PINOLE
California

GENERAL PLAN UPDATE

November 2010

Adopted on October 20, 2010
by Resolution 2010-89

ACKNOWLEDGEMENTS

CITY COUNCIL

Debbie Long (Mayor)
Roy Swearingen (Mayor Pro Tem)
Timothy Banuelos
Peter Murray
Virginia Fujita

PLANNING COMMISSION / STEERING COMMITTEE

Patty McGoldrick (Chair)
John Bender (Vice Chair)
Thomas M. Brooks
David Kurrent
Norma Martinez-Rubin
Paul Sekins
Maureen Toms

CITY OF PINOLE STAFF

Belinda B. Espinosa, City Manager
Benjamin T. Reyes II, City Attorney
Patricia Athenour, City Clerk
Dean Allison, Public Works Director
Paul Clancy, Police Chief
Mary Drazba, Economic Development Manager
Richard Loomis, Finance Director
Jim Parrott, Fire Chief
Winston Rhodes AICP, Planning Manager (Project Manager)
Amy Wooldridge, Recreation Director
Anne Hersch, Associate Planner
Leslie Carbahal, Redevelopment Analyst
Pamela Bridant, Permit Technician

CONSULTANTS TO THE CITY

PMC®

bae

Dowling Associates, Inc.
Transportation Engineering • Planning • Research • Education

meyers | nave
professional law corporation

TABLE OF CONTENTS

INTRODUCTION TO THE GENERAL PLAN

Planning Context....1.0-1
- Community Location and Characteristics....1.0-1

General Plan Introduction....1.0-2
- General Plan Vision....1.0-5
- Community Character....1.0-6
- Growth Management....1.0-6
- Land Use and Economic Development....1.0-7
- Housing....1.0-7
- Circulation....1.0-7
- Community Services and Facilities....1.0-8
- Health and Safety....1.0-8
- Natural Resources and Open Space....1.0-8
- Sustainability....1.0-8

Achieving the Vision....1.0-9

Relationship To Other Plans, Policies And Reports....1.0-9
- City of Pinole Housing Element....1.0-9
- Specific Plan....1.0-9
- City of Pinole Zoning Code....1.0-10
- Sustainability Element....1.0-10
- West County Action Plan....1.0-10

Document Organization....1.0-10

Defining Use of Goals, Policies and Actions....1.0-11

Using and Interpreting this General Plan....1.0-12

Amendments to this General Plan....1.0-13

Implementation of this General Plan....1.0-13

TABLE OF CONTENTS

VISION AND SUMMARY

Community Character 2.0-1
Growth Management 2.0-2
Land Use and Economic Development 2.0-3
Housing 2.0-4
Circulation 2.0-4
Community Services and Facilities 2.0-4
Health and Safety 2.0-5
Natural Resources and Open Space 2.0-6
Sustainability 2.0-6

COMMUNITY CHARACTER

Introduction 3.0-1
- Purpose 3.0-1
- Relationship to Other General Plan Elements 3.0-2
- Related Plans and Programs 3.0-2

Issues and Considerations 3.0-2
- Natural Setting 3.0-3
- Physical Setting 3.0-4
- Historic and Cultural Resources Setting 3.0-12
- Issues this Element Addresses 3.0-13

Goals, Policies and Implementation Actions 3.0-14

GROWTH MANAGEMENT

Introduction 4.0-1
- Purpose 4.0-1
- Government Code Authority 4.0-2
- Relationship to Other General Plan Elements 4.0-2
- Background 4.0-3
- Planning for Growth 4.0-4
- Service Capacity Considerations 4.0-6

TABLE OF CONTENTS

Issues this Element Addresses 4.0-9
Goals, Policies and Actions 4.0-9

LAND USE AND ECONOMIC DEVELOPMENT

Introduction 5.0-1
Purpose 5.0-2
Relationship to Other General Plan Elements 5.0-3
Related Plans, Agencies and Programs 5.0-4
Issues and Considerations 5.0-6
Planning Boundaries and Sphere of Influence 5.0-6
Demographic Trends and Projections 5.0-7
Economic Development 5.0-12
Housing 5.0-13
Land Use Designations and Standards 5.0-19
Land Use Opportunities and Constraints 5.0-25
Issues this Element Addresses 5.0-39
Goals, Policies and Actions 5.0-39

HOUSING

CIRCULATION

Introduction 7.0-1
Purpose 7.0-1
Relationship to Other General Plan Elements 7.0-1
Issues and Objectives 7.0-2
Local and Regional Requirements 7.0-2
Pinole's Existing Circulation System 7.0-3
Bicycling Facilities and Programs 7.0-4
Pedestrian Systems 7.0-7
Other Transportation Systems 7.0-7
Airports 7.0-7
Parking 7.0-7
Existing Transportation Programs 7.0-7

TABLE OF CONTENTS

Traffic Calming Program 7.0-7
Transportation Demand Management Program 7.0-8
East Bay Smart Corridor Program 7.0-8
I-80 Integrated Corridor Mobility Project 7.0-8
FOCUS 7.0-8
Pinole's Future Circulation Conditions 7.0-13
Issues this Element Addresses 7.0-14
Goals, Policies and Actions 7.0-19

COMMUNITY SERVICES AND FACILITIES

Introduction 8.0-1
Purpose 8.0-1
Relationship to Other General Plan Elements 8.0-2
Issues and Considerations 8.0-3
Civic and Community Facilities 8.0-3
Police 8.0-4
Fire 8.0-5
Parks, Trails and Recreational Facilities 8.0-9
Health-Related Facilities 8.0-11
Educational Facilities 8.0-13
Water Service 8.0-13
Wastewater Service 8.0-14
Storm Drainage and Flooding 8.0-25
Solid Waste and Recycling 8.0-26
Energy and Communication Systems 8.0-29
Issues this Element Addresses 8.0-30
Goals, Policies and Actions 8.0-31

HEALTH AND SAFETY

Introduction 9.0-1
Purpose 9.0-2
Relationship to Other General Plan Elements 9.0-3

TABLE OF CONTENTS

Related Plans and Programs....9.0-3
Issues and Considerations....9.0-4
Safety Setting....9.0-4
Health Setting....9.0-20
Issues this Element Addresses....9.0-27
Goals, Policies and Actions....9.0-28

NATURAL RESOURCES AND OPEN SPACE

Introduction....10.0-1
Purpose....10.0-1
Relationship to Other General Plan Elements....10.0-2
Issues and Considerations....10.0-2
Natural Resources Setting....10.0-3
Plant and Animal Habitat....10.0-3
Open Space Setting....10.0-7
Visual Resources....10.0-13
Goals, Policies, and Implementation Actions....10.0-14
Goals....10.0-14
Policies and Implementation Actions....10.0-14

SUSTAINABILITY

Introduction....11.0-1
Sustainability in Pinole....11.0-2
Relationship to Other General Plan Elements....11.0-3
Issues and Objectives....11.0-4
Social Systems....11.0-4
Economic Systems....11.0-5
Environmental Systems....11.0-5
Climate Change....11.0-7
Goals, Policies and Implementation Actions in Other Elements....11.0-8
Goals, Policies and Implementation Actions....11.0-9

TABLE OF CONTENTS

IMPLEMENTATION

Implementation 12-1
Implementation Schedule 12-1
Responsibilities 12-1
Community Character 12-2
Growth Management 12-11
Land Use and Economic Development 12-17
Circulation 12-26
Community Services and Facilities 12-35
Health and Safety 12-49
Natural Resources and Open Space 12-63
Sustainability 12-73

TABLES

Table 4.1 Regional Population Comparison 4.0-7
Table 4.2 Local Population Comparison 4.0-8
Table 5.1 Population Trends and Projections for Pinole 5.0-8
Table 5.2 2000–2005 Demographic Profile for City of Pinole and Contra Costa County 5.0-8
Table 5.3 Contra Costa County 2009 Income Ranges 5.0-14
Table 5.4 Housing Needs Allocation, 2007–2014 ..... 5.0-14
Table 5.5 Three Corridors Specific Plan Areas 5.0-24
Table 5.6 Existing Land Use Acreage 5.0-24
Table 5.7 Three Corridors Specific Plan Area Acreage 5.0-30
Table 8.1a Actual Flow Data 8.0-23
Table 8.1b Dry Weather Flow 8.0-23
Table 8.1c Solids Loading 8.0-233
Table 10.1 Existing Habitats Found within the City of Pinole 10.0-4
Table 10.2 Unimproved Parks and Open Public Space Areas in Pinole 10.0-8

FIGURES

Figure 1.1 Regional Location 1.0-3
Figure CC.1.1a: Ground-floor retail with an active façade facing the street enhances pedestrian experience 3.0-15
Figure CC1.1b: Buildings are placed at the perimeter of the block with parking behind 3.0-15
Figure CC.1.4.2a: Façade Articulation 3.0-17
Figure CC.1.4.2b: The entrances to different uses are clearly demarcated 3.0-17
Figure 5.1 Pinole City Limits and Sphere of Influence 5.0-9
Figure 5.2 Pinole's Ethnic Composition in 2000 ..... 5.0-11
Figure 5.3 Pinole Sphere of Influence Neighborhoods and Land Use Designations 5.0-15
Figure 5.4 Pinole Vacant Land 5.0-17
Figure 5.5 Draft General Plan Land Use Map 5.0-27
Figure 5.6 San Pablo Specific Plan Project Area 5.0-31
Figure 5.7 Pinole Valley Specific Plan Project Area 5.0-33
Figure 5.8 Appian Way Specific Plan Project Area 5.0-35
Figure 5.9 Resource Areas and View Corridors 5.0-37
Figure 7.1 WestCAT and AC Transit Bus Service 7.0-5
Figure 7.2 Bicyclists Lanes and Roadways 7.0-9
Figure 7.3 Major Roadways 7.0-11
Figure 7.4 LOS Thresholds 7.0-15
Figure 7.5 Old Town Parking District 7.0-17
Figure 8.1 Pinole Fire Department Boundary and Service Area 8.0-7
Figure 8.2 City of Pinole – EBMUD Water Supply System 8.0-15
Figure 8.3 City of Pinole - Sewer Collection System 8.0-17
Figure 8.4 West County Wastewater Service Area 8.0-19
Figure 8.5 City of Pinole – Diagram of the Pinole/Hercules Water Pollution Control Plant 8.0-21
Figure 8.6 City of Pinole – Storm Drain Collection System 8.0-27
Figure 9.1 Potential Geologic Hazards 9.0-7
Figure 9.2 Faults Hazard Map 9.0-9
Figure 9.3 Flood Map 9.0-11
Figure 9.4 Wildland Fire Hazard Map 9.0-15

TABLE OF CONTENTS

Figure 9.5 Hazardous Materials Sites 9.0-17
Figure 9.6 Future Noise Contours 9.0-25
Figure 10.1 Habitat Map 10.0-5
Figure 10.2 Soils Map 10.0-9
Figure 10.3 North West Region of the East Bay Regional Park District 10.0-11
Figure 10.4 Pinole Visual Resources 10.0-17

CHAPTER 1: INTRODUCTION TO THE GENERAL PLAN

INTRODUCTION TO THE GENERAL PLAN

TABLE OF CONTENTS

Planning Context....1.0-1
Community Location and Characteristics....1.0-1
General Plan Introduction....1.0-2
General Plan Vision....1.0-5
Community Character....1.0-6
Growth Management....1.0-6
Land Use and Economic Development....1.0-7
Housing....1.0-7
Circulation....1.0-7
Community Services and Facilities....1.0-8
Health and Safety....1.0-8
Natural Resources and Open Space....1.0-8
Sustainability....1.0-8
Achieving the Vision....1.0-9
Relationship To Other Plans, Policies And Reports....1.0-9
City of Pinole Housing Element....1.0-9
Specific Plan....1.0-9
City of Pinole Zoning Code....1.0-10
Sustainability Element....1.0-10
West County Action Plan....1.0-10
Document Organization....1.0-10
Defining Use of Goals, Policies and Actions....1.0-11
Using and Interpreting this General Plan....1.0-12
Amendments to this General Plan....1.0-13
Implementation of this General Plan....1.0-13

FIGURES

Figure 1.1 Regional Location....1.0-3

INTRODUCTION TO THE GENERAL PLAN

GUIDING PRINCIPLES

Sustainability and Stewardship

Community Tapestry

Fiscal Responsibility and Economic Health

PLANNING CONTEXT

The City of Pinole's last comprehensive update of the General Plan was more than 10 years ago. Since then, the General Plan has been periodically reviewed and updated to reflect changing conditions and to remain timely and useful. The City wanted to ensure that the General Plan reflects current concerns and remains legally adequate. This General Plan represents years of efforts on the part of residents and businesses in the community working to maintain and improve the City of Pinole's quality of life.

COMMUNITY LOCATION AND CHARACTERISTICS

Located 20 miles northeast from San Francisco, the City of Pinole is situated on the shores of San Pablo Bay in West Contra Costa County (see **Figure 1.1**). Pinole is well connected to Contra Costa County and the rest of the Bay Area (San Francisco/Oakland) by State Route 4 and Interstates 80 and 680.

The City of Pinole was incorporated in 1903 and occupies a land area of approximately 5.45 square miles and a total area of 13.3 square miles in the western portion of Contra Costa County, including portions of San Pablo Bay. With a current population of 19,629, Pinole is a bedroom community within the San Francisco/Oakland employment centers. Pinole straddles Interstate 80 and includes areas overlooking San Pablo Bay in the northern part of the city. The city is characterized by regionally serving retail services along Interstate 80, a historic downtown area, gently rolling hills and steep hillsides on the north and south, and established residential neighborhoods.

Surrounding communities around Pinole include the unincorporated areas of Montalvin Manor, Rancho Road and El Sobrante and the cities of Richmond and Hercules. The City of Pinole is largely built out but includes opportunities for infill mixed-use development in a strategically located area near the Berkeley/Oakland and San Francisco employment centers.

Pinole's existing land use pattern is generally a mix of residential neighborhoods and commercial and business centers combined with parks and open spaces. Several distinct areas characterize the city and surrounding area, including:

- Historic Old Town area north of Interstate 80 that contains historic residences built for individuals who worked in Pinole or at the Hercules Powder Plant during the city's formative years as well as a commercial and business core that contains important civic and recreational facilities.

- Pinole Vista and Pinole Ridge Shopping Center, a regionally serving shopping district along Fitzgerald Avenue between the Richmond Parkway and Appian Way exits of Interstate 80.

- Pinole Valley, an area that includes community serving retail, Pinole Valley High School, and residential areas with access provided primarily by Pinole Valley Road.

GENERAL PLAN INTRODUCTION

California state law requires every city and county to adopt a general plan for its future development. A general plan serves as a blueprint that "guides the physical development of the city and any land outside its boundaries which bears relation to its planning" (Government Code Section 65302). Also referred to as the "constitution for future development," the general plan expresses the community's development goals and symbolizes public policy relative to the distribution of future land uses, both public and private.

A general plan typically has four defining features:

1. **General:** As the name suggests, the general plan provides the broad community-wide vision and policy guidance for future development of the city.

2. **Comprehensive:** The general plan addresses a broad range of physical, social, economic and environmental factors affecting the community, including land use, circulation, public facilities and other topics.

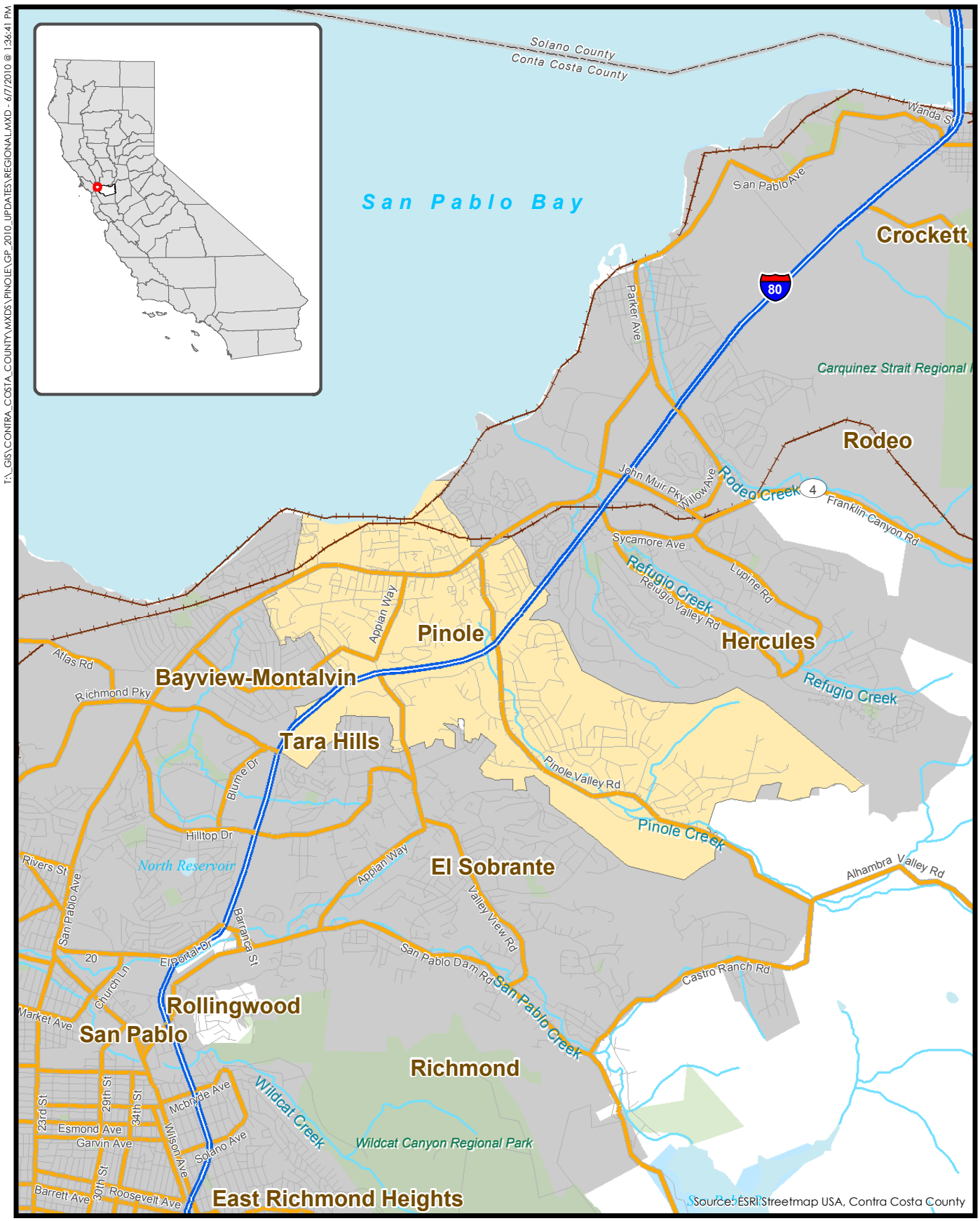
3. **Internal Consistency:** The concept of internal consistency holds that no direct policy conflicts can exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. Different policies must be balanced and reconciled within the plan.

4. **Long Range:** The general plan provides long-term vision and goals for the community and includes policies and actions to achieve that vision.

In order for a general plan to be effective, it must remain current by reflecting changing community sentiments and changing legal requirements. State law does not specify rigid requirements or timing for updating a general plan (other than for the housing element); however, it does establish that the responsibility for determining whether a general plan is up to date and accurate rests with each jurisdiction.

The current General Plan for the City of Pinole was adopted in 1995, with the exception of the Housing Element that was last updated in 2003. Since that time, Pinole has experienced many physical, demographic and economic changes, resulting in new opportunities and challenges for the City. The existing General Plan is being updated in order to reflect current community sentiments and the changes in land use, growth patterns and demographic and economic conditions.

The City of Pinole General Plan will be used to inform citizens, decision-makers and other interested groups of the policies that will guide development-related decisions in the community. The General Plan will serve as a guide to future land use and economic development through its goals, policies and actions.



0.5 0 0.5
MILES

N

Figure 1.1
Regional Location

PMC®

INTRODUCTION TO THE GENERAL PLAN

GENERAL PLAN VISION

Strive to make Pinole a sustainable community where the citizens act as stewards for the environment, the economy, and the social equality of the community, preserving Pinole's historic past, while maintaining a healthy economy for all members of the community now and in the future.

GENERAL PLAN VISION

In the course of preparing the General Plan, the community described their vision for Pinole. This Vision Statement and the Guiding Principles are expressed in several land use choices the City has put in place throughout this General Plan. Notable among the many policies and programs contained in this document are five key topics that emerged:

1. Sustainability – This General Plan contains a separate Sustainability Element, one of the first of its kind in the state. The City has conducted a Greenhouse Gas Audit and is preparing to direct land use, government and citizen actions to help reduce automobile dependence, promote reuse and recycling, and conserve community resources.
2. Priority Development Areas – The City seeks to create more compact, less automobile-dependent, future land use along the San Pablo Avenue and Pinole Valley Road corridors to support, and be served more efficiently by, public transit.
3. Economic Development – Specific area planning for the three primary travel corridors through Pinole will help the City pursue an improved jobs/housing balance, encourage new development and provide a wider range of employment opportunities, commercial services, and housing opportunities over time. The City's Three Corridors Specific Plan identifies opportunities to more actively use existing vacant and previously developed properties.
4. Recreation and Resources – San Pablo Bay and San Francisco Bay as a whole and the Pinole Creek Watershed are not only rich in habitat, they also provide recreation and circulation opportunities for Pinole. The General Plan seeks to support ongoing efforts to restore Pinole Creek, bridge the existing gap in the San Francisco Bay Trail, and support recreational activity. The General Plan also seeks to create additional recreation facilities and connections throughout the city.
5. Housing – Recognizing that the City will need diverse housing opportunities for people who work in Pinole and the region, the General Plan seeks to establish a land use framework that ensures adequate workforce housing.

GENERAL PLAN OBJECTIVES

- **Improve public safety and delivery of public services.**
- **Encourage new residential and commercial development to concentrate activity within existing urbanized areas with sufficient densities to support transit service, and encourage development of improved bicycle and pedestrian facilities.**
- **Improve the safety and attractiveness of new development and the viability of a variety of transportation modes.**
- **Promote programs to reduce drive-alone commute trips during rush hour.**
- **Enhance sustainable practices in the city.**

GENERAL PLAN ELEMENTS

The goals, policies and actions of this General Plan are collectively intended to achieve the community vision and guide future decisions related to land use and development. This General Plan helps to ensure that important land use decisions will take into account a full range of topics that affect the quality of life and the environment of Pinole.

Many issues will become apparent during implementation of this General Plan; some can be foreseen now, while others are less clear and will need to be dealt with as part of the ongoing process of implementing the plan. For example, our efforts to address climate change currently focus on minimizing our contribution to greenhouse gases. As science continues to contribute more to the knowledge about the impacts of climate change, we will need to address impacts that are relevant to the City of Pinole, which may include changes in sea level, water supplies or energy needs.

In this situation, as in others that may arise, Pinole must respond to change and to internal and external factors in proactive ways, identifying issues before they become crises and developing innovative ways to respond on its own and in cooperation with other local and regional governmental agencies. As a result, this General Plan presents a policy framework that can and should be adjusted or adapted as needed over time.

COMMUNITY CHARACTER

The Community Character Element contains goals, policies and actions related to aesthetics, views, arts and culture, historic resources, noise, odors and education. Collectively, the goals, policies and actions ensure that the character of Pinole will be retained and enhanced land use compatibility will be considered in conjunction with future development reviews.

GROWTH MANAGEMENT

The intention of growth management is to establish level of service standards for managing the growth of Pinole as well as traffic and performance standards for fire, police, parks, sanitary facilities, water, and flood control. When combined with goals, policies and actions, these standards will establish a long-range program that will match the demands for public facilities generated by new development with plans and capital improvement programs to ensure that there are adequate facilities to serve anticipated development. The content of the Growth

Management Element is dictated by the requirements of the Contra Costa County Transportation Authority (CCTA), and this element follows a specific format required by that agency. The element also serves as a means for the CCTA to determine whether the City is in compliance with policies that support the receipt of Measure J funding.

LAND USE AND ECONOMIC DEVELOPMENT

The Land Use and Economic Development Element contains goals and policies that will guide existing and future land use development to create a strong identity for Pinole and maintain a high quality of life. This element is designed to help achieve the City's long-range goals of encouraging development along the primary transit corridors to provide a wider range of employment, housing, retail/service and entertainment options to residents. The element establishes goals, policies and actions to improve the City's economic conditions, maintain regional competitiveness, and achieve a healthy jobs/housing balance to attract targeted businesses and make Pinole a more financially self-sustaining community.

HOUSING

The Housing Element contains strategies aimed at addressing current housing needs and increasing the supply of housing available to people at all income levels. The Housing Element contains a detailed housing needs assessment and goals, policies and actions designed to address the community's housing needs. The element recognizes that limited land is available for new single-family housing development but opportunities exist for more compact residential development along transit corridors to ensure new housing is affordable to the existing workforce and in particular to low-income households and special needs populations such as the elderly, disabled and homeless.

CIRCULATION

This element seeks to ensure that Pinole will have a multimodal transportation system that prevents sprawl and its attendant impacts. The Circulation Element contains goals and policies related to the transportation system, including the extent and condition of the roadway and trail system and desired service levels as well as alternative modes of travel. This element also contains circulation maps, which show the existing and desired major transportation facilities within Pinole.

Collectively, the maps, goals, policies and actions in this element help to ensure that residents and visitors to Pinole will have transportation choices. Roads will provide the highest level of service feasible while supporting transit and energy-efficient modes (e.g., walking and bicycling) as safe, attractive and efficient alternatives to automobile use by:

- Encouraging new residential and commercial development to concentrate along primary transportation corridors at sufficient densities to support transit and bicycle and pedestrian facilities.

- Increasing the safety and attractiveness of alternative transportation modes and development of bicycle lanes and facilities.

- Implementing programs to reduce drive-alone commute trips during rush hour.

COMMUNITY SERVICES AND FACILITIES

The Community Services and Facilities Element addresses capital facilities and service programs that are necessary to adequately serve the city. The element sets forth goals, policies and implementing actions that will be required to ensure adequate emergency, water, education, cultural, health-related, utility, transportation, parks and recreation, solid waste, wastewater and storm drain facilities and programs to serve existing and planned future development.

HEALTH AND SAFETY

The Health and Safety Element seeks to minimize Pinole's risks from natural and man-made hazards, while maximizing the City's emergency preparedness. Health and safety issues include air quality, noise, health care, man-made and natural hazards, neighborhood policing, fire services and flooding. The Health and Safety Element contains goals, policies and actions that identify viable solutions to minimize the risk of death and injury, property damage, economic hardship and social displacement resulting from fires, floods, earthquakes, landslides and other hazards. This element also addresses safety and hazards related to groundwater contamination and the potential release of hazardous materials into the community. The City is actively participating in County-led emergency preparedness planning for the region.

NATURAL RESOURCES AND OPEN SPACE

The Natural Resources and Open Space Element contains goals, policies and actions related to the protection of open space for recreation and other purposes, with an emphasis on publicly accessible open space. Collectively, the maps, goals, policies and actions contained within this element ensure that Pinole's natural resources and open spaces are increasingly protected and made accessible to residents and visitors, with trails and bikeways connecting the population to nature-based parks, environmental education facilities and regional trails.

SUSTAINABILITY

While the General Plan will incorporate sustainable practices in all elements, the Sustainability Element will provide the repository for all sustainable goals, policies and actions and will create a framework within which the City can make land use choices to have a positive impact on climate change, minimizing reliance on oil and other fossil fuels, and reducing the consumption of natural resources. This element defines sustainability, identifies the existing sustainable practices in Pinole and identifies the actions Pinole can take to increase sustainability efforts.

INTRODUCTION TO THE GENERAL PLAN

ACHIEVING THE VISION

This General Plan is intended to express the community's vision and provide policymakers with the guidance they need to make wise decisions in support of that vision and accepted community values.

Ensuring that the vision expressed by this General Plan is achieved will require conscientious effort on the part of citizens and City officials. In order to organize this effort, the General Plan includes actions, or "next steps," in every element except the Housing Element, since that element contains its own implementation program and quantified objectives.

Monitoring progress during General Plan implementation will be important if the City is to achieve the community's vision, since the policies and actions in the General Plan will have to be monitored and periodically adjusted in order to be effective. As a result, the plan embraces the concept of adaptive management, whereby monitoring data is collected and used to determine which policies and practices are effective and which policies and practices should be adjusted or reconsidered. This process of periodic evaluation and adjustment is critical to the long-term success of this General Plan.

RELATIONSHIP TO OTHER PLANS, POLICIES AND REPORTS

As the General Plan discussions evolved, the City of Pinole recognized the need to comprehensively employ a variety of planning tools to ensure sound land use decisions for the future. In conjunction with the General Plan Update, the City also embarked on the preparation of a Specific Plan to govern land use, circulation, and economic development on portions of San Pablo Avenue, Pinole Valley Road and Appian Way as well as a comprehensive Zoning Code Update to make zoning regulations more useful to the community and incorporate performance-based standards. Ultimately, the General Plan is to be consistent with, and will be implemented by, a planning tool kit that includes the following.

CITY OF PINOLE HOUSING ELEMENT

California Government Code Sections 65580–65589.8 require that all municipalities adopt and implement a Housing Element as part of their General Plan, identify and review existing and projected housing needs, and form a plan for meeting those needs. The Housing Element is required to be updated every five years or as specified by state law.

The City of Pinole adopted its current Housing Element in May 2003. It contains all policies and actions as required by the State of California and is certified by the California Department of Housing and Community Development as complying with state legal requirements.

SPECIFIC PLAN

The Three Corridors Specific Plan implements the General Plan and guides development within the defined General Plan sub-areas of San Pablo Avenue, Pinole Valley Road and Appian Way. While the General Plan is the primary guide for growth and development in a community, the Specific Plan is able to focus on the unique characteristics of these areas to customize the

planning process and land use regulations to support economic development and create an identifiable sense of place.

CITY OF PINOLE ZONING CODE

The Zoning Code of the City of Pinole (Municipal Code Title 17) enacts land use regulations to create districts or zones that establish permitted and special uses within those zones. It also includes physical development standards and procedures for changing the status of land use.

Adoption of the General Plan will require amendments to the Zoning Code for consistency with the General Plan land use designations and various General Plan policies.

SUSTAINABILITY ELEMENT

As discussed above, the Sustainability Element will serve as a guiding document to identify ways in which the City can have a positive impact on, and adapt to the inevitable effects of, climate change, such as reducing greenhouse gas emissions and reducing other negative impacts on natural resources. Sustainable policies throughout the General Plan will be marked with a leaf symbol.

WEST COUNTY ACTION PLAN

The cities of Pinole, El Cerrito, Richmond, Hercules and San Pablo and Contra Costa County comprise the planning jurisdictions in the West County Planning Area as defined in the Contra Costa County General Plan. The County General Plan addresses future travel needs in Pinole and the West Contra Costa County/Interstate 80 travel corridor through Regional Transportation Planning and Growth Management.

DOCUMENT ORGANIZATION

As mandated by state law, the City of Pinole General Plan contains the seven required elements to form a comprehensive set of planning policies (Government Code Section 65302). In addition, the Land Use Element contains policies to comply with the requirements of the Contra Costa County voter-approved Measure C and a Sustainability Element to respond to community input. The General Plan is organized into ten separate but interrelated sections and includes an Introduction and a Summary section as identified below.

1. General Plan Introduction
2. General Plan Vision and Summary
3. Community Character
4. Growth Management
5. Land Use and Economic Development
6. Housing

7. Circulation
8. Community Services and Facilities
9. Health and Safety
10. Natural Resources and Open Space
11. Sustainability

Within each chapter, an introduction is provided to identify the general purpose of the chapter. The regulatory framework for the chapter is provided, and then specific issue areas are discussed. Each chapter includes goals, policies and actions for the issue areas addressed by that chapter.

DEFINING USE OF GOALS, POLICIES AND ACTIONS

The Pinole General Plan includes nine elements that are supported by goals, policies and actions to guide future land use decisions and are located at the end of each chapter. These components of the General Plan are defined and shown in the following diagram. Each of the components, in descending order, provides more detail about how the City of Pinole will achieve the components above it.

GOAL

A broad statement reflecting community values, community intents, and ideal future vision. It describes in general terms a desired future condition and acts as a general direction setter.

⇓

POLICY

A clear and specific statement that guides decision making in order to support the achievement of a goal. In some instances, a policy may be specific enough so as to include a clear sense of how implementation will occur.

⇓

ACTION

An action, program or procedure that carries out a General Plan policy. Each policy typically has one or more corresponding actions.

An example of this format is provided below, using the Land Use and Economic Development Element.

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

POLICY LU.1.1 Increase land use diversity along the San Pablo Avenue, Pinole Valley Road and Appian Way corridors; reduce residential density on large land holdings designated for Suburban Residential land use; and maintain other land use designations for a variety of residential, commercial, light industrial, recreational, open space and public purposes which (1) protect environmental resources; (2) provide a mix of housing types, densities and tenure; (3) ensure that a variety of commercial and industrial goods, services and employment opportunities are available; and (4) offer a range of recreational and public facilities to meet the needs of residents.

Action LU.1.1.1 Adopt and implement the Three Corridors Specific Plan for the San Pablo Avenue, Pinole Valley Road and Appian Way corridors.

USING AND INTERPRETING THIS GENERAL PLAN

The General Plan is intended to be used by a broad range of persons, including:

- The City Council and Planning Commission in decision-making activities;
- City staff in developing programs and projects;
- The development community in preparing development proposals; and
- Residents and citizens interested in the future of Pinole and the City's policies.

When using this General Plan, the following basic rules should be kept in mind:

- Only those statements specifically listed as "Goal" are to be interpreted as stating the City's goals. Only those statements specifically listed as "Policy" or "Action" are to be interpreted as statements of City policy. Narrative descriptions and discussions not preceded by a Goal, Policy, or Action designation are provided for information and background only. Narrative and/or discussion items may assist decision-makers with the interpretation of policies but do not themselves establish City policy.
- Unless specifically defined by policy, the standard definitions of words and terms shall be used. The Glossary to this General Plan provides definitions of many commonly used planning terms; these definitions may be used as a starting point in resolving disputes about the meanings of words in goals or policies.

- General plans ordinarily do not state specific mandates or prohibitions. Rather they state policies and set forth goals. Introductory statements in the General Plan stress the flexibility of the policies described and the ability of decision-makers to balance competing policies when necessary. Thus the General Plan states that the classifications for development serve as a guide for zoning, and zoning regulations, while they must be consistent with the plan, need not be identical to it. The policies allow for flexibility and require interpretation by staff and the decision-makers.

- Some information in this General Plan (e.g., population figures) is expected to become outdated in the normal course of events. Where this information is critical to the interpretation of goals or policies, the most up-to-date information should be used, including the Background Report.

AMENDMENTS TO THIS GENERAL PLAN

Recognizing the need for the General Plan to remain up to date and reflective of local issues and policies, state law allows the City to amend the General Plan to ensure that it is consistent with the conditions, values, expectations and needs of the community. The General Plan may be amended only by action of the City Council or by voter-approved initiative.

Periodic updates to the Housing Element are required by state law (generally every five years), but there is no required regular update for any other portion of the General Plan.

IMPLEMENTATION OF THIS GENERAL PLAN

This General Plan is not intended to be a step-by-step guidebook for its own implementation. It is not intended to answer every question which will be faced by the City over the lifetime of the plan. Future work will be needed to fully implement this General Plan. This work, shown in the form of “actions,” is listed in each element and in the Implementation section of this General Plan (to be added when the final General Plan is prepared). Some of these actions may occur in the short term; others will require more time and resources and may not be completed for some time.

Many of the goals, policies, and actions in this General Plan are achieved through zoning, which regulates public and private development. The City is responsible for ensuring that its Zoning Code and this General Plan are in conformity. In most instances, this will mean that land is designated in the General Plan and zoned for similar uses with similar development standards (i.e., similar densities). Where zoning and General Plan land use designations are not identical, policies of this General Plan should be consulted carefully for guidance.

CHAPTER 2: VISION AND SUMMARY

VISION AND SUMMARY

TABLE OF CONTENTS

Community Character 2.0-1
Growth Management 2.0-2
Land Use and Economic Development 2.0-3
Housing 2.0-4
Circulation 2.0-4
Community Services and Facilities 2.0-4
Health and Safety 2.0-5
Natural Resources and Open Space 2.0-6
Sustainability 2.0-6

VISION AND SUMMARY

GUIDING VISION

Sustainability and Stewardship

Community Tapestry

Fiscal Responsibility and Economic Health

The goals, policies and actions of this General Plan are collectively intended to achieve this community vision and guide future decisions related to land use and development. This General Plan ensures that every important land use decision will be scrutinized and assessed for its potential to affect the quality of life and the environment we live in.

Many issues will become apparent during the implementation of this General Plan. Some can be foreseen now, while others are less clear and will need to be dealt with as part of the ongoing process of implementing the plan. For example, our efforts to address climate change currently focus on minimizing our contribution to greenhouse gases. As science continues to contribute more to the knowledge about the impacts of climate change, we will need to address impacts that are relevant to Pinole, which may include changes in the level of the Bay, water supplies or energy needs.

In this situation, as in others that may arise, Pinole must respond to change and to internal and external factors in proactive ways, identifying issues before they become crises and developing innovative ways to respond on its own and in cooperation with other local and regional governmental agencies. As a result, this General Plan presents a policy framework that can and should be adjusted or adapted as needed over time.

COMMUNITY CHARACTER

A community is defined as an entity that exhibits similar behavior patterns among groups of individuals. These patterns create interaction within local organizations and social activities that meet the social and economic requirement of a population. Concepts such as quality of life, small-town character, neighborhood and community take on a psychological definition consisting of shared norms or attitudes expressed through individuals' identification with a specific area or interest such as religion, ethnicity or income.

Physical characteristics such as landmarks, gateways, entryways, streets, buildings, and parks and open space are expressions of physical and natural features that also shape the community's character. The image of a community is not static — it will change as the community grows or changes.

The built environment, the surrounding natural environment, and the perceptions and experiences of residents and visitors increase the relevance of a community's character. Individual neighborhood settings also hold an important image that when grouped together produce a unified identity for the community as a whole. Careful planning can provide direction and guidance for development, the results of which will preserve community identity while planning for growth.

The Community Character Element of the General Plan is best defined as an element that will preserve, enhance and strengthen Pinole's feel of "sense of place" and unique identity. This element intends to incorporate that feel in existing facilities, buildings and features as well as in

new growth and development in Pinole, to influence the future physical form of the community by guiding the quality and character of future development, and to protect the existing natural and built environment that define Pinole's character. It also expresses a vision for the future where sustainable development and land use practices provide for the needs of existing residents and businesses while preserving choices for future generations.[1]

GROWTH MANAGEMENT

The Growth Management Element establishes policies to direct growth within Pinole and indicates how the City intends to participate in regional land use and transportation planning efforts. The Growth Management Element includes level of service standards and performance standards for traffic and the provision of public services (e.g., fire, police, parks, sanitary sewer facilities, water and flood control) in order to ensure that public facilities are provided to accommodate growth consistent with adopted standards. By adopting and implementing this element, the City of Pinole establishes a comprehensive, long-range program that will match the demands for public facilities and services generated by new development or redevelopment with plans, capital improvement programs and development mitigation programs to ensure facilities are provided at an appropriate time and level to serve new development. Specifically, the Growth Management Element seeks to:

1. Attain a new level of mutually beneficial communication and coordinated planning between Pinole and its neighboring jurisdictions, other public agencies and regional agencies.

2. Provide community facilities, commercial services and amenities easily accessible to and from residential neighborhoods.

3. Support further development of bicycle and pedestrian facilities.

4. Provide a safe, attractive and efficient circulation system that ensures convenient access to all residential, business and recreational areas by various modes of transportation.

5. Encourage future growth to locate along the primary travel corridors through the community and in areas that are or can easily be served by transit.

6. Guide future growth so that at "buildout" the community remains an attractive, uncrowded and pleasant place to live and work.

[1] Sustainable development practices refer to the use of architectural and planning methods that address the needs of the present without compromising the ability of future generations to meet their own needs. Specific examples include the use of solar panels for energy conservation, placing jobs near housing to reduce vehicle trips, and infill development in urban areas to reduce the consumption of agricultural land. Policies related to sustainability are identified with a symbol.

LAND USE AND ECONOMIC DEVELOPMENT

Pinole is a bedroom community with small-town character and modern amenities. The small-town character that makes Pinole a desirable place to live and visit is rooted in Pinole's Old Town area, where most major civic facilities are located, and established residential neighborhoods. More modern services can be found in development projects such as the Kaiser Medical Office Building and redeveloped Pinole Valley Shopping Center. Established neighborhoods and new development are linked together by community greenways, paths, roads and park facilities. Regional shopping centers located adjacent to Interstate 80 attract visitors from throughout western Contra Costa County and make Pinole an accessible and attractive place for people to work, shop and conduct business. The goals, policies and actions in the Land Use Element are intended to maintain Pinole's historic roots and small-town character, while providing the framework for the city to grow as a dynamic place with a balanced mix of land uses and a strong sense of identity that complements historic patterns and trends.

It is anticipated that Pinole will have minimal growth in the future. This growth will likely be modification of uses and infill development. Pinole does not anticipate expanding its Sphere of Influence (SOI) or annexing any land into the city in the foreseeable future. As required by Measure C and Measure J, the General Plan will address how future growth will impact community services and facilities in the Growth Management Element (Chapter 4), Community Services and Facilities Element (Chapter 8) and Circulation Element (Chapter 7).

The Land Use and Economic Development Element provides goals, policies and actions that achieve the following objectives:

1. Concentrate new development on Pinole's primary transportation corridors. By growing inward and along corridors that can accommodate transit, bicycles and pedestrians, the General Plan seeks to build on the city's historic land use patterns and improve the standard of living through the provision of additional high-quality services and shopping. The General Plan also looks to provide a logical and convenient interface between land uses to minimize the vehicular travel distances between residences, employment, services, shopping and recreational spaces.

2. Support economic development to improve the jobs/housing balance, attract catalyst businesses and ensure an economically sustainable community.

3. Protect ridgelines, community buffers, the San Pablo Bay shoreline, creeks, waterways and other environmental resources.

4. Retain and preserve existing businesses, particularly those which provide job opportunities and living wages for residents of Pinole.

5. Preserve open space by concentrating development densities and creating opportunities for urban agricultural areas. Urban agricultural areas provide opportunities for community gardening and specialty crop production. Preserved private open space and urban agriculture areas could also create opportunities for recreation and education.

6. Guide waterfront development to include enhanced public access, increased public recreational uses, Bay Trail connections, reuse of the RV Park property, and available area for the wastewater treatment plant expansion and Pinole Creek restoration.

HOUSING

This element is being prepared separately, but will be incorporated into the final General Plan.

CIRCULATION

Traffic congestion and other circulation constraints are major considerations in determining appropriate land uses and responding to future conditions that will affect the quality of life in Pinole. The Circulation Element provides data concerning existing and future conditions as a factual basis for community goals, policies and actions for existing and proposed roadway improvements and other transportation needs.

Pinole's Circulation Element addresses such issues as regional traffic congestion, traffic impacts on neighborhoods, public transit, trails and parking. More than other elements, the Circulation and Land Use elements act in concert to help achieve a vision of sustainability for the city. This element expresses a vision for the future where diverse transportation options, in conjunction with thoughtful development, provide for the needs of residents and businesses.

COMMUNITY SERVICES AND FACILITIES

The Community Services and Facilities Element is an optional element under state law but is included in Pinole's General Plan to address important issues related to how new development under this General Plan will affect the City's ability to provide adequate community services and facilities. This element concerns the public infrastructure and facilities that support community functions and allow for the growth of the community. Operational and programmatic issues are considered, but this chapter is primarily concerned with the provision of capital facilities.

The primary tools for implementing the Community Services and Facilities Element are infrastructure and facilities master plans (i.e., water, wastewater, storm drainage, parks) and the five-year Capital Improvement Program (CIP).

Specifically, this element addresses the following service and facility topics:

- Civic/Community
- Police
- Fire
- Parks, Trails, Open Space and Recreational
- Water
- Wastewater
- Stormwater
- Solid Waste and Recycling

- Community Health
- Education
- Roads
- Energy and Communication

This General Plan aims to build partnerships between the City and other public agencies that provide services to the City of Pinole.

HEALTH AND SAFETY

The Health and Safety Element seeks to recognize and remedy both present and anticipated concerns about the ongoing well-being of the city's residents, workforce and visitors. The goals, policies and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides and other hazards. Additionally, this element addresses safety and hazards related to surface and groundwater contamination, the potential release of hazardous materials into the community, and general issues related to health care and police and fire protection services. By identifying these hazards and the appropriate abatement provisions, the Health and Safety Element will effectively reduce the potential for loss of life, property damage, and economic and social disruption from catastrophic events.

This element combines the noise, water and air quality analysis required by the State to be included in the Health and Safety Element and guides land use patterns in a way that minimizes the exposure of city residents to excessive natural and man-made hazards. The goal of the element's noise section is to identify the major sources of noise in the city and discuss the City's role in ensuring comfortable and safe noise levels throughout the community.

This element addresses air quality issues by establishing a framework for working with other communities in the region and the Bay Area Air Quality Management District (BAAQMD) to improve air quality in the Bay Area. The element's air quality section underscores the effects on air quality brought about by land use patterns and the resulting transportation behavior. The goals, policies and actions outlined in this element focus on improving air quality through embracing regional coordination, "smart growth" land use concepts, transportation demand management, energy conservation, encouraging cleaner industries and vehicles, and public education.

This element also addresses water quality issues. The element describes local efforts to satisfy the federal Clean Water Act and describes efforts to require on-site stormwater treatment in conjunction with new development to satisfy ongoing Regional Water Quality Control Board permit requirements.

Finally, this element addresses the significance of health care accessibility and affordability in Pinole. This element will outline health care that serves various sectors of the population, as well as the types of health care facilities that serve Pinole. In addition, attention will be given to initiatives that the City or related agencies have begun or are in the process of developing to increase accessibility to health care for the entire population.

By addressing all the components mentioned above, the City can maintain high levels of service while implementing necessary programs and capital improvements to ensure the community's well-being.

NATURAL RESOURCES AND OPEN SPACE

The Natural Resources and Open Space Element, a legally required element, is included in this General Plan to address and establish policies addressing the issues of natural resource conservation and open space preservation within the city limits. Pinole's natural resources and open spaces are some of the city's greatest assets. They serve to strengthen community identity, create a sense of place, and enhance Pinole's quality of life. This element addresses resource conservation concerns within Pinole, including enhancement of the environment through resource conservation and preservation of biological resources. Policies addressing water and energy conservation are included in the Community Services and Facilities Element. This element identifies the need to protect and preserve existing open space and natural recreational areas, as well as the need to maintain those areas and create additional open space and natural recreation areas for the enjoyment of residents and the protection of the environment. Of particular importance to the Pinole community are the preservation and enhancement of the Pinole Creek and Watershed, access and use of the shoreline along San Pablo Bay, protection of the ridgelines around Pinole and the addition of a portion of the Bay Trail in Pinole. The goals, policies and actions in this element will foster the preservation of Pinole's many valuable natural resources, including wildlife, habitat, water resources, soils and mineral resources.

SUSTAINABILITY

The role of local governments is becoming increasingly important in combating climate change through setting policies for future community actions. The Pinole General Plan incorporates sustainable policies and programs throughout all elements of the plan. The Sustainability Element creates a framework within which the City will link these elements and identify programs to implement sustainable policies and practices to improve the quality of life and public health, increase energy efficiency and reduce waste by utilizing more sustainable and compact development patterns, encourage alternative forms of transportation, and establish programs to minimize the waste stream and improve water quality.

Pinole places high value on civic and economic self-sufficiency and maintaining a mix of housing options to allow Pinole seniors to "age in place" without leaving their community and support system, and to allow Pinole's youth to remain in the community as they start families.

The Sustainability Element supports land use patterns and programs that will enhance opportunities to improve ecological conditions, enhance the local economy and provide equal job, housing, education, recreation and transportation opportunities. The Sustainability Element is also the General Plan chapter that most allows Pinole to address local climate change issues by setting goals and policies to guide Pinole's efforts to reduce greenhouse gas (GHG) emissions, encourage renewable energy sources, expand local use of green technology, and

educate Pinole's residents on how they can live fully while preserving Pinole for future generations.

Below is a visual representation of the concept of sustainability in Pinole. The overarching themes of fiscal health, community tapestry and environmental stewardship shape the goals, policies and actions in this element, as well as the General Plan.

CHAPTER 3: COMMUNITY CHARACTER

COMMUNITY CHARACTER

TABLE OF CONTENTS

Introduction 3.0-1
Purpose 3.0-1
Relationship to Other General Plan Elements 3.0-2
Related Plans and Programs 3.0-2
Issues and Considerations 3.0-2
Natural Setting 3.0-3
Physical Setting 3.0-4
Historic and Cultural Resources Setting 3.0-12
Issues this Element Addresses 3.0-13
Goals, Policies and Implementation Actions 3.0-14

FIGURES

Figure CC.1.1a: Ground-floor retail with an active façade facing the street enhances pedestrian experience 3.0-15
Figure CC1.1b: Buildings are placed at the perimeter of the block with parking behind . 3.0-15
Figure CC.1.4.2a: Façade Articulation 3.0-17
Figure CC.1.4.2b: The entrances to different uses are clearly demarcated 3.0-17

COMMUNITY CHARACTER

VISION STATEMENT

Pinole has set a major goal to preserve, enhance and strengthen community identity.

