Policy CS.1.1
FA1901	Senior Center Auxiliary Parking Lot (Fowler House lot reuse)	Goal CE.5, Goal CS.1, Policy GM.4.1
FA1902	Energy Upgrades (formerly known as Project # FA1706 & FA 1801)	Policy GM.4.1, Goal CS.9, Policy CS.9.1, Policy HS.4.3
FA2001	Post Office Maintenance	Policy CS.2.6, Goal CS.1, Policy CS.1.1
FA2002	Electric Vehicle Charging Stations	Policy CE.1.3, Goal SE.7, Policy SE 7.3, Goal SE.8, Policy SE.8.10

ATTACHMENT C

Project Name		General Plan Goals / Policies
Parks		
PA1704	Prepare a Park Master Plan	Goal CS.3, Policy CS.3.1
PA1901	Pinole Valley Soccer Field Rehabilitation	Goal CS.1, Goal CS.3, Policy CS 3.1, Policy GM.4.1
PA2002	Bocce Ball Court	Goal CS.1, Goal CS.3, Policy CS 2.6 & 3.1, Policy GM.4.1
Sanitary Sewer		
SS1702	Sewer Pump Stations Rehabilitation	Policy GM.4.1, Goal CS.6, Policy CS.6.1,
SS2001	Sanitary Sewer Master Plan Update	Policy GM.4.1, Goal CS.6, Policy CS.6.1, Policy HS.2.5, 4.3, & 7.5
SS2002	WPCP Lab Remodel	Policy GM.4.1, Goal CS.1, Policy CS.2.6
Storm water		
SW1901	Hazel Street Drainage Improvements	Policy GM.4.1, Goal CS.7, Policy CS.7.1
SW2001	Roble Road Drainage Improvements	Policy GM.4.1, Goal CS.7, Policy CS.7.1
SW2002	Adobe Road Drainage Improvements	Policy GM.4.1, Goal CS.7, Policy CS.7.1
SW1703	Storm Drainage Master Plan	Policy GM.4.1, Policy CS.7.1

ATTACHMENT C

Project Name		General Plan Goals / Policies
Road		
RO1708	Pinole Valley Road Improvements	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO1709	Pinole Valley Road Underground District	Goal HS.1, HS.4, H.S.4.1, Goal LU.4, Policy LU.4.1
RO1710	San Pablo Avenue Bridge over BNSF Railroad	Policy CS.3.3, Goal H.3, Policy H.3.1, Goal CE.3, Goal CE. 7, Policy CE.7.3, Goal CS.10.
RO1714	HAWK at Appian Way and Marlesta	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO1801	San Pablo Avenue Rehabilitation	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO1802	Hazel Street Gap Closure (Sunnyview)	Goal CE.1, Policy CE.1.1, Policy CE.1.4, Policy CE.1.5, Goal CE.3, Policy CS.2.6, Goal HS.1, Goal HS.3, Policy HS 3.4, Goal HS.6
RO1902	Pedestrian Improvements at Tennent (Engineering and planning only) – Bay Trail Gap	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2101	Arterial Rehabilitation	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2102	Tennent Ave. Rehabilitation (This project will be coordinated with Project RO1902 – Pedestrian Improvements at Tennent Ave. near RxR).	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2105	Appian Way Complete Streets Project	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2106	I80/Pinole Valley Rd. Interchange Improvements	To be moved to unfunded list
RO2301	Residential Slurry Seal	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2401	Cape Seal	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2501	Residential Slurry Seal	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2