The City will preserve its small-town feel; create itself as a memorable destination with a full range of entertainment and recreation opportunities; promote connections between neighborhood and commercial districts.

Pinole will maintain and celebrate its rich cultural heritage and diversity through cultural art and preservation of locally significant sites, buildings and history.

INTRODUCTION

A community is defined as an entity that exhibits similar behavior patterns among groups of individuals. These patterns create interaction within local organizations and social activities that meet the social and economic requirement of a population. Concepts such as "quality of life," "small-town character," "neighborhood" and "community" take on a psychological definition consisting of shared norms or attitudes expressed through individuals' identification with a specific area or interest such as religion, ethnicity or income.

Physical characteristics such as "landmarks," "gateways," "entryways," "streets," "buildings," and "parks and open space" are expressions of physical and natural features that also shape the community's character. The image of a community is not static — it will change as the community grows or changes.

The built environment, the surrounding natural environment, and the perceptions and experiences of residents and visitors increase the relevance of a community's character. Individual neighborhood settings also hold an important image that when grouped together produce a unified identity for the community as a whole. Careful planning can provide direction and guidance for development, the results of which will preserve community identity while planning for growth.

PURPOSE

The Community Character Element addresses the preferred character of Pinole with respect to the natural and built environment.

The Community Character Element of the General Plan is best defined as an element that will preserve, enhance and strengthen Pinole's feel of "sense of place" and unique identity. This element intends to incorporate that feel in existing facilities, buildings and features as well as in new growth and development in Pinole, to influence the future physical form of the community by guiding the quality and character of future development, and to protect the existing natural and built environment that define Pinole's character. It also expresses a vision for the future where "sustainable development"[1] and land use practices provide for the needs of existing residents and businesses while preserving choices for future generations.

[1] Sustainable development practices refer to the use of architectural and planning methods that address the needs of the present without compromising the ability of future generations to meet their own needs. Specific examples include the use of solar panels for energy conservation, placing jobs near housing to reduce vehicle trips, and infill development in urban areas to reduce the consumption of agricultural land. Policies related to sustainability are identified with a symbol.

COMMUNITY CHARACTER

The Community Character Element seeks to identify and protect locally important sites, buildings and memorabilia that reflect the history of the community. It also seeks to honor the people of Pinole by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers and visitors. The element provides goals, policies and implementation actions designed to recognize and preserve the history of the area and celebrate the diversity of the city's population.

Finally, developers should take advantage of Pinole's primary circulation corridors when looking to locate future projects. While maintaining Pinole's established building massing and scale, this element will also attempt to focus future development in certain priority development areas. Future development in Pinole should be guided toward transit- and pedestrian-oriented designs that are more compact.

While it is the Community Character Element that primarily addresses issues of community identity, several other elements, particularly the Land Use and Economic Development, Circulation, Housing, and Natural Resources and Open Space elements, are also concerned with some of the important aspects that contribute to Pinole's unique sense of place.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The goals, policies and implementation actions in the Community Character Element highlight and complement those in other elements of this General Plan, including Growth Management (Chapter 4), Land Use and Economic Development (Chapter 5), Housing (Chapter 6), Circulation (Chapter 7), Natural Resources and Open Space (Chapter 10) and Sustainability (Chapter 11).

The Community Character Element is an optional element that is not required by state law within a general plan. The City of Pinole has included the Community Character Element in order to address the wide range of aspects, including design and green building concepts, that contribute to local character in a more unified and coherent manner than would be possible if these topics were only scattered throughout the General Plan.

This element also addresses some State-mandated topics, including preservation of historic and cultural resources of the community. Where the overlap can be identified, cross-references are provided to alert the reader to specific sections of the related elements.

RELATED PLANS AND PROGRAMS

The Community Character Element relates to several other local, regional and state plans and programs, which are listed in detail in the **Appendix**.

ISSUES AND CONSIDERATIONS

Pinole is defined by its natural and man-made features. The natural setting includes the Bay shoreline, open spaces, Pinole Creek and other watersheds, and a hillside topography. The physical setting is primarily defined by the transportation and circulation corridors that divide the city into zones, a cohesive "Old Town," and other commercial and residential development in the community. These natural and physical features are described in greater detail below.

COMMUNITY CHARACTER

NATURAL SETTING

In many respects, Pinole is a city of visual contrasts. Pinole's varied geography includes marshlands along San Pablo Bay, Pinole Creek running through the city, and valleys separated by small ridgelines within the city boundaries. The marshlands along the Bayshore and steep ridgelines have placed certain limitations on development.

Bayshore

The Pinole shoreline is developed with a sewage treatment plant, Union Pacific Railroad's "Cal-P" main line (with more than 30 Amtrak trains a day) and Burlington Northern Santa Fe's (BNSF) line. Pinole is located in an area that transitions naturally from San Pablo Bay, through lowlands, and then to hillsides that increase in slope to the Briones Hills. Consequently, the city has an abundance of open space and preserved areas that provide both recreational and environmental benefits and challenges to potential development. Pinole's many residential neighborhoods are nestled among the hillside topography.

The Pinole shoreline presents a complex land use challenge due to the existence of significant infrastructure (e.g., sewage disposal facility and railroads) in an area that has played a vital role in the history of Pinole and that contains high natural resource value. As the City makes plans to preserve and/or expand necessary infrastructure, enhance recreation opportunities, preserve natural resources and honor Pinole's heritage, there is a tremendous opportunity for the City to create a cohesive image for the waterfront.

An example of Pinole open space

Open Space

Open space provides a critical visual and physical connection to the natural environment and habitat for a rich diversity of plant and animal species and is an integral part of Pinole's landscape and community character. A great deal of Pinole's open space is found along the San Pablo Bay shoreline and along the steep ridgelines throughout the city.

Issues of open space are further addressed in the Natural Resources and Open Space Element (Chapter 10), which defines, describes and maps a variety of types of open space in Pinole.

Pinole Creek

Pinole Creek has greatly influenced development in the City of Pinole. Issues regarding Pinole Creek are addressed in the Land Use and Economic Development Element (Chapter 5), Health and Safety Element (Chapter 9), Natural Resources and Open Space Element (Chapter 10), and Sustainability Element (Chapter 11).

The Pinole Creek Vision Plan and Pinole Creek Greenway Master Plan set forth more information about the creek and its future. The Pinole Creek Restoration Project outlines development plans to restore high-quality riparian habitat, provide additional flood protection and improve water quality in Pinole Creek. This project will also enhance recreation by connecting Old Town Pinole to the Bay Trail by means of a multipurpose path and will provide a launch for non-motorized boats at the mouth of the creek as part of the San Francisco Bay Area Water Trail backbone.

Pinole Creek

Watersheds

The Pinole Creek watershed covers approximately 15 square miles of west Contra Costa County, extending from the headwaters in the Briones Hills to the outfall at San Pablo Bay north of Point Pinole. Approximately 30 percent of the watershed is owned and managed by the East Bay Municipal Utilities District (EBMUD). Though these holdings are located outside of the City of Pinole, their use and management are crucial to the City's water quality, resource enhancement and flood protection objectives. Recent discussions have included the possible use of the EBMUD property for possible mitigation land banking and floodwater diversion basins.

Topography

Physical development in the City of Pinole is substantially influenced by topographic conditions that include a fairly steep shoreline, distinct valleys that are separated by small ridgelines, and a comparatively level alluvial plane at the mouth of Pinole Creek. Originally, development occurred primarily in Pinole's valleys and commercial activity was most prevalent in Old Town, adjacent to San Pablo Bay and Pinole Creek. Beginning in the late 1950s, residential and commercial development expanded into surrounding uplands.

Physical Setting

The City of Pinole is located in the San Francisco Bay Area, on the shores of San Pablo Bay in west Contra Costa County. Interstate 80, which traverses the city, connects the San Francisco and Oakland metropolitan areas with Sacramento and other communities to the east. Pinole is linked to central Contra Costa County and the cities of Martinez, Concord and Pleasant Hill by State Route 4, which begins just north of Pinole and connects with Interstate 680. San Pablo Avenue serves as one of the main arterials through Pinole and intersects with Tennent Avenue and Appian Way.

Pinole development

COMMUNITY CHARACTER

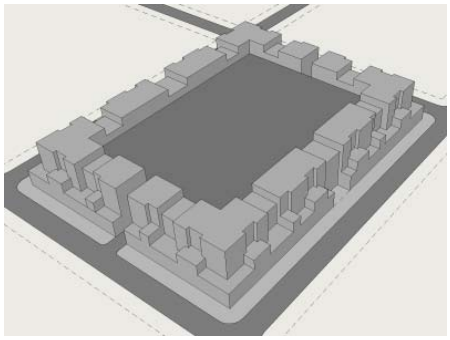
Pinole's physical character is largely influenced and characterized by the city's topographical diversity and the major arterial roads that extend throughout the city.

The City of Pinole is defined in large part by its physical development. The general layout and extent of Pinole began to emerge almost 100 years ago. Residential development through the late 1950s further defined this development pattern, and with commercial center development in the 1960s and more recently with Pinole Vista Shopping Center, the city now stands largely built out.

Downtown Pinole

Old Town Pinole still maintains its historic and small-town feel and is characterized by older buildings with unique architecture and commercial and residential uses. Old Town Pinole hosts the majority of historic buildings in the city. Today, Old Town Pinole still serves as the downtown area of the city and includes the Senior Center, Youth Center, Fire and Police Department offices/station, Fernandez Park, City Hall and the Bank of Pinole building, as well as several other community services and facilities.

The pedestrian experience in Old Town Pinole is enhanced by shops, restaurants and retail fronting onto the street, thereby providing a street façade. By increasing landscaping, shade trees and pedestrian facilities (for example, benches, gathering places and fountains) and promoting physical connections between activities and uses that bring activity to the street, Pinole can ensure that Old Town remains a vibrant pedestrian center. San Pablo Avenue, a highly traveled arterial, extends through Old Town and carries a high volume of traffic. Until automobile circulation is modified to slow vehicles through Old Town, San Pablo Avenue will hinder pedestrian movement.



Example of terraced mixed-use building type with varied rooflines and common space or parking on the interior

In contrast, other commercial development, including major regional shopping centers Pinole Vista, Pinole Vista Crossing, Pinole Valley, and Appian 80, was developed relatively recently and is located near the Interstate 80/Appian Way interchange.

The community has expressed a great deal of interest in preserving and augmenting Old Town Pinole. As further examined below in the Goals, Policies and Implementation Actions section and in the Three Corridors Specific Plan, Old Town Pinole can be enhanced by adding:

- Enhanced design guidelines to guide new development and reuse of existing buildings that provide:
  - Incorporated principles of Crime Prevention Through Environmental Design (CPTED) and sustainability (also see Chapter 11, Sustainability Element);
  - Varied rooflines, building forms, and overall massing and scale of buildings with visually engaging designs.

- Circulation systems that are designed to avoid conflicts between vehicular, bicycle and pedestrian traffic.
- Enhanced pedestrian systems that provide:
  - Visual elements to draw attention to the presence and safety of pedestrians;
  - Buffering landscape areas.
- Site amenities that complement retail and cultural activities.
- Coordinated design around transit options.
- Gateway elements at key roadways.

Residential and Commercial Development

Diversity in natural and built environments helps define the character of Pinole.

The wide range of residential development in the city includes low-density residential neighborhoods in the southern and western portions of the city, as well as a mix of single- and multi-family residential units in the more central portions.

The City of Pinole has loosely defined neighborhoods to reflect their diversity in terms of size, density, characteristics and land use mix. These neighborhoods are located south of San Pablo Avenue and west of Appian Way, between the Bayshore and San Pablo Avenue, and south of Interstate 80 in Pinole Valley. These residential neighborhoods are characteristically more rural and lower in density.

Pinole offers residential development that in one location is suburban and rural in its feel, with landscaped hillsides and low-density residential neighborhoods, while other areas are characterized by modern homes and a distinctly more urbanized feel. The city also varies in its scale and types of commercial development, with the large, modern appearance of the major shopping districts as well as the commercial district with a historic feel in the Old Town. In many respects, it is this diversity in the built and natural environments that helps define the character of Pinole.

Victorian style home

The Residential Design Criteria and Guidelines were adopted by the City of Pinole in 2007 to implement the goals and policies of the existing General Plan. Specifically, these guidelines implement the City's existing General Plan land use policies relevant to urban design, pedestrian circulation, neighborhood and community identity, and residential, mixed-use and commercial project design. The Design Criteria and Guidelines supplement the Zoning Code development standards and are used by the City to evaluate design review applications for qualifying residential and residential mixed-use projects.

In the future, as described in the Three Corridors Specific Plan and utilizing sustainable (Chapter 11) practices, Pinole will further explore mixed-use development.

Light Pollution

Light pollution refers to all forms of unwanted light in the night sky caused by unnecessary use of artificial light. Specific categories of light pollution include light trespass, glare, clutter, over-illumination and sky glow. Excessive light and glare can be visually disruptive to humans and nocturnal animal species and are also indicative of a high level of energy consumption. Light pollution becomes an issue of increasing concern as new development creates additional outdoor lighting installed for safety and other reasons.

Architectural Styles

Architectural styles help create a distinct identity for a single development, a neighborhood or an entire community. Old Town Pinole, along San Pablo Avenue, contains a variety of architectural styles that mirror the community's historical development and development pattern. Land uses in this district consist of a mixture of commercial, residential, public/institutional and open space. The distinct architectural styles present within Old Town Pinole are described in detail below.

Commercial buildings with historic designs that characterize Old Town Pinole are located on San Pablo Avenue between Tennent Avenue and Valley Avenue. Built in the early twentieth century, they include two-story masonry structures, false front-type wood frame structures, and stucco or plaster structures. Newer buildings (1960–1990) are more modern masonry, wood-sided or stucco structures and do not add to the character and quality demonstrated by the older buildings.

Main historical residential design themes in the city include Queen Anne Cottages, Hip Roof Cottages and Bungalows.

Colonial Revival style home

Queen Anne style home

The Bank of Pinole building along San Pablo Avenue depicts a neoclassical architectural style. The limestone building façade consists of two grand Ionic columns, a grand portico and an arched glass entrance.

COMMUNITY CHARACTER

Residential buildings represent a diverse mix of architectural styles, spanning several decades. The main historical residential design themes can be characterized as follows:

- Queen Anne Cottages (1880–1905): Queen Anne Cottage homes along San Pablo Avenue illustrate a unique evolution of the style from a rural farmhouse with earlier Italianate Cottage features (tall narrow windows and hip roof) to the Queen Anne Cottages of the 1890s. Scaled-down classical columns characterize later versions of these homes as porch supports.

- Hip Roof Cottages (1870–1910): The Italianate Hip Roof Cottages have subtle stylistic details (tall narrow windows and a small flat area at the roof peak) that establish the age of these buildings. Porch design and detail features varied according to what was available for decoration at the local lumberyard when the cottages were built.

- Bungalows (1915–1930): The Bungalow or Craftsman Bungalow was the predominant housing style between 1915 and 1930. These narrow rectangular houses have low-pitched gable or hipped roofs and small front porches enclosed by screens.

Other residential styles include Classical Revivals, Farmhouse/Ranch Style homes, Prairie Style Bungalows and Second Empire French.

Craftsman Bungalow style homes

View from Oak Ridge development

Post-War Era

After World War II (WWII), several factors — the lack of new housing, continued population growth, and six million returning veterans eager to start families — combined to produce the largest building boom in the nation's history, almost all of it concentrated in the suburbs. From 1944 to 1946, single-family housing starts increased eight-fold from 114,000 to 937,000. The greatest periods of growth in Pinole occurred after WWII, during a period of time when mortgages backed by the Federal Housing Administration supported more and more new residential development on the edges of American cities. During this time, the curvilinear subdivision layout became institutionalized as the building industry came to support national regulations that would standardize local building practices and reduce unexpected development costs. This form of development, in seamless repetition, would create the post-WWII suburban landscape.

View of Silver Creek development

Architects of this period adapted the traditional housing of southwest ranches and *haciendas* and Spanish Colonial revival styles to a suburban house type suited for middle-income families. This ranch-style house was typically built of natural materials such as adobe or redwood and was oriented to an outdoor patio and gardens that ensured privacy and intimacy with nature. The Ranch house in various configurations continued as the dominant suburban house well into the 1960s.

Though comparatively new, the buildings constructed during this era contribute a great deal to the character of Pinole. Though many of the buildings that were constructed in the 1950s, '60s and '70s have been largely dismissed as architecturally insignificant, when considered as a whole they best define the character and context of Pinole outside of the Old Town area. When examined more closely, these developments also provide good examples of post-war tract development. As these subdivisions age, their significance within the historic context of Pinole will only increase, particularly in "The Valley."

Ranch style house in Silver Creek development

The Oak Ridge development located at the end of Henry Avenue and the Silver Creek development provide good examples of hillside quality 1970s architecture.

COMMUNITY CHARACTER

The residential design guidelines adopted for Pinole were intended to protect the character of these and similar developments from new development that could otherwise detract from the established character of the post-war communities. Specifically, development patterns were resulting in proposals to construct homes that had a height, mass and bulk that was substantially larger than the traditional post-war tract homes.

760 San Pablo Avenue

It is worth noting that more recent developments have provided good examples of how modern architecture and site planning could result in projects that respect and enhance the character of Pinole. Beginning in the late 1990s, commercial and residential projects that provide good examples of development the City would like to encourage include the Senior Center and Youth Center, the Del Monte shopping center, and buildings at the Pinole Shores Drive and San Pablo Avenue intersection and Meadow and San Pablo avenues intersection.

815 San Pablo Avenue

2503 & 2529 San Pablo Avenue

910–940 San Pablo Avenue

The **Appendix**, in Table 1, presents further details about the distinct architectural styles present within Pinole.

Circulation Systems

Major arterials that extend through the city boundaries include San Pablo Avenue and Interstate 80 (running east-west) and Tennent Avenue, Pinole Valley Road and Appian Way (running north-south). These arterial roads and the freeway direct much of Pinole's physical form and design.

Interstate 80 (I-80) bisects Pinole east to west, providing regional access to San Francisco City and County, Alameda County, Contra Costa County, Solano County and points beyond to the east. It serves as the "front door" to the city and acts as a dividing force in Pinole, separating the northern half of the city from the southern half.

Major arterials in Pinole include San Pablo Avenue, Interstate 80, Tennent Avenue, Pinole Valley Road and Appian Way.

San Pablo Avenue is located north of Interstate 80 and extends east-west through the City of Pinole. It serves as Pinole's downtown "Main Street" and is characterized by a diverse mixture of land uses. San Pablo Avenue in downtown Pinole lacks adequate landscaping but has pedestrian-friendly features like curb cuts, adequate pedestrian crossings and other traffic calming methods. But the heavy traffic along San Pablo Avenue makes pedestrian movement difficult.

Pinole Valley Road and Tennent Avenue are major arterials in the city and serve as one of the main linkages that connect Old Town Pinole, residential and commercial uses, and the highway commercial strip.

Architectural styles help identify a neighborhood character.

These major corridors are of significant concern, particularly in the areas of safety, access, walkability and more efficient traffic movement. The Community Character, Land Use and Economic Development (Chapter 5), Circulation (Chapter 7), and Sustainability (Chapter 11) elements of the General Plan, along with the Three Corridors Specific Plan, all highlight policies that prioritize and promote:

View of a Pinole street

- Efficient circulation;
- Walkability and connectivity through design control;
- Balanced mix of uses;
- Pedestrian improvements; and
- Bikeways and trail corridors in the above-mentioned areas.

HISTORIC AND CULTURAL RESOURCES SETTING

Much of Pinole's charm and character is derived from its rich architectural heritage. Its historic resources are irreplaceable assets that contribute to the special and unique character of the city and are a source of identity and pride for its residents. In recognition of the importance of these resources to its community image, Pinole has made a major commitment to preserve these cultural and historic resources, in both the public and private sector.

Pinole comprises a diverse mix of people from all walks of life. Pinole is more racially diverse than both Contra Costa County and the rest of the San Francisco Bay Area. Non-white races constitute 34.5 percent of the population in Contra Costa County and 41.9 percent of the population in the San Francisco Bay Area, whereas they made up 45.6 percent of the population of Pinole as of 2008. These diverse populations enhance the city by sharing their traditions and customs with the rest of the community.

Fernandez Mansion

Adequately serving a diverse population is a key goal of the General Plan. It includes providing the services and information necessary to having an informed and engaged public, including reaching out to different segments of the population. The City is actively engaged in providing information that facilitates continued public involvement in civic activities.

The culture of the community is also established in the visual and performing arts. The Pinole Playhouse serves as the community theatre and is used by the City of Pinole School of Performing Arts and the Pinole Community Players. Providing opportunities for the enjoyment of the visual and performing arts is a vital component of building a city and helps to establish the quality of life in the community.

Pinole has a wealth of cultural and historic resources, including Native American sites, historic period sites and buildings, artifacts, and memorabilia, associated with locally historic events like incorporation. While there are only a few sites and buildings in the city that meet the criteria for designation as a State Historic Resource or State Historic Landmark, many other buildings are of a significant historic value to the community. The following list includes some of the structures that are important to the community. It is intended that this list will be updated with additional sites as the community identifies them.

- **Bank of Pinole (2361 San Pablo Avenue)** is listed on the National Register of Historic Places. The building was purchased by the Redevelopment Agency in 1995 and seismically upgraded for new commercial uses.

- **Bernardo Fernandez House (100 Tennent Avenue)** is listed on the Contra Costa Inventory of Historic Places and the National Register of Historic Places.

- **The Downer Home (2711 San Pablo Avenue)** has been determined as eligible but is not yet listed.

- **Pinole Waterfront at the base of Tennent Avenue** played an important role in the development of Pinole and contains structures of historic significance.

When these individual properties are viewed from an elevated vantage point on San Pablo Avenue as it approaches Old Town from either direction, they convey a strong sense of character. From this perspective, Old Town can be viewed as a unique, cohesive center for community activity, commerce and recreation. The Old Town area provides a visible, tangible heart to the City of Pinole with its many historic and cultural resources.

ISSUES THIS ELEMENT ADDRESSES

The Community Character Element establishes the framework for how the City will look, feel and function that applies to the type, location and character of both private and public development projects for new and existing areas of Pinole. The element also provides goals, policies and implementation actions designed to recognize and preserve the history of the area and celebrate the diversity of the city's population.

View of Pinole from Hercules

The primary issues that this element attempts to solve are listed below and were identified during the preparation of this General Plan and the Three Corridors Specific Plan.

- Defining Pinole as a unique place with an identity that distinguishes it from surrounding communities and makes it a distinctive place in the region.

- Ensuring that new development and redevelopment contribute to a sense of place and identity for Pinole.

- Focusing future development in priority development areas.

- Establishing a balanced mix of uses that improves connections and facilitates walking or cycling.

- Establishing more livable and sustainable transit- and pedestrian-oriented neighborhoods where residents can walk to commercial services and recreational amenities.

- Maintaining and developing Old Town Pinole to become a vibrant, historic downtown area with a mix of uses and central gathering places for daytime and nighttime activities.

- Preserving and integrating into development proposals the natural resources that are an important feature of the community.

- Developing a public art program that contributes to the quality of life in the community and enhances the built environment.

- Establishing a place to display and appreciate historical memorabilia of the city, with an emphasis on educating the public about Pinole's rich history.

- Formulating ways in which the public can be involved in the identification, preservation and celebration of cultural and historic resources in and around the city.

- Establishing resource protection policies for Pinole's natural resources such as ridgelines and wetlands.

GOALS, POLICIES AND IMPLEMENTATION ACTIONS

The goals of this element are as follows and are listed subsequently with corresponding policies and implementation actions.

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

- Goal CC.2: Emphasize and enhance the visual and physical connection between Pinole's natural environment and the community's quality of life.

- Goal CC.3: Support the development and retention of local-oriented services in Old Town Pinole and other commercial areas, and encourage and support the local economy.

- Goal CC.4: Promote a greater awareness of and sensitivity toward Pinole's historical heritage.

- 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.

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

Figure CC.1.1a:
Ground-floor retail with an active façade facing the street enhances pedestrian experience

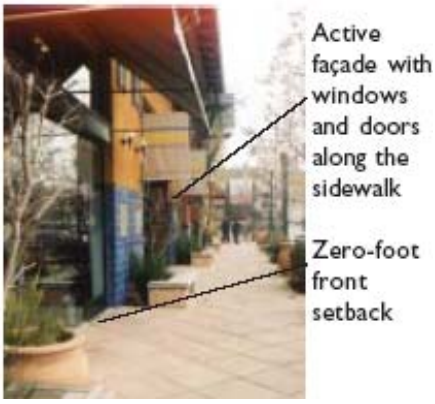
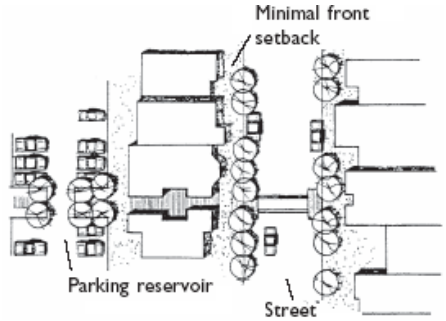


Figure CC1.1b:
Buildings are placed at the perimeter of the block with parking behind



POLICY CC.1.1 All new development and redevelopment shall adhere to the basic principles of high-quality urban design and architecture including, but not limited to, human-scaled design, pedestrian orientation, and interconnectivity of street layout, siting buildings to highlight important intersections, entryways, focal points and landmarks.

Action CC.1.1.1 Enforce Pinole's Residential Design Criteria and Guidelines to ensure that quality design is required as a condition of approval. Ensure new development is compatible with the scale and character of the neighborhoods and the architectural styles in Pinole's community. Continue to use Design Review Guidelines to review residential and mixed-use projects for consistency with Pinole's design goals.

Action CC.1.1.2 Adopt and enforce the design guidelines to guide improvements, renovations and future development in the San Pablo Avenue, Pinole Valley Road and Appian Way Three Corridors Specific Plan areas to be consistent with the vision and urban design principles developed for the areas in the Specific Plan document.

Action CC.1.1.3 Establish and enforce Commercial and Industrial Design Criteria and Guidelines to ensure that quality design is required as a condition of approval. Ensure new development is compatible with the scale and character of the neighborhoods and the architectural styles in Pinole, and embrace concepts of transit- and pedestrian-oriented development and sustainability.

Action CC.1.1.4 To preserve opportunities for comprehensive planning, design and coordinated development of larger commercial and industrial properties, the City discourages subdivision of large commercial and industrial properties until a long-range master plan is approved for the long-term use of the property.

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.

Action CC.1.2.1 The City should establish an enhanced, expedited design review process at staff level for new development projects (both public and private), regardless of project size within the primary circulation corridors. As part of the design review process, require development projects to use quality materials that are long-lasting to ensure a sense of permanence for each project. New development projects should be approved only if they meet detailed design guidelines approved by the City Council.

Action CC.1.2.2 Regulate signs through a planned sign program. Require master sign plans for all new commercial centers. Establish, implement and enforce sign design guidelines for all types of development.

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.

Action CC.1.3.1 Review improvement plans for inclusion of design elements. Make sure street lamps, signs, etc. are consistent with the theme of the neighborhood and the design guidelines in order to visually integrate the community.

Action CC.1.3.2 Establish a gateway program to create a sense of entry at key locations (such as at the intersection of San Pablo Avenue and Tennent Avenue in Old Town Pinole and at Appian Way near I-80) throughout the city and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the city to establish a sense of place, including gateway signage, streetscape design, site landscaping and other features. Incorporate community landmarks and focal points (including public art and other design features such as fountains and monuments) into community and neighborhood parks, linear pathway intersections and commercial areas in the existing downtown core and neighborhoods. Users should feel a sense of arrival and be welcomed to the city.

POLICY CC.1.4 The historic and urban character of Old Town Pinole shall be revitalized through the density and intensity of new construction, as well as through the use of building materials, architecture and other design elements that reflect the city's past.

Action CC.1.4.1 Adopt the Three Corridors Specific Plan or other design controls for Old Town Pinole that require the use of building materials, architectural features and other design elements for new construction and building renovations that reflect the historic buildings in Old Town Pinole.

Action CC.1.4.2 Create incentives for mixed-use development projects that reflect the city's past, with commercial, retail and restaurant uses on the ground floor and residential and office uses on upper levels in Old Town Pinole. Encourage minimal building setbacks and parking on streets and in the rear of buildings. Continue the encouragement of shared parking for mixed-use buildings as described in the Zoning Ordinance.

Figure CC.1.4.2a:
Façade Articulation

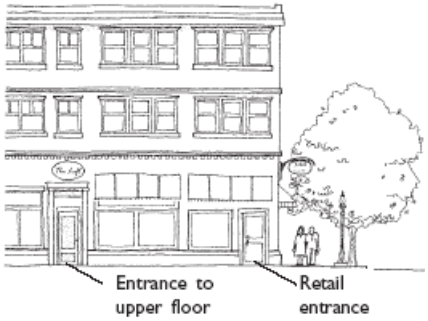
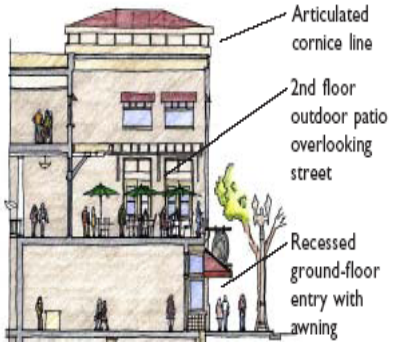


Figure CC.1.4.2b:
The entrances to different uses are clearly demarcated



Action CC.1.4.3 Ensure development of "opportunity sites" with high-quality mixed-use or high-density housing.

Action CC.1.4.4 Enhance Pinole's image and quality of life through investment in the Old Town, neighborhoods, commercial districts, parks, open spaces, community facilities and services, and create a high level of perceived safety and a business-friendly government.

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.

Action CC.1.5.1 Through the design review process, ensure that development in Pinole is oriented toward the maintenance and upkeep of the city's unique character.

Action CC.1.5.2 Continue to support the code enforcement program to ensure private properties are maintained in accordance with community standards.

Action CC.1.5.3 Utilize the Zoning Code provisions to identify appropriate solutions to create compatibility between existing neighborhoods and new developments.

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.

Action CC.2.1.1 Create a connected network of open spaces in Pinole that are accessible to the community for outdoor recreation and other use and enjoyment as a key aspect of local community character.

Action CC.2.1.2 Promote and provide an integrated pedestrian and bicycle network that links open spaces and other destination points within Pinole.

Action CC.2.1.3 Enhance existing priority development areas, commercial corridors, trails and significantly sized public spaces that preserve and take advantage of vistas. Many of Pinole's existing open space areas are on or near existing ridgelines with scenic views. Ensuring that trails connect these spaces enhances scenic opportunities.

Action CC.2.1.4 Determine new connections, public spaces and improvements needed along pedestrian and bike paths, and add new trails. Prioritize completion and connection of the Bay Trail through Pinole.

Note: *Please see the Community Services and Facilities Element (Chapter 8) for more information on trails in Pinole.*

Action CC.2.1.5 Review improvement plans and construction drawings for consistency with Policy CC.2.1 related to the use of native vegetation and design features that highlight natural features and views.

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

Action CC.2.2.1 Require public and private improvement plans to be reviewed by a qualified biologist/arborist if a project site contains biological resources or trees.

Action CC.2.2.2 Require mitigation for removal of important trees that function as habitat for protected raptors and protected tree species in Pinole.

Action CC.2.2.3 Consider a tree planting and preservation program that will encourage sensitive site planning, the retention of existing trees, the planting of new trees (especially native species) and the replacement of trees that are removed.

Action CC.2.2.4 Consider offering density bonuses and other incentives to developers that preserve native resources within new development projects.

Action CC.2.2.5 Continue implementation of the Pinole Creek Vision Plan, Pinole Creek Greenway Master Plan and Pinole Creek Restoration Plan.

Action CC.2.2.6 Establish required setbacks for development located in or near sensitive areas such as wetlands, Pinole Creek or along Pinole's many ridgelines.

POLICY CC.2.3 Provide rules and regulations for lighting within Pinole in order to promote a safe and pleasant nighttime environment, to protect and improve safe travel, to prevent nuisances caused by unnecessary light, to protect the ability to view the night sky and to promote energy conservation.

Action CC.2.3.1 Adopt light and glare zoning code regulations for residential development that incorporate best practices and the California Energy Commission updated lighting standards.

Action CC.2.3.2 Adopt light and glare code regulations for commercial development that incorporate best practices and encourage energy conservation.

Action CC.2.3.3 The Illuminating Engineering Society Publication, RR-89, indicating the illumination intensity and uniformity requirements should be utilized for lighting located within Pinole.

Activity	Average Maintained Foot-Candles
Roadways, residential	0.2
Roadways, commercial	0.9
Parking lots, residential	0.9
Vehicular traffic	0.5
Pedestrian safety and security	0.8
Parking lots, commercial	
1. Medium activity lots	
Vehicular traffic	1.0
Pedestrian safety and security	2.4
2. High activity lots	
Vehicular traffic	2.0
Pedestrian safety and security	3.6
Walkways and bikeways	0.5
Building entrances and exits	5.0
Material storage areas	
Active	20.0
Inactive	1.0

Action CC.2.3.4 All outdoor lighting fixtures shall be designed, shielded, aimed, located and maintained to shield adjacent properties and to not produce glare onto adjacent properties or roadways.

Note: *Please see the Natural Resources and Open Space Element (Chapter 10) for more information on preserving natural resources and open space in Pinole.*

GOAL CC.3 Support the development and retention of local-oriented services in Old Town Pinole and other commercial areas, and encourage and support the local economy.

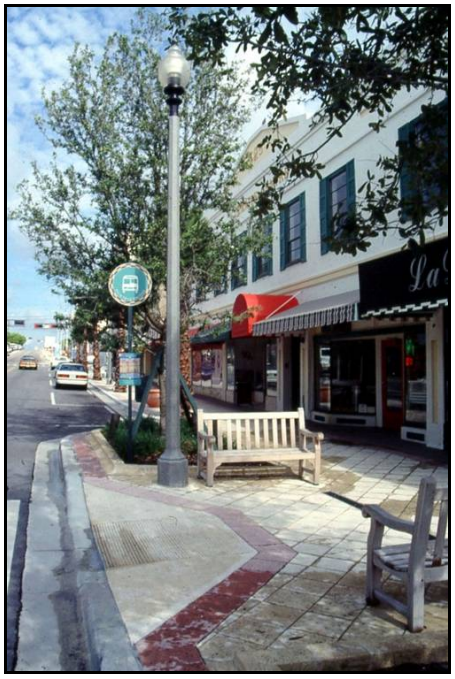
POLICY CC.3.1 The City shall encourage a combination of retail, office, public spaces and entertainment uses in Old Town Pinole that serve the daily and occasional needs of residents and employees and make Old Town Pinole economically diverse and financially successful.

Action CC.3.1.1 As set out in the Three Corridors Specific Plan, foster mixed-use development with multi-family residential and commercial uses in Old Town Pinole to provide a range of housing opportunities for the community.

Action CC.3.1.2 Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.

Action CC.3.1.3 Implement the Three Corridors Specific Plan that identifies appropriate land uses, incentives, development standards and design provisions.

Action CC.3.1.4 Support the development of specialty food stores and restaurants in Old Town Pinole to meet the needs of the region's diverse population, be a catalyst for future development and meet the needs of the growing number of visitors to the area.



An example of a mixed-use downtown area with zero required setbacks, pedestrian amenities, on-street parking and transit options

Action CC.3.1.5 Implement the Three Corridors Specific Plan to establish a program to provide pedestrian amenities such as wider sidewalks, seating options, highly visible crosswalks, landscape buffers and curb bulbouts.

Action CC.3.1.6 Provide more transit options in the Old Town area.

Action CC.3.1.7 Consider implementing suggestions in the Three Corridors Specific Plan to narrow travel lanes and narrow San Pablo Avenue from four lanes to two through Old Town Pinole to be more pedestrian-friendly and to improve safety and visibility for the community.

Note: *Please see the Circulation Element (Chapter 7) for more discussion of ways to improve circulation and walkability through Old Town Pinole.*

Policy CC.3.2 Support locally owned businesses with the goals of promoting a strong business base, encouraging joint marketing and improving the City's business climate. Encourage residents and employees to obtain their goods and services locally.

Action CC.3.2.1 Work with the Pinole Redevelopment Agency to establish programs and incentives that can be used to attract desirable new businesses and develop performance criteria to ensure that the benefits generated are in line with the incentives provided. Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.

Action CC.3.2.2 Continue to utilize the City of Pinole website to attract attention to Pinole's redevelopment and economic development efforts. Create and maintain an economic development Web page on the City's website with pertinent economic and demographic information as well as profiles of key development sites and vacant buildings available for new businesses.

Action CC.3.2.3 Promote and support specialty businesses and ethnically diverse enterprises throughout the city.

Action CC.3.2.4 Improve and expand the shopping opportunities in Pinole by expanding efforts and continuing to assist store owners and smaller merchants with rehabilitation and marketing through Pinole's Commercial Rehabilitation Program.

Action CC.3.2.5 Re-examine existing and ongoing redevelopment efforts in Pinole. Take advantage of existing redevelopment projects that are not fully leased to determine whether new uses should be established.

GOAL CC.4 Promote a greater awareness of and sensitivity toward Pinole's historical heritage.

POLICY CC.4.1 Establish, support and fund programs that enhance Pinole's sense of community and identity, such as the collection of oral histories, genealogical research, and the acquisition of collections of historic artifacts, photographs, memorabilia or other information relevant to the history of the city.

POLICY CC.4.2 Establish and promote programs that identify, maintain and protect buildings, sites or other features of the landscape possessing historic or cultural significance.

Action CC.4.2.1 Pursue recognition of eligible historic properties by the National Register of Historic Places and California Register of Historical Resources, and consider a variety of ways to identify and document historic buildings and properties throughout the city.

Action CC.4.2.2 Maintain an up-to-date inventory of existing historic resources, including artifacts, structures, sites, areas and natural phenomena. Map the location of historic districts and historic and natural resources.

Action CC.4.2.3 Establish a program to identify historical structures, places and events in recognition of their status. This program may include the use of signs, monuments, public art and interpretive exhibits.

Action CC.4.2.4 Cultural resources studies (i.e., archaeological and historical investigations) shall be required for all applicable discretionary projects, in accordance with CEQA regulations, for areas not previously surveyed and/or that are sensitive for cultural resources. The studies should identify cultural resources (i.e., prehistoric sites, historic sites, and historic buildings/structures) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide feasible and appropriate measures for the protection of any historical resources or unique archaeological resources to maximum extent feasible. Cultural resources studies should be completed by a professional archaeologist or architectural historian that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology.

Action CC.4.2.5 Should any cultural resources such as structural features, unusual amounts of bone or shell, artifacts, or architectural remains be encountered during development activities, work shall be suspended within 50 feet of the discovery and the City of Pinole Community Development Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with an appropriate specialist (e.g., archaeologist or architectural historian). The

project proponent shall be required to implement any mitigation necessary for the protection of cultural resources.

The City of Pinole and the project applicant shall consider mitigation recommendations presented by a qualified archaeologist or other appropriate technical specialist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Action CC.4.2.6 If human remains are discovered, all work must halt within 50 feet of the find, the City of Pinole Community Development Department shall be notified, and the County Coroner must be notified according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Action CC.4.2.7 Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be suspended within 50 feet of the discovery and the City of Pinole Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources.

The City and the project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

POLICY CC.4.3 The City shall take all possible precautions to ensure that no action by the City results in the loss of the irreplaceable archaeological record present in Pinole's planning jurisdiction and shall work with the County toward that end.

Action CC.4.3.1 Establish review procedures for development projects that recognize the history of the area in conjunction with state and federal laws.

Action CC.4.3.2 Establish a Historic Preservation Ordinance to provide for the appropriate development and maintenance of historic resources and their environment.

POLICY CC.4.4 Establish programs to display historical information and take advantage of opportunities to educate the public about Pinole's history.

Action CC.4.4.1 Consider establishing a historic center (e.g., museum or cultural center) to collect, display, maintain and share information about Pinole's heritage.

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.

Action CC.5.1.1 Support and encourage organizations that are responsible for coordinating cultural events, parades and festivals, coordinating and communicating with cultural and ethnic communities and other activities as determined by the City Council.

Action CC.5.1.2 Ensure that design guidelines provide adequate flexibility to accommodate development projects that include design features and cultural identity to celebrate the different cultures that make up Pinole.

Action CC.5.1.3 Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the city's cultural diversity at these events.

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

Action CC.5.2.1 Showcase artwork in public venues such as City Hall, public libraries and other places throughout the community.

The Pinole Public Library with existing public mural

POLICY CC.5.3 Encourage the provision of art in public places as a way to increase the quality of life in Pinole.

Action CC.5.3.1 Consider utilizing the Community Services Commission or establishing another organization that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the city as deemed appropriate by the City Council.

Action CC.5.3.2 Promote the incorporation of monuments, plaques, signs or artwork identifying Pinole's diverse history into development projects, at existing community facilities such as the Senior Center, and on pedestrian and bicycle trails.

CHAPTER 4: GROWTH MANAGEMENT

GROWTH MANAGEMENT

TABLE OF CONTENTS

Introduction 4.0-1
Purpose 4.0-1
Government Code Authority 4.0-2
Relationship to Other General Plan Elements 4.0-2
Background 4.0-3
Planning for Growth 4.0-4
Service Capacity Considerations 4.0-6
Issues this Element Addresses 4.0-9
Goals, Policies and Actions 4.0-9

TABLES

Table 4.1 Regional Population Comparison 4.0-7
Table 4.2 Local Population Comparison 4.0-8

GROWTH MANAGEMENT

VISION STATEMENT

Pinole will play an active role in promoting coordinated regional land use and transportation planning, while promoting sound local land use choices that support infill development along circulation corridors that are served by existing infrastructure and transit.

INTRODUCTION

PURPOSE

The Growth Management Element establishes policies to direct growth within Pinole and indicates how the City intends to participate in regional land use and transportation planning efforts. The Growth Management Element includes level of service standards and performance standards for traffic and the provision of public services (e.g., fire, police, parks, sanitary sewer facilities, water and flood control) in order to ensure that public facilities are provided to accommodate growth consistent with adopted standards. By adopting and implementing this element, the City of Pinole establishes a comprehensive, long-range program that will match the demands for public facilities and services generated by new development or redevelopment with plans, capital improvement programs and development mitigation programs to ensure facilities are provided at an appropriate time and level to serve new development. Specifically, the Growth Management Element seeks to:

1. Attain a new level of mutually beneficial communication and coordinated planning between Pinole and its neighboring jurisdictions, other public agencies and regional agencies.
2. Provide community facilities, commercial services and amenities easily accessible to and from residential neighborhoods.
3. Support further development of bicycle and pedestrian facilities.
4. Provide a safe, attractive and efficient circulation system that ensures convenient access to all residential, business and recreational areas by various modes of transportation.
5. Encourage future growth to locate along the primary travel corridors through the community and in areas that are or can easily be served by transit.
6. Guide future growth so that at buildout the community remains an attractive, uncrowded and pleasant place to live and work.

The Growth Management Element also expresses a vision for the future where sustainable development and land use practices provide for the needs of existing residents and businesses while preserving choices for future generations.[1]

[1] Sustainable development practices refer to the use of architectural and planning methods that address the needs of the present without compromising the ability of future generations to meet their own needs. Specific examples include the use of solar panels for energy conservation, placing jobs near housing to reduce vehicle trips, and infill development in urban areas to reduce the consumption of agricultural land. Policies related to sustainability are identified with a symbol.

GROWTH MANAGEMENT

GOVERNMENT CODE AUTHORITY

While a Growth Management Element is not a State-mandated general plan element, the Growth Management Element of the Pinole General Plan is adopted pursuant to the authority granted to local jurisdictions by Section 65303 of the Government Code of the State of California, which states:

> *The general plan may include any other elements or address other subjects which, in the judgment of legislative body, relate to the physical development of the county or city.*

The content of the Growth Management Element is dictated by the requirements of the Contra Costa County Transportation Authority (CCTA), and this element follows a specific format required by that agency. The element also serves as a means for the CCTA to determine whether the City is in compliance with policies that support the receipt of Measure J funding.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Growth Management Element is not intended to supersede the goals or policies of the other elements of the General Plan. When other elements of the General Plan are updated, it may be appropriate to amend the Growth Management Element to ensure an internally consistent and comprehensive set of City goals, policies and actions.

Chapter 5: The land use framework for implementing the Growth Management Element policies and the Urban Limit Line (Figure 5.1) are established by the Land Use and Economic Development Element.

Chapter 6: Consistent with the requirements of Measure J, the City of Pinole has an adopted Housing Element that meets the requirements of the California Department of Housing and Community Development (HCD).

Chapter 7: The Circulation Element establishes level of service standards that govern traffic operations in Pinole.

Chapter 8: The Community Services and Facilities Element establishes performance standards for public services and facilities that are used to evaluate the effect of new development in Pinole.

Chapter 10 The Natural Resources and Open Space Element discusses man-made hazards, development constraints, conservation policies that affect the potential siting of land uses and open space policies.

Chapter 11: The Sustainability Element discusses ways for Pinole to incorporate more green practices, including ways affecting how Pinole will grow.

GROWTH MANAGEMENT

BACKGROUND

Local Requirements

In November 2004, voters approved Measure J, extending the Contra Costa County Transportation Improvement and Growth Management Program (Measure C, 1988) by 25 years. That action established a 0.5 percent countywide sales tax through the year 2034 that will be used to address existing major regional transportation problems. To qualify for its share of the sales tax, the City of Pinole will:

1. Adopt a Growth Management Element as part of the General Plan;

2. Adopt a development mitigation program (adopted by Resolution 2008-92 on June 17, 2008);

3. Provide diverse housing options for people who live and work in Pinole (refer to Chapter 6, Housing Element);

4. Participate in cooperative multi-jurisdictional planning (Pinole continues to be an active participant on the West Contra Costa Transportation Advisory Committee);

5. Maintain the adopted Urban Limit Line (ULL) (adopted by Resolution 2007-12 on February 6, 2007);

6. Implement a five-year Capital Improvement Program (the 5-year CIP is updated annually); and

7. Adopt a Transportation Systems Management Ordinance or Resolution (adopted by Ordinance 2006-06 on June 20, 2006).

Measure J requires that tax revenues be dedicated to transportation projects in Contra Costa County and to the implementation of a Growth Management Program by all the cities and the County. Specifically, Measure J provides funding for three categories of transportation projects:

1. Transportation projects identified in Measure J;

2. Paratransit programs; and

3. Transportation projects funded by Local Street Maintenance and Improvement or “Return-to-Source” funds.

Return-to-Source funds are revenues derived from the additional sales tax that are distributed to participating general purpose governments in Contra Costa County. The system of distribution is based on a formula which includes the jurisdiction’s population and the miles of streets and highways within the jurisdiction. Measure J requires that in order to receive Return-to-Source funds, participating jurisdictions prepare a Growth Management Element. This element satisfies the requirement for the City of Pinole and is consistent with the standards established by Measure J and the Contra Costa County General Plan.

PLANNING FOR GROWTH

As discussed in the Background Report, the Pinole population is projected to grow by about 2,761 people between 2000 and 2030 (an almost 13 percent increase).[2] The number of households is expected to increase by 1,317 between 2000 and 2030 (a 16 percent increase). The average household size in the Pinole Planning Area is projected to decrease from 2.91 persons per household in 2000 to 2.82 in 2030. The City of Pinole is planning for growth to occur primarily along San Pablo Avenue, Appian Way and Pinole Valley Road. By concentrating development on these corridors and coordinating policy and capital improvement planning with neighboring jurisdictions and other transit agencies, the City seeks to:

1. Ensure a healthy jobs/housing balance;
2. Accommodate the housing needs of people who live and work in Pinole;
3. Accommodate the City's share of regional growth while maintaining acceptable traffic circulation standards; and
4. Participate in regional planning efforts.

Jobs/Housing Balance

For purposes of the Growth Management Element, jobs/housing balance is defined as the reasonable opportunity for people to live and work within the Planning Area. Three components of jobs/housing balance were analyzed:

1. The number of jobs as a percentage of the number of employed residents (i.e., total jobs/total employed residents);
2. Average household income and the implicit relationship between income and the ability to pay housing costs; and
3. The amount of vacant land by current zoning designation.

Maintaining a reasonable jobs/housing balance is important because it:

1. Reduces the need for residents to use regional transportation infrastructure;
2. Reduces the amount of household income that must be used for transportation costs;
3. Has positive environmental impacts, because of overall reduction in commute trips;
4. Reduces the amount of time residents must spend commuting and allows the use of that time for leisure activities; and

[2] ABAG, *Projections 2007.*

5. Is important to the overall health and vitality of the community, by creating greater opportunities for community involvement and interaction.

Housing Needs

For Pinole, the regional housing need is determined by the Association of Bay Area Governments (ABAG), based upon an overall regional housing need number established by the State. In accordance with state law, ABAG has determined the fair share of the regional housing need that must be planned for during the 2007 to 2014 planning period. State law also requires that the allocation of regional housing needs consider the need for housing across all income levels. These income categories, as defined by the State, are:

- Very Low: up to 50 percent of median income
- Low: between 50 and 880 percent of median income
- Moderate: between 80 and 120 percent of median income
- Above Moderate: above 120 percent of median income

Pinole's allocation for the 2007–2014 period is 323 total housing units, of which 180 must be affordable. The breakdown of required affordable units is 83 (26 percent) must be affordable to very low-income households, 49 (15 percent) affordable to low-income households, and 48 (15 percent) affordable to moderate-income households. The allocation for above moderate-income households is 143 (44 percent) housing units.

Most of the vacant or redevelopable sites that are designated in the General Plan for single-family or multiple-family use within the Pinole Planning Area are small infill lots that are already served by necessary infrastructure and are within the existing service areas of the City's Police and Fire departments.

Traffic Capacity

Pinole has participated in the development of the West County Traffic Model and Action Plan and has developed specific standards for traffic level of service based on the model and on the subregional Action Plan for Routes of Regional Significance. Measure J, which extended Measure C through the year 2034, established two basic categories of routes: (1) routes of regional significance and (2) basic routes.

Routes of regional significance in Pinole are Interstate 80, San Pablo Avenue and Appian Way. In west Contra Costa County, the Action Plan for Routes of Regional Significance is developed by the West Contra Costa Transportation Advisory Committee (WCCTAC).

Actions to improve basic routes are addressed at the local level through the development of other General Plan implementation programs and the City's Capital Improvement Program (CIP). The City has established traffic level of service (LOS) standards in the Circulation Element (Chapter 7). Currently, all roadways meet City standards.

The Circulation Element also projects future traffic conditions through the year 2030. According to projected volumes, only a few intersections and road segments will eventually function at LOS F, which is the lowest level of service and indicates "breakdown conditions." Increases in daily volumes in segments along San Pablo Avenue, Appian Way and Pinole Valley Road will begin to exceed the capacity of the roadways. The increase in daily volumes can be attributed to growth in Pinole as well as in the adjacent areas, such as Hercules, San Pablo and the unincorporated county. Solutions for the LOS F street sections will need to be developed.

While there may be improvements at some intersections and road segments that could improve the level of service, constraints in Old Town Pinole make it difficult to increase traffic capacity without detracting from important community attributes. Traffic improvements that would widen San Pablo Avenue in Old Town, or support vehicular circulation at the expense of pedestrian circulation, have the potential to change the historic character of Old Town Pinole, damage the economic vitality of the area and potentially decrease public safety and enjoyment. For those reasons, the City favors acceptance of LOS F as the traffic circulation threshold for the Old Town section of San Pablo Avenue.

The West County computerized traffic model, developed in conjunction with CCTA, the five west Contra Costa County cities and the local transit agencies, can be used to analyze existing and anticipated traffic levels impact on basic and regional routes. The model integrates transportation demands in the cities of El Cerrito, Hercules, Pinole, Richmond and San Pablo, and the surrounding unincorporated areas, including Bay Area-wide through traffic along the major travel corridors. Refer to the Circulation Element (Chapter 7) for a discussion of existing and anticipated circulation conditions.

West County Action Plan

The West County Action Plan is a program of improvements to be carried out by the members of the West Contra Costa County Transportation Advisory Committee (WCCTAC) to improve and maintain the network of regional routes in west Contra Costa County. The five west county cities, the County, Bay Area Rapid Transit (BART), WestCAT and the other transit agencies combine their efforts to ensure that traffic and transit facilities can handle the needs of the community into the future.

The Action Plan is required as part of the Growth Management Program and is prepared by CCTA, in consultation with WCCTAC, to reflect a regional view of transportation needs and issues, and ultimately, implementing actions and projects for regional routes of significance. Projects are funded and carried out through local capital improvement programs, Return–to-Source funding and Measure J project funding.

Service Capacity Considerations

There are a number of conditions and infrastructure considerations that affect service capacity in Pinole. Some of the most important issues (e.g., traffic, sewage disposal and the provision of emergency services) will require coordinated efforts with adjoining communities and regional planning agencies. The following trends and inter-jurisdictional considerations are fundamental to Pinole's growth management planning.

1. **Regional growth has occurred at a much higher rate than growth in Pinole and has impacted transportation infrastructure at a disproportionately high rate.**

   Based on ABAG Projections 2007, the Planning Area of Pinole grew at a much slower rate in the last decade than did Contra Costa County and neighboring Solano County (see **Table 4.1–Regional Population Comparison**). The Pinole Planning Area includes unincorporated portions of the county that abut Pinole.

Table 4.1
Regional Population Comparison

	2000	2010	% Change
Pinole Planning Area	30,806	32,300	5%
Contra Costa County	948,816	1,061,900	12%
Solano County	394,542	455,200	15%
Bay Region	6,783,762	7,412,500	9%

Source: ABAG, Projections 2007

   Accordingly, growth in surrounding communities has placed a much higher demand on transportation infrastructure than has growth in Pinole. This condition has resulted in increased congestion at Interstate 80 ramps in Pinole and has contributed to traffic congestion on surface streets as motorists seek alternative routes to a congested interstate. While Pinole has the ability to influence local traffic conditions, participation in regional planning efforts is critical for ensuring adequate transportation improvements to serve the City of Pinole.

2. **Wastewater treatment capacity is shared between the cities of Pinole and Hercules.**

   Wastewater treatment capacity at the Pinole/Hercules Water Pollution Control Plant (WPCP) is currently shared between the cities of Hercules and Pinole. In the last decade, growth in the City of Hercules has generated greater demand for new service connections than has growth in Pinole, and this trend is expected to continue into the future (see **Table 4.2–Local Population Comparison**). Service limitations, however, are a function of peak flows during periods of wet weather. Aging infrastructure in Pinole contributes substantially to wet weather flow as the result of inflow and infiltration. It is worth noting that a little over half of the Pinole Planning Area is served by the WPCP. Accordingly, the absolute population numbers contained in **Table 4.2** are less informative for planning purposes than the percentage of change over time.

Table 4.2
Local Population Comparison

	2000	2010	Population Change	% Change	2030	Population Change	% Change
Pinole Planning Area	30,806	32,300	1,494	5%	35,100	4,294	14%
Hercules	19,497	23,900	4,403	23%	28,700	9,203	47%

Source: ABAG, Projections 2007

The Pinole/Hercules WPCP needs to upgrade in order to accommodate existing wet weather peak period flows. Any future WPCP upgrade should also be designed to accommodate projected growth in the cities of Pinole and Hercules. Growth management policies should establish appropriate mechanisms for addressing existing infrastructure needs, accounting for future projected growth and assigning available capacity. Please see the Community Services and Facilities Element (Chapter 8) for more information.

3. **The growth rate of local employment opportunities exceeds the growth rate in the number of employed residents, providing local work for Pinole Planning Area residents.**

   Between 2000 and 2030, based solely in the number of jobs and employed residents in the city, the ratio of employed residents to jobs is expected to improve in Pinole from 2.6 to 2.3 employed residents per job. The number of employed residents is expected to increase by 3,596 over the next 30 years, while the number of local jobs is expected to increase by 2,410.

4. **Housing and commercial development is anticipated to occur slowly and incrementally over the next 30 years.**

   Most large land holdings in Pinole have been developed. With few exceptions, growth in Pinole is expected to occur on small infill lots that can accommodate housing and mixed-use development. Exceptions to this condition exist in redevelopment opportunities at the Appian 80 Shopping Center, Gateway West, and Doctors Hospital, and at industrial properties located at the west end of San Pablo Avenue.

5. **The high cost of market-rate housing, in conjunction with an increase in lower-paying employment opportunities, reinforces the need to provide diverse housing opportunities to households at all income levels.**

   While the number of jobs is expected to increase, many will be at salary levels that are below what is needed to afford market-rate housing in Pinole. While Pinole remains comparatively affordable for the San Francisco Bay region, proximity to employment centers, an attractive small-town character and an advantageous climate are expected to perpetuate increasing demand in a community with limited supply and generate higher housing costs. Job growth in Pinole has been primarily in the services industries, jobs with traditionally lower earning potential. This combination will make it difficult to provide housing

opportunities for people who work in the community unless services and infrastructure are capable of accommodating increased housing production.

ISSUES THIS ELEMENT ADDRESSES

This element provides goals, policies and actions that address the following issues:

- Encouraging cooperative transportation and land use planning between Pinole and its neighbors and regional agencies.
- Ensuring that appropriate funding mechanisms are in place to pay for facilities and services that are required to meet the demand generated by growth.
- Encouraging growth in areas where infrastructure and transportation, including transit services, are available.

GOALS, POLICIES AND ACTIONS

- Goal GM.1: Support cooperative transportation, land use and public service planning in Contra Costa County.
- Goal GM.2: Ensure that new development pays for the facilities required to meet the demands generated by development.
- Goal GM.3: Support land use patterns that make efficient use of the transportation system and enhance public safety.
- Goal GM.4: Encourage infill and redevelopment in areas that are already served by utilities, infrastructure and public services.

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.

Action GM.1.1.1 **Regional Planning.** Work with regional planning agencies (e.g., Metropolitan Transportation Commission, Association of Bay Area Governments, Contra Costa Transportation Authority, West Contra Costa Transportation Advisory Committee, Bay Conservation and Development Commission, and Bay Area Air Quality Management District) and transit providers (e.g., WestCAT, AC Transit, and Bay Area Rapid Transit) to address regional land use, transportation and environmental issues.

Action GM.1.1.2 **LAFCO.** Work with the Local Agency Formation Commission (LAFCO) to periodically review the efficacy of public services and take advantage of opportunities to defray City costs without sacrificing services.

Action GM.1.1.3 **WCCTAC.** Work with WCCTAC to develop and update the Action Plan for Routes of Regional Significance, to establish Multimodal Transportation Service Objectives (MTSOs), and to coordinate planning for projects and programs of regional importance.

Action GM.1.1.4 **CCTA.** Continue to help maintain the Contra Costa Transportation Authority's travel demand modeling system by providing information on proposed improvements to the transportation system and planned and approved development within Pinole.

Action GM.1.1.5 **Emergency Preparedness.** Continue to participate in regional emergency preparedness planning efforts and in shared emergency services and mutual aid opportunities.

Action GM.1.1.6 **Hercules.** Endeavor to work with the City of Hercules to address wastewater disposal issues and opportunities to ensure compliance with operating permits, to provide sewage disposal to accommodate anticipated growth, and to remedy existing facilities deficiencies.

Action GM.1.1.7 **CCTA**. Continue to maintain the adopted voter-approved Urban Limit Line according to the Principles of Agreement developed by the Contra Costa Transportation Authority.

GOAL GM.2 **Development Mitigation.** Ensure that new development pays for the facilities required to meet the demands generated by development.

POLICY GM.2.1 **Plan for Public Facility and Service 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.

Action GM.2.1.1 **Service Standards.** Periodically monitor, review and update Pinole's service standards to maintain fire, police, parks, sewer, water, and flood control services within Pinole. The following standards will be used to guide decision making through the development review process.

Parks and Recreation

Parks: 3.0 acres of neighborhood or regional parks, or 5.0 acres of dedicated open space per 1,000 residents.

Fire

Pinole will endeavor to maintain capital facilities, equipment and staffing sufficient to maintain the following service level:

1. **First Engine Company:** 5-minute response time for emergency calls 90 percent of the time.

2. **Water Requirements:** 3,500 gallons per minute (gpm) minimum on initial response assignment.

Police

Pinole will strive to maintain capital facilities, equipment and staffing to maintain a 5-minute response time for emergency calls.

Sanitary Facilities

Pinole will continue to work with Hercules and the West County Wastewater District to monitor, manage and maintain Pinole's wastewater collection and treatment system and to upgrade as necessary to meet permit requirements and capacity needed for current flow amounts and projected future growth.

Water

Verification by East Bay Municipal Utility District (EBMUD) that adequate water supply and quality can be provided shall be required for approval of new development.

Flood Control

1. **Capacity:** Flood protection facilities should be designed to contain a 100-year flood event, as determined by the Federal Emergency Management Agency (FEMA).

2. **Climate Change:** Flood protection improvements should anticipate the probable effect of climate changes as they relate to sea level.

3. **Upstream Improvements:** Coordinate with EBMUD to plan for a detention/diversion basin south of the city to meter peak period flows in Pinole Creek.

POLICY GM.2.2 **Costs of New Development.** Ensure that any new development within, and adjacent to the City pays its share of the costs associated with the provision of facilities for fire, police, schools, parks, sanitary facilities, water, and flood control necessitated by it, by attaching project-specific mitigation requirements as conditions of approval.

Action GM.2.2.1 **Regional Development Mitigation Program.** Participate in the development and implementation of a regional or subregional development mitigation program based on any nexus established through the Action Plan process.

Action GM.2.2.2 **Growth Management Fees.** Continue participating in the regional development mitigation program to establish fees, exactions, assessments or other mitigation measures to fund regional and subregional transportation improvements. The City will update and collect applicable fees to mitigate impacts of developments on the local and regional transportation system.

Action GM.2.2.3 **Growth Management Capital Projects.** Include capital projects, generally showing complete project cost and intended project phasing, in Pinole's annual Capital Improvement Program which are necessary to:

1. Extend services to new development.
2. Maintain traffic standards established in the General Plan.
3. Address the City's responsibilities under the adopted West Contra Costa Action Plan.
4. Maintain standards for fire, police, parks, sewer, water, and flood control established in Pinole's Growth Management Element. *(Note: See Measure J program relating to Capital Improvement Program.)*

Action GM.2.2.4 **Development Review.** Participate in regional review of development proposals that have the potential to impact regional facilities, resources and services.

1. Circulate environmental documents to surrounding jurisdictions for review and comment.
2. Submit to the West Contra Costa County Technical Advisory Committee proposed revision(s) to the West County Action Plan to mitigate impacts associated with proposed General Plan amendments over the threshold specified in the adopted West County Action Plan.
3. Participate in the conflict resolution process established by the CCTA in the Growth Management Implementation Documents as a means of resolving disputes between neighboring jurisdictions related to the Action Plan and other Measure C/J transportation-related issues.
4. Ensure that all new development bears a fair share cost of mitigating impacts on the City's ability to provide essential services.

POLICY GM.2.3 **Development Costs.** Services and capital improvements necessary to serve new development should be installed and funded by the project.

Action GM.2.3.1 Where feasible, development should provide improvements necessary to ensure adequate service to the project and create an adequate mechanism for ensuring ongoing funding for necessary services.

Action GM.2.3.2 Where improvements are needed to serve multiple projects or existing development, the City will maintain a development mitigation program to collect the proportionate share of a development's contribution to capital and service costs associated with regional and local facilities and services needed to support the development. The development mitigation program may include, but not be limited to:

a. Development Impact Fees;

b. User Fees;

c. Quimby Act Fees or other Park and Recreation Fees;

d. Transportation Management Fees; and

e. Connection Fees.

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.

Action GM.3.1.1 **Transportation System Management.** Update the Transportation System Management (TSM) ordinance to reflect General Plan policies.

Action GM.3.1.2 **Transportation Demand Management.** Adopt Transportation Demand Management practices that can be applied in new development projects.

POLICY GM.3.2 **Multimodal Transportation.** Establish service standards for multiple modes of transportation that are focused on moving people rather than solely on moving automobiles.

Action GM.3.2.1 **Traffic Operations.** Apply the traffic operation standards (level of service) established in the Circulation Element.

Action GM.3.2.2 **Exceptions.** Maintain traffic operation standards at intersections except where:

1. Operations exceed adopted standards but which are expected to meet standards following implementation of projects in the adopted five-year Capital Improvement Program.

2. Alternative modes of transportation are available (e.g., bicycle lanes and facilities, bus transit and shuttle service).

3. Projects result in housing that is affordable to people who work and live in Pinole.

Action GM.3.2.3 **Alternative Modes of Transportation.** Work with regional transportation agencies to develop circulation standards that:

1. Emphasize the movement of people, not solely automobiles, as the performance objective.

2. Adjust service standards to include trips accommodated by bicycle routes and facilities, pedestrian connections and transit service.

Policy GM.3.3 **Provide Adequate Transportation Facilities and Services.** Provide adequate transportation facilities while maintaining neighborhood integrity. The following considerations are aimed at reducing traffic on residential streets and improving available transportation alternatives:

a. Through-traffic should be discouraged as much as possible from residential streets.

b. New commercial development should be focused along arterial corridors.

c. Transit services that are accessible to children, adults, senior citizens and people with disabilities should be located within half a mile of schools, public facilities and shops.

d. Commuters should have easy access to the BART system.

e. A shuttle bus, especially for seniors, at regular intervals throughout the city, as well as hiking and biking trails, is desirable.

f. Maintenance of AC Transit, BART feeder and WestCAT services.

Action GM.3.3.1 **Bus Service.** Coordinate with WestCAT and AC Transit to strategically expand commute and local bus services in Pinole. Transit service planning should consider the following:

1. Loop service along primary circulation corridors.

2. Enhanced access to major employment centers or transit hubs to minimize the number of transfers associated with trips.

Action GM.3.3.2 **Carpools and Transit.** The City will develop a plan to make more efficient use of the regional and subregional transportation system that includes the following considerations.

1. Improved access to commuter bus service by enhancing access to nearby park-and-ride facilities or by providing a park-and-ride facility in Pinole to support commuter bus service.

2. Promoting the use of carpools and vanpools.

POLICY GM.3.4 **Coordinate Transportation.** Coordinate capital improvements and transit services to support medium- and high-density commercial and residential development along San Pablo Avenue, Appian Way and Pinole Valley Road with multiple modes of transportation.

Action GM.3.4.1 **Circulation Corridors.** Adopt the Three Corridors Specific Plan for the San Pablo Avenue, Appian Way and Pinole Valley Road corridors to include bicycle, pedestrian and transit facilities and services and convenient vehicle access.

POLICY GM.3.5 **West Contra Costa County Transportation Planning Activities.** Participate in regional transportation planning, particularly with the West Contra Costa Transportation Advisory Committee (WCCTAC).

POLICY GM.3.6 **Trips Within the Community.** Place a higher priority on facilitating trips with origins or destinations within the community than on efforts to provide improvements for through trips.

Action GM.3.6.1 **Discourage Trip Diversion.** Discourage use of San Pablo Avenue through Old Town as a bypass for Interstate 80 through street designs and improvements that slow traffic.

Action GM.3.6.2 **Route of Regional Significance.** Consider designating Fitzgerald Avenue as a route of regional significance that could replace or supplement Appian Way as the north-south route of regional significance in Pinole.

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

POLICY GM.3.8 **Public Transit.** Encourage the development of a safe, efficient and reliable transit system, in coordination with the West Contra Costa Action Plan, to provide a convenient alternative to driving.

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.

POLICY GM.4.2 **Regional Jobs/Housing Balance.** Consistent with the Land Use and Economic Development Element of the Pinole General Plan, encourage reasonable opportunity for people to live and work within west Contra Costa County.

Action GM.4.2.1 **Housing Element Programs.** In accordance with the General Plan's Housing Element, provide housing opportunities in a variety of structure and tenure types for all economic sectors and compositions of households to maintain a jobs/housing balance as a method of potentially reducing commute trip lengths.

CHAPTER 5: LAND USE AND ECONOMIC DEVELOPMENT

LAND USE AND ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

Introduction 5.0-1
Purpose 5.0-2
Relationship to Other General Plan Elements 5.0-3
Related Plans, Agencies and Programs 5.0-4
Issues and Considerations 5.0-6
Planning Boundaries and Sphere of Influence 5.0-6
Demographic Trends and Projections 5.0-7
Economic Development 5.0-12
Housing 5.0-13
Land Use Designations and Standards 5.0-19
Land Use Opportunities and Constraints 5.0-25
Issues this Element Addresses 5.0-39
Goals, Policies and Actions 5.0-39

TABLES

Table 5.1 Population Trends and Projections for Pinole 5.0-8
Table 5.2 2000–2005 Demographic Profile for City of Pinole and Contra Costa County 5.0-8
Table 5.3 Contra Costa County 2009 Income Ranges 5.0-14
Table 5.4 Housing Needs Allocation, 2007–2014 ..... 5.0-14
Table 5.5 Three Corridors Specific Plan Areas 5.0-24
Table 5.6 Existing Land Use Acreage 5.0-24
Table 5.7 Three Corridors Specific Plan Area Acreage 5.0-30

FIGURES

Figure 5.1 Pinole City Limits and Sphere of Influence 5.0-9
Figure 5.2 Pinole's Ethnic Composition in 2000 ..... 5.0-11
Figure 5.3 Pinole Sphere of Influence Neighborhoods and Land Use Designations 5.0-15
Figure 5.4 Pinole Vacant Land 5.0-17
Figure 5.5 Draft General Plan Land Use Map 5.0-27
Figure 5.6 San Pablo Specific Plan Project Area 5.0-31
Figure 5.7 Pinole Valley Specific Plan Project Area 5.0-33
Figure 5.8 Appian Way Specific Plan Project Area 5.0-35
Figure 5.9 Resource Areas and View Corridors 5.0-37

LAND USE AND ECONOMIC DEVELOPMENT

VISION STATEMENT

The City will be a memorable destination and provide a balanced mix of housing, jobs, commercial activities and services, as well as cultural and civic amenities. Pinole will foster an integrated mix of uses that are connected by lively streets and contiguous open space areas. Pinole will have walkable neighborhoods, each with a center of activity.

INTRODUCTION

Pinole is a bedroom community with small-town character and modern amenities. The small-town character that makes Pinole a desirable place to live and visit is rooted in Pinole's Old Town area, where most major civic facilities are located, and established residential neighborhoods. More modern services can be found in development projects such as the Kaiser Medical Office Building and redeveloped Pinole Valley Shopping Center. Established neighborhoods and new development are linked together by community greenways, paths, roads and park facilities. Regional shopping centers located adjacent to Interstate 80 attract visitors from throughout western Contra Costa County and make Pinole an accessible and attractive place for people to work, shop and conduct business. The goals, policies and actions in the Land Use and Economic Development Element are intended to maintain Pinole's historic roots and small-town character, while providing the framework for the city to grow as a dynamic place with a balanced mix of land uses and a strong sense of identity that complements historic patterns and trends.

It is anticipated that Pinole will have minimal growth in the future. This growth will likely be modification of uses and infill development. Pinole does not anticipate expanding its Sphere of Influence (SOI) or annexing any land into the city in the foreseeable future. As required by Measure C and Measure J, the General Plan will address how future growth will impact community services and facilities in the Growth Management Element (Chapter 4), Community Services and Facilities Element (Chapter 8) and Circulation Element (Chapter 7).

The Land Use and Economic Development Element provides goals, policies and actions that achieve the following objectives:

1. Concentrate new development on Pinole's primary transportation corridors. By growing inward and along corridors that can accommodate transit, bicycles and pedestrians, the General Plan seeks to build on the city's historic land use patterns and improve the standard of living through the provision of additional high-quality services and shopping. The General Plan also looks to provide a logical and convenient interface between land uses to minimize the vehicular travel distances between residences, employment, services, shopping and recreational spaces.

2. Support economic development to improve the jobs/housing balance, attract catalyst businesses and ensure an economically sustainable community.

3. Protect ridgelines, community buffers, the San Pablo Bay shoreline, creeks, waterways and other environmental resources.

4. Retain and preserve existing businesses, particularly those which provide job opportunities and living wages for residents of Pinole.

5. Preserve open space by concentrating development densities and creating opportunities for urban agricultural areas. Urban agricultural areas provide opportunities for community gardening and specialty crop production. Preserved private open space and urban agriculture areas could also create opportunities for recreation and education.

6. Guide waterfront development to include enhanced public access, increased public recreational uses, Bay Trail connections, reuse of the RV Park property, and available area for the wastewater treatment plant expansion and Pinole Creek restoration.

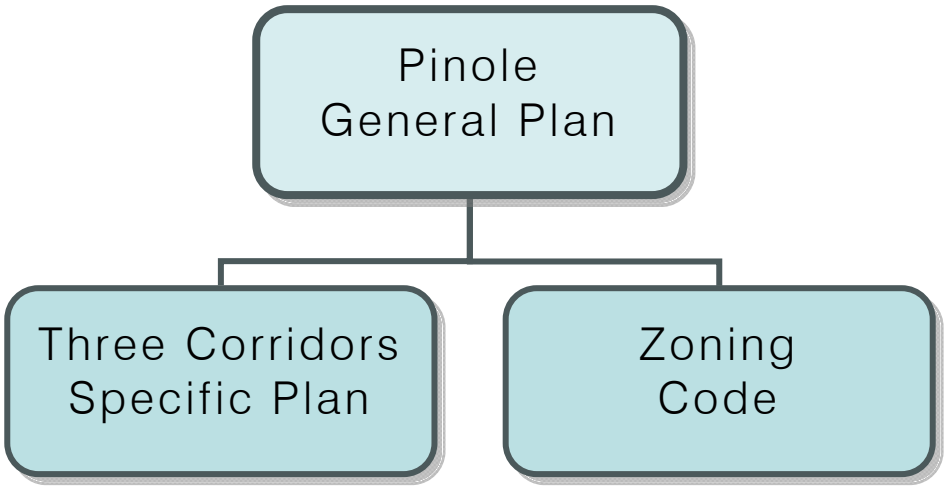
PURPOSE

The Land Use section of this element provides the central framework for the General Plan and serves as a compass to guide the public, planners, decision-makers and city staff on the desired pattern of development in Pinole. It describes both existing and future land use activity and how the city should grow, and identifies the distribution, location and intensity of all land use types throughout the city. Text, maps and diagrams establish the blueprint for future land uses within the city and describe how these uses are integrated with the other General Plan elements and policies.

The Economic Development section provides information that is vital and relevant to the desired pattern of land uses. This section attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, commercial, industrial and entertainment options to residents. The element establishes goals, policies and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, and set fair and equitable policies for development.

Both sections of this element express a vision for the future where sustainable development and land use practices provide for the needs of existing residents and businesses while preserving choices for future generations.[1]

The Land Use and Economic Development Element of the General Plan will be implemented by the Zoning Code and by subsequently adopted Specific Plans. The General Plan provides broad policy direction related to land use, while the Specific Plans and Zoning Code provide property-specific standards that implement the Land Use and Economic Development Element.



General Plan land use designations establish the type and intensity of land use that is desirable for identified areas of a city. Because Specific Plans and the Zoning Code must be consistent with the General Plan, land use designations are usually written to accommodate a broad range of uses and development intensities so that the City has the flexibility to implement desired projects.

While it is the Land Use Element that primarily addresses issues of land use, several other elements, particularly the Community Character, Circulation, Housing, and Natural Resources and Open Space elements, are also concerned with some of the important aspects that contribute to Pinole's unique "sense of place."

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use and Economic Development Element relates directly to all other elements of the General Plan. Land use planning takes into consideration balanced housing needs and housing choices identified in the Housing Element. The distribution, location and proximity of land uses to one another and to circulation systems directly impact the accessibility and economic vitality of the city; and policies related to lot coverage, density and building form directly impact the character of a

[1] Sustainable development practices refer to the use of architectural and planning methods that address the needs of the present without compromising the ability of future generations to meet their own needs. Specific examples include the use of solar panels for energy conservation, placing jobs near housing to reduce vehicle trips, and infill development in urban areas to reduce the consumption of agricultural land. Policies related to sustainability are identified with a symbol.

community. The Economic Development portion of this element is supported by the Land Use section through policies related to density, intensity and infill of underutilized properties, redevelopment and reinvestment, and the creation of a vibrant economy in Pinole, specifically in the areas of Old Town, San Pablo Avenue, Appian Way and Pinole Valley Road. Both sections of the element cover how the City will guide development for the next 20 years.

Natural and man-made hazards, development constraints, conservation policies that affect the potential siting of land uses, open space policies, and policies that integrate parks and open space into development are all addressed in both the Natural Resources and Open Space Element and the Health and Safety Element. Land use classifications and development standards in the Land Use and Economic Development Element create a physical form related to the community design principles and aesthetic policies of the Community Character Element. The Community Character Element also sets forth policy direction creating an identity for Pinole that makes it a distinctive place in the region and supports economic development activities.

The Community Services and Facilities Element relates to this element through examination of available community services, public facilities and public services, and then providing for comprehensive infrastructure and service systems now and for the projected future needs of the community.

A circulation plan is established in the Circulation Element to accommodate increased traffic from the planned development outlined in the Land Use and Economic Development Element. The Circulation Element contains policies related to improving circulation and access between land uses in order to support economic development and to reduce greenhouse gas emissions.

The Sustainability Element expresses a vision for the future where sustainable development and conservation practices provide for the needs of existing residents and businesses while preserving choices for future generations. Of particular importance to the Pinole community are the preservation and enhancement of Pinole Creek and its watershed, access and use of the shoreline along San Pablo Bay, protection of the ridgelines around Pinole and connection to the Bay Trail in Pinole. Finally, the other General Plan elements ensure that the infrastructure, services and environmental quality standards necessary for development are available to accommodate planned land uses.

The Land Use Element addresses the desired pattern of existing and future development to achieve the City's long-range goals for physical development.

Where the overlap can be identified, cross-references are provided to alert the reader to specific sections of the related elements.

Related Plans, Agencies and Programs

A number of land use plans and programs have a direct bearing on the Land Use and Economic Development Element. Critical among them are the general plans for Contra Costa County and the cities of Hercules, Richmond and San Pablo, the West County Action Plan, the Bay Trail and Water Trail plans promulgated by the Bay Conservation and Development Commission, and the Pinole Redevelopment Plan. Because the cities of Pinole and Hercules are linked by Interstate 80, San Pablo Avenue and the Bay Trail, as well as railroad lines; share the lower portion of the Pinole Creek Watershed and San Pablo Bay; and

currently still share a common wastewater treatment facility, the land use decisions in one city have the potential to impact circulation and public services in the other.

City of Pinole Capital Improvement Program (CIP). The City's CIP is a five-year capital plan that is updated annually to prioritize and schedule capital projects that implements policies and objectives including economic development, housing, infrastructure, parks and open space, and citywide beautification.

The San Francisco Bay Trail Plan. Adopted in 1987, Senate Bill 100 directed the Association of Bay Area Governments (ABAG) to develop a plan to create a recreational corridor that became the Bay Trail. The plan for the Bay Trail proposes development of a regional hiking and bicycling trail around the perimeter of San Francisco and San Pablo bays. The plan prepared by ABAG pursuant to Senate Bill 100 mandated that the Bay Trail provide connections to existing park and recreation facilities, create links to existing and proposed transportation facilities, and be planned in such a way as to avoid adverse effects on environmentally sensitive areas. As of 2009, approximately 240 miles of the alignment — over half of the Bay Trail's ultimate 400-mile length — have been completed. Though the goal of the San Francisco Bay Trail Plan is to secure continuous access around San Francisco Bay, the Bay Trail does not presently provide continuous access through Pinole.

The San Francisco Bay Area Water Trail. Adopted in 2005, the San Francisco Bay Area Water Trail Act establishes the San Francisco Bay Area Water Trail to link access to the waters of the San Francisco Bay and Suisun Marsh that are available for navigation by human-powered boats and beachable sail craft, and to provide for diverse water-accessible overnight accommodations. The act requires the Bay Conservation and Development Commission (BCDC), in collaboration with the State Coastal Conservancy and ABAG, to establish and coordinate a collaborative partnership with other interested parties in the development of a plan to establish the Water Trail. The Pinole access point to the Water Trail is in Bayfront Park.

The West Contra Costa County Action Plan. Action Plans are a requirement of the Measure J Growth Management Program administered by the Contra Costa Transportation Authority (CCTA). The primary purpose of the Action Plans, which are developed by regional transportation subcommittees of the CCTA (WCCTAC serves this function in Pinole), is to establish policies for managing the traffic impacts from new development on regional routes. The 2000 update of the West County Action Plan document identifies San Pablo Avenue and Appian Way as routes of regional significance through Pinole, supports changes in how traffic flows are managed on Interstate 80, and establishes several new Traffic Service Objectives (TSOs) that mostly relate to alternative modes such as ferry usage, bicycling and walking.

West Contra Costa Transit Authority Short Range Transit Plan (SRTP). The SRTP is a planning tool to help the CCTA in the development and provision of transit services in the cities of Pinole and Hercules and in unincorporated areas of Rodeo, Crockett, Port Costa, Tara Hills, Montalvin Manor and Bayview in western Contra Costa County.

East Bay Regional Park District (EBRPD) Master Plan. The Master Plan defines the vision and mission of the Park District and sets priorities each decade for the District to manage its land holdings and operations that include 65 regional parks, over 100,000 acres of open space,

and 1,100 miles of trails within Contra Costa and Alameda counties including portions of Pinole. The policies set forth by the Master Plan help guide the stewardship and development of current and future parks in such a way to maintain a balance between the need to protect and conserve natural resources while offering recreational use of parklands.

The Contra Costa County, Richmond, Hercules and San Pablo General Plans. These general plans establish land use and circulation improvements for adjacent jurisdictions. Land use in the City of Pinole has the potential to influence, and be impacted by, policies, programs and actions that are implemented by these general plans. In particular, planned developments in Hercules and the unincorporated community of El Sobrante could increase traffic volumes through the City of Pinole and, in the case of Hercules, create opportunity for alternative forms of transit at a planned ferry terminal and rail station.

Economic Development Strategy. Adopted in 1999, the Economic Development Strategy establishes goals and strategic themes to support economic prosperity, identifies six opportunity zones where economic development should occur and establishes an implementation process for achieving the identified goals. Though intended as a five-year strategic plan, many of the goals and implementation ideas remain valid in 2010 and influence Pinole land use decisions.

Five-Year Implementation Plan. The Pinole Redevelopment Agency is required to adopt a Five-Year Implementation Plan that will guide the agency in implementing programs and projects that eliminate blight and satisfy affordable housing obligations. The Implementation Plan provides valuable insight into the Agency's economic development priorities.

ISSUES AND CONSIDERATIONS

PLANNING BOUNDARIES AND SPHERE OF INFLUENCE

The City of Pinole occupies a land area of approximately 5.45 square miles with a Planning Area of approximately 13.3 square miles. State law requires a municipality to adopt a general plan that addresses physical development within the city or county and for "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area boundary (the study area for the General Plan Update) reflects the City's current Sphere of Influence. A Sphere of Influence (SOI) or Planning Area is a boundary that includes incorporated and unincorporated areas. These areas are related to the City's current and future land use planning and growth.

The SOI for the City of Pinole includes all lands within the incorporated city limits, as well as additional lands just beyond the city limit line. There are four such areas in the SOI but beyond the city limits:

- **Montalvin Manor:** Lands just beyond the southwestern city limit near San Pablo and bordered on the south by Richmond Parkway.

- **El Sobrante:** Lands just beyond the south city limit near the unincorporated area of El Sobrante.

- **Tara Hills:** Lands beyond the southwestern city limit located south of San Pablo Avenue. A portion of Tara Hills is located within the city limits; the balance is located in the county.

- **Bayview:** Lands just beyond the western city limit between the railroad and the Bay.

The City provides emergency services to the four unincorporated areas within the Sphere of Influence. The city limits and SOI are shown in **Figure 5.1**. The neighborhoods in the SOI and their proposed land use designations are shown in **Figure 5.3**. The General Plan promulgates annexation criteria to identify circumstances under which the City may wish to consider annexing adjoining lands.

Contra Costa County has proposed redevelopment of the area encompassing Montalvin Manor, which is currently in the City's SOI. The City should play an active role in the redevelopment planning for Montalvin Manor in order to determine whether this area should be annexed to the City of Pinole or removed from the SOI. Among the issues the City should consider is the possibility of creating an open space buffer at the southern boundary of the city to provide an urban separator between the city and the new development.

DEMOGRAPHIC TRENDS AND PROJECTIONS

Demographic information is based in large part on 2000 U.S. Census information that does not reflect more recent changes in economic conditions or changes in Pinole. During preparation of the General Plan, the nation experienced a severe recession. Accordingly, demographic information contained in the General Plan likely overstates employment and understates poverty and unemployment in 2010 and does not accurately depict changes that resulted from the closure of Doctors Hospital in 2006 or the opening of the Kaiser Medical Office Building in 2009. Though demographic information derived from the U.S. Census and ABAG projections may not depict conditions at the time the General Plan was prepared, data from these sources remains useful for monitoring trends and conditions over time and as a tool for planning into the future.

Population

After experiencing rapid growth in the 1950s, '60s and '70s, population growth in Pinole slowed in the 1980s and '90s and is expected to average growth of less than 1 percent per year for the foreseeable future. The City of Pinole's population changes and expected future trends are summarized below in **Table 5.1**. The most notable increases occurred during the 1950–1970 period, when the city grew from 1,147 to 13,266 residents, a 1,240 percent increase in just 20 years. After 1970, population growth became more moderate, growing at 10 to 20 percent every decade. The population grew even more slowly in recent years, with the slower pace projected to characterize growth into the future. In part, this is the result of the city attaining buildout conditions with comparatively little available vacant land for new development. Though land use changes that increase development densities would create incentives for higher growth rates, these rates would be tempered by the fact that most properties are already developed. Infill redevelopment of sites would likely occur as the cost of maintaining and modernizing aging properties make redevelopment to higher densities a more attractive alternative to continued maintenance.

Table 5.1
Population Trends and Projections for Pinole

Year	Population
– 1940	– 934
– 1950	– 1,147
– 1960	– 6,064
– 1970	– 13,266
– 1980	– 14,253
– 1990	– 17,460
– 2000	– 19,039
– 2005	– 19,300
– 2008	– 19,629
– 2010	– 20,100
– 2015	– 20,300
– 2020	– 20,700
– 2025	– 21,200
– 2030	– 21,800

Sources: U.S. Department of Labor, 2006; U.S. Census Bureau 1940–2000; ESRI, 2008; ABAG, Projections 2007

Table 5.2 indicates that the density within the city limits, Pinole's urban core, is reflected in the city's population density of 3,615 persons per square mile when compared to the overall lower density average of 1,396 persons per square mile in Contra Costa County as a whole.

Table 5.2
2000–2005 Demographic Profile for City of Pinole and Contra Costa County

	City of Pinole	Contra Costa County
– 1990 Population	– 17,460	– 803,732
– 2000 Population	– 19,039	– 948,816
– 2005 Population	– 19,700	– 1,023,400
– Percentage Change (1990–2005)	– 12.83%	– 27.33%
– Land (Square Miles)	– 5.45	– 733
– Population Density per Square Mile (2005)	– 3,615	– 1,396

Source: 1990 and 2000 Census; ABAG, Projections 2007

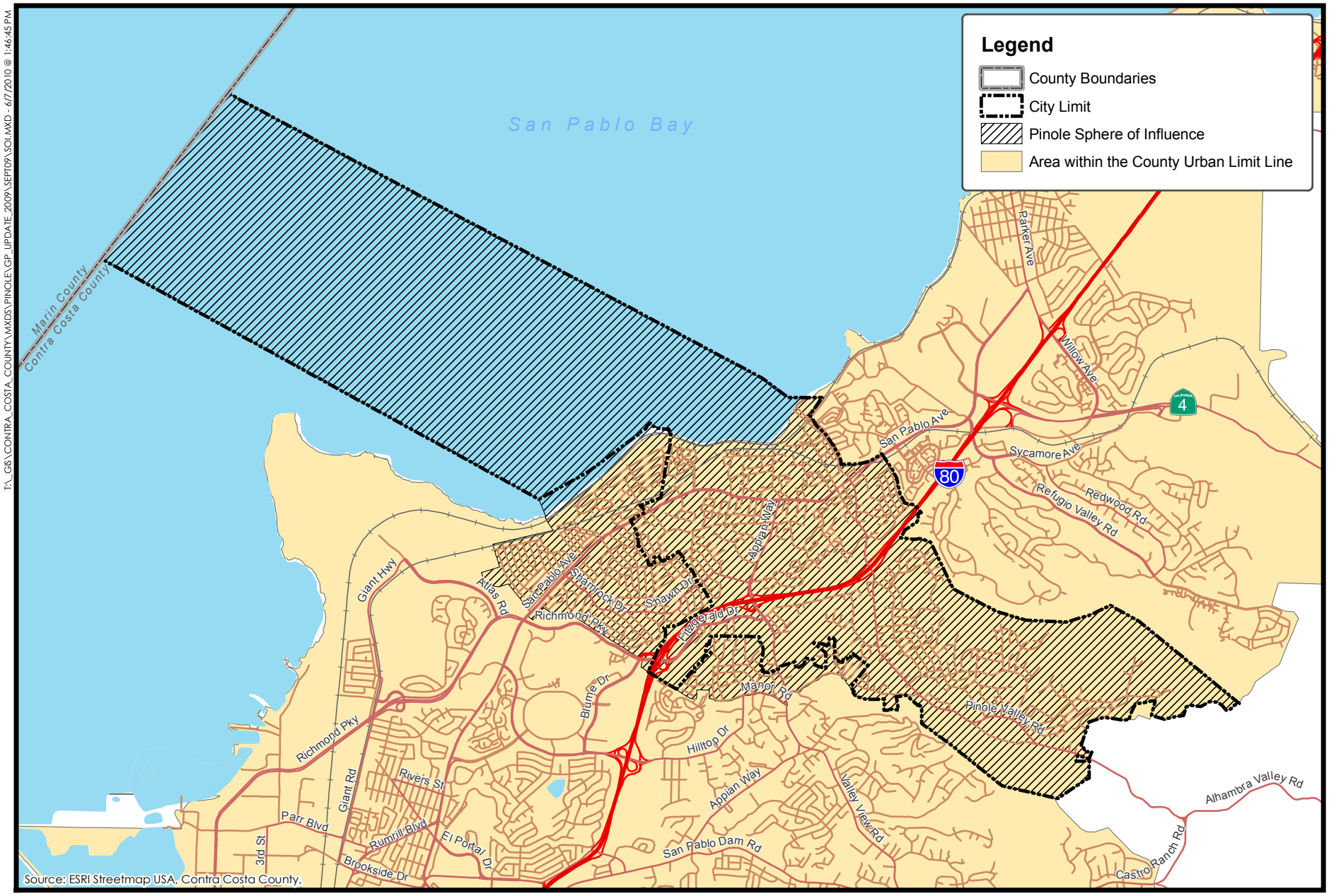


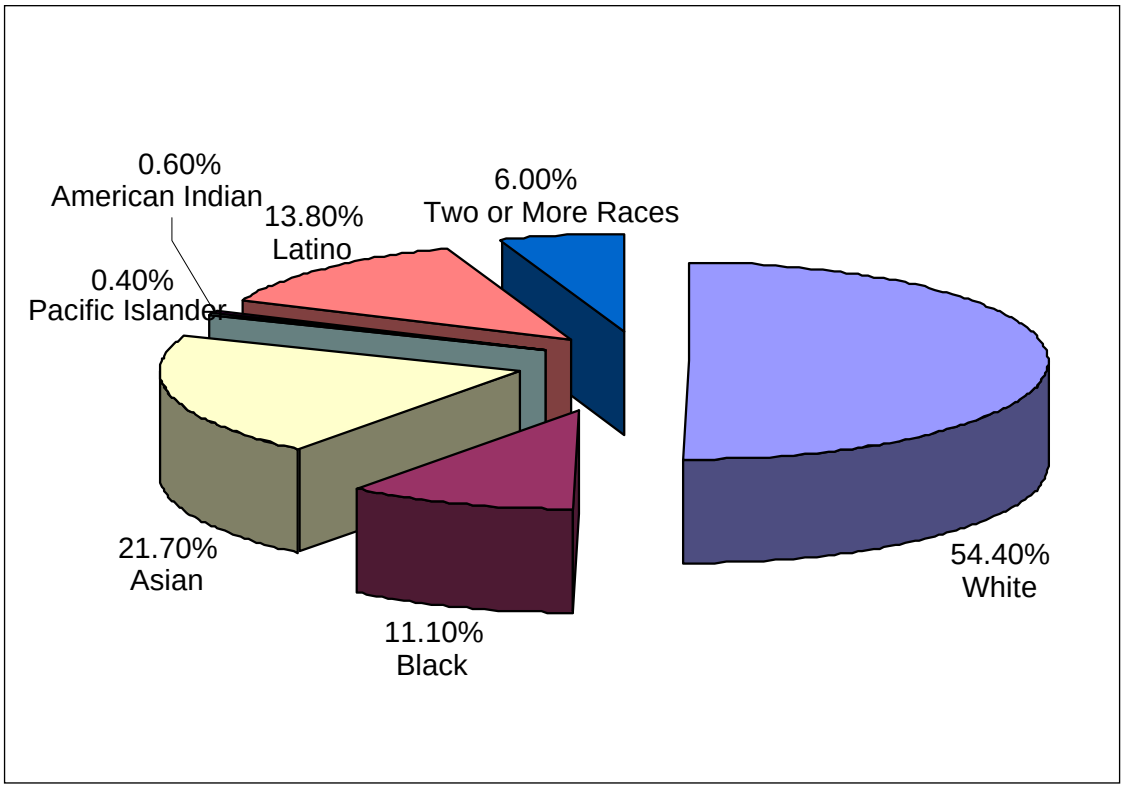
Figure 5.1
Pinole City Limit and Sphere of Influence

Demographics

Ethnicity

The percentages of Pinole's population indicate that the City of Pinole is more racially diverse than both Contra Costa County and the rest of the San Francisco Bay Area. According to the 2000 Census, non-white races constituted 34.5 percent of the population in Contra Costa County and 41.9 percent of the population in the San Francisco Bay Area versus 45.6 percent in Pinole.

Figure 5.2
Pinole's Ethnic Composition in 2000



Source: U.S. Census, 2000

Employment Trends

According to ABAG, Pinole had 6,200 jobs in 2000. The majority of employment is in the service sector — almost 62 percent of the total — which includes health, educational, recreational, financial and professional service jobs. The second largest sector is retail, accounting for almost 24 percent of jobs. Employment in the health industry has fluctuated due to the closure of Doctors Hospital in 2006 and the opening of the Kaiser Medical Office Building in 2009.

Projections of job growth in the service sector between 2000 and 2030 show significant growth. By 2030, Pinole is projected to have 6,050 service jobs, a 57 percent total growth in service

jobs. Other sector jobs are projected to have minor growth between 2000 and 2030. In Pinole, overall job growth is projected to grow at a steady 1.1 percent per year pace from 2000 to 2030.

Poverty Rate

In 2000, 5.0 percent of the City of Pinole's population was below the poverty line (approximately 954 individuals).

Unemployment

In 2000, the unemployment rate in the City of Pinole was 2.0 percent of the population (293 people), which was 3.0 percent of the civilian labor force.

ECONOMIC DEVELOPMENT

Based on available economic information, historic development patterns and the built-out nature of Pinole, the City anticipates:

- Slow growth in coming decades.
- Future job growth that will be concentrated in service sectors.
- Long-term prospects for the residential market will remain comparatively strong due to the proximity of Pinole to major employment centers, while the rental market prospects remain modest.
- Retail centers likely need the attention of redevelopment, while office opportunities are good and the supply of industrial centers is adequate.

Pinole has opportunities for growth, particularly in the three major commercial corridors of San Pablo Avenue, Pinole Valley Road and Appian Way. The City should adopt a planning document for those three corridor areas to establish mixed-use and infill development opportunities to revitalize these corridors, enhance Old Town Pinole and encourage transit-oriented development while preserving the character of Pinole. Further discussion of the opportunities along these corridors can be found later in this chapter.

Redevelopment Agency

The Redevelopment Agency is approaching the operating limits of the Planning Area. Consequently, the Agency is exploring opportunities to more actively manage Agency assets to optimize revenues to the City for capital projects and programs, including possible extension of the operating limits. While the Agency remains active, it will continue to facilitate development and provide investment in the City to:

- Retain business;
- Attract new business; and
- Create an attractive atmosphere.

To accomplish these goals, the Agency will continue to implement programs to revitalize the business climate, rehabilitate structures, assist people with housing, encourage active participation and private investment by property owners, and create job opportunities which would not otherwise occur. The Redevelopment Agency provides the following programs:

- Commercial Rehabilitation Program – Provides zero- and low-interest loans for façade and other improvements to buildings and commercial sites within the project area.
- Business Relocation and Job Incentive Program – Provides assistance to any new business coming to Pinole's Redevelopment Area or any existing business in Pinole that is acquiring property in the Redevelopment Area and expanding jobs.
- First Time Homebuyer Program – Offers up to $100,000 of down payment assistance to qualified borrowers within the project area.
- Residential Rehabilitation Program – Offers grants and low-interest loans to low-income homeowners within the redevelopment area.
- Affordable Housing Partnerships – Explores means for acquiring and developing properties for rental and ownership housing opportunities at below-market rates.

HOUSING

The following information is discussed in greater detail in the Housing Element of the General Plan. This summary is provided because housing needs are an important consideration when examining land use options.

Housing Stock

The city's housing units increased to 6,888 units in 2000 (from 6,463 housing units in 1990). The majority of housing units are single-family detached. Multi-family housing units increased more than any other type of housing unit between 1990 and 2000. The California Department of Finance estimates that, as of January 1, 2009, there were 6,990 housing units in the City of Pinole.

Housing Needs

The Association of Bay Area Governments (ABAG) established Pinole's regional fair share of housing needs for 2007 through 2014 for various types of housing and income groups. Two of the objectives of allocating regional housing needs to local agencies are to increase the supply of housing and to consider the housing needs of persons at all income levels. Income levels are considered based on region-wide distribution of household income and existing concentrations of poverty within the region.

For the purpose of evaluating housing affordability, housing need and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Contra Costa County, the median income for a family of four in 2009 was $89,300. HCD has defined the following income

categories for Contra Costa County, based on the median income for a household of four persons:

Table 5.3
Contra Costa County 2009 Income Ranges

Income Category	Applicable Income Range (% of Median Income)
– Extremely low	– 30% and below ($0 to $26,800)
– Very low	– 31% to 50% of median income ($26,801 to $44,650)
– Low	– 51% to 80% of median income ($44,651 to $66,250)
– Moderate	– 81% to 120% of median income ($66,251 to $89,300)
– Above moderate	– 120% or more of median income ($89,301 or more)

Pinole's regional fair share of housing needs for 2007 through 2014 is described in **Table 5.4.**

Table 5.4
Housing Needs Allocation, 2007–2014

	Income Group				
	Very Low <50% of County Median	Low <80% of County Median	Moderate <120% of County Median	Above Moderate >120% of County Median	Total
– Pinole	– 83	– 49	– 48	– 143	– 323

Source: ABAG Projections 2007

In addition to accommodating overall housing needs, the City of Pinole is also responsible for planning housing for special needs groups, including seniors, female-headed households, people living with physical and mental disabilities, people with HIV/AIDS or other illnesses, large families, farmworkers and homeless persons.

Housing Opportunities and Constraints

Land and development costs are high in Pinole due to the limited supply of vacant land. In addition, the high land cost, increasing cost of constructing new housing, site constraints, availability of community services, and allowable densities all work to inhibit housing opportunities.

An inventory of vacant lands in Pinole demonstrates that land zoned for residential development does not provide adequate opportunity for the City to address their regional share of housing production. To create additional housing potential, the City has identified housing opportunity sites containing approximately 30. Together with existing vacant land, these opportunity sites will be used to address Pinole's regional share of housing needs for 2007 through 2014 (**Figure 5.4**).

T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP 2010_UPDATES\NEIGHBORHOODS.MXD - 5/18/2010 @ 6:16:31 PM

San Pablo Bay

Bayview
Bay Side
Nob Hill
Old Town
Linda Heights
East Bluff
Montalvin Manor
Tara Hills
Pinole Vista
Summit
El Sobrante Manor
Pinole Valley

San Pablo Ave
Appian Way
Tara Hills Dr
Shamrock Dr
Shawn Dr
Fitzgerald Dr
Pinole Valley Rd
Manor Rd
Richmond Pky

80
4

Legend

- City Limits (Extends into San Pablo Bay up to County Line)
- Neighborhoods
- Pinole Sphere of Influence
- Parcel Boundary

Pinole City General Plan Land Use

- SR - Suburban Residential (1.1-10.0 DU/AC)
- MDR - Medium Density Residential (10.1-20.0 DU/AC)
- MUSA - Mixed Use Sub-Area (10.1-50 DU/AC)
- Rural (0.0-0.20 DU/AC)
- OS - Open Space
- PR - Parks and Recreation
- PQI - Public/Quasi-Public/Institutional
- Transportation

Source: Contra Costa County, City of Pinole, PMC

1,000 0 1,000
FEET
N

Figure 5.3
Pinole Sphere of Influence Neighborhoods and Land Use Designations

PMC

T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP_2010_UPDATES\VACANT PARCELS 2010.MXD - 4/7/2010 @ 1:50:08 PM

San Pablo Bay

Pinole

Del Monte Dr
Pinole Shores Dr
Hazel St
Railroad Ave
San Pablo Ave
Sunnyview Dr
Marlesta Rd
Belmont Way
Tara Hills Dr
Shawn Dr
Appian Way
Canyon Dr
Foothill Ave
Henry Ave
Tennent Ave
Pinole Valley Rd
Henry Ave
80
Sarah Dr
Fitzgerald Dr
Richmond Pkwy
Shea Dr
Estates Ave
Pinole Valley Rd
Simas Ave
Wright Ave

Legend

City Limits

General Plan Designation

- LDR - Low Density Residential (0.21-1.0 DU/AC)
- SR - Suburban Residential (1.1-10.0 DU/AC)
- MDR - Medium Density Residential (10.1-20.0 DU/AC)
- MUSA - Mixed Use Sub-Area (10.1-50 DU/AC)
- SSA - Service Sub-Area (10.1-50.0 DU/AC)
- Rural (0.0-0.20 DU/AC)
- OS- Open Space

Source: ESRI Streetmap USA, Contra Costa County, Ambient Air Quality and Noise Consulting, PMC

1,000 0 1,000
Feet

N

Figure 5.4
Pinole Vacant and Underdeveloped Land

PMC®

Please see Chapter 2.0 (Demographics and Fiscal Conditions) in the Background Report for more information on demographics and economic conditions in Pinole and the surrounding area. See the General Plan Housing Element (Chapter 6) for more information on housing conditions in Pinole.

Redevelopment Agency programs to support first-time homebuyers, inclusionary requirements, and long-term affordability preservation create most of the opportunities in Pinole for diverse workforce housing. Through this General Plan, the City is modifying land use densities and standards to create additional housing opportunities, predominantly along the primary transportation corridors.

LAND USE DESIGNATIONS AND STANDARDS

Land Use Designations

The following land use designations establish a range of residential and nonresidential uses and development intensity/density levels for the City of Pinole Planning Area. The land use designations also include brief descriptions of the essential characteristics and intent of each category. The land use designations establish general use categories that will be further refined and implemented through a Redevelopment Plan, Specific Plan and/or the Zoning Code.

Commercial Land Uses

1. *RC - Regional Commercial.* Intended for large regional shopping centers serving the West County market area. Uses may include large retailers such as furniture, appliance, auto and hardware stores, department stores, toy stores, offices, hotels and restaurants. This designation would apply to areas along Interstate 80 that are not within the Three Corridors Specific Plan Area described below. An example is the Pinole Vista Shopping Center. Maximum Floor Area Ratio (FAR): 0.40.

Residential Land Uses

2. *LDR - Low Density Residential (0.21 to 1 dwelling unit per acre).* Includes sites located adjacent to open space areas or near environmental resources where a development transition from suburban to rural land use is desirable. This designation is typical of sites where larger lot sizes are appropriate to ensure flexible siting and design to maintain scenic and environmental resources.
3. *SR - Suburban Residential (1.1 to 10 dwelling units per acre).* Provides for single-family development that is typical of most residential areas of the city. This is the single largest residential category. One dwelling unit per parcel, with the potential for a secondary dwelling unit. Other uses which may be considered potentially compatible with single-family neighborhoods include, but are not limited to, religious facilities, daycare and group care facilities, schools, cemeteries and home occupations subject to compliance with City standards.
4. *MDR - Medium Density Residential (10.1 to 20 dwelling units per acre).* Intended for attached dwelling units, typically two or three stories, which include on-site usable open

space. Medium Density Residential land use would include town homes, apartments, condominiums and planned unit developments.

5. *HDR - High Density Residential (20.1 to 35 dwelling units per acre).* Provides for higher-density multi-family areas, typically two or three stories, usually located near transit corridors or arterial roadways and located in close proximity to commercial services.

Public and Other Land Uses

6. *Rural (0.0 to 0.20 dwelling units per acre).* Includes sites where development shall be clustered to preserve at least 90% of the property in a natural condition and predominantly free of development in order to protect visual and environmental resources. This designation is typical for sites that are characterized by steep slopes, contain environmental resources, have visual significance in the community, are integral to riparian systems, or which have been identified as having limited development potential due to service delivery constraints. These parcels also create opportunities for urban agriculture uses, including agricultural parks and specialty crop farming. Other uses, such as telecommunications facilities, solar collectors, and wind energy conversion systems, may be considered provided they are designed to preserve the natural landscape. These areas help preserve remaining natural landscapes. In certain areas of the city, they can also provide open space buffers between Pinole and neighboring communities, serve as fire breaks, provide connections between neighborhoods and recreational areas, and may provide an educational resource.

7. *PQI - Public/Quasi-Public/Institutional*. Reserved for uses which are public-serving in nature, including religious institutions, City and other government offices, publicly owned recreation facilities, and fire and police facilities. This designation also includes facilities owned and/or operated by public utilities to serve the public with electricity, gas, water and communications.

8. *PR - Parks and Recreation*. Includes public parks, City-owned conservation lands, and private open space or recreation facilities. This designation is intended for improved open space lands whose primary purpose is recreation and includes all local and regional parks. Wherever possible, school sites shall be combined with public park and recreation facilities.

9. *OS - Open Space*. Reserved for undeveloped lands which are vacant of structures and improvements and which are primarily maintained in their natural condition and designated as open space. In some cases, maintained pathways or access routes, which enhance access to the open space areas, may be considered suitable for this designation.

10. *SPBCA - San Pablo Bay Conservation Area*. Reserved for the portion of the Pinole Planning Area that extends into San Pablo Bay and the land immediately adjacent to San Pablo Bay. This is primarily an open space designation with a few other possible uses such as for expansion of the Pinole-Hercules Water Pollution Control Plant, railroad corridors, passenger rail stations, recreation facilities such as the Bay Trail, or flood protection improvements. In addition, very limited commercial development which is directly related to, and enhances the public use of, the waterfront may also be allowed.

Appropriate commercial uses may include limited food establishments, marine-related recreational uses, marine-related retail, offices and marina berths. City uses such as water pollution control, corporation yard and parks are also allowed uses. Maximum FAR: 0.25.

11. *Transportation*. Designated transportation corridors that accommodate movement of goods and services through the city, regional trips and transit service. The designation includes Caltrans rights-of-way, railroad corridors which provide transportation (portions of the railroad corridor not required for transportation purposes may be considered for other uses), San Pablo Avenue, Appian Way, portions of Pinole Valley Road, and other mass transit rights-of-way.

Three Corridors Specific Plan Area Land Uses

The three primary commercial corridors in Pinole include portions of San Pablo Avenue, Pinole Valley Road and Appian Way that provide an opportunity to concentrate future development, improve transit service by encouraging transit-oriented development projects, create more mixed-use development, and encourage redevelopment and substantial new economic investment over time. Where creation of a Specific Plan is recommended by the General Plan, broad land use categories with flexible development standards are established as follows:

12. *SSA - Service Sub-Area (10.1 to 50.0 dwelling units per acre).* The Service Sub-Area is intended to maintain and enhance existing land uses while providing land use flexibility and incentives to encourage new private investment and additional development. Each service sub-area has a different emphasis as summarized below and as described in greater detail in the Specific Plan:

    San Pablo Avenue: Preserve land for manufacturing and industrial uses, particularly "green industry". A limited amount of general office, retail and residential uses may be permitted where they will not conflict with the principal industrial uses in the area.

    Pinole Valley Road: Maintain and increase existing employment opportunities and encourage new housing opportunities while accommodating commercial uses that serve residents through mixed use development. This is a transitional area that serves residential neighborhoods in Pinole Valley and serves as a gateway immediately south of the historic Old Town.

    Appian Way: Maintain and enhance the regional gateway area into Pinole and capitalize on freeway access to upgrade existing development and attract a desirable mix of commercial services and residential uses.

13. *OTSA - Old Town Sub-Area (10.1 to 50.0 dwelling units per acre).* The Old Town Sub-Area will maintain and enhance the residential, commercial and mixed-use character, scale and style of Old Town Pinole. All types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses are allowed within this area, at intensities that preserve the character of Old Town Pinole. The designation is intended to encourage ground-floor, pedestrian-friendly retail

sales and service uses with upper floors of office and/or residential uses. Commercial activity can include a range of retail activity from neighborhood convenience stores and community shopping centers to regionally oriented specialty stores and office uses, including administrative, professional, medical and dental offices. Residential uses may include single-family and multi-family residential uses. The designation allows limited, small-scale specialty manufacturing uses, such as arts and crafts, woodworking, and assembly processes, when they include retail sales on-site and are located in areas that are compatible with surrounding uses.

14. *MUSA - Mixed-Use Sub-Area (10.1 to 50.0 dwelling units per acre).* The Mixed-Use Sub-Area encourages mixed residential and commercial development that is united by transit and pedestrian improvements, parks and public spaces. This land use designation allows all types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses at densities and intensities that support transit service. The designation is intended to encourage ground-floor, pedestrian-friendly retail sales and service uses with upper floors of office and residential uses. Commercial activity can include a range of retail activity from neighborhood convenience stores and community shopping centers to regionally oriented specialty stores and office uses, including administrative, professional, medical and dental offices. Residential uses may include single-family and multi-family residential uses.

Development Densities and Intensities

The density and intensity ranges for the above Three Corridors Specific Plan Area land use categories are as shown in **Table 5.5**. Residential and mixed-use projects shall comply with both the floor area ratio (FAR) requirements and the density requirements, except that the FAR for projects built pursuant to State-mandated density bonuses may be increased beyond the City's specified limits if necessary to accommodate the increased density required by law.

The FAR provides a measurement of the maximum amount of building that may be developed on a site; it does not provide any specifications about how tall a building is or otherwise how it is shaped or how it looks. The FAR is not intended to define the character of a building or the quality of buildings within a neighborhood; such issues will be addressed through zoning and design standards that specify height, bulk, coverage and setbacks of buildings, and the form guidelines within the Three Corridors Specific Plan which contain more definitive formulas of how buildings are shaped and how they relate to each other and to streets and open spaces. More qualitative standards addressing architectural style, materials and other details are established through the guidelines contained within the Three Corridors Specific Plan.

For purposes of interpreting the land use densities and intensities expressed for each land use category above and as described in **Table 5.5** below, the following definitions apply:

- Density is the number of permanent residential dwelling units per total gross acre of land in the development site. Baseline development intensities allow up to 35 dwelling units per acre and a floor area ratio of up to 2.0.

- Floor area ratio (FAR) is the gross floor area divided by the total gross area of the development site.

- The City may offer incentives for projects that provide community benefit. Incentives include density bonuses, FAR bonuses and other benefits that the City may grant in return for special benefits provided by the development project to a particular neighborhood or the city as a whole for transit-oriented development (TOD), particularly in Priority Development Areas (PDAs). This includes, but is not limited to, projects with three or more of the following features. Examples of community benefits include:

  – Residential developments with mixed-income workforce housing that includes long-term affordability covenants to assure at least 20 percent of the units on site remain affordable to lower-income households

  – Residential or nonresidential developments with on-site child care

  – LEED-certified gold or higher green building developments

  – On-site recreation facilities available to the public

  – Developments that include 50 or more employment opportunities for existing residents

  – Developments which include substantial public art features

  – Developments that provide a bus turnout or other features that directly benefit transit riders or transit providers

  – Construction of off-site infrastructure improvements to correct pre-existing deficiencies

  – Substantial financial contributions that enable the City to complete high-priority capital projects listed in the most recent City Capital Improvement Program

  – Other features that provide substantial benefits and address unmet needs of the neighborhood or City as a whole

- The City may zone property to allow development up to the maximum density or FAR allowed with TOD incentives to encourage development of sites that provide TOD opportunities in accordance with PDA objectives.

Table 5.5
Three Corridors Specific Plan Areas

Sub-Area	Density (du/acre)		Intensity (FAR)	
	Normal	With TOD Incentives*	Normal	With TOD Incentives
– Mixed-Use	– Up to 35	– Up to 50	– Up to 2.0	– Up to 3.0
– Old Town	– Up to 35	– Up to 50	– Up to 2.0	– Up to 2.5
– Service	– Up to 35	– Up to 50	– Up to 2.0	– Up to 3.0

**The maximum densities allowed by state density bonuses are to be included within the maximum density established for TOD incentives.*

Development incentives may be granted for a project where the project promotes TOD objectives or other City objectives as identified in a Specific Plan, the Redevelopment Plan, an approved planned development (PD), or through any other similar planning document adopted for the area. Incentives may include increased density, reduced parking, greater building height or other deviations from regular zoning standards. In exchange for such incentives, the City will require desirable features, such as exceptional design, innovative use of green building practices, creative design of off-street parking, enhancements to public amenities, environmental benefits such as creek restoration, affordable housing, transit-oriented development, and similar benefits to the community.

Table 5.6
Existing Land Use Acreage

Land Use Designation	Values	
	Sum of Acres	Percentage of Total
– Low Density Residential	– 48.72	– 0.01
– Residential Sub-Area	– 24.78	– 0.01
– Suburban Residential	– 1,097.04	– 0.31
– Medium Density Residential	– 97.36	– 0.03
– High Density Residential	– 19.32	– 0.01
– Mixed Use Sub-Area	– 183.54	– 0.05
– Old Town Sub-Area	– 31.92	– 0.01
– Service Sub-Area	– 40.16	– 0.01
– Regional Commercial	– 67.75	– 0.02
– Open Space	– 392.82	– 0.11
– Parks and Recreation	– 295.73	– 0.08
– Rural	– 409.55	– 0.11
– Public/Quasi-Public/Institutional	– 101.44	– 0.03
– San Pablo Bay Conservation Area	– 231.98	– 0.06
– Transportation	– 544.97	– 0.15
– **Grand Total**	– **3,587.08**	– **1.00**

Source: PMC, 2010

LAND USE OPPORTUNITIES AND CONSTRAINTS

This General Plan contains goals, policies and implementation actions that:

1. Anticipate redevelopment or revitalization of existing retail centers, notably at Appian 80 and Fitzgerald Drive.

2. Concentrate new development along the primary transportation corridors.

3. Protect visually prominent, environmentally sensitive property for Rural Residential use.

4. Balance resource protection, public service needs, public access, and recreation within the San Pablo Bay Conservation Area.

5. Protect and enhance Pinole Creek.

6. Preserve the physical form that defines Pinole.

Shopping Centers

Pinole's large regional shopping centers are currently adequately serving the needs of Pinole and west Contra Costa County. However, as these properties age, the role of these shopping centers and the "highest and best use" of the properties on which they are located are likely to change.

As the trends toward environmental sustainability increase and our reliance on the automobile decreases, it is likely that improved transit options and opportunities will present themselves as viable options in Pinole. The existing shopping centers present key opportunity sites for transit hubs/access points. First, they are existing destination points that could be easily built upon and improved. Second, these shopping centers are located on some of the largest centrally located parcels in the city and therefore provide substantial opportunity for development through their size alone. Third, the existing design of Pinole's single-story shopping centers with large expanses of surface parking renders the land underutilized.

The City should explore the potential for improving transit connectivity at these sites, evaluate the market conditions to determine what densities and uses these sites could support, and lay the groundwork to allow a future overhaul of these shopping centers once the market conditions and transit providers can support high-density mixed-use developments to better utilize these centrally located properties.

Preservation of Resources

Several properties in the community have topographic conditions, visual prominence and/or resource value that should be protected. Properties that are steeply sloped, highly visible, have the potential for landslide and/or contain areas of environmental sensitivity should be protected from development activities.

Rural Properties

In general, the Pinole properties that need additional protection have been designated as Open Space and/or Suburban/Rural Residential in the General Plan. The Rural land use designation modifies the development potential of certain properties to allow no more than 1 housing unit per 5 acres (0.2 dwelling units per acre) and provides greater design control over future development in order to avoid potential environmental impacts by:

- Requiring development to be clustered on the most accessible, least visible portions of the property;
- Preserving highly visible portions of the property as community separators and neighborhood buffers;
- Establishing desirable separations between environmental resources and future development.

The visual and resource value of lands designated as Rural Residential is such that residential densities should be lower than called for in the 1995 General Plan. These lands create the opportunity for urban agriculture uses which should be preserved for larger land holdings. These properties also serve as community separators, potential fire breaks and visual buffer areas. Other General Plan goals, policies and actions seek to direct development so that it is clustered on the most accessible, geologically stable and least visible portions of the site to maximize community separators, views and other resource protection and to support urban agriculture uses.

San Pablo Bay Conservation Area

High priority shall be given to protection of the natural features of biologically sensitive and visually prominent lands with this land use designation. This designation is primarily an open space designation where the water-oriented environment of Pinole will be enhanced by encouraging development proposals that include very limited water-oriented commercial activities and include design features that protect and restore natural resources while providing improved public access.

The Bay Trail

As discussed further in the Community Services and Facilities Element, the Bay Trail is a planned recreational corridor that is intended to circumnavigate San Francisco Bay. Though the City has acquired parcels to contribute to the Bay Trail, there still exists a significant gap in the trail along the San Pablo Bay shoreline in Pinole from Point Pinole Regional Shoreline to Rodeo in west Contra Costa County. It is a priority that this gap be closed.

For more information on parks and trails, please see the Community Services and Facilities Element. For more information on open space, please see the Natural Resources and Open Space Element.

T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP_2010_UPDATES\GENERAL PLAN 2010.MXD - 12/21/2010 @ 2:00:47 PM

San Pablo Bay

San Pablo Avenue Corridor

Pinole Valley Road Corridor

Appian Way Corridor

Legend

- City Limits (Extends into San Pablo Bay up to County Line)
- Specific Plan Areas
- LDR - Low Density Residential (0.21-1.0 DU/AC)
- SR - Suburban Residential (1.1-10.0 DU/AC)
- MDR - Medium Density Residential (10.1-20.0 DU/AC)
- HDR - High Density Residential (20.1-35.0 DU/AC)
- MUSA - Mixed Use Sub-Area (10.1- 50 DU/AC)
- OTSA - Old Town Sub-Area (10.1-50.0 DU/AC)
- SSA - Service Sub-Area (10.1-50.0 DU/AC)
- R - Rural (0.0-0.20 DU/AC)
- OS - Open Space
- PR - Parks and Recreation
- PQI - Public / Quasi-Public / Institutional
- RC - Regional Commercial
- SPBCA - San Pablo Bay Conservation Area*
- T - Transportation

* SPBCA includes all portions of the City within San Pablo Bay

Adopted on October 20, 2010 by Resolution 2010-89

Source: Contra Costa County, City of Pinole, PMC 2009

1,000 0 1,000
FEET

N

Figure 5.5
General Plan Land Use Map

PMC

Pinole Creek Restoration

Since 1965, when the U.S. Army Corps of Engineers channelized a portion of Pinole Creek to help provide flood protection, few improvements have been made to the creek. Many species and their habitats have been threatened by the changes the corps made to the creek and by impacts from later development. The Pinole Creek Restoration Project plans to restore high-quality riparian habitat, provide additional flood protection and improve water quality in Pinole Creek. This project will also enhance recreation by connecting Old Town Pinole to the Bay Trail by means of a multipurpose path and will provide a launch for non-motorized boats at the mouth of the creek as part of the Bay Water Trail backbone.

Railroads

As discussed further in the Circulation Element and Health and Safety Element, there is opportunity for the City to improve transit opportunities in Pinole by exploring the establishment of a railroad stop within Pinole and to establish the areas around railroad crossings as quiet zones.

Sustainability and Green Building

Concerns about energy consumption, air and water quality, climate change and related issues have caused the City of Pinole to actively promote development and construction practices that are sustainable and to use green building techniques. Pinole is striving to achieve tangible reductions in greenhouse gas emissions and create a more sustainable community to help combat global climate change through adoption of a General Plan Sustainability Element.

Pinole's Physical Form

The city's physical form is largely influenced by great topographic diversity and by the major transportation corridors that extend through the city's boundaries. Pinole's varied geography includes the marshlands around San Pablo Bay, Pinole Creek, and hillsides throughout the city. The marshlands have largely limited development along the Bay shoreline. The major transportation corridors include the Union Pacific and Burlington Northern Santa Fe railroads, San Pablo Avenue and Interstate 80 (extending east-west), and Tennent Avenue, Pinole Valley Road and Appian Way (extending north-south). Interstate 80 is a regionally significant corridor, the most traveled route through the city, and consequently most of the regional health services and retail shopping centers are clustered near this interstate highway. The railroad corridors that provide freight and passenger service through the community have also created a barrier that constrains the San Pablo Bay coastline within the city.

Gently rolling hills are scattered throughout Pinole, and steeper hills parallel each other and extend north and south. As a result of the hilly topography, residential streets weave around the hills and residential neighborhoods perch on top of and cling to hillsides. These neighborhoods are located south of San Pablo Avenue and west of Appian Way, between the Bayshore and San Pablo Avenue, and south of Interstate 80 in Pinole Valley.

Pinole's Circulation Corridors

In addition to the regional access provided by Interstate 80 and the railroads, the City of Pinole has three primary circulation corridors:

- San Pablo Avenue
- Pinole Valley Road
- Appian Way

The San Pablo Avenue and Pinole Valley Road corridors intersect in Old Town Pinole and have been designated by ABAG as Priority Development Areas (PDA). The Appian Way corridor contains several developed but aging or underutilized properties, Doctors Hospital and Appian 80. There are many opportunities for revitalization in all three corridors and many reasons to focus future growth and development in certain planned areas. In order to meet the required Regional Housing Needs Allocation (RHNA) targets, Pinole will need to plan for additional residential growth and development in the coming years. Pinole will also need to improve its jobs/housing balance. Developing more housing in PDAs, along with amenities and services to meet the day-to-day needs of residents, helps a community to encourage a pedestrian-friendly environment where it is also easier to be served by transit.

Another reason to encourage development within PDAs is that by focusing development in areas that are already largely developed, other areas of open space or which contain sensitive resources are left free from development.

Table 5.7 depicts the Three Corridors Specific Plan area overlay total acreage.

Table 5.7
Three Corridors Specific Plan Area Acreage

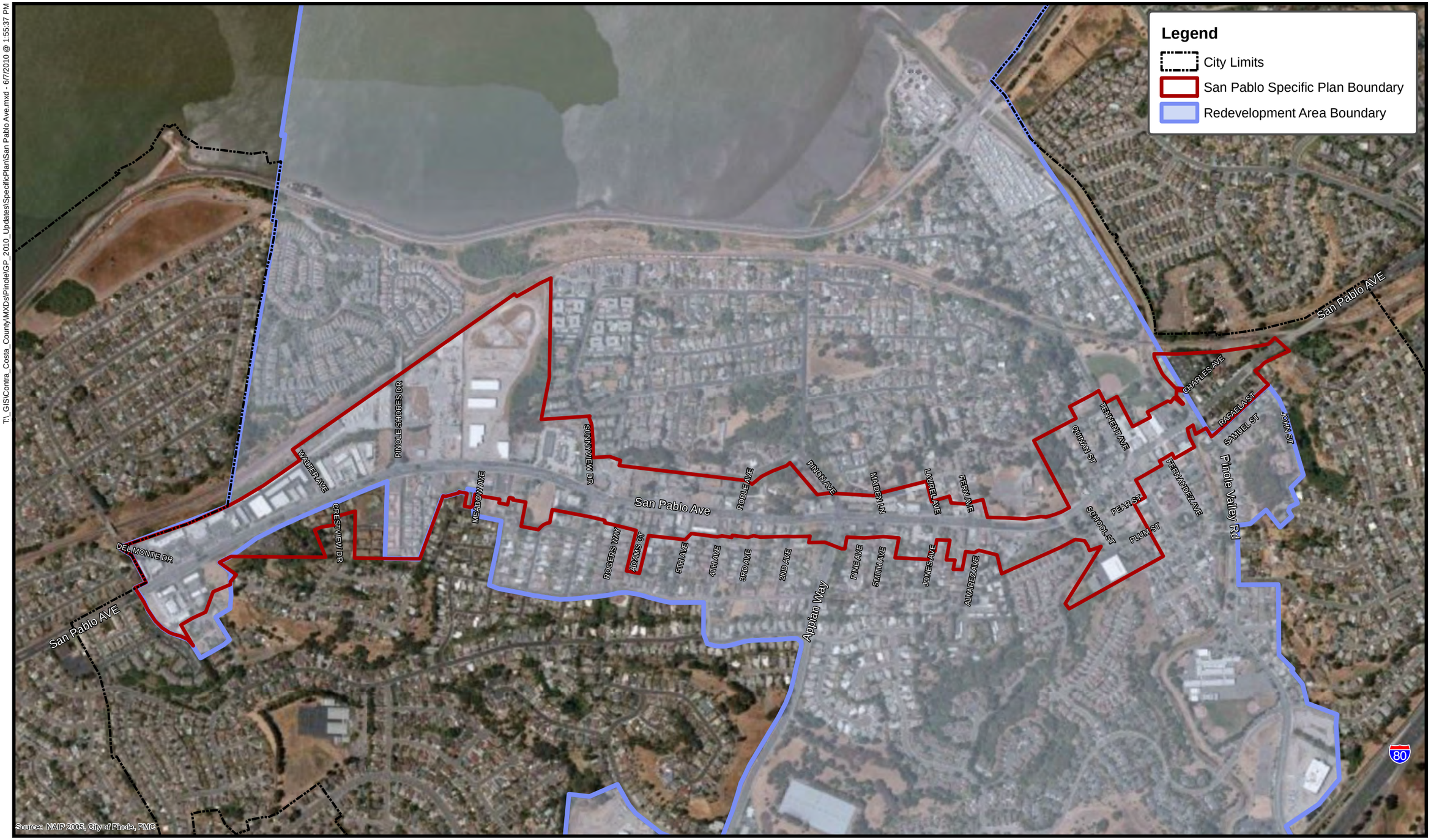
Study Area	Acres
Three Corridors Specific Plan Area Overlay District	349 total acres

Figures 5.6, 5.7 and 5.8 depict the area boundaries within which concentrated development is recommended.

Resource Zone Map

There are areas within Pinole that contain sensitive resources, as described above. This General Plan particularly discusses Pinole Creek, the area within the San Pablo Bay Conservation Area, and the visual resources and ridgelines found throughout the city, including "Protected Areas". **Figure 5.9** depicts these areas. Protected areas contain a combination of riparian, oak-bay woodland, and/or salt marsh habitat that are likely to be governed by General Plan policies related to resource protection. The Goals, Policies and Actions section contains several policies to suggest how the City should protect these resources.

T:_GIS\Contra_Costa_County\MXDs\Pinole\GP_2010_Updates\SpecificPlan\San Pablo Ave.mxd - 6/7/2010 @ 1:55:37 PM



350 0 350
Feet

N

Figure 5.6
San Pablo Avenue Specific Plan Project Area

PMC

T:_GIS\Contra_Costa_County\MXDs\Pinole\GP_2010_Updates\SpecificPlan\Pinole Valley Rd.mxd - 6/7/2010 @ 1:58:23 PM

Figure 5.7
Pinole Valley Road Specific Plan Project Area

PMC

T:_GIS\Contra_Costa_County\MXDs\Pinole\GP_2010_Updates\SpecificPlan\Appian Way.mxd - 5/18/2010 @ 9:33:22 AM

300 0 300

Feet

N

Figure 5.8
Appian Way Specific Plan Project Area

PMC

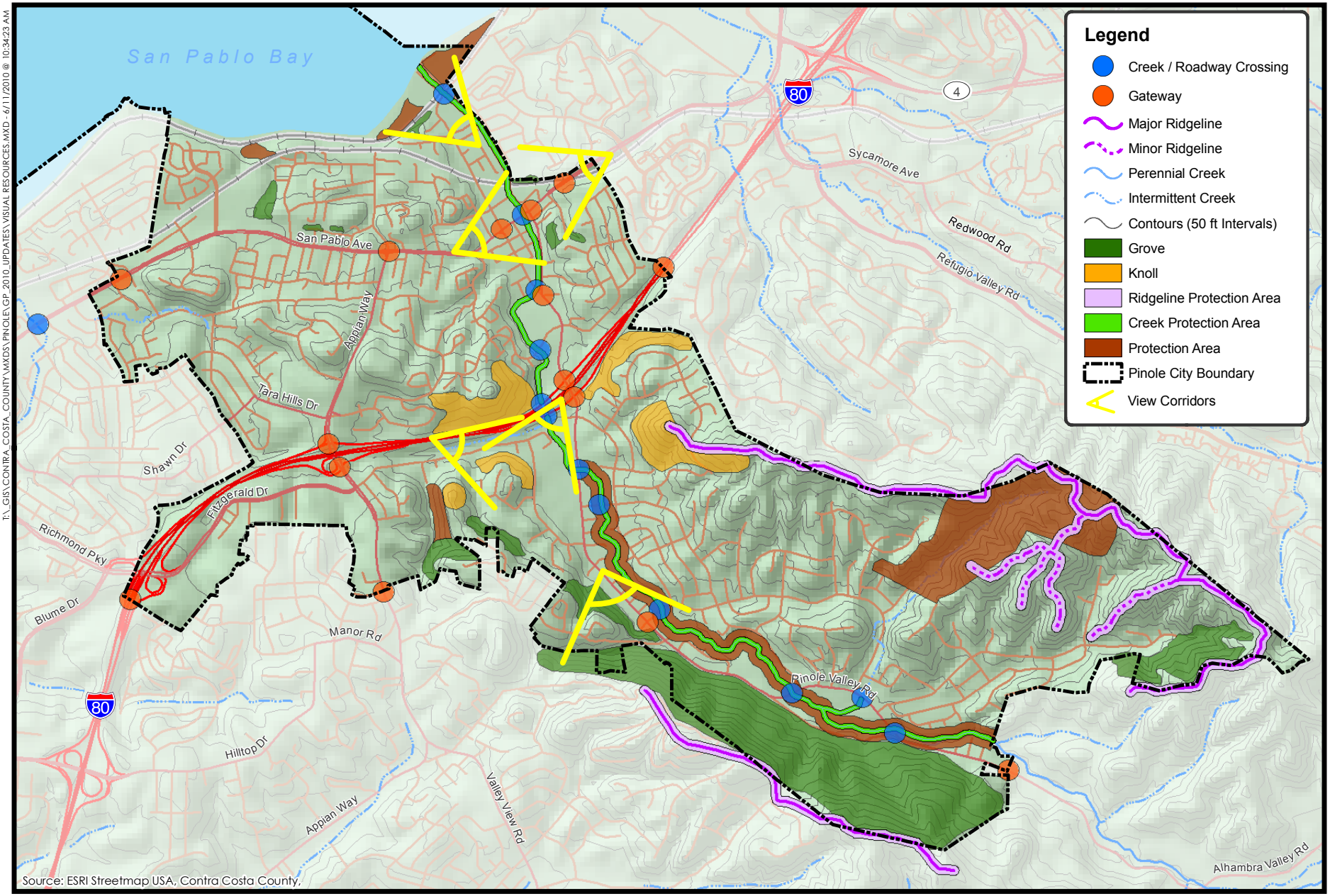


Figure 5.9
Resource Areas and View Corridors

ISSUES THIS ELEMENT ADDRESSES

This element provides goals, policies and actions that address the following issues, many of which were raised at public meetings during research to prepare for the update of the General Plan:

- Focusing new development along the three main transportation corridors and in Old Town Pinole.
- Ensuring attractive, high-quality, walkable, safe and transit-oriented development.
- Preserving Pinole's historic resources and unique character.
- Ensuring a mix of land uses that enhance the Pinole community now and into the future.
- Conserving and maintaining Pinole's open space and natural resources.
- Encouraging sustainable development.
- Improving air quality through land use and circulation patterns to encourage alternative transportation modes.
- Maintaining livability within neighborhoods.
- Creating more choices for multiple forms of transportation and strengthening pedestrian and bicycle mobility.
- Improving the jobs/housing balance and overall economy in Pinole.
- Enhancing Pinole as a destination for commercial, cultural and recreational activities.

GOALS, POLICIES AND ACTIONS

The goals of this element are as follows and are listed subsequently with corresponding policies and actions.

- Goal LU.I: Preserve and enhance the natural resources, high-quality residential neighborhoods and commercial areas, and small-town (semi-rural) character of Pinole.
- Goal LU.2: Assure the City takes an active leadership role coordinating planning with neighboring jurisdictions and other public agencies.
- Goal LU.3: Preserve historic resources and ensure high-quality site planning and design.
- Goal LU.4: Preserve and strengthen the identity and quality of life of Pinole's residential neighborhoods.

- Goal LU.5: Assure any development near environmentally sensitive sites protects important natural resources and recognizes hazard constraints.

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

- Goal LU.7: Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.

- Goal LU.8: Concentrate commercial development and mixed-use activity areas within the Fitzgerald Drive, San Pablo Avenue, Pinole Valley Road and Appian Way corridors.

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.1.1 Increase land use diversity along the San Pablo Avenue, Pinole Valley Road and Appian Way corridors; reduce residential density on large land holdings designated for Suburban Residential land use; and maintain other land use designations for a variety of residential, commercial, light industrial, recreational, open space and public purposes which (1) protect environmental resources; (2) provide a mix of housing types, densities and tenure; (3) ensure that a variety of commercial and industrial goods, services and employment opportunities are available; and (4) offer a range of recreational and public facilities to meet the needs of residents.

Action LU.1.1.1 Adopt and implement the Three Corridors Specific Plan for the San Pablo Avenue, Pinole Valley Road and Appian Way corridors.

POLICY LU.1.2 Require all proposed projects to be consistent with the General Plan and other applicable development standards established by the Specific Plan(s) or the City's Zoning Code.

Action LU.1.2.1 Adopt a Zoning Code Update to implement the General Plan.

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.

Action LU.1.3.1 Continue to identify civic beautification projects and programs to implement the General Plan and include them in the Capital Improvement Program.

Action LU.1.3.2 Implement the existing Residential Design Criteria and Guidelines for residential development, and create design guidelines for Old Town Pinole and hillside development.

POLICY LU.1.4 Preserve the quality of the environment through code enforcement and property maintenance programs.

Action LU.1.4.1 Maintain the existing code enforcement program.

Action LU.1.4.2 Maintain existing graffiti control and removal programs.

Action LU.1.4.3 Support community policing efforts and encourage neighborhood volunteers to assist with outreach and education through the neighborhood watch program and other community-based activities.

Action LU.1.4.4 Maintain the rental inspection program.

POLICY LU.1.5 Identify opportunities to achieve desired land uses and physical improvements in and around Old Town Pinole.

Action LU.1.5.1 Ensure that Specific Plans are coordinated to preserve and enhance the character and function of the area that includes Old Town Pinole.

POLICY LU.1.6 Establish required setback areas around sensitive resources or reduce development intensity on constrained sites to prevent development impacts.

Action LU.1.6.1 Currently the Zoning Code identifies ridgelines as:

- Ridgeline, major: A long narrow chain of hills identified in the open space element . . .
- Ridgeline, minor: A short narrow chain of hills which connects to a "major ridgeline" identified in the open space element . . .

Update the Zoning Code to require setbacks from sensitive resources such as ridgelines, riparian areas and identified geologic hazard areas. Such setbacks could include standards similar to the following:

- Ridgelines: 300 feet vertical and 100 feet horizontal from the ridgeline
- Riparian: 50 feet from the tree canopy or from the centerline of the creekbed if no canopy exists

Action LU.1.6.2 Consider assigning lower density/intensity land use designations, such as the Rural Land Use Designation, to properties that are steeply sloped, geologically unstable, or contain other environmental constraints.

GOAL LU.2 Assure the City takes an active leadership role coordinating planning with neighboring jurisdictions and other public agencies.

POLICY LU.2.1 Continue to coordinate planning review of development proposals with appropriate federal, state, regional and local public agencies (e.g., WCCTAC, BCDC, EBRPD, ABAG).

POLICY LU.2.2 Coordinate land use planning decisions within Pinole's Sphere of Influence (SOI) or Planning Area with other jurisdictions (see Figure 5.1).

POLICY LU.2.3 Annexation of areas outside the current city limits should be dependent on resident interest, the cost/revenue implications of specific annexation proposals and the ability to provide City services to the area.

Action LU.2.3.1 Consider property annexation where it would:

- Encourage orderly growth and development through logical and timely boundary changes.
- Promote long-term and efficient delivery of local services and the assignment of appropriate local political responsibility for those services.
- Provide for the orderly implementation of the adopted Sphere of Influence.
- Implement the adopted General Plan.
- Result in boundaries that follow existing natural or man-made features such as streams, lakes, natural terrain, railroad tracks and roadways.
- Ensure economically feasible provision of services with available revenues.

Policy LU.2.4 Continue to support the agreement for the Briones Hills Preserve that established this area as an agricultural preservation area in 1987.

Policy LU.2.5 The City should work with the school district to support adequate educational and recreational facilities within Pinole to preserve these facilities for the future educational needs of the community based on long-range anticipated demographic changes. Should properties become surplus, the City should work with the district to plan for effective reuse of any surplus school sites. Any private redevelopment or use of surplus public school sites should be consistent with the type of use and density of surrounding neighborhood development. It may be in the community's interest to retain public education, recreation and childcare facilities. To accomplish this, a density transfer from

a portion of the site retained in public recreation or childcare use can be considered.

GOAL LU.3 Preserve historic resources and ensure high-quality site planning and design.

Policy LU.3.1 Old Town Pinole should continue to be an important historic resource to the City of Pinole.

Action LU.3.1.1 Develop and adopt design guidelines to preserve, complement and enhance the historic resources in Old Town Pinole.

Policy LU.3.2 Ensure high-quality site planning, architecture and landscape design for all new residential development, renovation or remodeling.

Action LU.3.2.1 Continue to implement the adopted Residential Design Criteria and Guidelines.

Policy LU.3.3 Require design review of commercial and industrial projects to ensure compatibility with adjacent or nearby land uses, including intensity, access, internal circulation, visual characteristics, noise, odors, fire hazards, vibrations, smoke, discharge of wastes and nighttime lighting.

Action LU.3.3.1 Develop and adopt Commercial and Industrial Design Review Criteria and Guidelines.

Action LU.3.3.2 Update the Zoning Code to reflect Commercial and Industrial Design Review policies and procedures.

Policy LU.3.4 Identify and protect sites and structures of architectural, historical, archaeological and cultural significance, including significant biological resources. Require new development in historic areas to complement the character of nearby historic structures. (See also the Community Character Element.)

Action LU.3.4.1 Formulate design guidelines that include standards to protect and enhance the historic character and historic buildings of Old Town Pinole.

Action LU.3.4.2 Consider adopting an ordinance to protect significant biological resources, establish an appropriate means of assessing and conserving the resource, and identify methods of mitigating impacts to habitat.

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.

Action LU.4.1.1 Continue to implement the adopted Residential Design Criteria and Guidelines.

Action LU.4.1.2 Adopt appropriate guidelines to ensure that hillside development is sited and designed appropriately to protect visual resources and avoid unnecessary site disturbance and geologic risks.

Policy LU.4.2 Maintain the character and long-term viability of the city's residential areas by ensuring that residential projects are well designed and consistent with site and area resources and constraints. The following guidelines shall provide a starting point for establishing project-specific densities, as shown on the Land Use Map:

a) Low End of the Density Range/Below the Maximum Allowable Density: The low end of the range is appropriate for sites with challenging development constraints, such as those with restrictive easements, irregular shape, proximity to important open space or natural resources, other physical or service delivery access challenges, or ongoing safety concerns.

b) High End of the Density Range: The high end of the range is allowable when site development constraint issues (see Policy LU.4.3 and other General Plan elements) can be mitigated through some or all of the following:

1. Creative solutions to building location and/or design.
2. Preservation of views or vistas.
4. Creation of usable open areas for public and/or private enjoyment.
5. Provision of pedestrian/bicycle pathways and facilities for links to existing or proposed routes.
6. Preservation of wildlife resources.
7. Conservation of energy resources (through solar siting, clustering, etc.).
8. Clustering to reduce paving, grading runoff, and changes in vegetation cover.
9. Additional landscaping area is provided to enhance the natural qualities of the site.
10. On-site recreational facilities are provided for the enjoyment of project residents.

11. Traffic, noise or visual effects of the higher-density development would not significantly affect adjacent or nearby residences or the overall streetscape.

12. Proximity to transportation facilities.

13. Provision of affordable housing.

Action LU.4.2.1 Large undeveloped properties with the Rural Residential land use designation should have a zoning designation allowing no more than 1 unit per 5 acres in order to protect important visual, community and environmental resources.

POLICY LU.4.3 Cluster development at higher densities to protect natural resources and address site development constraint issues, including archaeological sites, access, traffic, emergency services, water and sewer availability, creek and tree protection, steep slopes, potential geologic hazards, grading impacts, view protection and protection of open space resources. (See also Goal LU.8 below.)

Action LU.4.3.1 Adopt guidelines to ensure that hillside development is sited and designed to avoid site constraints and natural resources, protect trees and preserve visual resources.

Action LU.4.3.2 Create flexibility in the development standards for environmentally sensitive sites so that development is designed to preserve important resources and avoid potential geologic hazards.

POLICY LU.4.4 Strive to provide access to a developed park or park-like recreational area within a one-half-mile radius of residential neighborhoods. (See also the Community Services and Facilities Element.)

Action LU.4.4.1 Create an inventory of existing parks and underserved neighborhoods.

Action LU.4.4.2 Prepare a park and recreation master plan to serve Pinole neighborhoods.

Action LU.4.4.3 Establish a funding mechanism for making park improvements.

GOAL LU.5 Assure any development near environmentally sensitive sites protects important natural resources and recognizes hazard constraints.

POLICY LU.5.1 Designate any undeveloped ridgelines and hillsides as Low Density Residential, Rural, or Open Space. The following are specific policies:

a) Address site development constraints, including potential slope stability problems, protection of open space resources and ridgelines, the need for

access easements, water availability above the 400-foot elevation, and accessibility.

b) Cluster development on portions of property to protect existing natural resources and view corridors as well as to minimize the environmental impacts of any new development.

c) Locate and design structures and other improvements so as to minimize cut and fill areas that will impact public views, safety and surrounding uses, and avoid locating building profiles (silhouettes) above the ridgeline when viewed from public streets and designated public access areas.

d) Consider existing access areas and easements for permanent public access to the ridge trail during future development.

e) Consider these properties for acquisition as open space.

Action LU.5.1.1 Development within the ridgeline resource areas (Figure 5.9) should be sited and designed to preserve visual resources and neighborhood/community separators.

Action LU.5.1.2 Large undeveloped properties with the Rural Residential land use designation should have a zoning designation allowing no more than 1 unit per 5 acres in order to protect important visual, community and environmental resources.

POLICY LU.5.2 Proposed development shall adhere to the following policies:

a) Address site development constraints and resources, including archaeological sites, access, riparian protection, tree protection, steep slopes, ridgelines, wetlands, potential geologic hazards, and protection of views and open space resources.

b) Consider clustering all development in areas that are most geologically stable and accessible.

c) Protect resources on the site, including the riparian corridors, visible knolls and heavily wooded areas.

d) Protect drainage channels, the steepest slopes and wildlife corridors (since they provide habitat and trail links), and locate development to minimize crossing drainage areas.

e) Evaluate the visual impacts of development.

POLICY LU.5.3 Retain the Open Space designation to protect the resource and recreation values of Pinole Creek.

Action LU.5.3.1 Establish a creek protection ordinance to govern land use along Pinole Creek that takes into account resource and flood protection issues. Standards may be different for existing and new development. For the portion of the creek located north of Interstate 80, the protection zone should extend 50 feet outward from the centerline of the creek. For upstream parcels, the City should establish standards that respect existing development patterns, particularly where the creek is located on private property. Within this zone, riparian resource protection, public access and recreational activity should be the primary use.

Action LU.5.3.2 In areas where existing development abuts the creek, recreational use and public access adjacent to the resource are appropriate uses and activities. Where undeveloped properties abut the creek, siting and design of facilities should preserve and protect the natural resources, but public access and recreational activity are acceptable.

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

POLICY LU.6.1 Retain the designation for the land immediately adjacent to the bay as San Pablo Bay Conservation Area, and expand the San Pablo Bay Conservation Area to include the Pinole/Hercules Water Pollution Control Plant and Bayfront Park. Primary use of the San Pablo Bay Conservation Area shall be for water-dependent uses (including water pollution control), recreation, public access, open space and resource protection. The City should formulate a plan for this area to meet the needs of connecting the Bay Trail, providing backbone facilities for the Bay Water Trail, expanding the Pinole-Hercules Water Pollution Control Plant, restoring Pinole Creek, and providing Pinole residents with waterfront uses. All proposals shall incorporate public open space and provide public access to open space areas.

Action LU.6.1.1 Establish a waterfront planning strategy to coordinate between regulatory agencies, property owners and other stakeholders to maximize recreation, public access and flood protection while ensuring continued water pollution control and creating opportunities for water-dependent uses.

POLICY LU.6.2 Consider rezoning this site to Open Space for parks and recreation and/or open space use. This site creates an opportunity to support water-dependent and recreational uses as a staging area for the Bay Trail and parking or Bayfront Park, or to support water pollution control plant expansion. Other uses may be appropriate for this site provided they address the following policies:

a) Address site development constraints including noise from the railroad, potential for flooding and requirements for creek setbacks for maintenance and habitat protection.

b) Consider improving the appearance of the recreational vehicle storage, in the short term, through the use of screening and landscaping.

c) Consider City or Redevelopment Agency assistance in finding alternative sites to relocate the vehicles parked on this site.

d) Consider restoring a portion of the site as a wetlands area.

e) Consider acquisition of this site for recreational purposes.

f) Consider using a portion of this site for part of the Pinole Creek Restoration Project.

g) Consider using this site for expansion of the Pinole-Hercules Water Pollution Control Plant.

h) Ensure that activities do not create conflicts with natural resources.

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

POLICY LU.6.4 Consider waterfront areas for mitigation of the loss of wetlands in other locations. Establish required setback areas for any development around wetlands and mitigation for any impacts or potential impacts.

GOAL LU.7 Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the city's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for public services.

POLICY LU.7.1 Provide sufficient land for commercial and industrial uses to allow for development that provides basic goods and services to Pinole residents.

POLICY LU.7.2 Provide for economic development which (1) maintains the City's ability to finance services and the construction and maintenance of public improvements; (2) offers local employment opportunities for Pinole residents to reduce inter-city commuting; and (3) assures the availability and diversity of resident-serving goods and services.

Action LU.7.2.1 The Pinole Redevelopment Agency should establish a strategy for optimizing agency assets and resources as it approaches the operating limits of the Agency.

Action LU.7.2.2 The City of Pinole should identify projects that respond to community needs and desires and that are supportable by the market, and identify sites that could accommodate such catalytic projects.

Action LU.7.2.3 The City should create a climate that supports existing businesses and shall periodically conduct a survey of local business needs to understand how that support might be best accomplished.

POLICY LU.7.3 Continue to strive for a balance between the number of jobs in the Pinole Planning Area and the number of housing units available for workers by encouraging and supporting policies and programs, mixed-use projects which provide both housing and employment opportunities, and the development of affordable housing.

Action LU.7.3.1 Utilize the Three Corridors Specific Plan to identify sites that are appropriate for higher-density residential development and create greater opportunities for the creation of new jobs within mixed-use developments.

POLICY LU.7.4 Encourage affordable housing production by allowing mixed residential/commercial projects. Proposed mixed-use projects should:

a) Provide commercial uses primarily for residents of the project in which the establishment is located and for adjacent residences.

b) Limit commercial uses to the ground floor of a multi-story residential building or to single-story buildings.

c) Limit commercial uses to those that are compatible with residential.

d) Regulate signs through a planned sign program.

e) Protect residential uses from the noise and traffic generated by commercial establishments with landscaping, open space and other design features.

f) Develop a parking management strategy that balances parking demand with the objective encouraging public transportation and pedestrian/ bicycle circulation to minimize vehicle trips. This may include on-site, off-site and shared parking to provide sufficient parking for residents, employees and customers within convenient walking distance of the destination.

g) Provide an adequate amount of open space for use by any residents of the project. Such open space area should be designed to provide a private area for residents.

h) Use sustainable, green building practices such as the use of solar power or swales to help with stormwater runoff.

POLICY LU.7.5 Ensure that new and existing developments can be adequately served by municipal services and facilities in accordance with City standards. New

projects which require construction or expansion of public improvements shall pay their fair share of the costs necessary to improve or expand infrastructure to serve them, including street improvements, parks, water storage tanks, sewer and water service, and other public services.

POLICY LU.7.6 Consider the exchange or sale of City-owned land for private development if such development can meet City needs based on the following criteria:

a) Revenue-generating potential of the land use.

b) Preservation of open space or important natural habitats as part of the project design.

c) Extent to which the project fulfills City needs for unmet commercial or public services, low- or moderate-income housing, recreation, or public facilities.

d) Compatibility of proposed land use(s) with existing and proposed adjacent properties use(s).

e) Public notice and review prior to sale of any publicly owned land.

POLICY LU.7.7 Maintain an active role of the Redevelopment Agency in assembling land, providing financial assistance for improving properties, paying for public beautification improvements, providing marketing and promotion assistance for retail activities, protecting historic properties, and providing low- and moderate-income housing.

POLICY LU.7.8 The City should explore opportunities to extend the operating limitation of the Redevelopment Agency. Should there be no extension, the City should develop a plan for the last five years of the Agency's operating limits in order to optimize use of existing agency assets and tax increment to support capital projects and housing development that eliminates blight and supports the development of affordable housing.

POLICY LU.7.9 Ensure that new or expanded land uses are designed to be compatible with potential future uses of the railroad corridor as a more heavily used transit way through noise attenuation, setbacks and appropriate access. Evaluate surplus right-of-way to identify appropriate uses that would be compatible with being located near the railroad right-of-way.

POLICY LU.7.10 Encourage development of hotels and motels in commercial areas, but require strict design and use controls that consider potential impacts on surrounding uses. Require adequate security, including security plans and contracts, adequate lighting, and other motel and hotel security features, to ensure safety for guests and the surrounding community.

GOAL LU.8 Concentrate commercial development and mixed-use activity areas within the Fitzgerald Drive, San Pablo Avenue, Pinole Valley Road, and Appian Way corridors.

POLICY LU.8.1 Encourage land uses that attract higher-density residential development to key San Pablo Avenue locations that support local-serving and specialty business. Expand the range of community and civic uses within the Old Town Sub-Area and encourage industrial uses in the Service Sub-Area at the west end of San Pablo Avenue that can serve local and regional demand for green industries and products. Utilize the San Pablo Avenue Mixed Use and Old Town Sub-Areas to encourage a balance of employment and housing opportunities with a variety of housing types and densities.

Action LU.8.1.1 Utilize the Three Corridors Specific Plan to encourage attractive mixed-use development along San Pablo Avenue while retaining Pinole's important view corridors; providing a safe circulation plan that includes traffic calming measures, enhanced transit, bicycle, and pedestrian facilities as well as to encourage sustainable and green building environment.

Action LU.8.1.2 Establish and enhance unique San Pablo Avenue regional and neighborhood gateway treatments at the shared boundary with the City of Hercules, at the shared boundary with unincorporated Contra Costa County near Dursey Drive, and at the intersections of San Pablo Avenue and Appian Way, San Pablo Avenue and Tennent Avenue, and San Pablo Avenue and Pinole Valley Road to visually enhance the portion of the corridor within Pinole over time. Based on funding availability and site conditions, decorative gateway features could include signage, enhanced landscaping, decorative paving, decorative lighting, and public art.

POLICY LU.8.2 Utilize the Three Corridors Specific Plan to continue to revitalize the Pinole Valley Road south of Interstate 80, encourage additional medical office use north of Interstate 80, and enhance Pinole Creek as a natural amenity that supports wildlife and provides a trail system connecting Pinole Valley High School and commercial uses adjacent to Interstate 80 with the Old Town area and with San Pablo Bay and the Bay Trail.

Continue to encourage the mixed-use nature of Pinole Valley Road while protecting the architectural integrity of existing historic buildings and connecting more recent development to the historic Old Town area. The strategies below shall be used to support this action:

a) Further define and enhance existing regional and neighborhood gateway locations consistent with the Three Corridors Specific Plan;

b) Ensure that the scale and massing of new development is compatible with Pinole's small-town character along this corridor;

c) New development shall provide enhanced pedestrian and bicycle mobility features that improve both connections within the corridor and connections to surrounding residential, commercial, recreational, and institutional uses.

Action LU.8.2.1 Adopt and implement the Three Corridors Specific Plan for the Pinole Valley Road transportation corridor (Action LU.1.1.1) to include design guidelines that are appropriate for this area and still retain Pinole's character; a circulation plan that includes traffic calming measures, transit options, and improved bicycle and pedestrian facilities; and sustainable, green building policies.

Action LU.8.2.2 Establish new and enhance existing unique Pinole Valley Road regional and neighborhood gateway treatments at the Interstate 80 interchange, at the intersection with Tennent Avenue and Pinole Creek, and at Simas Avenue to mark major transition points and visually enhance the corridor over time. Based on funding availability and site conditions, decorative gateway features could include circulation upgrades, monument walls, signage, enhanced landscaping, decorative paving, decorative lighting, and additional public art.

Policy LU.8.3 Encourage development that provides jobs and new housing opportunities primarily through reuse of the former Doctors Hospital site and revitalizing existing retail and service commercial development by allowing a mix of uses and higher building intensities at the Appian 80 Shopping Center and in the areas south of Interstate 80. The intent of this policy is to support the following objectives:

a) Capitalize on Appian Way's proximity to Interstate 80 as a convenient regional shopping area by upgrading existing development over time and attracting increasingly desirable commercial service providers.

b) Improve vehicular and pedestrian circulation and safety over time in and around Pinole Junior High School, existing commercial areas, and at the Interstate 80 interchange.

c) Improve streetscape design over time that establishes a more attractive and unique identity for the corridor within region.

Action LU.8.3.1 Adopt and implement the Three Corridors Specific Plan for the Appian Way transportation corridor (Action LU.1.1.1) to include design guidelines that are appropriate for this area and still retain Pinole's character; a circulation plan that includes traffic calming measures, streetscaping, signage, transit options, and improved bicycle and pedestrian facilities; and sustainable, green building policies.

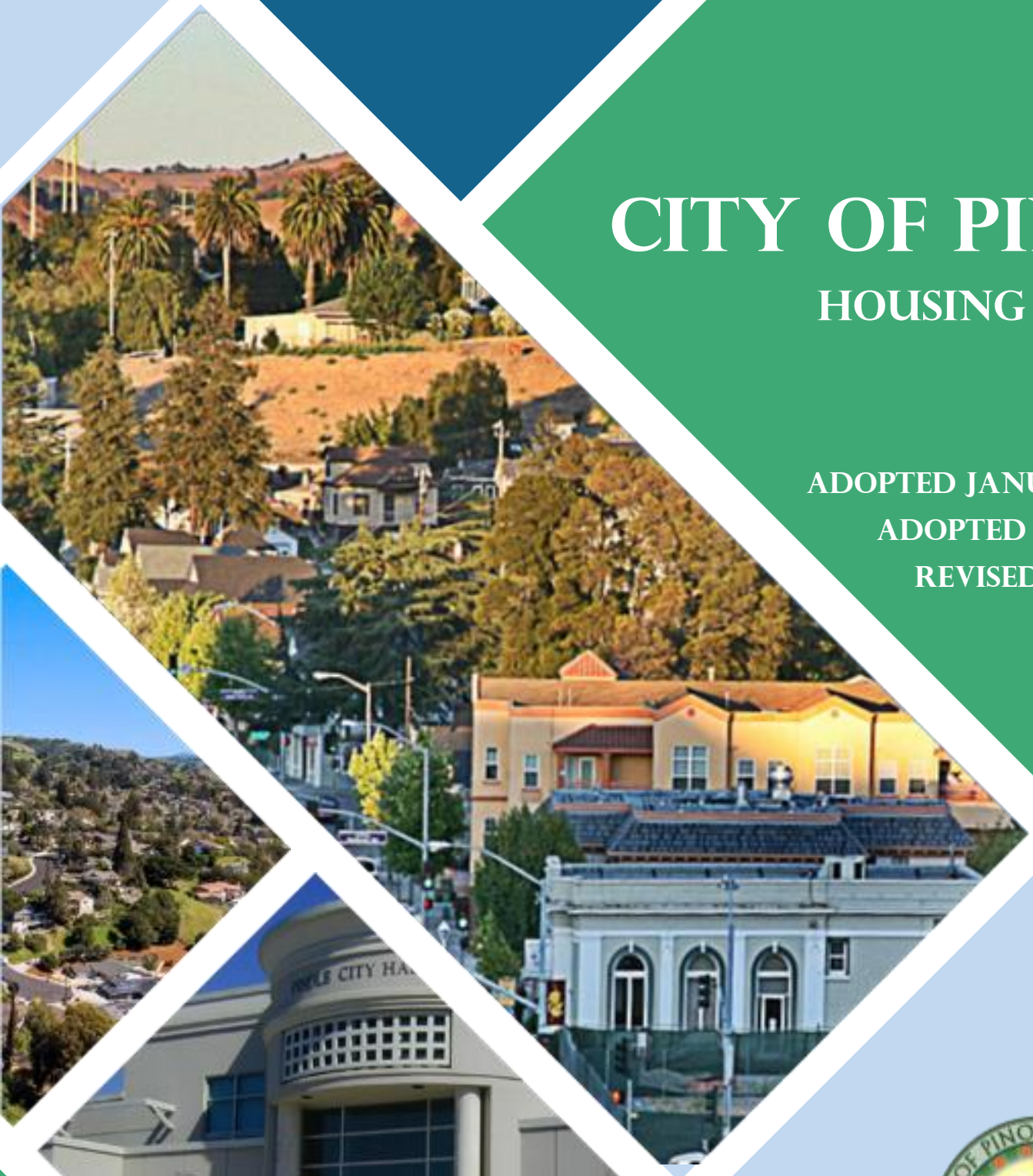
Action LU.8.3.2 Initiate a study of the market around the Appian Way shopping centers to determine the best way to continue in the future to maximize the economic opportunities in this area.

Action LU.8.3.3 Initiate a transit study to determine how best to maximize potential opportunities to improve transit facilities and options in this area.

Action LU.8.3.4 Require any new development to provide improved pedestrian facilities and to design their development to be as walkable as possible.

Action LU 8.3.5 Develop unique Appian Way regional gateway monuments or design features at the Interstate 80 interchange and at the shared boundary with the El Sobrante unincorporated area as well as the neighborhood gateway at intersection with San Pablo Avenue to make the corridor both more attractive and distinctive for local and regional visitors. Based on funding availability and site conditions, decorative gateway features could include vehicular and pedestrian circulation upgrades, monument walls, signage, enhanced landscaping, decorative paving, decorative lighting, and additional public art.

CHAPTER 6: HOUSING



CITY OF PINOLE

HOUSING ELEMENT 2023-2031

ADOPTED JANUARY 17, 2023
ADOPTED APRIL 4, 2023
REVISED JUNE 6, 2023

Translation services are available. Email us to let us know about your needs.

我們會提供翻譯服務，請電郵我們您的需要.

Los servicios de traducción están disponibles. Envíenos un correo electrónico para informarnos acerca de sus necesidades.

Available ang mga serbisyo sa pagsasalin. Mag-email sa amin upang ipaalam sa amin ang tungkol sa iyong mga pangangailangan.

contactus@landuseplanningforpinole.com

Acknowledgements

City Council

Devin T. Murphy, Mayor
Maureen Toms, Mayor Pro Tem
Cameron N. Sasai
Anthony Tave
Norma Martinez-Rubin

Planning Commission

Ann Moriarty, Chair
Frankie Martinez , Vice Chair
Timothy Banuelos
Adam Benzuly
David Kurrent
Rafael Menis

City Manager

Andrew Murray

Community Development Staff

Lilly Whalen, Community Development Director
David Hanham, Planning Manager
Justin Shiu, Consultant Planner

Special Thanks

Thank you to all of the community members who provided input during the Housing Element Update process and helped inform and guide the City's housing plan.

Prepared by

Michael Baker International
Project Contact: *Daniel K. Wery, AICP, LEED AP*
dwery@mbakerintl.com | 858-354-0116
Veronica Tam and Associates, Inc., Strategic Advisor

Table of Contents

LIST OF ABBREVIATIONS USED 1

INTRODUCTION 4

Purpose and Content 4
Data Sources 4

Relationship to Other Elements and Plans 4
Public Participation 5
Summary of Comments Received 8
Public Review Period 10
HCD 90-Day Review Period, December 2 through March 2, 2023 12

REVIEW OF PAST ACCOMPLISHMENTS 14

Housing Production 14
No Net Loss and Adequate Sites 15

Effectiveness at Assisting Special Needs Populations 15
Seniors and Residents with Disabilities 15
Persons Experiencing Homelessness 15
Accessibility Improvements 16

Evaluation of Previous Housing Element Programs 16

HOUSING NEEDS ASSESSMENT 29

Projected Housing Needs 30
Existing Housing Needs 30
Population Growth Trends 30
Age Composition 31
Race and Ethnicity 33

Employment Trends 35
Household Characteristics 38
Housing Stock Characteristics 44
Preservation of Units at Risk of Conversion 57
Qualified Entities 58
Inventory of At-Risk Units 58
Replacement Costs 60
Federal Programs 61
State Programs 61
Monitoring of Affordable Units 62
Quantified Objectives 62

Special Housing Needs 62
Farmworkers *64*
Large Households *65*
Female-Headed Households *67*
Homelessness *68*
Persons with Disabilities *75*
Elderly Persons *79*
Extremely Low-Income Households *83*
Summary of Housing Needs 85
CONSTRAINTS ON HOUSING 88
Governmental Constraints 88
Land Use Controls 88
General Plan *88*
Three Corridors Specific Plan *91*
Development Standards *92*
Inclusionary Housing Requirements *98*
Density Bonus *100*
Providing for a Variety of Housing Types 100
Accessory Dwelling Units *103*
Emergency Shelters *104*
Low Barrier Navigation Centers *106*
Manufactured Homes *106*
Supportive and Transitional Housing *106*
Single-Room Occupancy Units *107*
Development Review and Permitting Procedures 107
Permit Processing Procedure *107*
Permit Processing Time *114*
Planning, Building, and Development Impact Fees 115
School Fees *119*
County Transportation Impact Fee *119*
Regional Fee Comparison *119*
SB 35 Approval Procedure 119
Housing for Persons with Disabilities 120
Reasonable Accommodation Procedures *120*
Zoning and Land Use Policies *121*
Definition of a Family *122*
California Building Code 122
Code Enforcement 123
On- and Off-Site Improvements 123

Nongovernmental Constraints 124
Requests to Develop Below the Anticipated Density 124
Land Costs 125
Construction Costs 126
Financing Availability 127
Federal and State Programs 127
Environmental and Infrastructure Constraints 128

AFFIRMATIVELY FURTHERING FAIR HOUSING 133

Introduction 133
Outreach 133
Outreach Activities 133
Organizations Contacted and Consulted 134
Housing Element Update – City Website 136
Stakeholder Interviews 136
Housing Element Survey 137
Public Workshops 137

Assessment of Fair Housing Issues 138
City Overview 138
Fair Housing Enforcement and Outreach Capacity 144

Integration and Segregation 145
Race and Ethnicity 145
Dissimilarity Index – Race and Ethnicity 148
Income 149
Familial Status 153
Persons with Disabilities 156
Regional Comparison 158
Findings from Integration and Segregation 158

Racially and Ethnically Concentrated Areas of Poverty and Affluence 159
Racially and Ethnically Concentrated Area of Poverty 159
Racially Concentrated Area of Affluence 160

Disparities in Access to Opportunities 161
California Tax Credit Allocation Committee (TCAC) 161
Transportation 167
CalEnviroScreen 168
Local Weatherization Efforts 170
Findings 171

Disproportionate Housing Needs 172
Substandard Housing 172
Overcrowding 176

Homelessness *178*
Displacement *181*
Findings *182*

Other Contributing Factors 183
Local Historical Land Use, Zoning Patterns and Investment Patterns *183*
High Cost of Development *184*
Regional Growth and Racial Integration *185*
Insights from Local Knowledge *185*

Fair Housing Issues, Contributing Factors, and Meaningful Action 186

SITES AND RESOURCES 202

Land Inventory 202
Housing Allocation *202*
Realistic Capacity *203*
Assumed Affordability *206*
Environmental and Infrastructure Constraints *207*
Entitled and Pending Projects *210*
Accessory Dwelling Units *216*

Ability to Meet the RHNA 218
Lower Income Capacity *219*

Site Details 220
Vacant Sites *220*
Non-Vacant Sites *221*

Financial Resources 225
Administrative Resources *225*
Countywide Programs *225*
Statewide Resources *228*
Department of Housing and Urban Development Grants *231*

HOUSING GOALS, POLICIES, AND PROGRAMS 232

Housing Goals and Policies 232
Housing Production and Adequate Sites to Meet Regional Housing Needs *232*
Housing to Meet the Needs of All Income Levels and Special Needs Groups *232*
Removal of Governmental Constraints *233*
Conserve, Preserve, and Improve the Housing Stock *233*
Affirmatively Further Fair Housing *233*
Housing Education and Community Outreach *234*

Quantified Objectives 234
Housing Programs 235
Adequate Sites and Housing Production to Meet Regional Housing Needs *235*

Housing to Meet the Needs of All Income Levels and Special Needs Groups *242*
Removal of Governmental Constraints *247*
Conserve, Preserve, and Improve the Housing Stock *251*
Affirmatively Further Fair Housing *253*
Housing Education and Community Outreach *257*

APPENDIX A: SITES INVENTORY MAP 260

APPENDIX B: SITES INVENTORY LIST 262

APPENDIX C: PUBLIC PARTICIPATION 265

APPENDIX D: DEVELOPER LETTERS 328

LIST OF TABLES

Table 1: 5th Cycle Housing Production 15
Table 2: Review of 5th Cycle Programs 17
Table 3: Pinole RHNA, 2023–2031 30
Table 4: Regional Population Change, 2010–2020 31
Table 5: Annual Average Population Growth, 2000–2020 31
Table 6: Population Age Distribution, Pinole 32
Table 7: Racial and Ethnic Composition, Pinole 34
Table 8: Employment Trends, Pinole 36
Table 9: Number of Households, 2000–2020 39
Table 10: Regional Average Household Size 39
Table 11: Household Size, Pinole, 2010–2020 41
Table 12: Family Household Characteristics, 2010–2020 41
Table 13: Household Size by Tenure, Pinole, 2020 42
Table 14: Median Household Income by Tenure 42
Table 15: Income Range by Affordability Level Based on State Area Median Income, 2021 43
Table 16: Household Income Level by Tenure, 2018 44
Table 17: Housing Units, 2000–2020 45
Table 18: Unit Size by Tenure, Pinole, 2020 45
Table 19: Housing Inventory by Unit Type 46
Table 20: Housing Building Type by Tenure, Pinole, 2020 47
Table 21: Year Housing Built 48
Table 22: Housing Tenure by Date of Occupancy 48
Table 23: Zillow Home Value Index, Neighboring Jurisdictions 50
Table 24: Median Monthly Rent, 2010–2020 51
Table 25: Affordable and Fair Market Rent for Low-Income Households 53
Table 26: Occupancy Rates 53
Table 27: Gross Rent as a Percentage of Household Income, 2020 54
Table 28: Overpayment by Income Level and Tenure, 2018 55

Table 29: Overpayment by Lower-Income Households 56
Table 30: Overcrowding by Tenure 57
Table 31: Units at Risk of Conversion or Converted During the 5th Cycle, Pinole 59
Table 32: Westmont of Pinole Rent-Restricted Unit Reduction Schedule 60
Table 33: Replacement Cost 61
Table 34: Overview of Special Needs Groups, Pinole 63
Table 35: Inventory of Local Services for Special Needs Populations 63
Table 36: Number of Farmworkers and Farms, Contra Costa County, 2017 65
Table 37: Large Households by Tenure, 2020 66
Table 38: Large Households by Housing Problems and Tenure, Pinole, 2018 67
Table 39: Female-Headed Households by Tenure in Pinole, 2020 68
Table 40: Female-Headed Households by Poverty Status in Pinole, 2020 68
Table 41: Homelessness by Household Type and Shelter Status, Contra Costa County 69
Table 42: Characteristics of Persons Experiencing Homelessness, Contra Costa County, 2019 71
Table 43: Homeless Population—Unsheltered Individuals in West Contra Costa County 72
Table 44: Students in Local Public Schools Experiencing Homelessness 72
Table 45: County Homeless Facilities 74
Table 46: Elderly People with Disabilities 78
Table 47: Developmental Disability by Type, 2019 79
Table 48: Elderly Population, 1990–2020 80
Table 49: Householders by Age 80
Table 50: Median Household Income for Elderly Households (65+ Years) 81
Table 51: Income Distribution, Elderly Households (62+ Years)[1] 81
Table 52: Elderly Households by Housing Problems and Tenure, 2018 82
Table 53: Extremely Low-Income Households with Housing Problems, 2018 83
Table 54: Three Corridors Specific Plan Areas Development Densities and Intensities 91
Table 55: Three Corridors Specific Plan Height Standards 92
Table 56: Primary Building Development Standard for City of Pinole Base Zoning Districts 93
Table 57: Three Corridors Specific Plan Setback Standards 94
Table 60: Allowed Residential Uses Under the Zoning Code 100
Table 65: Planning Related Fees and Regional Fee Comparison 116
Table 66: Development Impact Fees, Per Unit 119
Table 67: 5th Cycle Sites Developed 125
Table 68: Recent Vacant Lot Sales in Pinole 126
Table 69: Disposition of Home Loans, 2020 127
Table 70: Comparison of Fair Housing with Respect to Location 142
Table 71: FHEO Cases in Contra Costa County, 2015-2020 144
Table 74: Contributing Factors 187
Table 75: AFFH Actions Matrix 189
Table 79: Assumed Yields for Multifamily Zones 206
Table 80: Entitled and Pending Projects 216

Table 81: ADUs Building Permits Issued 217
Table 82: ADU Affordability Assumptions 217
Table 83: Housing Capacity 219
Table 84: Lower-Income Capacity 220
Table 85: Vacant Site Capacity 221
Table 86: Comparison on Non-Vacant Sites to Recent Projects 222
Table 87: Non-Vacant Site Capacity 222
Table 88: EHV Program Payment Standards 227
Table 89: Quantified Objectives 235

LIST OF FIGURES

Figure 1: Population Age Distribution, 2020 33
Figure 2: Regional Racial/Ethnic Composition, 2019 35
Figure 3: Regional Employment by Industry, 2019 37
Figure 4: Regional Employment by Occupation, 2019 38
Figure 5: Households by Size, 2019 40
Figure 6: Regional Home Values, 2001–2020 49
Figure 7: Median Rental Prices, 2010–2020 51
Figure 8: Average Rent – 2 and 3 Bedroom 52
Figure 9: Racial Group Share of General and Homeless, Contra Costa County, 2019 70
Figure 10: Latinx Share of Homeless Populations, Contra Costa County, 2019 71
Figure 11: Disability by Type 76
Figure 12: Population with a Disability 2015-2019 77
Figure 13: General Land Use Map 89
Figure 14: Geological Hazards 129
Figure 15: FEMA Flood Zones 130
Figure 16: Fire Hazard Severity Zones 131
Figure 17: Census Tracts and RHNA Sites 139
Figure 18: Racial and Ethnic Majority, 2010 146
Figure 19: Percent non-White, 2018 and RHNA Sites 147
Figure 20: Percent non-White Comparison of RHNA Units 148
Figure 21: Dissimilarity Index for Race, 2020 149
Figure 22: Low to Moderate Income Population, 2011–2015 and RHNA Sites 150
Figure 23: Low to Moderate Income Population Comparison of RHNA Units 151
Figure 24: Poverty Status, 2010-2014 and 2015-2019 152
Figure 25: Housing Choice Vouchers, 2010 153
Figure 26: Children in Female-Headed Households and RHNA Sites, 2015-2019 154
Figure 27: Female-Headed Households comparison of RHNA Units 155
Figure 28: Children in Married Couple Households, 2015-2019 156
Figure 29: Disability Characteristics, 2019 157
Figure 30: Population with a Disability, 2010-2014 and 2015-2019 158

Figure 31: RECAPs Vicinity and RHNA Sites, 2021 160
Figure 32: RCAAs Vicinity, 2015-2019 161
Figure 33: TCAC Economic Score, 2021 162
Figure 34: TCAC Education Score, 2021 164
Figure 35: TCAC Environmental Score, 2021 165
Figure 36: TCAC Composite Score 166
Figure 37: TCAC Designation Comparison of RHNA Units 167
Figure 38: Transit Map 168
Figure 39: CES Percentile and RHNA Sites 169
Figure 40: CalEnviroScreen Percentile Comparison of RHNA Units 170
Figure 41: BayREN Weatherization Participation by Census Tract, 2015-2023 171
Figure 42: Housing Problems by Tenure and Race/Elderly/Housing Size 173
Figure 43: Cost Burden by Tenure and Race/Elderly/Housing Size 173
Figure 44: Overpayment by Owners 174
Figure 45: Overpayment by Renters 175
Figure 46: Substandard Housing Code Enforcement Cases, 2020-2023 176
Figure 47: Overcrowded Households 177
Figure 48: Homeless Hotspot Areas 180
Figure 49: Communities Vulnerable to Displacement 182
Figure 50: Flood Hazard Zones 208
Figure 51: Very High Fire Hazard Severity Zones 209

List of Abbreviations Used

Abbreviation	Definition
AAGR	Annual Average Growth Rate
AB	Assembly Bill
ABAG	The Association of Bay Area Governments
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Unit
AFFH	Affirmatively Furthering Fair Housing
AHSC	Affordable Housing and Sustainable Communities Program
AMI	Area Median Income
APN	Assessor Parcel Number
BAHFA	Bay Area Housing Finance Authority
BMR	Below Market Rate
CalCHA	California Community Housing Agency
CalHFA	California Housing Finance Agency
CalOES	California Governor's Office of Emergency Services
CCCTA	Contra Costa County Transportation Authority
CCCWP	Contra Costa Clean Water Program
CCRC	California Community Reinvestment Corporation
CDBG	Community Development Block Grants
CDD	Community Development Division
CEQA	California Environmental Quality Act
CES	CalEnviroScreen
CHAS	Comprehensive Housing Affordability Strategy
CMU	Commercial Mixed Use
COG	Council of Governments
CUP	Conditional Use Permit
DDA	Difficult Development Areas
DDS	Department of Developmental Services
DOF	Department of Finance
DRB	Development Review Board
EBMUD	East Bay Municipal Utility District
ECHO	Eden Council for Hope and Opportunity
EDD	Employment Development Department
EHV	Emergency Housing Voucher
EIR	Environmental Impact Report
EJ	Environmental Justice
ELI	Extremely Low Income
FEMA	Federal Emergency Management Agency

FHH	Female Headed Households
FMR	Fair Market Rent
FY	Fiscal Year
GP	General Plan
GSAF	Golden State Acquisition Fund
HAMFI	HUD Area Median Family Income
HCD	Office of Housing and Community Development
HCV	Housing Choice Voucher
HDR	High Density Residential
HMDA	Home Mortgage Disclosure Act
HOME	Investment Partnership Programs
HUD	Department of Housing and Urban Development
ICC	International Code Council
JADU	Junior Accessory Dwelling Unit
LAUS	Local Area Unemployment Statistics
LBNC	Low Barrier Navigation Center
LDR	Low Density Residential
LEAP	Local Early Action Planning
LHTF	Local Housing Trust Fund
LID	Low Impact Development
LIHTC	Low-Income Housing Tax Credit
MCC	Mortgage Credit Certificate
MDR	Medium Density Residential
MSA	Metropolitan Statistical Area
MUSA	Mixed Use Sub Area
NOFA	Notice of Funding Availability
NPP	Neighborhood Preservation Program
OIMU	Office Industrial Mixed-Use
OPMU	Office Professional Mixed-Use
OTSA	Old Town Sub Area
PID	Public Information Department
PIT	Point in Time
PITC	Point in Time Count
PLHA	Permanent Local Housing Allocation
PQI	Public Quasi-Public Institutional
PWD	Public Works Department
RAWG	Regional Advisory Working Group
RCAA	Racially Concentrated Area of Affluence
REAP	Regional Early Action Planning
RECAP	Racially and Ethnically Concentrated Area of Poverty
RHNA	Regional Housing Needs Allocation/Assessment

RMU	Residential Mixed Use
RTPA	Regional Transportation Planning Agency
RV	Recreational Vehicle
SAHA	Satellite Affordable Housing Associates
SB	Senate Bill
SLM	Shared Lane Markings
SR	Suburban Residential
SRO	Single Room Occupancy
SSA	Service Sub Area
STMP	Subregional Transportation Mitigation Program
TCAC	Tax Credit Allocation Committee
TOD	Transit-Oriented Development
US	United States
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Travelled
WCCTAC	West Contra Costa Transportation Advisory Committee
WCWD	West County Wastewater District
WPCP	Water Pollution Control Plant
ZHVI	Zillow Home Value Index

Introduction

Purpose and Content

The City of Pinole's 2023 – 2031 Housing Element has been prepared in compliance with the State of California Government Code Section 65302 and in conformance with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD). This Housing Element sets forth the City's overall housing objectives in the form of goals, policies, and programs. This format will facilitate the periodic update of the Housing Element, as required by State law.

Data Sources

Various sources of information were used to prepare the Housing Element. The US Census on Population and Housing remains the most comprehensive source of data available on population and housing trends and was widely used throughout the element. Additional data sources consulted include:

- Demographic and housing data provided by ABAG, the State Department of Finance (DOF), and the Census Bureau;
- Housing market information, such as home sales, rents, and vacancies from the Contra Costa Association of Realtors, Craigslist, Zillow, and Home Mortgage Disclosure Act (HMDA);
- Building permit and zoning information from the City of Pinole Community Development Department;
- Special needs housing and services data, including homeless services, from Contra Costa County;
- Housing survey administered to residents and landlords; and
- Telephone interviews with housing professionals and service providers.

Other statistics draw from the most recent figures reported by the U.S. Census Bureau, including the 2020 Census and the American Community Surveys (ACS). Future projections are based on data provided by ABAG. Where available, this data is supplemented with current market data and local secondary sources of information.

Relationship to Other Elements and Plans

This Housing Element identifies goals, policies, and programs that guide housing policy for the City over the 2023 to 2031 planning period. The goals, policies, and programs are consistent with the direction of the other General Plan elements, specifically the Land Use Element, Safety Element, and the Environmental Justice Element. Each goal is followed by one or more policies that are designed to provide direction to the policy makers that will

enable progress towards the goals. Consistency will be reviewed as part of the annual General Plan implementation progress report as required under Government Code section 65400. Listed after a discussion of the goals and policies are the programs designed to implement the specific goals and policies.

The Housing Element goals, policies, and programs aim to:

- Encourage the development of a variety of housing opportunities and provide adequate sites to meet the 2023 – 2031 Regional Housing Needs Allocation (RHNA).
- Assist in the development of housing to meet the needs of lower- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to housing development.
- Conserve, preserve, and improve the condition of the existing affordable housing stock. Promote equal housing opportunity for all residents to reside in the housing of their choice. These objectives are required by and delineated in State law (California Code Section 65583 [c][1]).

Public Participation

As required by State law (Government Code Section 65588[c]), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element.

The City of Pinole had a comprehensive and successful public engagement process. It provided extensive information that informed and guided the preparation of the draft Housing Element update. Targeted outreach began in March 2022. This involved engaging a diverse group of people in the planning process, including community members, stakeholders, service providers, educators, the Planning Commission, and City Council in identification of Pinole's Housing Element housing issues.

The City made a comprehensive effort to reach lower- and moderate-income individuals to participate in the Housing Element Update. As noted above, the City develop a multi-lingual outreach campaign, contacted a variety of local organizations including affordable housing developers, advocacy groups, and the fair housing service provider, local service providers, and community centered organizations. Postcards were sent to every household in the City inviting them to participate in the Housing Element update process. The City will continue efforts to develop culturally competent outreach programs to connect residents to a variety of resources including affordable housing resources with the implementation of Program 20, Program 21, Program 22.

The public participation program included:

- Website. An interactive housing element update website, launched in March 2022 and accessed through the City's webpage, which included a description of the project, how to provide input, workshop dates and materials, a link to the Housing Element update survey, and FAQs.
- Surveys. A multilingual (English, Tagalog, Cantonese, and Spanish) online community survey was heavily promoted through email list notification, project website, flyers, postcards, social media posts, banners, stakeholder interviews, and community workshops. The City received 149 completed surveys. Full details of the survey responses are provided in APPENDIX C: PUBLIC OUTREACH.
- Focus Group. One focus group was held on Thursday, June 30, 2022 at 4:00 p.m. to gather input from community members and housing service providers. The organizations participated in the focus group, the Friends of Pinole Creek Watershed, Pinole Valley Community Church, and BGAM Property Management Group
- Stakeholder Interviews. Two stakeholder interviews were held on July 25, 2022 with The Pinole Rotary Club and July 26, 2022 with Contra Costa Association of Realtors to gather input regarding issues the community faces and recommendations to alleviate the identified housing issues.
- Community Workshops. Two virtual community workshops were held on Wednesday, May 11, 2022, and Thursday, June 9, 2022. The website was updated to include information about the community meetings and the project planner sent emails to notify individuals on the mailing list which included stakeholders, community service providers, and members of the public. The links to the presentation video recording were posted on the Housing Element Update website.
- Study Session. One joint study session with the Planning Commission and City Council was held on July 13, 2022. All the efforts of notifying the public that were made for the two community meetings were repeated for the joint study session. The links to the presentation video recording were posted on the Housing Element Update website. The joint study session focused primarily on RHNA site strategy, housing issues, and proposed programs included in the Housing Element. It included a robust discussion of housing issues and responsive programs to meet the needs of all Pinole residents.

The City extensively advertised opportunities to participate and used multiple forms of media to reach the diverse population of Pinole. Efforts to notify the community about engagement opportunities include the following:

- Social media postings on the City of Pinole's Facebook and Instagram pages and Nextdoor.
- Email notifications to the interested parties contact list.
- Notifications in the City's biweekly administrative report.
- Postcard mailed to postal customers citywide.
- Flyers printed and distributed around the City.
- Advertisements on the Pinole Community TV, Channels 26 and 28, that displayed information regarding the Community Workshops. The information was displayed multiple times daily leading up to the workshops.

Example of a social media post for the October 24th Planning Commission meeting

- 11 banners of various sizes, ranging from 58 square feet to eight square feet hung at key locations in the City, including community facilities (such as the senior center, swim center, tennis court, and the library), neighborhood parks, over major throughfares and key pedestrian pathways. Banners included links to the survey in four languages as well as a link to the two virtual community workshops. Full additional photos of the banners and a map of the banner placements in the City, see APPENDIX C: PUBLIC OUTREACH.
- QR codes were printed on all postcards and flyers linking the recipient to the project website, which contained an option to participate in the survey, meeting dates, and notification that translation services are available printed in four languages (English, Tagalog, Cantonese, and Spanish).

Examples of two of the eleven banners placed around the City

Summary of Comments Received

During the outreach process, the City heard comments that touched on issues such as difficulty paying rent, mortgage, or down payment; homelessness; and insufficient housing supply, including affordable housing, farmworker housing, and preferred locations for future housing. Many of the programs and the RHNA sites inventory in the Housing Element Update reflect the community input. In summary, the community engagement and input yielded the following themes and feedback:

- Linking public investment with new housing: Participants expressed a desire for new housing near community facilities and amenities. Program 19 will coordinate with the Environmental Justice Element to pursue place-based improvements in low resource areas to increase environmental health and quality of Pinole through projects identified in the City's capital improvement program.
- Affordability: Participants expressed the lack of affordable housing options in Pinole; specifically identifying ways to incentive multifamily development. Program 8 consists of creating a set of incentives for projects that provide additional affordable housing beyond the City's 15 percent inclusionary requirement.
- Education and Outreach: Participants expressed a lack of community engagement and education on affordable housing, ADUs, housing services and programs that are available, and housing policy. Program 16, Program 20, Program 22, and Program 23 implement outreach and education strategies to increase community awareness about ADUs, housing resources and services, and available fair housing and financing support.
- Housing protections: Participants expressed a need for protections and resources for seniors, first-time homebuyers, and lower-and middle-income individuals. Program 21 establishes coordination with a fair housing service provider to work with residents and landlords for income protections and state rent control laws and in conjunction with Program 20. Program 10 will create a set of incentives to encourage the development of housing for seniors.

Two public comment letters were received regarding the Housing Element update. One letter was submitted prior to the release of the first public review draft of the Housing Element Update and one during the 30-day public review period for the Housing Element Update. Both of these letters were also submitted directly to the City of Pinole prior to or during the 30-day public review period, and therefore many of these comments are captured in the subsections above and helped to inform the draft Housing Element that was submitted to HCD on December 2, 2022.

One letter came on behalf of YIMBY Law and Greenbelt Alliance, dated April 21, 2022. This letter was received prior to the public review draft of the Housing Element and thus does not make any comments on the draft Housing Element. The letter contained a request for a rezoning component in the Housing Element Update to sufficiently meet Pinole's RHNA based solely on trends from 2018-2021 APR data. The letter comments on the development trends in Pinole based on the APR data from 2018 through 2021 and does not account for the 635 units that are currently approved and in various stages of development in the City. As demonstrated in the sites inventory, the City has adequate zoning to meet and exceed the RHNA requirement.

The other came on behalf of a Contra Costa County resident, 350 Contra Costa, Greenbelt Alliance, CaRLA, a resident of Palo Alto, a resident of Berkeley, a resident of San Bernadino, and two residents of San Francisco. This letter contained two main comments, as follows:

- Recommendation to include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2 (time limits for determining whether certain residential projects are exempt from CEQA).
- Recommendation to add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that (iii), when they determine a project is exempt from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

Program 6 includes reviewing and updating as necessary the EIR prepared for the GP and Specific Plan so that individual projects can utilize opportunities for tiering from environmental documentation and streamlining provided under CEQA, where applicable, which can reduce duplicative analyses and streamline environmental review. This will speed up the review/approval process and greatly reduce costs for the applicant. The City of Pinole makes every effort to comply with all state laws regarding CEQA and permit processing.

A summary of outreach is also provided in the Affirmatively Furthering Fair Housing chapter. For complete survey results and additional detail on outreach see APPENDIX C: PUBLIC OUTREACH.

Public Review Period

Pursuant to Assembly Bill 215 (AB 215), the City distributed the Draft 2023-2031 Housing Element for a 30 day public review period from October 17th, 2022 to November 16th, 2022. Public notification included social media postings and notifications through emails to 65 stakeholders as well as a public review hardcopy available at City Hall. The City received one public comment requesting additional information on how to participate.

The City held public meetings before the Planning Commission on October 24th and City Council on November 15th to discuss and receive feedback on the public review draft. Opportunity for public comment was provided at both meetings. The Planning Commission and City Council were both supportive of the draft document. They discussed opportunities to clarify and strengthen programs and appreciated the thorough and clear analysis and accessibility of the draft element.

The Housing Element was a duly advertised agenda item at the October 24th Planning Commission and November 15th City Council meetings to discuss and receive feedback on

the public review draft. Opportunity for public comment was provided at both hearings. The Planning Commission and City Council both supportive of the draft document. They discussed opportunities to clarify and strengthen programs and appreciated the thorough and clear analysis and accessibility of the draft element. The Planning Commission and City Council discussions centered around how the following topics are addressed in the draft Housing Element:

- Add the Pinole Vista project (223 units) that was approved during the public review period to the sites inventory.
- Allow and encourage single and small unit room rentals.
- Evaluate opportunities for affordable housing on religious facility sites.
- Promote and incentivize affordable housing for teachers.
- Consider more protections to prevent and minimize displacement.
- Encourage additional and continual efforts to obtain input from Pinole's diverse population.

The following City efforts address the discussions with the Planning Commission and City Council:

- The 223-unit Pinole Vista project was added to the sites inventory and the sites and AFFH analysis were modified to include and evaluate the site.
- To encourage single and small unit room rentals, the City is including multiple programs to spur ADU development and educate homeowners regarding ADUs. Program 4, Facilitate ADU Production, is included to encourage and stimulate the development of ADUs. Program 22 consists of ADU, JADU, and SB 9 Education and Promotion. The City currently allows SROs in five zones.
- Program 11 develops a Home Sharing and Tenant Matching Program. To promote additional housing options for teachers, they will be included as eligible tenants for the program.
- As a part of Program 3, Outreach to Developers and Technical Assistance to Applicants, the City will contact faith-based organizations in Pinole to discuss opportunities for housing at their facilities and provide information regarding recent legislation regarding religious-institution affiliated housing projects.
- As a part of Program 20, Displacement Prevention/Housing Mobility, the City will conduct a workshop a meeting/workshop to inform residents and landlords of sources of income protection and state rent control laws such as AB 1482. The City will also coordinate outreach efforts to inform landlords and tenants of recent changes to state law that prevent source of income discrimination, including allowance of housing choice vouchers (HCVs) to establish a renter's financial eligibility.

- The City recently adopted a Communication and Engagement Plan[1] to provide a framework to strengthen the City's communication efforts and help City Hall more effectively reach and engage residents through a series of recommendations centered around topics including planning, media relations, language access, and social media, among others. The Communication and Engagement Plan will help to expand the reach of information for a diverse set of Pinole residents throughout the entirety of the 6th Housing Element Cycle.

HCD 90-Day Review Period, December 2 through March 2, 2023

The City of Pinole submitted the draft Housing Element Update to HCD for HCD's 90-day review on December 2, 2022. The revised draft incorporated extensive revisions in response to comments from the public that were received during the 30-day review period described in detail above.

The City of Pinole conducted additional outreach to housing developers and real estate professionals during the 90-day review period. Pinole has had extraordinarily good housing production in terms of total units as well as excellent production of very low, low and moderate units. In effort to learn from Pinole's success, the City contacted developers with projects in Pinole to discuss:

- What led them to development in Pinole,
- Why they had not previously been building in Pinole, and
- Help identify any constraints to the development process experienced in the permitting process.

City staff met with locally and regionally active developers and real estate professionals including MRK Partners Inc., SAHA, ROIC, and DeNova Homes, Inc. These developers provided letters expressing very positive reviews of City staff, processes and standards. Common reasons for developing in Pinole included:

- Attractive zoning,
- Relatively affordable land cost,
- Availability of land,

[1] Pinole Communication and Engagement Plan: https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_10946972/File/City%20Government/City%20Manager/2022/City%20of%20Pinole%20Community%20Engagement%20Plan.pdf

- Developable parcels with access to transit and services that essential for affordable and efficient housing and helps to obtain funding for affordable housing
- Knowledgeable, efficient, and flexible staff
- Short entitlement timeframe
- Comparatively efficient and straightforward design review process, staff support in the application process, and City support for housing opportunities.
- Collaborative entitlement process
- Great working relationship with staff

Review of Past Accomplishments

State law (California Government Code Section 65588[a]) requires each jurisdiction to "review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."[2]

Per HCD, the three areas of requisite analysis are:

- Review the results of the previous housing element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous housing element to what was achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated housing element are being changed or adjusted to incorporate what has been learned from the results of the previous housing element.

Housing Production

The 5th Cycle RHNA for the City of Pinole is shown in Table 1. The 5th Cycle allocation for the City consisted of 80 very low income units, 43 low income units, 43 moderate income units, and 126 above moderate income, for a total of 297 units. As of December 2021, 27 units have been permitted during the 5th Cycle. There is a remaining RHNA need of 80 very low income, 43 low income, 42 moderate income, and 100 above moderate-income units.

[2]http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65588.#:~:text=65588.,of%20the%20state%20housing%20goal.

Table 1: 5th Cycle Housing Production

	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA Allocation	80	43	43	126	297
Permitted	-	-	1	26	-
Remaining Requirement	80	43	42	100	265

Source: City of Pinole

No Net Loss and Adequate Sites

Pursuant to Senate Bill (SB) 166, the City must always maintain adequate sites to accommodate the remaining RHNA requirement. The City saw development of 27 units over the 5th Cycle.

The City provided a capacity for 74 units on vacant sites and 419 units on specific plan sites, for a total of 493 units. The 5th Cycle identified a surplus capacity of 196 units. At no point during the 5th Cycle did the City have a net loss of capacity. The City maintained a surplus of available sites for all income levels throughout the 2015 to 2023 planning cycle.

Effectiveness at Assisting Special Needs Populations

This section reviews the City's progress on assisting populations with special housing needs during the 5th Cycle. The City has implemented multiple programs to assist special needs populations over the 5th Cycle.

Seniors and Residents with Disabilities

The Pinole Senior Center offers services and programs to the elderly, including free assistance with legal and health services, and fitness classes.

WestCAT is a service of the Western Contra Costa Transit Authority, which provides a Senior Dial-A-Ride service that offers rides to senior citizens. WestCAT also provides a Paratransit service to Pinole, which is a curb-to-curb service ensuring that riders are transported safely and comfortably. These vehicles are equipped with wheelchair lifts providing access for all elderly persons with different levels of abilities.

Through the Contra Costa County Area Agency on Aging, Pinole participates in several food programs including Meals on Wheels, CalFresh, Food Bank of Contra Costa and Solano, and the Senior Food Program.

Persons Experiencing Homelessness

The County works collectively with all cities, including Pinole, to help address the needs of the homeless population in Contra Costa County. The homeless population in the City (53 in the most recent point-in-time count) receives aid from programs through Contra Costa

County Health, Housing & Homeless Services. This includes the Continuum of Care and C.O.R.E. Homeless Outreach.

Accessibility Improvements

The City coordinated with the West Contra Costa Unified School District to complete off-site improvements at Pinole Valley High School that create easier access to the school for persons with disabilities. These changes include new ADA ramps, four traffic signals, and roadway restriping.

The City installed 41 "share the road" signs along Pinole Valley Road. There are 20 signs in the south bound direction beginning at Pinole Valley High School and 21 signs in the north bound direction to San Pablo Avenue. There have also been several road projects that involved upgrading ADA ramps on various segments on San Pablo Avenue.

In addition, the City installed 40 thermoplastic bicycle Shared Lane Markings (SLMs), "sharrows," along Pinole Valley Road to San Pablo Avenue. This route links with the bicycle lanes passing Pinole Valley High School and provides connectivity from the Valley and Old Town to the commercial area near I-80. This route also allows access from Pinole Valley to the Hercules Transit Center.

The City is currently completing a Local Road Safety Plan which will suggest roadway improvements to make roadways safer for all users. Also, the City is scheduled to undertake the development of an Active Transportation Plan which will help identify improvements that will increase the safety and mobility of non-motorized users.

Evaluation of Previous Housing Element Programs

This section illustrates the City of Pinole's accomplishments and status in implementing the housing programs identified for the 2015-2023 5th Cycle, as well as the continued appropriateness of each program for the 2023-2031 6th Cycle. Programs that have been successfully completed or that consist of routine staff functions are marked as "remove," as these programs are no longer necessary for the 6th Cycle. Previous programs that are continued with no or minor modifications are marked as "continue." Finally, programs marked as "retain/modify" are programs that will be continued, but have updated goals and metrics, and may involve combining multiple existing programs into a single 6th Cycle program for ease of use and streamlining.

Table 2: Review of 5th Cycle Programs

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
Conduct An Annual Housing Element Review (H.1.1)	Provide for annual review of the Housing Element, with opportunities for public input and discussion, in conjunction with State requirements for a written review by April 1 of each year (per Government Code Section 65583(3)). As part of the Annual Housing Element Review, the City will conduct a General Plan internal consistency review.	Annually	Complete for 2021. The City will continue to conduct annual reviews of the Housing Element in subsequent years	Remove - This is a routine staff function and not considered a Housing Element Program. This is also an HCD requirement (Government Code Section 65400.)	N/A
Explore Housing Development Partnerships (H.1.2)	The City shall seek out opportunities to work with other public agencies by identifying housing grant funding opportunities to encourage and implement improvements and expansion of housing supply, and work with developers by creating a developer interest list and periodically assessing development needs to encourage new residential development to provide affordable housing. Contact other public agencies such as the Contra Costa County Housing Authority or Contra Costa County Department of Conservation and Development at least once a year for funding and partnering opportunities.	Ongoing	The City has been working with developers on multiple housing projects that either include affordable units in mixed income projects or are 100 percent affordable projects. The City has facilitated pre-submittal meetings and calls to provide information, highlight application needs, discuss processes, and discuss affordable housing requirements and incentives. Projects the City has worked with developers on include the 223 unit development at Pinole Vista Plaza's vacant K-Mart site, a 154 townhome and condominium development on the vacant Doctor's Hospital site, a 29-unit apartment project on a mixed use site, a 33 unit affordable veteran's	Retain/Modify into an outreach and technical assistance program.	Program 3

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
			housing on a former redevelopment agency property, and a 100% affordable 179 unit senior complex. The City has not compiled a developer interest list and plans to do so during the 6th Cycle.		
Periodically Review Residential Development Requirements (H.1.3)	Monitor development standards to ensure their appropriateness in fostering residential and mixed use development. • For key housing opportunity sites, provide development standards and design objectives to streamline the development review process for projects that are consistent with applicable Specific Plans and the General Plan. • Provision of clear guidelines and incentives for the development of housing in conformance with current state laws and to identify specific ways to streamline processing for subsequent development proposals.	Ongoing (as necessary)	Regular ongoing discussions on permitting, process, and code update improvements.	Retain/Modify – combine with Mixed-Use incentive program	Program 6
Apply Design Review Guidelines (H.2.1)	Apply the Zoning Ordinance Residential Design Guidelines to new residential projects in order to evaluate projects in the context of existing neighborhoods and continue to maintain an objective process that clearly communicates community expectations in the Design Review process.	Ongoing	The City continues to implement the Residential Design Guidelines for residential projects. The City received thirteen residential design review applications in 2021. The City has recently begun the process of creating objective design standards, with the standards anticipated to be completed and adopted during the 6th Cycle.	Retain/Modify to ensure compliance with SB 330 and that development standards, design guidelines, and findings are objective, and promote certainty in the planning and approval process.	Program 13

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
Adequate Sites to Meet Regional Fair Share of Housing Growth (H.2.2)	The City shall provide for a variety of housing types with densities ranging from one to seven units per acre in low-density residential areas and up to fifty dwelling units per acre in very high density residential and mixed use areas along portions of the City's transportation corridors included in the proposed Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way, with the incorporation of density bonuses available consistent with State law. In support of this Housing Element, the City developed a parcel-specific inventory of sites suitable for future residential development, including vacant sites currently designated under the City's General Plan and housing opportunity sites designated in the City's Corridor Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way The City's overall construction target is 80 units (2 extremely low, 5 very low, 5 low, 20 moderate, and 48 above moderate).	Ongoing	Complete. Three Corridors Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way includes adequate sites available to developers to meet Regional Fair Share of Housing Growth. A detailed inventory of opportunity sites for potential residential development is included within the site inventory map and list of the adopted Housing Element (Appendix A and B).	Retain	Program 1
Rehabilitation Assistance (H.2.3)	The City will improve public awareness of rehabilitation loan subsidy programs offered by the County and other agencies. Specific actions should include: (a) pamphlets on the programs available at City Hall; and (b) providing public information through articles in the local newspaper and with cable TV public service announcements. In addition, the City will annually explore funding availability at the local, State, and federal levels and pursue funding programs as appropriate with the goal of reinstating the City's Rehabilitation Program. Target: 50 units: 10 extremely low, 10 very low, 10 low, and 20 moderate), inclusive of the target for Action H.2.4 below.	Ongoing (annually)	City staff continues to assist homeowners and provide information at City Hall on rehabilitation assistance resources. In 2021, the City issued 656 permits to rehabilitate housing units, including roofing, water heater replacement, furnace, solar, window/patio door replacement, and home remodel/addition projects.	Retain/Modify. Increase program specificity, language, and metrics, including setting a geographic target for assistance.	Program 16

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
Acquisition/ Rehabilitation of Blighted or Distressed Properties (H.2.4)	As in other parts of the State, many households in Pinole have been impacted by the recession and depressed housing market, resulting in increases in distressed properties and foreclosure activities. Furthermore, with the dissolution of redevelopment, the City no longer has the funding available to address blighted properties in the community. The City will continue to pursue opportunities to partner with nonprofit housing developers to acquire and rehabilitate blighted or distressed properties, with the objective of making these units available to low income households as affordable housing. Target: 50 units (10 extremely low, 10 very low, 10 low, and 20 moderate), inclusive of the target for Action H.2.3 above.	Ongoing	The City worked with the developer on the construction of an affordable veteran's housing project on a former redevelopment property. The City has worked with the developer to entitle a 100% affordable senior housing complex on an underutilized site.	Retain/Modify. Remove portion regarding blight and redevelopment agency. Update metrics, language, and, set a geographic target for assistance.	Program 17
Fee Structure Evaluation (H.3.1)	Periodically review the City's current development impact fees to ensure that new development contributes its fair share of the costs for the provision of services and facilities.	Ongoing	A fee update was initiated in calendar year 2022 and adopted by City Council in June 2022. Fees went into effect September 2022. Significant changes were made to building permit fees that made the fee schedule more equitable. The adopted fee schedule is now more similar to neighboring jurisdictions, especially for larger scale projects.	Retain/Modify. Specify fee evaluations to be done not less than every 5 years.	Program 14
General Plan Land Uses (H.4.1)	Evaluate General Plan land use designations and plan programs annually to ensure they are consistent with the City's overall goals and review the entire General Plan within eight years.	Annually	The City's GP land use designations are applied to provide direction and flexibility to help meet evolving overall land use goals and policy objectives.	Remove – Not a Housing Element Program.	N/A
Housing Construction (H.4.2)	Construct or encourage the construction of housing units throughout the City through use of the following mechanisms. Construction or approval of at least 279 units between 2014 and 2023.	Ongoing	City staff meets regularly with property owners and developers to encourage additional housing construction at all affordability	Modify - increase program specificity, language, and metrics regarding	

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
			levels on available housing opportunity sites. Staff provides information regarding the State density bonus programs, and helps owners/developers determine use of bonuses, waivers/exceptions, and incentives. Staff also meets with individuals to provide information on about SB 9 and ADUs.	construction of housing.	
	Mixed-Use Incentives: Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan, and in particular along portions of the San Pablo Avenue, Pinole Valley Road, and Appian War corridors to increase housing opportunities through the following and other means, if appropriate: (1) increased densities; (2) prioritized development project review and processing; and (3) flexibility in parking and development standards.		The City assisted in exploring potential for flexible parking standards, including shared parking agreements for mixed use development.	Retain/Modify.	Program 6
	Rental Housing Site Assemble and Development: City shall contact affordable housing builders annually and provide information about sites to facilitate development of affordable rental housing. Based on development interest, the City shall explore possible assistance including priority processing.		The City executed a Disposition and Development Agreement and agreed to provide a Purchase Loan and Construction Loan to assist in the purchase of the property and construction of the SAHA project (811 San Pablo Ave). The site was a former redevelopment property sold by the City to the developer with agreement to construct an affordable rental housing development.	Retain/Modify – roll into outreach and technical assistance program, and program to develop specific priority processing procedure.	Program 3 and Program 8
	Affordable Housing Incentives: Support the use of the following incentives for well-designed rental and ownership projects that provide a minimum of 15 percent of total units		The City implements its 15% inclusionary housing program for the creation of affordability units in projects.	Retain/Modify to develop specific process for priority review of affordable	Program 8

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
	affordable to low and moderate income households for 45 and 55 years respectively: a. Density bonuses. Provide density bonuses consistent with the State Density Bonus Law (Government Code Section 65915). b. Flexibility in development standards. Allow flexibility in applying development standards (e.g., parking, floor area, setback, height standards). c. Prioritized Development Review. Affordable housing development should receive the highest priority and efforts should be made by staff and decision-makers to provide technical assistance to potential affordable housing developers; consider project funding and timing needs in the processing of applications; and provide the fastest turnaround time possible in determining application completeness.		The City has an adopted set of design modifications for affordable housing including potential for priority processing. This is adopted in section 17.32.040 of the Zoning Ordinance.	housing developments that go beyond the inclusionary requirement.	
	Require Affordable Housing in Market Rate Residential Projects. Require 15 percent of the units located in new residential developments be affordable, and of those units, 40 percent must be affordable to very low income households. The City's intent is the construction of units on-site. If this is not practical, the City will consider other alternatives of equal value, such as in-lieu fees, construction of units off-site, donation of a portion of the property for future non-profit housing development, etc.		15% inclusionary requirement has been applied in all applicable housing developments.	Retain/modify.	Program 7
	Housing for Extremely Low Income Households and Persons with Disabilities. Based on funding availability, the City shall explore, at least once a year, development assistance for multifamily and supportive housing to meet the needs of extremely low income households and persons with disabilities (including persons with developmental disabilities). The City shall continue to contact housing service providers within West Contra Costa County to determine the best way to facilitate development of housing	Ongoing		Retain.	Program 9

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
	for extremely low income households and persons with disabilities. The City will annually contact developers to assist in development where feasible by prioritizing available funding, assisting and supporting new applications, providing priority processing, considering fee deferrals or subsidies and design modifications, and facilitating site acquisition.				
Parcel Consolidation (H.4.3)	The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the Sites Inventory in this Housing Element. The lot consolidation procedure is included in the City's Municipal Code and made available to the public and discussed with developers during the preliminary review process. Lot consolidation requests made in order to facilitate development of affordable housing is processed administratively. Incentives offered for lot consolidation include allowing higher densities for larger parcels once consolidated, flexibility in development standards, and expedited processing.	Ongoing	City staff meets with property owners and developers to encourage parcel consolidation for housing development. The City did not receive any requests for lot consolidations during the 5th Cycle.	Retain //Modify – include in affordable housing incentive programs	Program 8
Second Unit Ordinance (H.4.4)	The City will provide information to the public on the ordinance at City Hall and on its website. In addition, the City will review the Second Dwelling Unit Ordinance in regard to development requirements to encourage the development of well-designed secondary housing units in established residential areas. Construction of 16 new second units between 2014 and 2023.	Ongoing	Updated the ADU ordinance in 2017 and 2020. Staff regularly receives and responds to questions from the public regarding ADU standards and the permit process. 15 ADUs were constructed between 2017 and September 2022. The City streamlines the permitting of ADUs by processing them as a plan check of a building permit, and does not require	Retain and roll into ADU Programs	Program 4 and Program 22

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
			separate planning permitting for ADUs.		
Homebuyer Programs (H.4.5)	Continue to promote homebuyer assistance programs available through the County and State, such as the Mortgage Credit Certificate (MCC) program and California Housing Finance Agency's Down payment Assistance Program. Specific actions should include: (a) pamphlets on the programs available at City Hall; and (b) providing public information through articles in the local newspaper and with cable TV public service announcements. The City will continue to explore funding opportunities to reinstate the City's Homebuyer Program. Annual evaluation of funding available and pursue funding opportunities as available.	Annually	Inadequate financial resources available in 2021 to directly assist first-time homebuyers and re-establish the City's homebuyer program. The City refers interested individuals to available County and State programs.	Retain and Modify - staff can continue to refer interested parties to County and State programs. Modify to increase promotion of outreach programs.	Program 22
Below Market Rate (BMR) Regulations (H.4.6)	Implement and monitor rental (55 years) and resale (45 years) restrictions for low and moderate income units assisted or constructed by the former Redevelopment Agency to assure that these units remain at an affordable price level as they are occupied, and transferred.	Ongoing	The City continues to use a third-party contractor to monitor affordability control compliance.	Retain - add specific metric.	Program 18
Technical Assistance to Housing Developers (H.4.7)	The City will provide technical assistance to developers to encourage provision of affordable housing that are consistent with City goals. Assistance could include provision of information about available funding sources, pre-application planning meetings, expedited development review and processing, and facilitation of neighborhood meetings.	Ongoing	City staff continued to meet with prospective housing developers in 2021.	Retain/Modify – combine into outreach and technical assistance program.	Program 3

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
Accessible Units for the Physically Disabled (H.4.8)	The City will facilitate programs and projects that meet Federal, State and local requirements to provide accessibility for the physically disabled in residential units and will promote affordable accessible housing for the physically disabled. The City will encourage accessible units in all new projects; additionally, where outside funding is involved, the City will ensure compliance with funding agency requirements for units accessible to the physically disabled. The City will provide technical assistance to assure proposed units meet Building Code requirements. The City will implement the adopted ordinance establishing Reasonable Accommodation procedures to accommodate the needs of persons with disabilities. Five percent of the units built or approved between 2014 and 2023 should be adaptable for the physically disabled	5% of units built or approved between 2014 and 2023 should be adaptable for the physically disabled	The City is committed to assisting in the development of new projects that provide accessible housing for the disabled or issuing building permits for projects that improve the accessibility of existing housing. The City did not receive any new development requests for housing for the physically disabled or accessibility modifications to existing residential units during the 5th Cycle.	Remove – completed reasonable accommodations procedure.	N/A
Housing for the Homeless (H.4.9)	The City amended the Zoning Ordinance to provide emergency shelters and transitional housing for the homeless; however, additional revisions to the Zoning Ordinance are required to be consistent with State law. Specifically, the Zoning Ordinance will be revised to address the provision of supportive and transitional housing as a residential use to be subjected to requirements for similar uses in the same zones. The Zoning Ordinance will also be revised to remove the emergency shelter distance requirements (other than from another shelter). State law (SB2) allows the emergency shelter ordinance to set distance requirement only from another shelter. The City's ordinance currently includes distance requirements from a public park and a school, transit route, etc. Within 12 months of adopting the 2015-2023 Housing Element, the City will amend the Zoning Ordinance to address the provisions for transitional housing, supportive housing, and emergency shelters consistent with SB 2. The City will continue to monitor the effectiveness and appropriateness of the adopted provisions in facilitating housing for the homeless.	By May 2016	Text amendments were approved in 2016.	Remove - Completed.	N/A

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
	Complete within one year of Housing Element adoption.				
Employee Housing (H.4.10)	Currently the Zoning Ordinance does not address the provision of employee housing. The City will amend the Zoning Ordinance within one year of the Housing Element adoption to identify employee housing meeting Health and Safety Code definitions will be considered as a residential use and to be permitted in the same manner as similar uses in the same zones. Amend Zoning Ordinance to address employee housing within one year of Housing Element adoption	By May 2016	Text amendments were approved in 2016.	Remove - Completed.	N/A
Prevention of Housing Discrimination (H.4.11)	The City will take actions to prevent discrimination in the housing market and provide information on fair housing laws. Staff will distribute fair housing pamphlets provided by fair housing organizations at the public information counter at City Hall, Pinole Library, and at the Pinole Senior Center, as well as on the City's website. Staff will continue to refer all fair housing complaints to Housing Rights Incorporated, a local fair housing advocacy firm or other groups that provide comparable service. The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years. The City will work with the County to publicize the outreach program for the update.	Ongoing	No housing discrimination disputes were brought to the City's attention in 2021.	Retain/Modify - increase program specificity, language, and metrics regarding fair housing. Expand program to include counseling, education, etc.	Program 21
Conservation of Affordable Housing Units (H.4.12)	Pinole's supply of affordable housing units is largely made of multi-family units with affordability covenants in place that ensure affordability at a specific income level for a set period of time following the provision of financial assistance to the project, generally through the former Pinole Redevelopment Agency. A number of the covenants were recorded prior to changes in State law that took effect in 2001 requiring minimum thresholds for affordability and are now nearing their expiration dates. The City will take appropriate steps to ensure that the units with covenants close to expiration are	Through 2017	Former RDA assets, and revenues generated from those assets, are maintained in a Low- and Moderate-Income Housing Asset Fund that continues to be used to administer and monitor compliance with affordable housing and loan agreements and provide for affordable housing development.	Retain - update timeframe, and specific metric (# of homes,)	Program 18

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
	conserved or replaced and will remain affordable to moderate and lower income households. Specifically, the City will: • Contact the property owners to assess their interest and incentives required in extending the affordability covenant for the at-risk units. • Work with property owners to notify tenants of potential conversion to market rate at least one year prior to conversion, pursuant to State law. • Contact affordable housing developers/providers to solicit their interest and financial capacity in acquiring the at-risk units, • Work with interested property owners/affordable housing developers/providers to pursue funding for the preservation and improvement of at-risk units. Total: 113 units (24 very low, 4 low, and 85 moderate) Through 2017: 24 very low income units; 4 low income units; and 85 moderate income units.				
Explore Options for Senior Assistance Programs (H.4.13)	Explore program revisions and potential new programs aimed at providing assistance to seniors that would allow them to live independently and age in their homes. The potential assistance program(s) may be an offshoot of or include revisions to the existing Residential Rehabilitation Loan Program, which provides grants and low-interest loans to qualifying households. Specifically, identify funding and initiate a program to provide grants to senior homeowners for home improvements to increase accessibility for daily activities. Pursue funding in 2015 with the goal of initiating program in 2016.	2015-2016	Insufficient financial resources were available to establish a City program.	Retain – Modify to set specific measures and goals	Program 10

5th Cycle Program Name and Number	Action/Target	Timeframe	Accomplishments	Continued Appropriateness	6th Cycle Program Number
Energy and Water Conservation (H.5.1.1)	Reduce energy and water consumption in residential buildings by balancing energy-efficient design and water conservation features with cost-effective construction.	Ongoing	The City continued to provide information on available energy and water conservation programs. The City adopted updates to the water efficient landscaping ordinance in the municipal code to reflect the current State ordinance.	Remove – completed.	N/A
Water and Sewer Service Priority Allocation for Affordable Housing (H.5.1.2)	The City will comply with SB 1087 requirements regarding water and sewer priority allocation to affordable housing. The City will coordinate with the East Bay Municipal Utility District, the West County Wastewater Sewer District, and the Pinole/Hercules Water Pollution Control Plant (WPCP) Joint Powers Agreement as needed to facilitate adoption of similar policies or to ensure that the State Public Utility Commission policies are adhered to. Adopt policy within one year of Housing Element adoption	By May 2016	Completed in 2016.	Remove - Completed.	N/A

Housing Needs Assessment

The housing needs assessment analyzes the varied needs of all segments of the community. The assessments evaluate characteristics that inform housing need including population trends, demographics, employment trends, household characteristics, housing stock characteristics, housing inventory and market conditions, and preservation of at-risk units. The assessment also analyzes housing needs of various special needs groups, including elderly persons, large households, female-headed households, persons with disabilities (including developmental disabilities), homeless persons, farmworkers, and extremely low-income households. These components are presented in the context of the City of Pinole, Contra Costa County, and other regional or neighboring areas as appropriate. The housing needs assessment guides the identification of appropriate goals, policies, and programs for the City to implement during the 2023–2031 Housing Element cycle.

The housing needs assessment uses multiple data sources for analysis. Primary data sources include the 2020 American Community Survey (ACS), the 2014–2018 Comprehensive Housing Affordability Strategy (CHAS) published by the US Department of Housing and Urban Development (HUD), and the 2020 US Census. The CHAS provides information related to households with housing problems, including overpayment, overcrowding, and/or housing without complete kitchen facilities and plumbing systems. CHAS data is based on the 2014–2018 ACS data files but differs from the standard files by including a variety of housing need variables shown by HUD-defined income limits and HUD-specified household types. CHAS data uses the HUD Area Median Family Income (HAMFI), which does not differ from the area median income (AMI) used by the California Department of Housing and Community Development (HCD) except that it does not utilize AMI income categories. Both HAMFI and AMI use the same median income from the metropolitan area, which for Pinole is the Oakland-Hayward-Berkeley metropolitan district. Tables that use HAMFI instead of AMI are noted[3].

HCD uses five income categories to evaluate housing need based on the AMI for each metropolitan statistical area; they are used for both funding and planning purposes. The categories are as follows:

- Extremely low-income households, between 0% and 30% of the AMI
- Very low-income households, between 30% and 50% of the AMI
- Low-income households, between 50% and 80% of the AMI
- Moderate-income households, between 80% and 120% of the AMI

[3] Note that data from the different sources and different years may have varying estimates for totals such as population or number of households.

- Above moderate-income households, above 120% of the AMI

Extremely low-, very low-, and low-income households may be grouped together for planning purposes and referred to as "lower-income households."

Projected Housing Needs

As required by California Government Code section 65583, each jurisdiction must have land zoned to accommodate its fair share of the regional housing need. Each jurisdiction's share of needs is known as the Regional Housing Needs Allocation (RHNA). HCD determines the needs for each region of the state. The Association of Bay Area Governments (ABAG) is the regional planning agency for the nine county Bay Area region responsible for assigning each jurisdiction within the region its share of the RHNA. The RHNA is broken down into the five income levels: extremely low, very low, low, moderate, and above moderate.

As determined by HCD, the RHNA for the Bay Area region over the 2023–2031 planning period is 441,176 units. Contra Costa County as a whole received a RHNA of 49,043 units. Pinole was assigned a RHNA of 500 total units, as shown in Table 3.

Table 3: Pinole RHNA, 2023–2031

Income Group	% of County AMI	Units	% of Units
Extremely Low[1]	*0–30%*	60	12.0%
Very Low	*30–50%*	61	12.2%
Low	*50–80%*	69	13.8%
Moderate	*80–120%*	87	17.4%
Above Moderate	*> 120%*	223	44.6%
Total	-	**500**	**100%**

Source: Association of Bay Area Governments (ABAG) as referenced in Pinole 2023-2031 Housing Element Data Package, Table HHPROJ-01.

[1]Pursuant to AB 2634, local jurisdictions are also required to project the needs of extremely low-income households (0–30% of AMI). Fifty percent of the very low-income households are presumed to qualify as extremely low-income households.

Existing Housing Needs

Existing housing needs take into consideration demographic information about the community and region, including population and employment trends. It also considers data about the housing stock and characteristics, including housing age, condition, rates of cost burden, and rates of overcrowding.

Population Growth Trends

Table 4 provides the population trends of Pinole and select regional jurisdictions from 2010 to 2020. Pinole has a population of 19,505 as reported by the 2020 US Census. The County saw a 10.0 percent increase in population over the 10-year time span. Pinole experienced a lower growth rate of 6.1 percent, about 1,115 people. This is a comparable growth rate to

the nearby jurisdictions of El Cerrito and Hercules. Richmond and San Pablo saw marginally higher population changes at 7.2 percent and 7.8 percent, respectively, while Martinez experienced a lower rate of growth at 3.6 percent.

Table 4: Regional Population Change, 2010–2020

Jurisdiction	2010	2020	% Change
Bay Area	7,150,739	7,790,537	*8.9%*
Contra Costa County	1,049,025	1,153,561	*10.0%*
Pinole	**18,390**	**19,505**	***6.1%***
El Cerrito	23,549	24,953	*6.0%*
Hercules	24,060	25,530	*6.1%*
Martinez	35,824	37,106	*3.6%*
Richmond	103,701	111,217	*7.2%*
San Pablo	29,139	31,413	*7.8%*

Source: California Department of Finance, E-5 series (as referenced in ABAG 2023-2031 Housing Element Data Package, table POPEMP-01).

Table 5 provides annual average population growth from 2000 through 2020. Between 2010 and 2020, the Bay Area and Contra Costa County experienced similar average annual growth rates of approximately 1 percent per year. During the same ten-year period, Pinole saw slightly slower annual average growth at 0.6 percent (an increase of 1,115 residents total). In contrast, from 2000 to 2010, the City's population estimate decreased by 649 people or approximately 0.3 percent annually on average.

Table 5: Annual Average Population Growth, 2000–2020

Jurisdiction	2000	2010	2020	2000-2010		2010-2020	
	Total Population			Population Change	*AAGR*	Population Change	*AAGR*
Pinole	19,039	18,390	19,505	-649	*-0.3%*	1,115	*0.6%*
Contra Costa County	948,816	1,049,025	1,153,561	100,209	*1.0%*	104,536	*1.0%*
Bay Area	6,784,348	7,150,739	7,790,537	366,391	*0.5%*	639,798	*0.9%*

Source: California Department of Finance, E-5 series (as referenced in ABAG 2023-2031 Housing Element Data Package, table POPEMP-01).

Age Composition

Pinole's current and future housing needs are determined in part by the age characteristics of its residents as each age group typically has distinct housing needs and preferences. For instance, a higher proportion of young adults generally indicates a need for rental units and first-time homebuyer or first move-up opportunities, including condominiums, townhomes, and smaller single-family homes. Middle-aged residents are usually at the peak of their earning power and typically occupy larger homes. Senior residents are generally homeowners who have resided in their single-family homes for an extended period of time,

and may be in need of making home adaptation improvements to facilitate aging in place or transitioning to smaller living spaces and/or assisted living facilities. As a part of Program 9, the City is developing an aging in place permit policy that reduces the cost of building permits for age-qualified homeowners to make improvements to their home for universal design in order to support aging in place.

Table 6 summarizes the population's age distribution and percentage change from 2000 to 2020. From 2010 to 2020, the largest increases in population were in the age groups of 65-74 years (78.3 percent or 1,219 individuals) and 25-34 years (66.5 percent or 1,408 individuals). The largest decline was in the 15-24 years age group (-38.3 percent) followed by the 45-54 years age group (-27.1 percent). The 2000–2010 and 2010–2020 time periods both show a declining trend in the under 14 age groups in Pinole; over the course of the 20-year period, the 0-4 years age group decreased 19.8 percent, and the 5-14 years age group decreased by 31.2 percent. In comparison, the Countywide age group of 0-4 years decreased by 0.1 percent and the 5-14 age group increased by 1.3 percent.

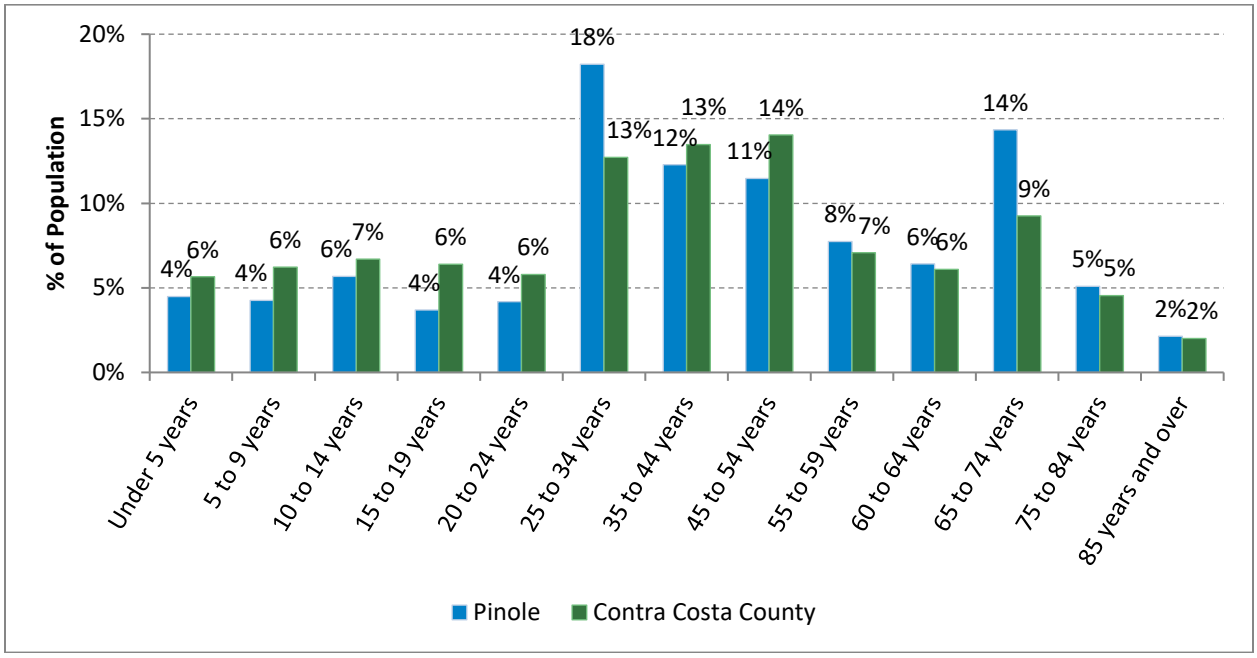
This data suggests that there is an increasing need for senior housing, which may take the form of age-restricted developments, smaller units, and housing with increased support services and proximity to healthcare. The growing 25–34-year-old age group suggests a need for first-time homeownership opportunities and larger housing units, as this group has a higher propensity to start families.

Table 6: Population Age Distribution, Pinole

Age Group	2000	2010	2020	Change 2000-2010		Change 2010-2020	
Age 0-4	1,083	933	869	-150	*-13.9%*	-64	*-6.9%*
Age 5-14	2,794	2,038	1,923	-756	*-27.1%*	-115	*-5.6%*
Age 15-24	2,367	2,467	1,523	100	*4.2%*	-944	*-38.3%*
Age 25-34	2,097	2,116	3,524	19	*0.9%*	1,408	*66.5%*
Age 35-44	3,298	2,209	2,375	-1,089	*-33.0%*	166	*7.5%*
Age 45-54	2,995	3,043	2,218	48	*1.6%*	-825	*-27.1%*
Age 55-64	1,949	2,736	2,737	787	*40.4%*	1	*0.0%*
Age 65-74	1,299	1,556	2,775	257	*19.8%*	1,219	*78.3%*
Age 75-84	855	859	986	4	*0.5%*	127	*14.8%*
Age 85+	302	433	413	131	*43.4%*	-20	*-4.6%*
Total	**19,039**	**18,390**	**19,343**	**-649**	***-3.4%***	**953**	***5.2%***

Source: US Census Bureau, Census 2000 SF1, Table P12; Census 2010 SF1, Table P12; American Community Survey 5-Year Data (2016-2020), Table DP05.

Figure 1: Population Age Distribution, 2020



Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table DP05.

Race and Ethnicity

An understanding of the racial and ethnic trends in a region contributes to an analysis of housing demand. According to 2020 ACS data, Non-White populations in Pinole occupy multifamily units at a higher rate than White populations.[4] Race and ethnicity characteristics also can be correlated with income levels. Table 7 summarizes the racial and ethnic composition of the population in 2010 and 2020. As of 2020, 24 percent of Pinole residents of any race were of Hispanic origin and 76 percent were Non-Hispanic. Of the Non-Hispanic population, 33 percent were white, and 25 percent were Asian or Pacific Islander and 11 percent were Black or African American. Between 2010 and 2020, the White Non-Hispanic population percentage declined by 5 percent, while the Asian or Pacific Islander population percentage increased by 2.6 percent, and the Black or African American population increased by 2.1 percent.

[4] US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25032A-E.

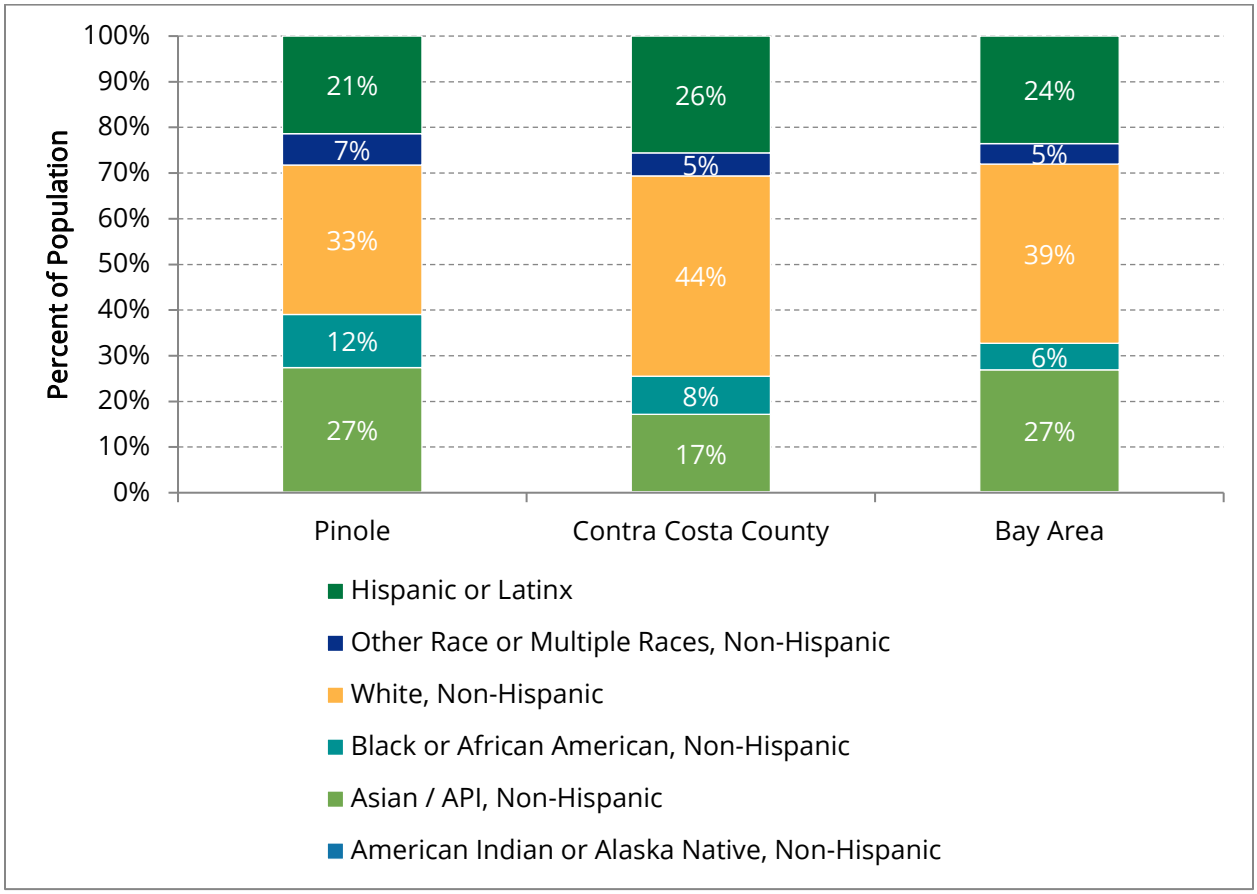
Table 7: Racial and Ethnic Composition, Pinole

Racial/Ethnic Group	2010		2020	
	Number	%	Number	%
Not Hispanic or Latino				
White	7,037	*38.1%*	6,362	*32.9%*
Black or African American	1,642	*8.9%*	2,122	*11.0%*
American Indian & Alaska Native	71	*0.4%*	25	*0.1%*
Asian	4,044	*21.9%*	4,769	*24.7%*
Native Hawaiian & Pacific Islander	50	*0.3%*	20	*0.1%*
Some other race alone	123	*0.7%*	136	*0.7%*
Two or more races	1,005	*5.4%*	1,202	*6.2%*
Subtotal	13,972	*75.7%*	14,636	*75.7%*
Hispanic or Latino				
White	2,060	*11.2%*	1,833	*9.5%*
Black or African American	29	*0.2%*	33	*0.2%*
American Indian & Alaska Native	36	*0.2%*	59	*0.3%*
Asian	35	*0.2%*	63	*0.3%*
Native Hawaiian & Pacific Islander	0	*0.0%*	0	*0.0%*
Some other race alone	1,938	*10.5%*	1,933	*10.0%*
Two or more races	391	*2.1%*	786	*4.1%*
Subtotal	4,489	*24.3%*	4,707	*24.3%*
Total	18,461	*100.0%*	19,343	*100.0%*

Source: US Census Bureau, American Community Survey 5-Year Data 2010 and 2020, Table B03002.

Figure 2 compares the racial and ethnic composition of Pinole compared to Contra Costa County and the Bay Area region. Pinole is a diverse community. The White, non-Hispanic population makes up a smaller subgroup of the population than the County or Bay Area (33 percent compared to 44 and 39 percent, respectively). In Pinole, a larger proportion (12 percent) of the population is Black or African American (8 percent in the County and 6 percent in the Bay Area). The Asian population is representative of the Bay Area, making up 27 percent of the total population, but higher than the County's 17 percent.

Figure 2: Regional Racial/Ethnic Composition, 2019



Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Employment Trends

Employment trends in a region also influence housing needs. The quality and/or pay of available employment can determine the need for various housing types and prices.

Table 8 shows the labor force and employment trends in Pinole in 2010, 2015, and 2020. The labor force has increased by over 1,000 from 2010 to 2020. The unemployment rate decreased by 1.8 percent, from 6.9 percent to 5.1 percent, between 2010 and 2020 and according to Local Area Unemployment Statistics (LAUS) it decreased by 1.5 percent from 2015-2020. In 2020, the unemployment rate for Pinole, at 5.1 percent was lower than the County's unemployment rate of 5.5 percent and according to LAUS it was within a tenth of a percent difference between Pinole (3.3 percent) and the East Bay Region (3.2 percent).

Table 8: Employment Trends, Pinole

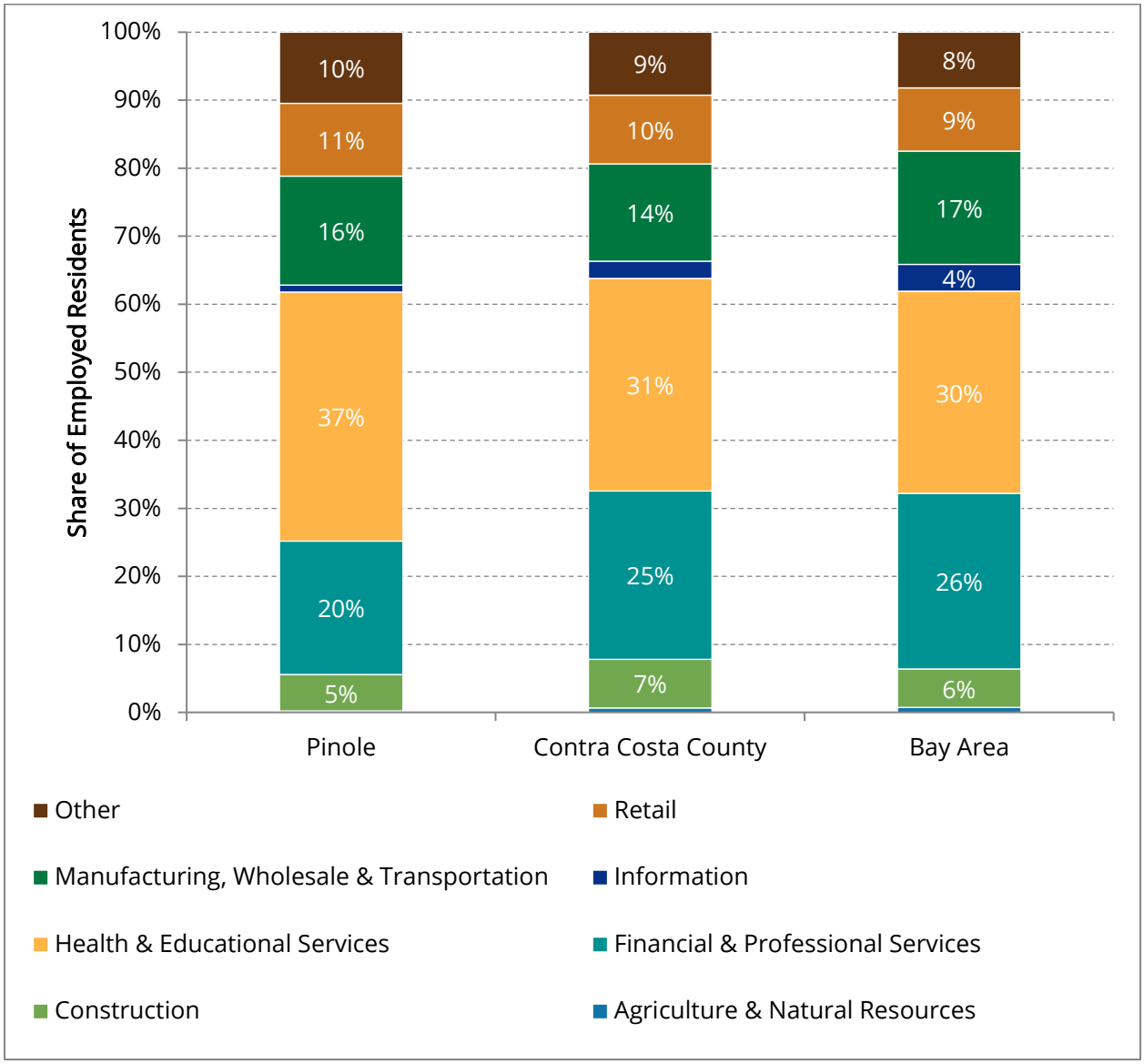
Year	Labor Force	Employment	Unemployment	Unemployment Rate	
2010	9,557	8,888	669	*6.9%*	-
2015	9,757	9,128	629	*6.4%*	*4.8%**
2020	10,595	10,051	544	*5.1%*	*3.3%**

Source: US Census Bureau, American Community Survey 5-Year Data 2010, 2015, and 2020, Table DP03.

*Source: CA EDD, Local Area Unemployment Statistics (LAUS) program; TNDG

Figure 3 displays the employment share by industry in Pinole, Contra Costa County, and the Bay Area region. The employment by industry breakdown when compared among the City, County, and Bay Area region has a few, small differences. Pinole has a smaller percentage of workers employed in the financial and professional services than Contra Costa County and the Bay Area. It has a higher percentage of workers employed in the health and educational services sector.

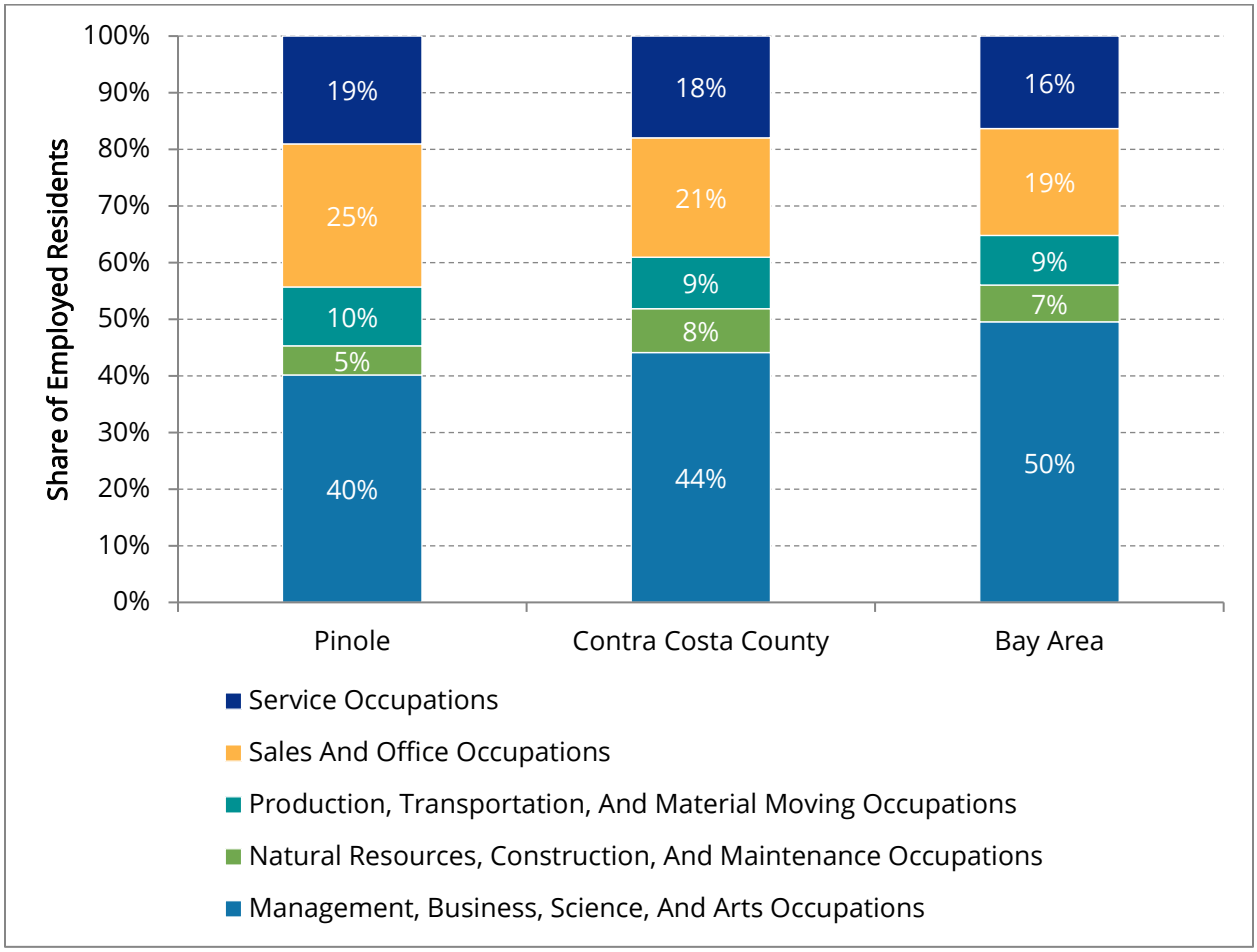
Figure 3: Regional Employment by Industry, 2019



Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030.

Figure 4 displays the regional employment by occupation for Pinole, Contra Costa County, and the Bay Area. As with regional employment by industry, the makeup of employment by occupation is similar across the City, County, and Bay Area region. The largest difference is in the management, business, science, and arts occupations, in which Pinole has a smaller percentage of people employed (40 percent) than the County and Bay Area (44 and 50 percent, respectively). Pinole has a slightly higher percentage of people employed in the sales and office occupations (25 percent) than the County and Bay Area (21 and 19 percent, respectively). The comparison of regional employment by occupation and industry shows no specific housing need unique to Pinole as compared to the County and region.

Figure 4: Regional Employment by Occupation, 2019



Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24010.

Household Characteristics

This section describes Pinole's household characteristics, including data on the number of households, household size, and household income. The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. A household can be one person, a single family, multiple families, or any group of related or unrelated persons. The US Census Bureau defines a family as related persons living within a single housing unit.

As shown in Table 9, the number of households in Pinole decreased by 6.2 percent between 2000 and 2010. This was a significant deviation from the increase the County and State experienced during the same time period (6.9 and 7.7 percent, respectively). Between 2010 and 2020, Pinole's household growth has been on par with the state as a whole at just under 6 percent, but lower than the County's 8 percent growth. In 2020, the US Census Bureau reported 6,792 households in Pinole.

Table 9: Number of Households, 2000–2020

Area	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Pinole	6,837	6,411	6,792	*-6.2%*	*5.9%*
Contra Costa County	344,422	368,087	398,299	*6.9%*	*8.2%*
California	11,502,870	12,392,852	13,103,114	*7.7%*	*5.7%*

Source: US Census Bureau, Decennial Census 2000, Table DP1. American Community Survey 5-Year Data 2010 and 2020, Table S1101.

The average number of persons per household in Pinole was 2.83 in 2020, a slight decrease from 2.88 in 2010. In contrast, the County and State both saw an increase in household size since 2010. As shown in Table 10, the average number of persons per household in Pinole is now similar to the County's average but lower than the statewide average of 3.00. A larger household size may indicate a need for larger housing units and more bedrooms. It may also suggest a need for more affordable units to alleviate the pressure for individuals to cohabitate primarily because of high housing costs. These issues are further analyzed in the Overpayment and Overcrowding section of the needs assessment.

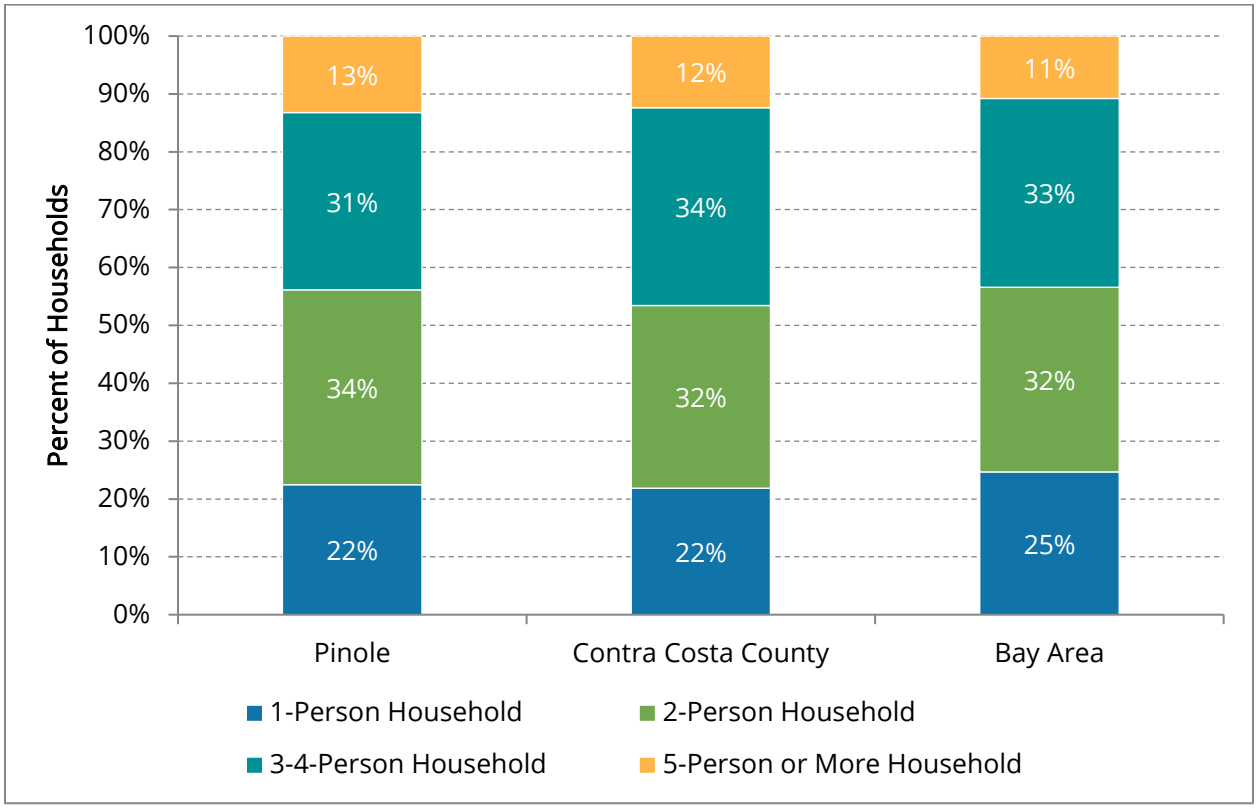
Table 10: Regional Average Household Size

Area	2000	2010	2020
Pinole	2.79	2.88	2.83
Contra Costa County	2.72	2.75	2.86
California	2.87	2.90	3.00

Source: US Census Bureau, Decennial Census 2000, Table DP1 SF2. American Community Survey 5-Year Data 2010 and 2020, Table S1101.

Figure 5 shows the household size distribution of Pinole, Contra Costa County, and the Bay Area region. The distribution is similar among all three geographic areas of analysis. Pinole has a slightly higher proportion of 2-person and 5-or-more-person households than the State or County and fewer 3-to-4-person households.

Figure 5: Households by Size, 2019



Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11016.

Table 11 shows trends in household size from 2010 through 2020. The largest change has been an increase in two-person households. In 2010 they made up about 30 percent of all households and now comprise nearly 39 percent of total households. This represents a 42 percent increase in two-person households over the 10-year period. Households with five or more persons increased over 20 percent from 2010 to 2020. One-person households decreased slightly and three- and four-person households declined substantially (17 percent and 25.5 percent, respectively, from 2010 to 2020).

Table 11: Household Size, Pinole, 2010–2020

Household Size	2010		2015		2020		2010-2020
	Units	% of Total	Units	% of Total	Units	% of Total	% Change
1-Person Household	1,307	*20.4%*	1,531	*22.7%*	1,298	*19.1%*	*-0.7%*
2-Person Household	1,854	*28.9%*	2,479	*36.8%*	2,636	*38.8%*	*42.2%*
3-Person Household	1,433	*22.4%*	1,124	*16.7%*	1,184	*17.4%*	*-17.4%*
4-Person Household	1,130	*17.6%*	817	*12.1%*	842	*12.4%*	*-25.5%*
5+ person household	687	*10.7%*	786	*11.7%*	832	*12.2%*	*21.1%*
Total	**6,411**	***100%***	**6,737**	***100%***	**6,792**	***100%***	***5.9%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), (2011-2015), and (2006-2010), Table B25009.

The decrease in three- and four-person households may partially be attributed to Pinole's recent trend toward smaller family size, as shown in Table 12. Average family size decreased from 3.27 in 2010 and 2015 to 3.19 in 2020. This contrasts with the County's increase in average family size from 3.28 to 3.34 over the same period. This correlates with Table 6, which shows that the 0-4-years age group decreased 19.8 percent and the 5-14 years age group decreased by 31.2 percent between 2000 and 2020. This data may indicate that as families grow, they are priced out of the housing market and choosing to live elsewhere, that Pinole families are choosing to have fewer children, or a combination of both.

Table 12: Family Household Characteristics, 2010–2020

Area	2010	2015	2020	Change 2010-2020
Pinole				
Families as % of All Households	74.3%	71.6%	74.6%	*+0.3%*
Average Family Size	3.27	3.27	3.19	*-0.08*
Contra Costa County				
Families as % of All Households	70.5%	71.0%	71.9%	*+1.4%*
Average Family Size	3.28	3.34	3.34	*+0.06*

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), (2011-2015), and (2006-2010), Table S1101.

Table 13 displays household size by tenure in Pinole. Just under 70 percent of housing units are owner-occupied citywide. When looking at tenure by household size, one-person households have a lower homeownership rate than other household sizes. Their lower household income may make it more challenging to finance a home.

Table 13: Household Size by Tenure, Pinole, 2020

	Owner Occupied				Renter-Occupied				Total			
	Contra Costa County		Pinole		Contra Costa County		Pinole		Contra Costa County		Pinole	
1-person household	12.9%	51,401	11.2%	758	8.9%	35,587	8.0%	540	21.8%	86,988	19.1%	1,298
2-person household	22.5%	89,816	29.0%	1969	9.0%	35,985	9.8%	667	31.6%	125,801	38.8%	2,636
3-person household	12.2%	48,703	10.8%	736	5.7%	22,746	6.6%	448	17.9%	71,449	17.4%	1,184
4-person household	11.3%	44,967	10.0%	681	5.1%	20,331	2.4%	161	16.4%	65,298	12.4%	842
5-person household	4.9%	19,568	5.5%	373	2.7%	10,598	2.0%	138	7.6%	30,166	7.5%	511
6-person household	1.9%	7,423	2.3%	157	1.0%	3,934	1.2%	83	2.9%	11,357	3.5%	240
7-or-more person household	1.1%	4,360	0.9%	58	0.7%	2,880	0.3%	23	1.8%	7,240	1.2%	81
Total:	**66.8%**	**266,238**	**69.7%**	**4732**	**33.2%**	**132,061**	**30.3%**	**2,060**	**100%**	**398,299**	**100%**	**6,792**

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25009.

The median household income for Pinole in 2020 was $104,904, which is within 1 percent of the median income for the County ($103,997). In the City, the median income for owner-occupied households ($112,342) was about $34,000 higher than the median income for renter-occupied households ($77,976). The County has a larger income disparity between owners and renters, with owner-occupied households earning over $56,000 more than renter-occupied households.

Table 14: Median Household Income by Tenure

Jurisdiction	2020 Median Income
Pinole	**$104,904**
Owner-Occupied Households	$112,342
Renter-Occupied Households	$77,976
Contra Costa County	**$103,997**
Owner-Occupied Households	$125,809
Renter-Occupied Households	$69,772

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25119.

The State of California uses five income categories to determine eligibility for housing programs. Table 15 shows the State-defined income ranges for each affordability category based on the Contra Costa County AMI of $125,600 for a household of four.

Table 15: Income Range by Affordability Level Based on State Area Median Income, 2021

Affordability Category	% of County Median	Income Range
Extremely Low Income	< 30%	≤ $ 41,100
Very Low Income	30%-50%	$41,101 - $ 68,500
Low Income	50%-80%	$68,501 - $ 109,600
Moderate Income	80%-120%	$109,601 -$ 150,700
Above Moderate Income	> 120%	> $150,700

Source: California Department of Housing and Community Development, Revised State Income Limits for 2021, Dec. 31, 2021.

Table 16 provides a breakdown of income level by tenure in Pinole, using the 2014–2018 CHAS data. Approximately 30 percent of households in Pinole are renter-occupied, compared to 34 percent of households in the County. In Pinole, about 55 percent of households are above the HUD area median family income, which is comparable to the County's 56.5 percent.

Table 16: Household Income Level by Tenure, 2018

Income Level	Owner Occupied	%	Renter Occupied	%	Total	%
Pinole						
Less than or equal to 30% of HAMFI[1]	295	*4.4%*	260	*3.9%*	555	*8.3%*
Greater than 30% but less than or equal to 50% of HAMFI	435	*6.5%*	380	*5.7%*	815	*12.2%*
Greater than 50% but less than or equal to 80% of HAMFI	510	*7.6%*	315	*4.7%*	825	*12.4%*
Greater than 80% but less than or equal to 100% of HAMFI	545	*8.2%*	265	*4.0%*	810	*12.1%*
Greater than 100% of HAMFI	2,860	*42.9%*	800	*12.0%*	3,660	*54.9%*
Total[2]	**4,650**	***69.7%***	**2,020**	***30.3%***	**6,670**	***100%***
Contra Costa County						
Less than or equal to 30% of HAMFI	16,810	*4.3%*	31,625	*8.1%*	48,435	*12.3%*
Greater than 30% but less than or equal to 50% of HAMFI	21,115	*5.4%*	20,335	*5.2%*	41,450	*10.6%*
Greater than 50% but less than or equal to 80% of HAMFI	26,450	*6.7%*	18,655	*4.8%*	45,105	*11.5%*
Greater than 80% but less than or equal to 100% of HAMFI	21,355	*5.4%*	14,480	*3.7%*	35,835	*9.1%*
Greater than 100% of HAMFI	171,795	*43.8%*	49,655	*12.7%*	221,450	*56.5%*
Total[2]	**257,530**	***65.7%***	**134,750**	***34.4%***	**392,275**	***100%***

Source: US Department of Housing and Urban Development (HUD), CHAS ACS tabulation, 2014-2018.
[1] HUD area median family income (HAMFI)
[2] Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Housing Stock Characteristics

This section discusses the housing stock in Pinole including change in housing units, unit size, unit type, age of housing stock, overpayment and overcrowding rates, and housing age and conditions. By analyzing past and current housing trends in the housing stock, future housing needs can be assessed.

Table 17 summarizes the number of housing units in the City and County from 2000 to 2020. In 2000, Pinole had 6,828 housing units. By 2010, the number of housing units increased to 7,158, a 4.8 percent increase. Between 2010 and 2020, the City is estimated to have approximately 52 fewer units (0.7 percent). There was no major loss of units or demolition without replacement during the Cycle, and the decrease is within the margin of error in the census data. In 2020, the Census reported 7,106 housing units in the City, which comprised 1.7 percent of the County's housing units. Pinole's share of the County's housing units slightly

decreased from 2000 to 2020, suggesting that housing unit production in the County is outpacing the production in Pinole.

Table 17: Housing Units, 2000–2020

Year	Pinole	*% Change*	County	*% Change*	Pinole as % of County
2000	6,828	-	354,577	-	1.9%
2010	7,158	*4.8%*	400,263	*12.9%*	1.8%
2020	7,106	*-0.7%*	423,342	*5.8%*	1.7%

Source: US Census Bureau, Decennial Census 2000, Table H001 SF1, 2010 and 2020, Table H1 Redistricting Data.

Table 18 summarizes the distribution of unit size by tenure in 2020. The most common unit size for renter-occupied units was two-bedroom units, followed by three-bedroom units. The most common size for owner-occupied units was three-bedroom units followed by four-bedrooms units. Owner-occupied units tended to be larger than renter-occupied units.

Table 18: Unit Size by Tenure, Pinole, 2020

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	**%**	**Units**	**%**	**Units**	**%**
No bedroom/Studio	47	*1%*	127	*2%*	174	*3%*
1 bedroom	9	*0%*	319	*5%*	328	*5%*
2 bedrooms	541	*8%*	812	*12%*	1,353	*20%*
3 bedrooms	2,391	*35%*	568	*8%*	2,959	*44%*
4 bedrooms	1,603	*24%*	207	*3%*	1,810	*27%*
5 or more bedrooms	141	*2%*	27	*0%*	168	*2%*
Total	**4,732**	***70%***	**2,060**	***30%***	**6,792**	***100%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25042.

Table 19 summarizes Pinole's housing inventory by building type from 2010 to 2021. In 2021, single-family detached units comprised the largest percentage of housing stock, approximately 70 percent with 5,056 units. Multifamily housing made up 20 percent with 1,461 units. Compared to Contra Costa County, Pinole has a slightly larger share of the housing stock in the form of single-family detached housing units. Single-family detached homes make up 67 percent of the County's housing and multifamily housing accounts for 24 percent. Between 2010 and 2021, the distribution of building types has remained the same for both the County and the City.

Table 19: Housing Inventory by Unit Type

Building Type	2010		2021	
	Units	%	Units	%
Pinole				
Single-Family Home: Detached	5,050	*70.6%*	5,056	*70.5%*
Single-Family Home: Attached[1]	613	*8.6%*	616	*8.6%*
Multifamily[2]	1,459	*20.4%*	1,461	*20.4%*
Mobile Homes	36	*0.5%*	36	*0.5%*
Total	**7,158**	*100%*	**7,169**	*100%*
Contra Costa County				
Single-Family Home: Detached	266,693	*66.6%*	280,271	*66.6%*
Single-Family Home: Attached[1]	31,594	*7.9%*	32,162	*7.6%*
Multifamily[2]	94,602	*23.6%*	101,034	*24.0%*
Mobile Homes	7,374	*1.8%*	7,284	*1.7%*
Total	**400,263**	*100%*	**420,751**	*100%*

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021. Sacramento, California, May 2021.

[1] "Single-Family Home: Attached" is defined as a one-unit structure attached to another unit by a common wall; they are commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.

[2] "Multifamily" refers to a structure containing two or more units and not classified as a "Single-Family Home: Attached" structure. The units in the structure share attic space and heating and plumbing systems.

Table 20 displays the US Census Bureau's estimates of the number of occupied housing units by building type and tenure in Pinole in 2020. Most of Pinole's housing stock is composed of owner-occupied, detached single-family homes (68.8 percent) followed by renter-occupied, detached single-family homes (16.4 percent). Analyzing the tenure split of the various housing building types reveals that 80.8 percent of detached single-family homes were owner occupied. Multifamily housing was predominantly renter occupied (79.2 percent).

Diversifying Pinole's housing stock to include more multifamily housing in both rental and ownership forms has the potential to provide more affordable housing options, given the construction efficiencies of the multifamily building type. Multifamily housing can also be beneficial for seniors, people with disabilities, and those who prefer less home maintenance or do not need the yard space characteristic of single-family properties.

Table 20: Housing Building Type by Tenure, Pinole, 2020

Building Type	Owner Occupied	*% of Total Units*	Renter Occupied	*% of Total Units*	Total Units
Detached Single-Family Homes	4,218	*68.8%*	1,003	*16.4%*	5,221
Attached Single-Family Homes	310	*5.1%*	92	*1.5%*	402
Multifamily Housing	35	*0.6%*	133	*2.2%*	168
Mobile Homes	68	*1.1%*	153	*2.5%*	221
Boat, RV, Van, etc.	34	*0.6%*	81	*1.3%*	115
Total	**4,665**	***76.1%***	**1,462**	***23.9%***	**6,127**

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25032.

Housing Age and Condition

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years old or older may need repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to need major repairs. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and community development.

Table 21 summarizes the age of housing stock by tenure in 2020. Approximately 88.6 percent of all housing units in the City were built prior to 1990 (over 30 years ago), and 52.6 percent of units were built before 1970 (over 50 years ago). This distribution does not significantly vary based on tenure in Pinole. For example, 87.5 percent of the renter-occupied housing stock was built before 1990 and 53.3 percent of renter-occupied units were built prior to 1970. The City has seen very little rental family housing stock built within the past two decades; only 35 rental units have been built since 2000, compared to 197 owner-occupied units.

A windshield survey from code enforcement estimates that about 15 – 20 units in the City are in need of significant repair, under 1 percent of units in the City.

Table 21: Year Housing Built

Year Built	Owner-Occupied		Renter-Occupied		Total	
Built 2014 or later	20	*0.4%*	0	*0.0%*	20	*0.3%*
Built 2010 to 2013	18	*0.4%*	0	*0.0%*	18	*0.3%*
Built 2000 to 2009	159	*3.4%*	35	*1.7%*	194	*2.9%*
Built 1990 to 1999	323	*6.8%*	222	*10.8%*	545	*8.0%*
Built 1980 to 1989	738	*15.6%*	331	*16.1%*	1,069	*15.7%*
Built 1970 to 1979	999	*21.1%*	374	*18.2%*	1,373	*20.2%*
Built 1960 to 1969	1,317	*27.8%*	496	*24.1%*	1,813	*26.7%*
Built 1950 to 1959	982	*20.8%*	415	*20.1%*	1,397	*20.6%*
Built 1940 to 1949	95	*2.0%*	72	*3.5%*	167	*2.5%*
Built 1939 or earlier	81	*1.7%*	115	*5.6%*	196	*2.9%*
Total	**4,732**	*100%*	**2,060**	*100%*	**6,792**	*100%*

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25036.

Housing tenure by date of occupancy is listed in Table 22, which shows when households moved into their housing unit. About 30 percent of owner-occupied households have been in the same place of residence since 1989 or earlier (over 30 years). Given that most homeowners do not purchase their home until they are in their late twenties or thirties, this suggests that many of these homeowners would be nearing their senior years and living in housing that is more likely to require repairs due to aging materials. Program 10 includes the development of a policy to give low or no-cost building permits for age-qualified homeowners to make improvements to their home so that they are able to age in place.

Table 22: Housing Tenure by Date of Occupancy

Move In Year	Owner Occupied	% of Units	Renter Occupied	% of Units	Total	% of Units
Moved in 2019 or later	32	*0.7%*	138	*6.7%*	170	*2.5%*
Moved in 2015 to 2018	707	*14.9%*	804	*39.0%*	1,511	*22.2%*
Moved in 2010 to 2014	660	*13.9%*	767	*37.2%*	1,427	*21.0%*
Moved in 2000 to 2009	1,114	*23.5%*	183	*8.9%*	1,297	*19.1%*
Moved in 1990 to 1999	773	*16.3%*	118	*5.7%*	891	*13.1%*
Moved in 1989 or earlier	1,446	*30.6%*	50	*2.4%*	1,496	*22.0%*
Total	**4,732**	*100%*	**2,060**	*100%*	**6,792**	*100%*

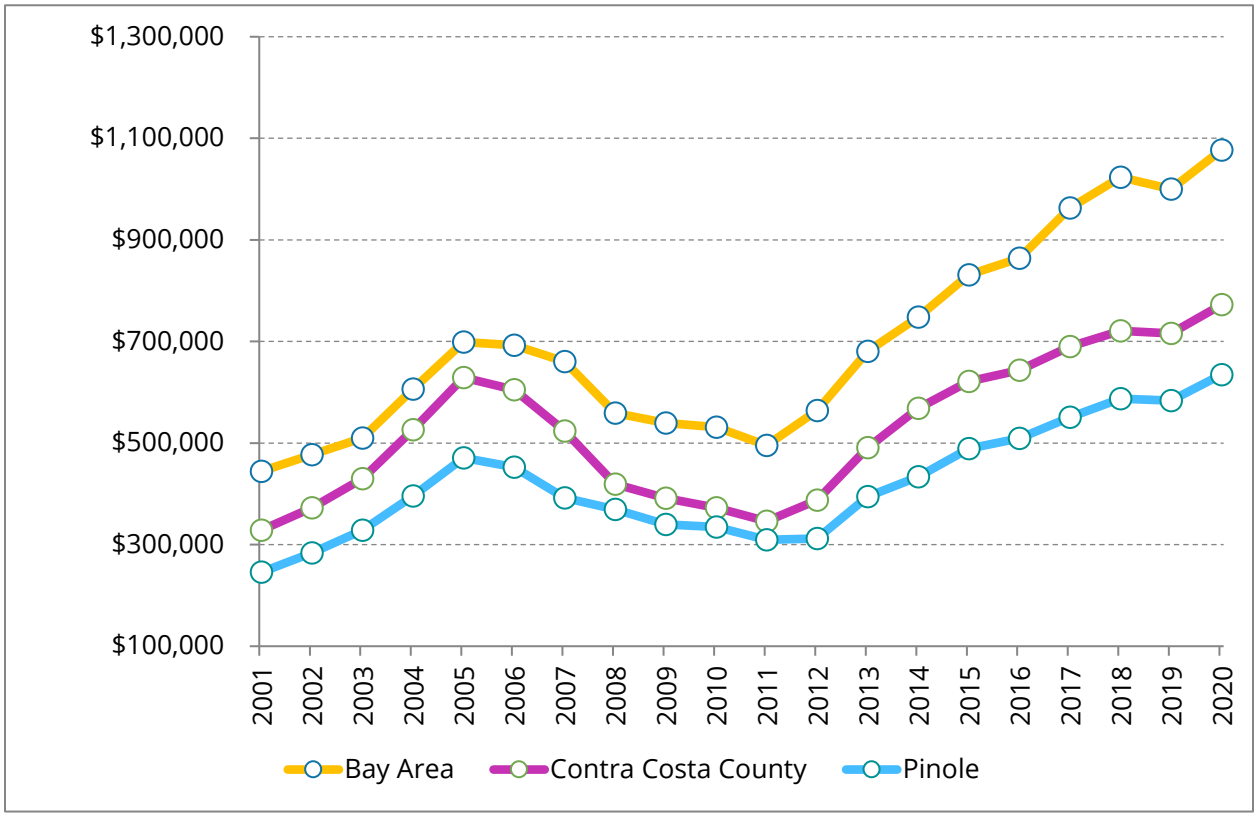
Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25038.

Median Home Sales Price

Figure 6 shows the change in home prices in Pinole, Contra Costa County, and the Bay Area region from December 2001 to December 2020. While each geography follows the same general trend over time, Pinole home prices are lower than the other two geographies. After

2005, the housing market slowdown affected home sale prices in Pinole. Between 2005 and 2011, the home sales prices in Pinole decreased by approximately 35 percent. Since then, the median sales prices for new and resale homes in Pinole have steadily increased, with a minor dip at the start of the COVID-19 pandemic in early 2020. Pinole home prices are significantly lower than the County. The median home price in December 2020 was $634,914, which was 18 percent ($137,499) lower than the County median of $772,413.

Figure 6: Regional Home Values, 2001–2020



Source: Zillow Home Value Index (ZHVI), December 2020 (as referenced in ABAG, 2023-2031 Housing Element Data Package, Table HSG-08.)
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums.

Home values in Pinole increased by 17 percent between February 2021 and February 2022, from $665,000 to $779,000, as shown in Table 23. In February 2022, the Zillow home value index in Contra Costa County was $949,000, which represents a 22 percent increase since February 2021. In February 2022, the home values in Contra Costa County were 22 percent higher than those in Pinole. Since a household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, Pinole's median income of about

$105,000 implies that the median sales price should be between $262,500 and $315,000.[5] The home value index of approximately $780,000 indicates a high potential for housing cost burden in the City.

Table 23: Zillow Home Value Index, Neighboring Jurisdictions

Jurisdiction	February 2021	February 2022	% Change
El Cerrito	$1,040,000	$1,130,000	*9%*
Hercules	$851,000	$1,030,000	*21%*
Martinez	$674,000	$729,000	*8%*
Pinole	**$665,000**	**$779,000**	***17%***
Richmond	$693,000	$778,000	*12%*
San Pablo	$519,000	$605,000	*17%*
Contra Costa County	**$780,000**	**$949,000**	***22%***

Source: Zillow Home Value Index (ZHVI), February 2022, https://www.zillow.com/ca/home-values/, accessed March 31, 2022.

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums.

Rental Prices

Table 24 and Figure 7 show median home rental prices in Pinole and Contra Costa County from 2010 to 2020. In 2020, the median rental price in Pinole was $1,997. This is a 30 percent increase from the 10-year low of $1,538 in 2015. Rental prices have been steadily increasing in the City since 2015. It should be noted that these median rental prices do not fully capture the housing market effects of the global COVID-19 pandemic. One of the economic impacts seen in California during the COVID-19 pandemic was a rapid increase in home prices, potentially caused by a rapid increase in remote work and higher demand for housing in suburban settings such as Pinole. As a result, rental values in the years following the onset of the pandemic are estimated to be significantly higher and continue to rise.

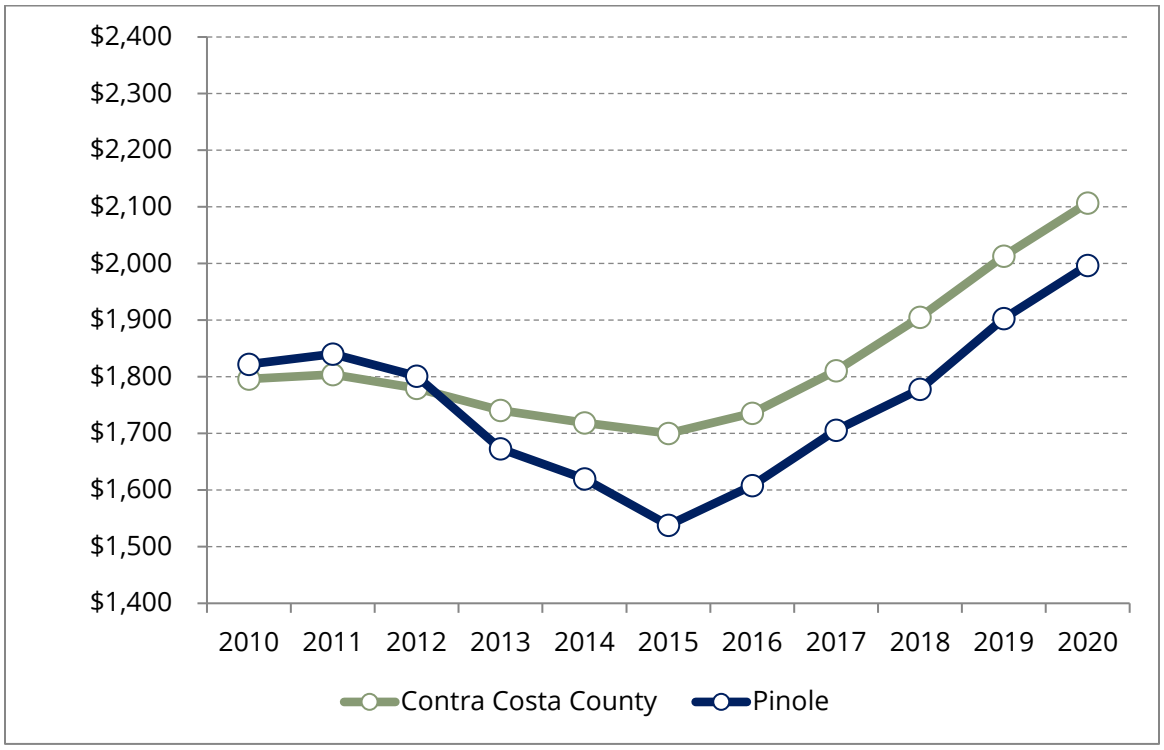
[5] Assumes 10% down payment; 5.00% mortgage interest rate; taxes, insurance, PMI and HOA account for 35% of housing costs; and uses 2022 Contra Costa County Housing Authority utility allowances.

Table 24: Median Monthly Rent, 2010–2020

Median Rental Prices	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Pinole	$1,822	$1,840	$1,801	$1,673	$1,620	$1,538	$1,608	$1,706	$1,778	$1,903	$1,997
Contra Costa County	$1,796	$1,804	$1,780	$1,741	$1,719	$1,700	$1,736	$1,811	$1,905	$2,013	$2,107

Source: American Community Survey 5-Year Estimates, Table B25105.

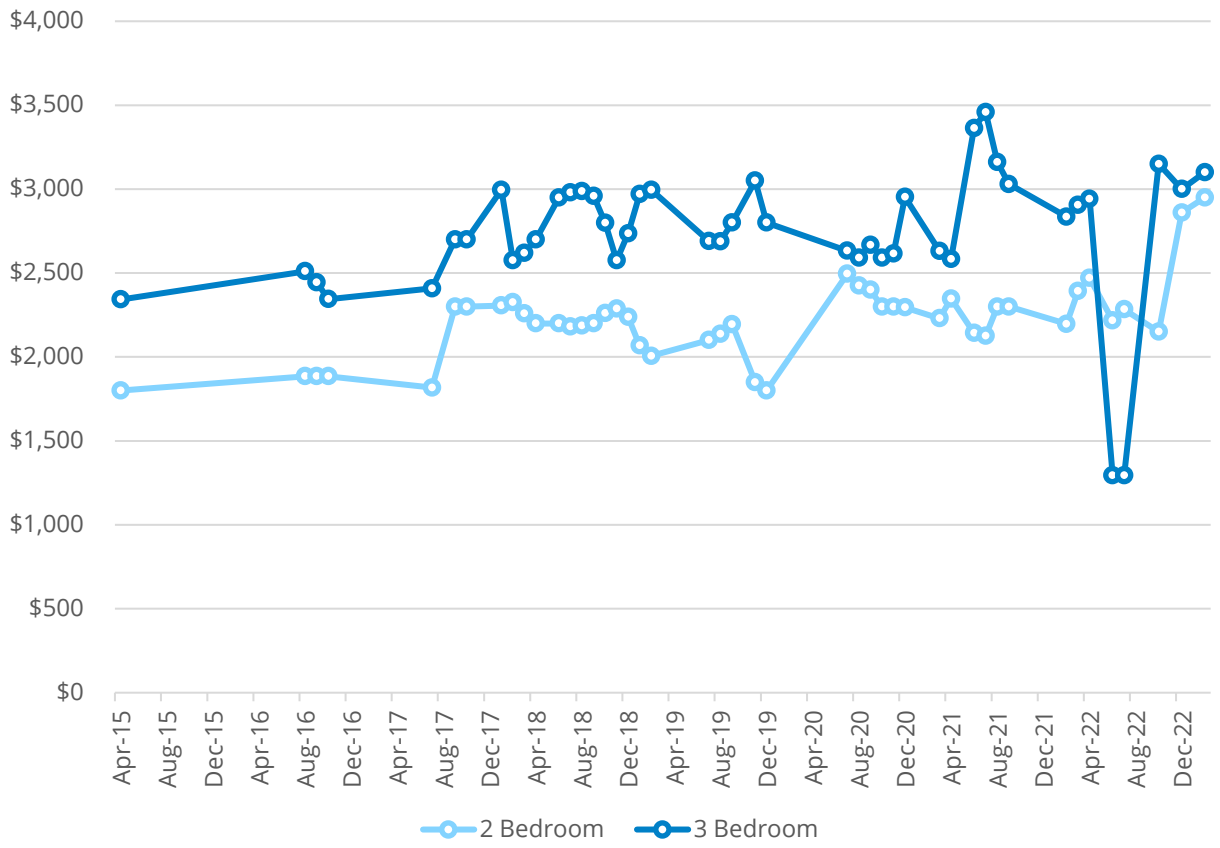
Figure 7: Median Rental Prices, 2010–2020



Source: US Census Bureau, American Community Survey 5-Year Estimates, Table B25105.

Additionally, Figure 8 shows the average rental prices for 2-bedroom and 3-bedroom apartments in Pinole from April 2015 to Dec 2022. As noted in Table 24 and Figure 7, the rental prices in Pinole have steadily increased. At certain points in 2017, 2020, and 2022 the average rental cost between 2- and 3-bedrooms within a few hundred dollars, and between April 2022 and August 2022, 3-bedroom were significantly less expensive.

Figure 8: Average Rent – 2 and 3 Bedroom



Source: zumper.com/rent-research/pinole-ca

Table 25 displays the affordable and fair market rents for low-income households in the Oakland-Fremont HUD Fair Market Rent Area, which includes Contra Costa County. Fair market rents are estimates of what a person moving today can expect to pay in gross rent (cost of shelter plus utilities) for a modestly priced rental home in a given area. The kind of home that can be rented for the fair market rent is in decent condition, but it is not luxury housing. The methodology used to calculate hourly wage and annual salary required to afford the fair market rents without spending greater than 30 percent of income on housing is provided by the National Low Income Housing Coalition.

Table 25: Affordable and Fair Market Rent for Low-Income Households

Unit Size	Hourly Wage Required[3]	Annual Salary Required[2]	Fair Market Rent[1]
Studio	$29.58	$61,520	$1,538
One Bedroom	$35.65	$74,160	$1,854
Two Bedroom	$43.73	$90,960	$2,274
Three Bedroom	$57.81	$120,240	$3,006
Four Bedroom	$68.81	$143,120	$3,578

Source: National Low Income Housing Coalition, Out of Reach 2021: California.

[1] HUD FY 2022 Fair Market Rent Documentation System for Oakland-Fremont, CA HUD Metro FMR Area. [2]Multiply the FMR by 12 to get yearly rental cost. Then divide by .3 to determine the total annual income needed to afford the FMR without spending more than 30 percent of income on housing. [3]Hourly wage assumes working 40 hours per week and 52 weeks per year.

Vacancy Rates

Vacancy rates are indicators of housing supply and demand that reflect the degree of housing choice that is available. Higher vacancy rates can induce downward price pressure, while low vacancy rates can influence upward price pressures. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Vacancy rates that are too low can force prices up, making it more difficult for lower- and moderate-income households to find housing. For rental units, a 7 to 8 percent vacancy rate is considered "healthy," and a vacancy rate of 2 to 3 percent is considered "healthy" for owner-occupied housing. In 2015, the vacancy rate in Pinole was 6.7 percent and decreased to 3.5 percent in 2020. Table 26 summarizes the number of occupied and vacant units in Pinole and Contra Costa County in 2015 and 2020.

Table 26: Occupancy Rates

Occupancy Status	Contra Costa County				Pinole			
	2015	**%**	**2020**	**%**	**2015**	**%**	**2020**	**%**
Occupied Housing Units	384,646	*95.0%*	407,029	*96.1%*	6,737	*93.3%*	6,860	*96.5%*
Vacant Housing Units	20,355	*5.0%*	16,313	*3.9%*	484	*6.7%*	246	*3.5%*
Total Housing Units	405,001	*100%*	423,342	*100%*	7,221	*100%*	7,106	*100%*

Source: US Census Bureau, American Community Survey 5-Year Data (2011-2015) and (2016-2020), Table B25002.

Overpayment and Overcrowding

Overpayment is defined as households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. Households paying greater than 30 percent of their gross income on housing-related expenses are considered to be cost burdened. Severe overpayment occurs when households pay 50 percent or more of their gross income for housing. Higher costs for housing may contribute to households having a limited ability to cover other everyday living expenses. The impact of

housing costs is more apparent for extremely low-, very low-, and low-income households, especially renter households.

Table 27 categorizes renters based on the percent of household income spent on rent. According to 2020 ACS data, 40.9 percent of households spend more than 30 percent of their income on rent. Over 20 percent of households spend more than 50 percent on rent.

Table 27: Gross Rent as a Percentage of Household Income, 2020

Percent of Household Income	Number of Households	Percent of Households
Less than 10 percent	44	*2.1%*
10 to 14.9 percent	171	*8.3%*
15 to 19.9 percent	307	*14.9%*
20 to 24.9 percent	223	*10.8%*
25 to 29.9 percent	155	*7.5%*
30 to 34.9 percent	159	*7.7%*
35 to 39.9 percent	322	*15.6%*
40 to 49.9 percent	101	*4.9%*
50 percent or more	420	*20.4%*
Not computed	158	*7.7%*
Total	2,060	*100.0%*

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25070.

Table 28 illustrates housing cost as a percentage of household income by tenure. It shows the number and percentage of households in Pinole and Contra Costa County that experience a cost burden and severe cost burden. According to 2014–2018 HUD CHAS data, in Pinole, 2,768 households (42 percent) experience some form of overpayment, with 849 households (13 percent) experiencing severe overpayment. This is a significant share of the community experiencing a housing cost burden and reflective of a larger regional issue. The County has an even larger share overpaying for housing; 52 percent of households experience some degree of overpayment, and 16 percent experience severe overpayment. Renters are disproportionately affected by overpayment in both Pinole and the County.

Table 28: Overpayment by Income Level and Tenure, 2018

Household Income Range	All Households		Households with Housing Cost Burden			
	Number[6]	%	Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Owner Households, Pinole						
<= 30% of HAMFI	295	*4.4%*	165	*3.5%*	155	*3.3%*
> 30% ≤ 50% of HAMFI	435	*6.5%*	230	*4.9%*	145	*3.1%*
> 50% ≤ 80% of HAMFI	510	*7.6%*	235	*5.1%*	135	*2.9%*
> 80% ≤ 100% of HAMFI	545	*8.2%*	164	*3.5%*	4	*0.1%*
> 100% of HAMFI	2,860	*42.9%*	155	*3.3%*	0	*0.0%*
Owner Subtotal	**4,650**	***69.7%***	**949**	***20.4%***	**439**	***9.4%***
Renter Households, Pinole						
<= 30% of HAMFI	260	*3.9%*	205	*10.1%*	165	*8.2%*
> 30% ≤ 50% of HAMFI	380	*5.7%*	310	*15.3%*	185	*9.2%*
> 50% ≤ 80% of HAMFI	315	*4.7%*	215	*10.6%*	50	*2.5%*
> 80% ≤ 100% of HAMFI	265	*4.0%*	160	*7.9%*	10	*0.5%*
> 100% of HAMFI	800	*12.0%*	80	*4.0%*	0	*0.0%*
Renter Subtotal	**2,020**	***30.3%***	**970**	***48.0%***	**410**	***20.3%***
Total (Owners & Renters)	**6,670**	***100%***	**1,919**	***28.8%***	**849**	***12.7%***
Owner Households, County						
<= 30% of HAMFI	16,810	*4.3%*	12,770	*5.0%*	10,425	*4.0%*
> 30% ≤ 50% of HAMFI	21,115	*5.4%*	13,195	*5.1%*	7,785	*3.0%*
> 50% ≤ 80% of HAMFI	26,450	*6.7%*	14,225	*5.5%*	5,860	*2.3%*
> 80% ≤ 100% of HAMFI	21,355	*5.4%*	8,770	*3.4%*	2,585	*1.0%*
> 100% of HAMFI	171,795	*43.8%*	25,585	*9.9%*	3,355	*1.3%*
Owner Subtotal	**257,530**	***65.7%***	**74,545**	***28.9%***	**30,010**	***11.7%***
Renter Households, County						
<=30% of HAMFI	31,625	*8.1%*	25,495	*18.9%*	21,515	*16.0%*
> 30% ≤ 50% of HAMFI	20,335	*5.2%*	17,070	*12.7%*	8,545	*6.3%*
> 50% ≤ 80% of HAMFI	18,655	*4.8%*	11,610	*8.6%*	2,415	*1.8%*
> 80% ≤ 100% of HAMFI	14,480	*3.7%*	5,680	*4.2%*	460	*0.3%*
> 100% of HAMFI	49,655	*12.7%*	5,200	*3.9%*	105	*0.1%*
Renter Subtotal	**134,750**	***34.4%***	**65,055**	***48.3%***	**33,040**	***24.5%***
Total (Owners & Renters)	**392,280**	***100%***	**139,600**	***35.6%***	**63,050**	***16.1%***

Source: 2014-2018 HUD CHAS data, Summary Level data for Contra Costa County and City of Pinole.

Lower-income households experience overpayment at a higher rate that moderate- and above moderate-income households in the City. Table 29 shows the rates of overpayment for lower-income households.

Table 29: Overpayment by Lower-Income Households

Household Income Range	All Households	Households with Housing Cost Burden			
		Overpayment (>30% of income on rent)		Severe Overpayment (>50% of income on rent)	
Owner Households, Pinole					
<= 30% of HAMFI	295	165	*55.9%*	155	*52.5%*
> 30% ≤ 50% of HAMFI	435	230	*52.9%*	145	*33.3%*
> 50% ≤ 80% of HAMFI	510	235	*46.1%*	135	*26.5%*
Lower-Income Owners Subtotal	*1,240*	*630*	*50.8%*	*435*	*35.1%*
Renter Households, Pinole					
<= 30% of HAMFI	260	205	*78.8%*	165	*63.5%*
> 30% ≤ 50% of HAMFI	380	310	*81.6%*	185	*48.7%*
> 50% ≤ 80% of HAMFI	315	215	*68.3%*	50	*15.9%*
Lower-Income Renters Subtotal	*955*	*730*	*76.4%*	*400*	*41.9%*
Total Lower-Income (Owners & Renters)	2,195	1,360	*62.0%*	835	*38.0%*
Owner Households, County					
<= 30% of HAMFI	16,810	12,770	*5.0%*	10,425	*4.0%*
> 30% ≤ 50% of HAMFI	21,115	13,195	*5.1%*	7,785	*3.0%*
> 50% ≤ 80% of HAMFI	26,450	14,225	*5.5%*	5,860	*2.3%*
Lower-Income Owners Subtotal	64,375	*40,190*	*62.4%*	*24,070*	*37.4%*
Renter Households, County					
<= 30% of HAMFI	31,625	25,495	*80.6%*	21,515	*68.0%*
> 30% ≤ 50% of HAMFI	20,335	17,070	*83.9%*	8,545	*42.0%*
> 50% ≤ 80% of HAMFI	18,655	11,610	*62.2%*	2,415	*12.9%*
Lower-Income Renters Subtotal	70,615	54,175	*76.7%*	32,475	*46.0%*

[6] Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Household Income Range	All Households	Households with Housing Cost Burden			
Total Lower-Income (Owners & Renters)	134,990	94,365	*69.9%*	56,545	*41.9%*

Source: 2014-2018 HUD CHAS data, Summary Level data for Contra Costa County and City of Pinole.

An overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

Table 30 summarizes overcrowding in Pinole by tenure. Approximately 247 households, roughly 3.6 percent of households, in Pinole were experiencing overcrowding in 2020. This includes 173 owners and 74 renter households. Overall, Pinole has a lower percent of households that are overcrowded compared to the County (3.6 percent and 5.0 percent respectively).

Table 30: Overcrowding by Tenure

	Owners		Renters		Total	
Persons per Room	**Overcrowded Households**	**% of Total**	**Overcrowded Households**	**% of Total**	**Overcrowded Households**	**% of Total**
Pinole						
1.01 to 1.50	156	*3.3%*	66	*3.2%*	222	*3.3%*
>1.50	17	*0.4%*	8	*0.4%*	25	*0.4%*
Total Overcrowded	**173**	***3.7%***	**74**	***3.6%***	**247**	***3.6%***
Contra Costa County						
1.01 to 1.50	4,483	*1.7%*	9,001	*6.8%*	13,484	*3.4%*
>1.50	1469	*0.6%*	4,974	*3.8%*	6,443	*1.6%*
Total Overcrowded	**5,952**	***2.2%***	**13,975**	***10.6%***	**19,927**	***5.0%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25014.

Preservation of Units at Risk of Conversion

Jurisdictions are required by state Housing Element Law to analyze government-assisted housing that is eligible to convert from low-income to market-rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government-assisted housing might convert to market-rate housing for a number of reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

Qualified Entities

Under Government Code Section 65863.11, owners of federally assisted projects must provide a "Notice of Opportunity to Submit an Offer to Purchase" to qualified entities that agree to preserve the long-term affordability if they should acquire at-risk projects at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are nonprofit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following is a list of qualified entities from HCD for Contra Costa County and the surrounding area.

- ACLC Dewey Housing, Inc.
- Affordable Housing Associates
- Alameda County Allied Housing Program
- Anka Behavioral Health
- BRIDGE Housing Corporation
- Christian Church Homes
- Community Housing Development Corporation
- East Bay Asian Local Development Corporation
- East Bay Neighborhood Housing Services
- Eden Housing, Inc.
- Eskaton Properties, Inc.
- Foundation for Affordable Housing, Inc L + M Fund Management LLC
- Neighborhood Housing Services of the East Bay
- Northern California Land Trust, Inc.
- Pacific Community Services, Inc.
- Resources for Community Development
- ROEM Development Corporation
- Rubicon Programs, Inc.
- Rural California Housing Corporation
- Satellite Affordable Housing Associates

Inventory of At-Risk Units

There are no assisted units at risk of conversion in the City during the 6th Housing Element Cycle. There are 322 affordable housing units in Pinole that are subject to rent restrictions per covenants recorded on the property that the City monitors for compliance. The covenants on these properties expire between 2053 and 2099.

Currently, 37 rent-restricted housing units are at converting to market rate within 10 years of the beginning of the planning period (by 2033). Table 31 displays the units that will be converted during the next Cycle as well as units that were converted during the 5th Cycle.

Table 31: Units at Risk of Conversion or Converted During the 5th Cycle, Pinole

Project	Affordable Units	Assisted Units	Type of Government Assistance	Expiration of Affordability
Converting During 6th Cycle				
Westmont of Pinole (formerly Pinole Senior Village) *2850 Estates Avenue*	37 (as of 2022)	31 moderate income 6 very low income	RDA	2028
Subtotal	**37**	**-**	**-**	**-**
Converted During 5th Cycle				
885 Fifth Avenue	1	1 low income	RDA	2014
1965 San Pablo Avenue	1	1 low income	RDA	2014
1520 San Pablo Avenue	4	3 moderate income; 1 low income	RDA	2015
950 Appian Way	3	1 moderate income; 1 low income; 1 very low income	RDA	2015
2529 San Pablo Avenue	1	1 moderate income	RDA	2015
2548 San Pablo Avenue	4	4 moderate income	RDA	2017
815 San Pablo Avenue	2	2 moderate income	RDA	2017
2395 San Pablo Avenue (Pear Street Bistro)	4	3 moderate income; 1 very low income	RDA	2017
Bayside Apartments *530 Sunnyview Drive*	93	71 moderate income 22 very low income	RDA	2020
Total	**113**	**-**	**-**	**-**

Source: City of Pinole, 2022. *These units are accessory dwelling units that are not required to be rented, but if they are rented must be below market rent (less than 120% of AMI).

Of these rent-restricted units, 37 are beds for seniors at Westmont of Pinole, which was formerly Pinole Senior Village. In 2018, the owner purchased the land from the City and the facility from Pinole Senior Village. At that time, a new affordable housing covenant was recorded on the property, which permitted the owner to reduce the number of very low-income beds by one each year. Moderate-income beds are phased out at a maximum rate of 6 per year through 2023 and 5 per year from 2024 to 2028. There were originally 65 rent-restricted beds. Ten were restricted to very low-income households earning 50 percent or less of the AMI. Fifty-five beds were restricted to moderate-income households (110 percent or less of AMI). Table 32 shows the rent-restricted unit reduction schedule. By December 31, 2028, no rent-restricted bed will be required to be maintained at this facility. The owner

cannot raise the rent on any rent-restricted beds and may only reduce restricted beds by voluntary vacation of such bed by an eligible tenant.

Table 32: Westmont of Pinole Rent-Restricted Unit Reduction Schedule

Minimum Required Rent-Restricted Units by Year		
Income Level	Moderate Income	Very Low Income
2018	55	10
2019	49	9
2020	43	8
2021	37	7
2022	31	6
2023	25	5
2024	20	4
2025	15	3
2026	10	2
2027	5	1
2028	0	0

Source: Affordable Housing Covenant between Pinole Senior Living, L.P. and City of Pinole.

Replacement Costs

The California Tax Credit Allocation Committee's 2020 report provides estimates and data on the cost of building assisted units. It estimates that the average cost of an assisted unit in the State of California is $439,827.[7]

Table 33 summarizes the estimated replacement costs per unit using construction cost estimates from the UC Berkeley Terner Center and average unit sizes in the City of Pinole from Apartment Finder. Combined, they provide an estimate for replacement costs by unit size specific to Pinole. It ranges from $252,700 for a one-bedroom unit to $421,420 for a three-bedroom unit. These replacement cost estimates are on the low end because construction costs are from 2018 and have been steadily rising and have not been adjusted for inflation.

[7] California Tax Credit Allocation Committee, 2020 Annual Report. https://www.treasurer.ca.gov/CTCAC/2020/annualreport/2020-TCAC.pdf

Table 33: Replacement Cost

Unit Size	Construction Cost per Square Foot[1]	Average Square Foot/ Unit[2]	Replacement Cost per Unit
1 bedroom	$380	665	$252,700
2 bedroom	$380	899	$341,620
3 bedroom	$380	1,109	$421,420

Source: [1]UC Berkeley Terner Center, 2020, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, 15. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf. [2]ApartmentFinder.com, https://www.apartmentfinder.com/California/Pinole-Apartments, accessed March 25, 2022.

A variety of programs exist to assist cities to acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Pinole.

Federal Programs

Community Development Block Grant (CDBG) – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low- and moderate-income persons. CDBG funds can be used for housing acquisition, rehabilitation, economic development, and public services.

HOME Investment Partnership – HOME is a flexible grant program and funds are awarded on a formula basis for housing activities. HOME considers local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordablehousing.

Section 8 Housing Choice Voucher Rental Assistance Program – This program provides rental assistance payments to owners of private, market-rate units on behalf of very low-income tenants.

Section 811/202 Program – Nonprofit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section811, which can be used to develop group homes, independent living facilities, and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

California Housing Finance Agency (CalHFA) Multifamily Programs – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction ofrental housing that includes affordable rents for low- and moderate-income families and individuals. Oneof the programs is the Preservation

Acquisition Finance Program, which is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

Low-Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. The LIHTC program creates affordable housing opportunities when the developer of a project "sells" the tax credits to an investor(s) who contributes equity to the development in exchange for an ownership position in the project.

California Community Reinvestment Corporation – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Monitoring of Affordable Units

The City continually monitors the list of affordable housing units and their eligibility to convert to market-rate housing. Former RDA assets, and revenues generated from those assets, are maintained in a Low- and Moderate-Income Housing Asset Fund that continues to be used to administer and monitor compliance with affordable housing and loan agreements and provide for affordable housing development.

The City conducts annual compliance monitoring on over 300 affordable units to ensure property owners and management are complying with affordable income and rent restrictions required by City agreements. Properties are affordable to very low to moderate income households. The City expects to monitor over 400 affordable units as new affordable units are constructed over the next five years. The majority of affordable units are located in rental properties. The City monitors two ownership units to ensure the property owners continue living at their properties as their primary residence or sell their units to income qualified buyers. Program 18 is included to continue to monitor and preserve at-risk housing in the City.

Quantified Objectives

Housing Element law requires that cities establish a maximum number of units that can be converted over the planning period. During the planning period, zero rent-restricted housing units are at risk of being converted to market rate.

Special Housing Needs

Due to special needs or circumstances related to income, family or household characteristics, age, and disability, certain groups have historically had greater difficulties finding quality affordable housing. They also often have a higher prevalence of special

circumstances leading to housing problems such as lower incomes, higher housing cost burdens, and overcrowding. State law therefore requires evaluation of housing needs of these groups, in particular senior households, single-parent households, persons with physical, mental and developmental disabilities, large households, farmworkers, and homeless individuals. Table 34 provides an overview of the presence of special needs populations within the City.

Table 34: Overview of Special Needs Groups, Pinole

Special Needs Group	# of People	% of Population
Persons with a Disability	2,389	*12%*
Persons Experiencing Homelessness	7	*<1%*
Farmworkers	29	*<1%*
Special Needs Group	**# of Households**	**% of Households**
Householders Age 65+	2,354	*35%*
Large Households	832	*12%*
Female-Headed Households	1,050	*16%*
Extremely Low-Income Households	555	*8%*

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020) and HUD CHAS Data (2014-2018).

Table 35 shows the services currently providing support to the special needs populations in Pinole.

Table 35: Inventory of Local Services for Special Needs Populations

Services/Programs	Details	Population Served
Pinole Senior Center	Provides social, educational, recreational, health, nutritional, and consumer services and activities. Serves as a cooling center in extreme temperatures. Membership sponsorship program available for eligible seniors in need of financial assistance.	Elderly, Lower Income Elderly
Pinole Grove Senior Apartments	Offers 70 affordable, one- and two-bedroom senior apartments with senior-targeted amenities.	Lower Income Elderly
Westmont of Pinole	Offers Independent Living, Assisted Living, and Memory Care services.	Elderly,
Visiting Angels Pinole	Offers comprehensive home care for seniors based on their individual needs and preferences in order to help older adults live in their own homes. Services include respite care, personal care, dementia care, companion care, home care services and palliative care.	Elderly, Elderly with disabilities
St. Clare'**s** Home for Seniors	Offers 12 senior living and assisted living units.	Elderly, Lower Income Elderly

Services/Programs	Details	Population Served
Tara Hills Care Home	Community care facility for the elderly	Elderly, Lower Income Elderly
Granada Home Care I and II	Two 6-bed residential care facilities for seniors	Elderly, Lower Income Elderly
Cole Vocational Services Pinole	Offers structured, activity-based adult day programs that give individuals the chance to achieve goals, become independent and be active in the community.	Persons with disabilities (including developmental disabilities)
Pathway to Choices	Provides independent living services, supported living services, adult day program, behavior management, and competency training to people with developmental disabilities.	Persons with disabilities (including developmental disabilities)
811 San Pablo Affordable Housing	Approved 33-unit affordable housing project to low and very-low income households on City land.	Lower income
Vista Woods Affordable Housing	Approved 179 unit affordable housing project for seniors	Lower Income Seniors

Source: City of Pinole.

Farmworkers

Traditionally, agricultural workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. The 2016–2020 ACS found that 29 Pinole residents were employed in the agriculture, forestry, fishing and hunting, and mining industry. This is less than one percent of all employed individuals in the City over 16 years old.

Table 36 shows the 2017 estimates of farmworkers for Contra Costa County, as reported by the US Department of Agriculture's Census of Agriculture. As indicated, there were an estimated 1,310 farmworkers in the County working on 161 farms. The 2007 Census of Agriculture counted 1,873 farmworkers in the County. This yields a 30 percent decrease of farmworkers in the County from 2007 to 2017.

Table 36: Number of Farmworkers and Farms, Contra Costa County, 2017

Farm/Worker Type	Farmworkers	Farms
Farm Size		
Farms with less than 10 employees	343	126
Farms with 10 or more employees	967	35
Total	**1,310**	**161**
Length of Employment of Workers		
Workers working 150 days or more	450	-
Workers working less than 150 days	860	-

Source: 2017 Census of Agriculture, Table 7, Contra Costa County, https://www.nass.usda.gov/Quick_Stats/CDQT/chapter/2/table/7/state/CA/county/013/year/2017.

Large Households

State housing law defines large households as those consisting of five or more members. Large households are considered a special needs group because it may be difficult for these households to secure adequately sized, affordable housing. In order to balance affordable housing along with other financial responsibilities, large households tend to reside in smaller dwelling units, which may lead to overcrowding.

In 2020, approximately 12 percent (832) of Pinole's 6,792 households were considered large households. This is a similar proportion as seen countywide. Of those large households, 71 percent (588) lived in owner-occupied units, while 29 percent (244) lived in rental housing. Between 2010 and 2020, the percentage of households in the City that are large households remained unchanged as did the distribution between renters and homeowners of large households. In 2010, approximately 12 percent (833) of Pinole's 6,775 households were considered large households. Of those large households, 71 percent (595) lived in owner-occupied units, while 29 percent (238) lived in rental housing.

In Pinole, the proportion of large households that are owners (71 percent) is comparable to the general proportion of ownership households citywide. There is a higher proportion of large households owning their home compared to Contra Costa County (64 percent).

Table 37: Large Households by Tenure, 2020

Household Type (Size)	Owner-Occupied Households		Renter-Occupied Households		Total Households	
Pinole						
Five-person Household	373	*73%*	138	*27%*	**511**	*8%*
Six-person Household	157	*65%*	83	*35%*	**240**	*4%*
Seven-or-more-person Household	58	*72%*	23	*28%*	**81**	*1%*
Total Large Households	588	***71%***	244	***29%***	**832**	*12%*
Total of All Households	4,732	***70%***	2,060	***30%***	**6,792**	***100%***
Contra Costa County						
Five-person Household	19,568	*65%*	10,598	*35%*	**30,166**	*8%*
Six-person Household	7,423	*65%*	3,934	*35%*	**11,357**	*3%*
Seven-or-more-person Household	4,360	*60%*	2,880	*40%*	**7,240**	*2%*
Total Large Households	31,351	***64%***	17,412	***36%***	**48,763**	*12%*
Total of All Households	266,238	***67%***	132,061	***33%***	**398,299**	***100%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25009.

Large households tend to have more difficulty purchasing housing due to the financial constraints of supporting a larger household and because there is limited housing stock of adequate size. Additionally, rental units with three or more bedrooms are not common, and large affordable rental units are even less common. This can lead to overcrowded housing conditions.

Table 38 provides a summary of housing problems experienced by large households in Pinole by tenure. As previously noted, the types of housing problems include overcrowding, overpayment (cost burden), and households lacking kitchen or plumbing facilities. CHAS 2014–2018 data indicates that 55 percent of large households experience at least one of the housing problems. Analyzing by tenure, 81 percent of large renter households and 43 percent of large owner households have at least one form of housing problem.

As of 2020, 27 percent of the City's housing stock has four or more bedrooms (refer to Table 18). This equates to 1,810 housing units with four or more bedrooms to serve the estimated 832 large households that require at least four bedrooms to avoid over-crowded conditions. However, these figures do not consider whether it is actually large households who occupy these housing units. One must also consider whether these housing units with four or more bedrooms are affordable to large households. Table 38 shows that 34 percent of large households experience a cost burden and 6 percent experience a severe cost burden. Large households that rent have over twice the rate of overpayment (52 percent) than large homeowner households (24 percent).

Table 38: Large Households by Housing Problems and Tenure, Pinole, 2018

Household Type	Large-Household Renters		Large-Household Owners		Total Large Households	
Total Households	270		580		850	
Large Households with Any Housing Problem[1]	81%	220	43%	250	55%	470
Large Households with Cost Burden (> 30%)[2]	52%	125	24%	100	34%	225
Large Households with Severe Cost Burden (> 50%)[2]	4%	10	7%	30	6%	40

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018 data, Table 4 and Table 7.

Notes: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

[1]The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

[2]Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

Female-Headed Households

Female-headed households who do not have a spouse present are a special needs group because they tend to experience comparatively low rates of homeownership, lower incomes, and high poverty rates. Female-headed households are often further characterized by whether they have children in the household. Table 39 shows the number of female-headed households by tenure and presence of children. In 2020, 15.5 percent of households in Pinole were female-headed households. This is higher than the County where female-headed households comprise 12.0 percent of all households. Female-headed households in Pinole have a higher rate of homeownership than those in the County (54 percent and 49 percent, respectively). However, female-headed households with children have lower homeownership rates than the County; only 9 percent of female-headed households with children own their home in Pinole compared to 15 percent in the County. Of the 1,050 female-headed households in Pinole, 300 had children under 18 and 750 had no children present.

Table 39: Female-Headed Households by Tenure in Pinole, 2020

Household Type	Owner- Occupied Households		Renter- Occupied Households		Total	% of Total Households
Total Households	4,732		2,060		6,792	
Female householder, no spouse present, *with* children under 18	93	*2.0%*	207	*10.0%*	300	*4.4%*
Female householder, no spouse present, *without* children	469	*9.9%*	281	*13.6%*	750	*11.0%*
Total Female-Headed Households	**562**	***11.9%***	**488**	***23.7%***	**1,050**	***15.5%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25115.

In Pinole, only 1 percent of female-headed households (11 households) are below the poverty line. All of those 11 households have children under age 18 present. All female-headed households without children are above the poverty line. About 3 percent of all female-headed households with children under 18 are below the poverty line. This is significantly lower than the female-headed household poverty rate in Contra Costa County (17 percent for those female-headed households without children and 25 percent for those with children). [8]

Table 40: Female-Headed Households by Poverty Status in Pinole, 2020

Household Type	Income Below Poverty Level		Income Above Poverty Level		Total	% of Total Households
Total Households	308		6,484		6,792	
Female householder, no spouse present, *with* children under 18	11	*3.6%*	1,039	*16.0%*	1,050	*15.5%*
Female householder, no spouse present, *without* children	159	*51.6%*	887	*13.7%*	1,046	*15.4%*
Total Female-Headed Households	**170**	***55.2%***	**1,926**	***29.7%***	**2,096**	***30.9%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B17017.

Homelessness

Data on homelessness in Contra Costa County is based on the 2020 Point-in-Time Count (PITC) information provided to HUD by the Richmond/Contra Costa County Continuums of

[8] US Census Bureau, American Community Survey 5-year Data (2016–2020), Table B17010.

Care (CoCs) in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. A follow-up survey sampling of unsheltered and sheltered individuals is conducted two weeks following the count. Per the Contra Costa Health Services website, there were significant inconsistencies discovered in the data of the 2022 PITC and Contra Costa Health Services has been unable to verify the accuracy of the data.[9] As such, this element is utilizing the most recent PITC data available from Contra Costa Health, which is the 2020 PITC. The 2023 PITC Annual Report has not yet been released at the time of the writing of this element.

As shown in Table 41, Contra Costa County had an estimated homeless count of 2,295 persons (668 are sheltered and 1,627 unsheltered). Of these homeless, 319 people (13.9 percent) were in households with adults and children under 18.

Table 41: Homelessness by Household Type and Shelter Status, Contra Costa County

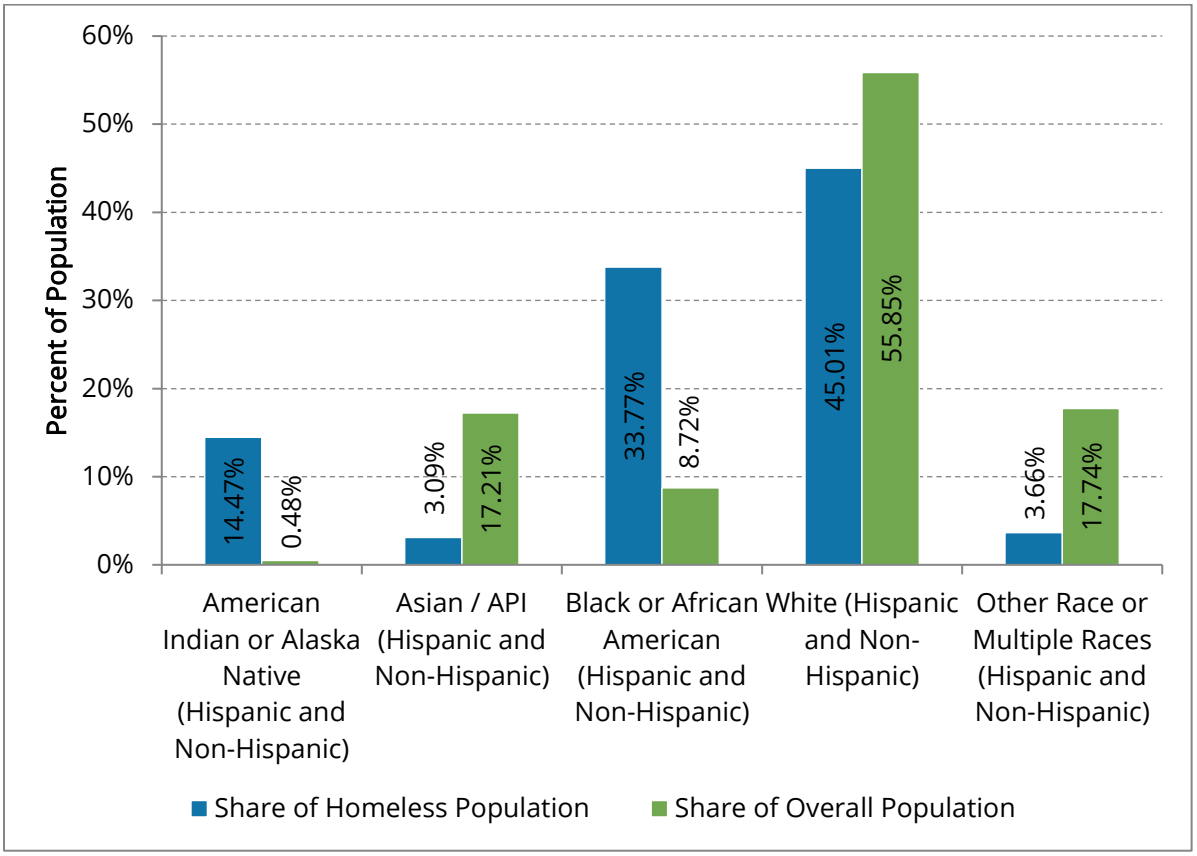
Variable	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered - Emergency Shelter	0	159	359
Sheltered - Transitional Housing	0	32	118
Unsheltered	0	128	1,499

Source: US Department of Housing and Urban Development, Continuum of Care Homeless Populations and Subpopulations Reports (2019)

Figure 9 analyzes the race of the homeless population and shows that the White population makes up the greatest share of the homeless population (45 percent) followed by Black people (34 percent). The Black or African American population and American Indian or Alaskan Native population are disproportionately affected by homelessness, as these groups make up a relatively large share of the homeless population despite making up a small share of the overall population.

[9] Contra Costa Health Services. Data Reports, Point in Time Count. https://cchealth.org/h3/coc/reports.php#PIT

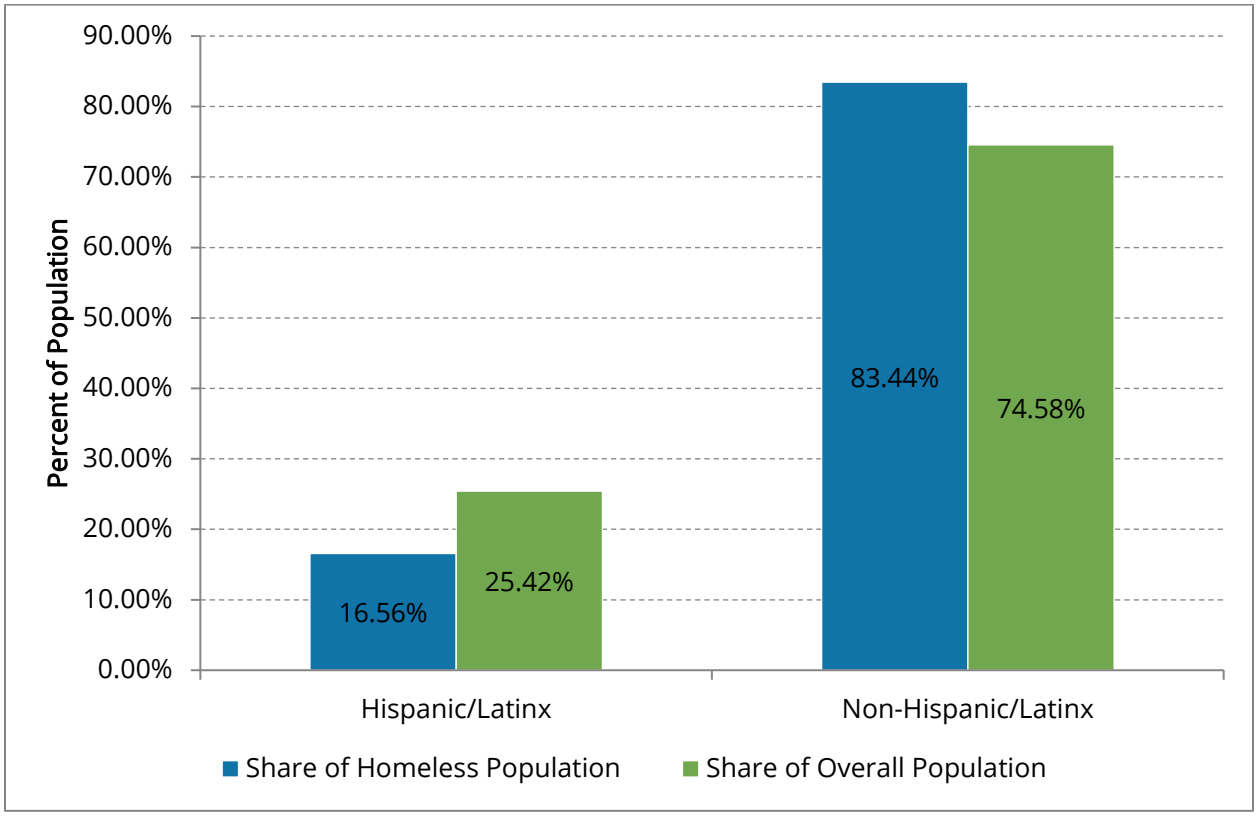
Figure 9: Racial Group Share of General and Homeless, Contra Costa County, 2019



Source: US Department of Housing and Urban Development, Continuum of Care Homeless Populations and Subpopulations Reports (2019); US Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I).

Figure 10 shows that 16.6 percent of the homeless population is Hispanic/Latinx.

Figure 10: Latinx Share of Homeless Populations, Contra Costa County, 2019



Source: US Department of Housing and Urban Development, Continuum of Care Homeless Populations and Subpopulations Reports (2019); US Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I).

Table 42 shows some of the unique challenges that persons experiencing homelessness in Contra Costa face. Of the 2,295 homeless persons counted, 22.6 percent suffer from severe mental illness, 21.5 percent contend with chronic substance abuse, 5 percent are veterans, 5 percent are victims of domestic violence, and 0.4 percent live with HIV/AIDS.

Table 42: Characteristics of Persons Experiencing Homelessness, Contra Costa County, 2019

Variable	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	86	4	128	25	28
Sheltered - Transitional Housing	31	1	27	14	6
Unsheltered	377	4	364	75	80
Percent of Total	**21.5%**	**0.4%**	**22.6%**	**5.0%**	**5.0%**

Source: US Department of Housing and Urban Development, Continuum of Care Homeless Populations and Subpopulations Reports (2019)

Notes: These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Table 43 shows a count of individuals that were identified as unsheltered in West Contra Costa County during the January 2020 Point In Time Count (PITC). Pinole had 7 unsheltered individuals, an increase from 3 in 2019. West Contra Costa County saw an increase in the unsheltered population from 510 in 2019 to 513 in 2020. Though the 2023 PITC has not yet been released, an estimate from the Pinole Police Department identified from 5 – 10 unsheltered homeless persons in the City, and noted the most individuals in Pinole experiencing homelessness are homeless by choice. The Pinole Police Department's Community Outreach Unit includes its Homeless Outreach Program.

Table 43: Homeless Population—Unsheltered Individuals in West Contra Costa County

Homeless Population	2019 Unsheltered Population	2020 Unsheltered Population
Pinole	**3**	**7**
Crockett	12	35
El Cerrito	8	24
El Sobrante	16	9
Hercules	1	7
North Richmond	38	22
Richmond	333	280
Rodeo	41	62
San Pablo	58	67
West County Total	510	513

Source: Contra Costa Health Services. 2020 Homeless Point-In-Time Count and Survey.

According to California Department of Education Enrollment Data shown in Table 44, over the 2019-2020 academic year, 2,209 students in Contra Costa County experienced homelessness, and 99 of those students were in Pinole. The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. Student homelessness increased in Pinole between the 2018-19 and 2019-20 academic years by 15 students (18 percent) despite having decreased countywide by 365 students (14 percent) over the same period.

Table 44: Students in Local Public Schools Experiencing Homelessness

Geography	2016-17	2017-18	2018-19	2019-20
Pinole	68	84	84	99
Contra Costa County	2,116	2,081	2,574	2,209
Bay Area	14,990	15,142	15,427	13,718

Source: California Department of Education, California Longitudinal Pupil Achievement Data System, Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020).

Notes: Totals reflect the number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30) in public schools. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Resources

There are a number of regional programs available in close proximity to Pinole to assist persons experiencing homelessness. To help meet the special needs of the homeless, the Contra Costa Crisis Center operates a 24-hour homeless hotline that connects homeless individuals and families to resources available in the County. Through the center, homeless persons are given emergency motel vouchers, provided free voicemail boxes, and referred to local service programs, including housing assistance, job training, substance abuse treatment, counseling, and emergency food, health care, and other vital services.

Table 45 lists facilities with various programs designed for people experiencing homelessness.

Table 45: County Homeless Facilities

Agency Name	Program Name
Interim Housing (Emergency Shelters)	
Bay Area Community Services	Don Brown Shelter
Bay Area Rescue Mission	Men's Emergency Shelter
Bay Area Rescue Mission	Women and Families Shelter
Berkeley Food and Housing Project	Central County Warming Center
Contra Costa Health Services Homeless Program	Brookside Adult Interim Housing
Contra Costa Health Services Homeless Program	Brookside Adult Interim Housing for Veterans
Contra Costa Health Services Homeless Program	Calli House Youth Shelter
Contra Costa Health Services Homeless Program	Concord Adult Interim Housing
Contra Costa Health Services Homeless Program	Philip Dorn Respite Center
Contra Costa Health Services Homeless Program	Philip Dorn Respite Center for Veterans
Greater Richmond Interfaith Program	Emergency Shelter
Greater Richmond Interfaith Program	West County Warming Center
Interfaith Council of Contra Costa	Winter Nights Shelter
SHELTER, Inc.	Mountain View House
STAND for Families Against Violence	Emergency Shelter
Trinity Center	Trinity Winter Shelter
Transitional Housing	
Bay Area Rescue Mission	Men's Transitional Housing Program
Bay Area Rescue Mission	Women & Family Transitional Housing
Bi-Bett Corporation	Uilkema House
Contra Costa Health Services Homeless Program	Appian House: Youth
Contra Costa Health Services Homeless Program	Pomona Apartments
SHELTER, Inc.	Casa Verde
STAND	STAND for Families Against Violence
STAND	STAND Transitional Housing

Source: Contra Costa Health Services: Health, Housing, and Homeless Services Division, Annual Point-in-Time Count Report, August 2020, Appendix A.

The City will continue to prioritize its limited resources to support affordable housing solutions affordable to those with extremely low, very low, and low incomes, particularly those who may experience homelessness or are at risk of losing access to permanent housing.

Emergency shelters are defined by the California Health and Safety Code Section 50801 as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied

emergency shelter because of an inability to pay." The City Zoning Ordinance allows the development of emergency shelters by right in the Office Industrial Mixed Use zone.

Persons with Disabilities

People living with disabilities may have a wide range of housing needs, depending on the type and severity of their disability. Housing affordability is a major concern for individuals with disabilities, particularly for those whose disability impacts their income earning potential. Design accommodations to navigate within the home and to/from the residence are another challenge for persons with disabilities. Access often requires specially designed dwelling units that include features such as wider doorways, ramps in place of stairs, and elevators for units with multiple stories. These modifications have the potential to be expensive and are not usually found in older dwelling units. Ongoing enforcement of the City's Building Code ensures that new construction will be accessible to disabled persons, though all units may not have all the features needed by specific individuals. Additionally, housing with adequate access to public facilities and public transit are important for this special needs group.

The US Census Bureau categorizes disabilities as follows:

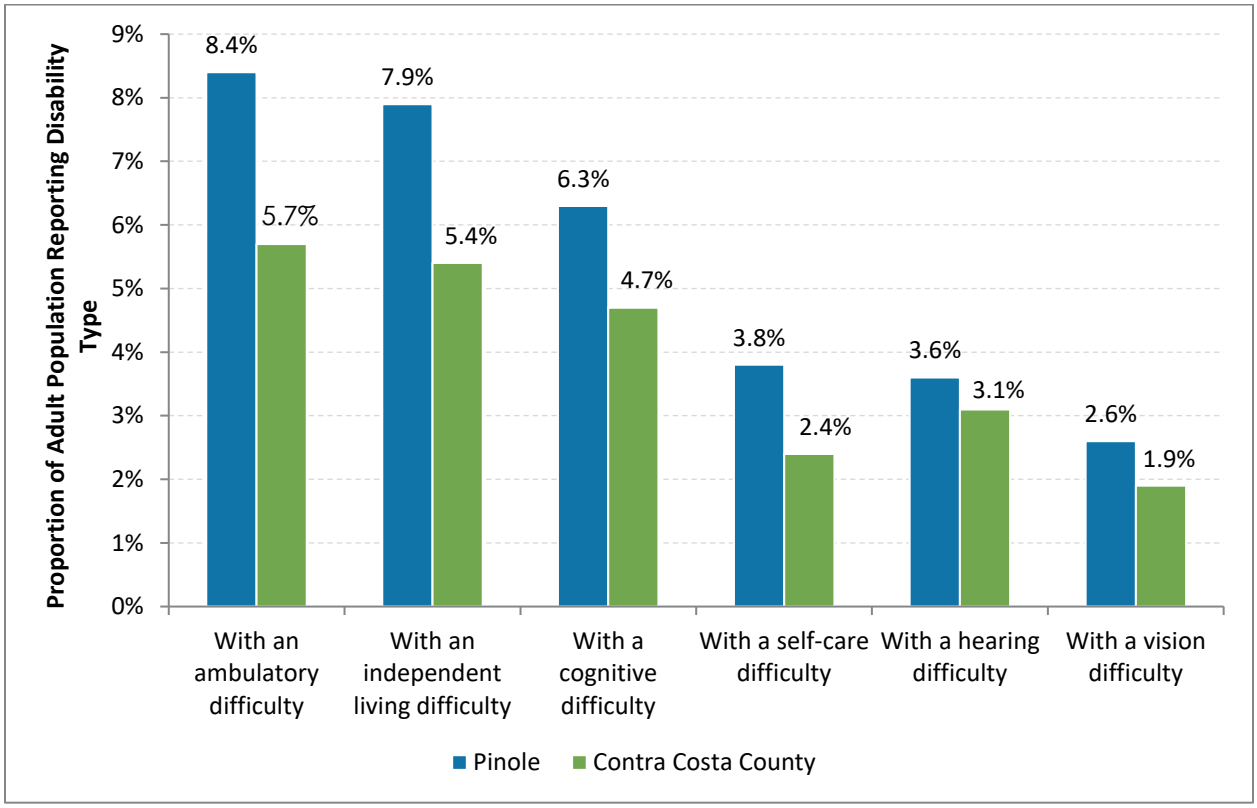
- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

Based on the 2016-2020 American Community Survey, there are 2,389 individuals, or 12.4 percent of the population, living with at least one form of disability in Pinole. This is slightly higher than the County where 11.2 percent of the population has a disability.[10] Further information about the type of disabilities residents experience and how it compares to Contra Costa County is illustrated in Figure 11.

The most prevalent types of disability are ambulatory and independent living difficulties. Ambulatory issues are the highest reported disability Citywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities.

[10] Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table C18108.

Figure 11: Disability by Type



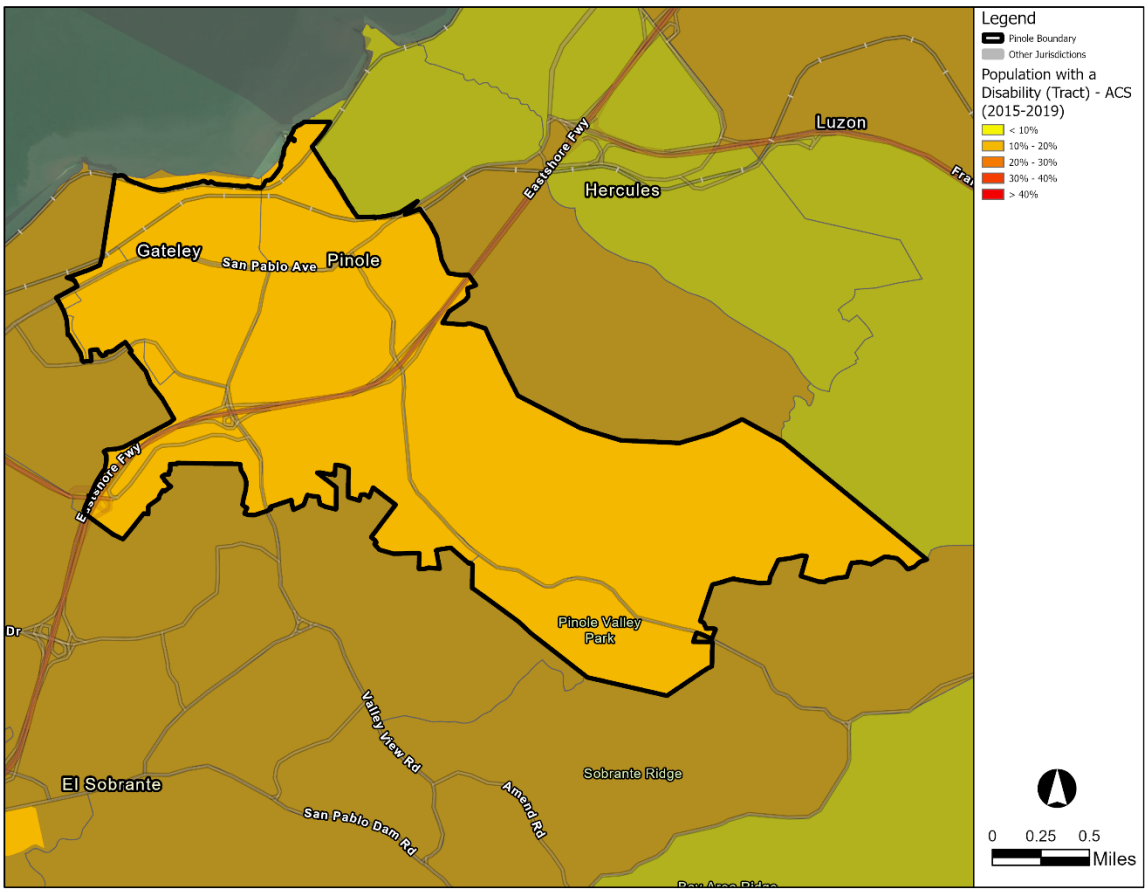
Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table S1810.

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Compared to the County, Pinole has a larger share of the population experiencing each type of disability. Ambulatory and independent living disabilities are the most prevalent, at 8.4 percent and 7.9 percent, respectively, see Figure 11.

Figure 12 shows Pinole has an overall low distribution of the population with a disability, the entirety of the City has less than 20% of its population with disability which highlights there are no extreme concentration of persons with disabilities.

Figure 12: Population with a Disability 2015-2019



Population with a Disability, 2015-2019

Table 46 shows the elderly population in the City and County and their disability status. In Pinole, 8 percent of people aged 65 and above have one type of disability and 16 percent have two or more disabilities. Twenty-five percent of the elderly population in Pinole experiences at least one type of disability, which is lower than the County's 31 percent. However, the rate of elderly persons experiencing a disability is twice that of the citywide disability rate of 12.4 percent.

Table 46: Elderly People with Disabilities

Disability Status	# of Elderly People with a Disability	% of People Age 65+ (total 4,169)	# of Elderly People with a Disability	% of People Age 65+ (total 178.981)
	Pinole		Contra Costa County	
1 type of disability	354	*8%*	24,799	*14%*
2+ types of disability	680	*16%*	31,425	*18%*
Total Elderly with a Disability	**1,034**	***25%***	**56,224**	***31%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table C18108.

Persons with Development Disabilities

A subgroup of disabled residents is those who are developmentally disabled. Many developmentally disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

In Pinole, an estimated 146 individuals have a developmental disability, of which 81 individuals (55 percent) are under age 18.[11] Table 35 lists resources available in the City for persons with developmental disabilities. Local services to support persons with developmental disabilities include Cole Vocational Services and Pathway to Choices, which provide living services, adult day programs, behavior management, and competency training to people with developmental disabilities. Program 9 includes developing a fee waiver program that would provide low or no-cost building permits to age-qualified, ELI households, and households with persons with disabilities, including developmental disabilities, to make improvements to their home for universal design.

The California Department of Developmental Services (DDS) currently provides community-based services through 21 community-based nonprofit corporations known as regional centers. The regional centers serve as a local resource to help find and access services and support available to individuals and families once eligibility is determined. The Regional Center of the East Bay provides service to developmentally disabled individuals throughout Contra Costa and Alameda counties. According to the California Department of Developmental Services, as of December 2019, the Regional Center of the East Bay served

[11] California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020), as referenced in ABAG 2023-2031 Housing Element Data Package, Table DISAB-04.)

21,009 residents with developmental disabilities in the region. Table 47 displays the breakdown of type of developmental disabilities served at the Regional Center. The largest populations served are those with an intellectual disability (43 percent) followed by autism (40 percent).

Table 47: Developmental Disability by Type, 2019

Regional Center of the East Bay		
Developmental Disability	**Individuals**	**Percent**
Autism	8,459	*40%*
Cerebral Palsy	2,426	*12%*
Epilepsy	2,368	*11%*
Intellectual Disability	9,127	*43%*
Other	3,367	*16%*
Total*	**21,009**	*N/A*

Source: California Department of Developmental Service (December 2019), Consumers by Diagnosis and Regional Center.
*People may have more than one type of disability, so individual disability categories will not sum to total.

A number of housing types are appropriate for people living with a developmental disability, including rent-subsidized homes, licensed single-family homes, and homes available through the Housing Choice Voucher program, Program 21. The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this group. Incorporating barrier-free designs in all new multifamily housing, as required by California and federal fair housing laws, along with affordability, is especially important in housing for disabled residents.

Elderly Persons

The US Census defines persons 65 years of age and older as elderly. Pinole's elderly population has special housing needs associated with affordability, maintenance, and upkeep of their homes, as well as physical access. Elderly persons are more likely to have fixed incomes and have a substantial portion of their financial resources in non-liquid assets, such as property. They often spend a higher percentage of their income on food, housing, medical care, and personal care comparative to non-elderly persons. Elderly persons may have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need closer access to medical services, shopping, public transit, and other amenities. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-protection. In addition, the elderly may require assistance with housekeeping, maintenance, and repairs to remain in their own homes for as long as possible. Special consideration should be given for recreational and social amenities for the elderly.

As shown in Table 48, an estimated 22 percent of the City's population (4,174 persons) was at least 65 years old in 2020. The percentage of the population that is elderly has steadily been increasing since 1990. Between 2010 and 2020, 1,326 additional people fit the definition of elderly. Table 6 provides a more detailed breakdown of population growth by specific age categories, revealing that the largest percentage increase in population belonged to the 65-74 age group (78.3 percent increase or 1,219 individuals).

Table 48: Elderly Population, 1990–2020

	1990	2000	2010	2020
65 years and over	1,723	2,456	2,848	4,174
Total Population	17,460	19,039	18,390	19,343
Percent of Total	10%	13%	15%	22%

Source: US Census Bureau, Decennial Census (1990-2010). American Community Survey 5-Year Data (2016-2020), Table DP05.

According to the 2020 US Census data shown in Table 49, 35 percent of Pinole's households are headed by one person aged 65 or over. This is higher than the 26 percent of Contra Costa County households.

Table 49: Householders by Age

	Pinole		Contra Costa County	
Householder Age	**Households**	**Percent**	**Households**	**Percent**
15-24 years	54	*0.8%*	6,634	*1.7%*
25-34 years	2,003	*29.5%*	121,924	*30.6%*
35-64 years	2,381	*35.1%*	165,541	*41.6%*
65-74 years	1,424	*21.0%*	59,638	*15.0%*
75-84 years	635	*9.3%*	30,479	*7.7%*
85+ years	295	*4.3%*	14,083	*3.5%*
Total	**6,792**	***100%***	**398,299**	***100%***

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25007.

As indicated in Table 50, the 2020 median household income for Pinole households with a householder aged 65 and older was $85,556, which is 14 percent higher than in Contra Costa County, at $75,172. The median income for all households regardless of age is $104,904 citywide and $103,997 countywide (a difference of less than 1 percent). The median income of the elderly population in Pinole is approximately $19,500 less (18 percent lower) than the median income citywide. The lower incomes of the elderly may partially be explained by the fact that elderly populations often live on a fixed income; tend to have a significant portion of their net worth tied up in non-liquid assets, such as property; and have a higher incidence of disability (see Table 46), which may affect earning potential.

Table 50: Median Household Income for Elderly Households (65+ Years)

Householder Age	Pinole Median Income	Contra Costa County Median Income
65 Years and Older	$85,556	$75,172
All Households	$104,904	$103,997

Source: US Census Bureau, American Community Survey 5-Year Data (2016-2020), Table S1903.

Based on HUD's 2014-2018 data CHAS data shown in Table 51, 39 percent of elderly households in Pinole are low income (below 80 percent of the area median family income). Contra Costa County was nearly the same at 40 percent. According to 2020 US Census information, approximately 3 percent of Pinole's seniors fell below the poverty line, compared to 3.7 percent citywide.[12]

Table 51: Income Distribution, Elderly Households (62+ Years)[1]

Income	Pinole		Contra Costa County	
HUD Area Median Family Income (HAMFI)	Number	%	Number	%
<= 30% of HAMFI	310	*10%*	19,620	*14%*
> 30% - 50% of HAMFI	460	*15%*	18,185	*13%*
> 50% - 80% of HAMFI	440	*14%*	18,605	*13%*
> 80% - 100% of HAMFI	405	*13%*	13,530	*10%*
> 100% of HAMFI	1470	*48%*	72,225	*51%*
Total	**3,085**	*100%*	**142,165**	*100%*

Source: US Department of Housing and Urban Development (HUD, Comprehensive Housing Affordability Strategy (CHAS) data (2014-2018), Table 5.

[1] HUD defines "elderly" as people aged 62 and up. However, the US Census Bureau defines "elderly" as people aged 65 and older.

Table 52 summarizes the housing problems experienced by elderly households in Pinole. According to the 2014-2018 CHAS data, 31.6 percent of all elderly households experience some type of housing problem. This includes 48.7 percent of renters and 27.5 percent of owners. For households with at least one person 62 years and older, 81 percent resided in owner-occupied units and 19 percent resided in renter-occupied units.[13]

[12] US Census Bureau, American Community Survey 5-year Data (2016–2020), Table S1701.

[13] HUD CHAS Data (2014-2018), Table 5.

Table 52: Elderly Households by Housing Problems and Tenure, 2018

Housing Problem Type	Elderly Owners		Elderly Renters		Total Elderly	
% of Elderly with any Housing Problem[1]	*27.5%*		*48.7%*		*31.6%*	
% of Elderly with Cost Burden (> 30%)[2]	*26.0%*		*42.9%*		*29.2%*	
% of Elderly with Severe Cost Burden (>50%)[2]	*14.1%*		*32.1%*		*17.6%*	
All Elderly Households	*2,490*	*80.7%*	*595*	*19.3%*	*3,085*	*100%*

Source: 2014-2018 HUD CHAS data, Table 5 and Table 7.
[1] The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.
[2] Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

The increasing number of elderly persons in the population is creating more demand for affordable, accessible, and low-maintenance housing. As residents age, they may desire alternatives to single-family units, opting for smaller multifamily units or assisted care living. Another option for seniors looking to downsize is accessory dwelling units, which could house seniors or their caregivers. Based on the demographic trends, the need for senior housing is considered a high priority.

Pinole Grove Senior Apartments at 800 John Street offers 70 affordable, one- and two-bedroom senior apartments. Amenities include a community room, a landscaped courtyard, a library, and a hair salon. Units must be occupied by at least one resident who is at least 62 year of age or older. A minimum of 28 units are rent restricted to very low-income households (50 percent of AMI), and 41 units are restricted for moderate-income households (120 percent of AMI).

Westmont of Pinole (formerly Pinole Senior Village) provides independent living, assisted living, and memory care options for seniors. As of 2022, 31 moderate-income and 6 very low-income beds are required to be maintained. In 2018, as a condition of the sale of the property, a covenant was recorded that allowed the owner to reduce the rent restricted units according to the schedule in Table 32. By 2028, there will not be any rent-restricted bed requirements at this facility. The owner cannot raise the rent on any rent-restricted beds and may only reduce restricted beds by voluntary vacation of such bed by an eligible tenant.

The Pinole Senior Center provides social, educational, recreational, health, nutritional, and consumer services and activities to more than 1,000 yearly participants. The Senior Center (2500 Charles Avenue) can be set up to serve as a cooling center during extreme heat events. Per City guidelines, the Senior Center will be opened as a cooling center if the National Weather Service forecasts that Pinole will experience two consecutive days with high temperatures of 95 degrees or more and necessary staff is available. A need-based, no-cost annual membership is available to eligible seniors and is funded by donations from community members.

The City will address the needs of the elderly population through policies and programs that address affordability and special design guidelines for the elderly through Program 10 which includes participation in regional assistance programs, an aging in place low or no-cost building permit, and waiving park impact fees for developments with affordable senior units.

Extremely Low-Income Households

HUD defines extremely low-income households as those with income less than 30 percent of the HUD area median family income (HAMFI). Table 53 summarizes the housing problems experienced by extremely low-income households in Pinole. According to the 2014–2018 CHAS data provided by HUD, there are 555 extremely low-income households in Pinole, which represents about 8.3 percent of all households in the City. In 2018, 8.3 percent of Pinole households were in the extremely low-income category, which is a very slight decrease from 8.6 percent in 2013. Extremely low-income households comprise a smaller share of all households in Pinole compared to the County (12.3 percent of Contra Costa County households). About 47 percent of the extremely low-income households rented their dwelling units; 53 percent owned their dwelling.

Table 53: Extremely Low-Income Households with Housing Problems, 2018

	Extremely Low-Income Renter-Occupied	Extremely Low-Income Owner-Occupied	Extremely Low-Income Total Households
Households with Income < 30% of HAMFI	260	295	555
with any Housing Problem[1]	220	165	385
with Cost Burden (> 30%)[2]	205	165	370
with Severe Cost Burden (>50%)[2]	165	155	320

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2014-2018, Summary Level Data for Pinole.

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30 percent.

2. Cost burden occurs when housing costs exceed 30 percent of household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Severe cost burden occurs when housing costs exceed 50 percent of household income.

About one-third of all households in Pinole experienced at least one housing problem. Of the extremely low-income households in Pinole, 69.4 percent experienced at least one type of housing problem, with renters higher at 84.6 percent and owners at 55.9 percent. Housing problems for extremely low-income households are a regional issue, and Pinole fares better than the County overall, which has a rate of 80.1 percent. Based on 2018 HUD CHAS data, an estimated 40 extremely low-income households in Pinole lack complete plumbing or kitchen facilities.[14] However, many of these households may live in units without complete kitchens,

[14] HUD CHAS Data (2014-2018), Table 3.

but who received provided meals. ACS 2018 data show 84 housing units lacking complete kitchen facilities, but 75 of those had meals included in rent (only 9 housing units are without a kitchen and without meals provided.)[15]

Extremely Low-Income Households and Overpayment

About 66.7 percent of extremely low-income households were paying more than 30 percent of their income on housing costs, regardless of tenure type. About 55.9 percent of extremely low-income homeowners and 78.8 percent of renters are overpaying. There was also a high rate of households suffering from a severe cost burden (paying more than 50 percent of their incomes on housing). This was the case for about 57.7 percent of all extremely low-income households (52.5 percent for extremely low-income owners and 63.5 percent of extremely low-income renters). All these characteristics occurred at a much higher rate among extremely low-income households than in the City as a whole. At least 28.7 percent of all households in Pinole were overpaying, and 12.7 percent were severely overpaying. The County's extremely low-income households experience a cost burden at a rate of 79 percent and an extreme cost burden at a rate of 65.9 percent.

Extremely Low-Income Households and Overcrowding

In addition to the overpayment problems mentioned above, Pinole's extremely low-income households have an overcrowding problem, though it is not as widespread as the overpayment problem. Overcrowding is defined as more than 1.0 occupant per room (excluding kitchens, bathrooms, and garages). According to 2014-2018 HUD estimates in Table 31, 421 households out of all households in Pinole (regardless of income level or tenure) were living in overcrowded conditions, which represents about 6.3 percent of the total 6,670 households in the City. Examining only the 555 extremely low-income households in the City, 7.0 percent (39 households) experience overcrowding. Overcrowding only affected the extremely low-income renters even though 53.2 percent of extremely low-income households are owner occupied. The rate of severe overcrowding among extremely low-income renters is over four times higher in Pinole than it is countywide (13.5 percent in the City and 3.0 percent in the County.) Extremely low-income renters in Pinole are disproportionately affected by overcrowded living conditions. This indicates a need for larger affordable rental units.

Pinole households with incomes less than 30 percent of the AMI are significantly more affected by housing problems than other income groups. The needs of extremely low-income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, supportive housing, single-room occupancy units, and workforce housing.

[15] US Census Bureau, American Community Survey 5-year Data (2014–2018), Table B25054.

Summary of Housing Needs

Pinole's overarching housing needs include addressing high housing costs; accommodating demographic age shifts; diversifying the housing stock; and giving consideration to these special needs groups:

- Elderly (35% of households)
- People with disabilities (12% of population)
    - Ambulatory disabilities (8.4% of adults)
    - Independent living disabilities (7.9% of adults)
- Large households (12% of households)
- Extremely low-income households (8.3% of households)

High Housing Costs

High housing costs in Pinole are representative of a regional and statewide issue. Home values have increased steadily since 2012. The median rental price has increased 30 percent since 2015 (see Table 24). In Pinole, 2,768 households (42 percent) experience some form of overpayment, with 849 households (13 percent) experiencing severe overpayment. Overpayment is especially problematic for extremely low-income households, 66.7 of whom experience housing cost burden and 57.7 percent experience a severe cost burden. A high rate of overcrowding is seen among extremely low-income renters (15 percent of these households are overcrowded and 13.5 percent are severely overcrowded). Renters earning 50-80% of the HUD AMI are another group with high overcrowding (19 percent of these households are overcrowded).

Demographic Age Shifts

Planning for an aging population is of utmost importance. In 2020, 22 percent of Pinole's population was 65 years old or older (see Table 6). About 35 percent of households are headed by a resident over 65 years old (see Table 49). Housing to accommodate seniors may take the form of age-restricted developments, smaller units, multifamily housing, ADUs, and housing with increased support services and proximity to healthcare. Universal design practices should be implemented with new construction, given that a high proportion of elderly persons experience some form of disability, particularly ambulatory disabilities. Affordability should be prioritized. The median income for elderly in Pinole is $19,500 less (18 percent lower) than the median income citywide. About 39 percent of elderly households are low income and 30 percent of households moved into their home prior to 1989 (30 years ago). This suggests a need for low-income housing repair assistance to help seniors in aging housing stock retrofit to age in place. Program 9 includes a fee waiver that would provide low or no-cost building permits to age-qualified, ELI households, and disabled households to make improvements to their home for universal design.

Another age group to plan for is the 25-34 year age group. This group had the largest population increase out of all age groups between 2010 and 2020 and now comprises 18 percent of the population (see Table 6). About 30 percent of households have householders aged 25-34 (see Table 49). This group would benefit from having a greater supply of smaller housing units, multifamily housing, ADUs, more affordable rental units, and housing designed for the first-time homebuyer. Because this age group has a higher propensity to start families, a portion of housing production for this demographic should set aside larger units as well.

The under age 14 population in Pinole declined by 28 percent between 2000 and 2020. The 0-4-year age group decreased 19.8 percent and the 5-14 age group decreased by 31.2 percent over that time. Although the rate of decline of the population under age 14 tempered between 2010 and 2020 to just 6 percent, these long-range trends are markedly different than the County trends. In the County, the 0-4 year age group decreased by 0.1 percent and the 5-14 age group increased by 1.3 percent between 2000 and 2020. Average household size and average family size have decreased in Pinole since 2010 despite having increased in the County. These shifting demographics may indicate that as families grow, they are priced out of the housing market, or Pinole families are choosing to have fewer children, or a combination of both. To plan for an inclusive community that includes families with children, the City may consider emphasizing family-friendly housing practices. This could take many forms including affordable-by-design multifamily housing, rent-restricted units for a variety of income levels, and ensuring a portion of new rental housing has larger, multi-bedroom units.

Special Needs Groups

In addition to the special needs of elderly and extremely low-income households mentioned above, people with disabilities and large households are other special needs groups that make up a considerable share of the population and/or households. People with disabilities make up 12.4% of population—with ambulatory (8.4%) and independent living (7.9%) disabilities being the most prevalent—and have very similar housing needs as elderly persons.

Large households (those with 5 or more people) make up 12 percent of all households in Pinole. Over a third (34 percent) of large households experience a cost burden. Pinole has a slightly higher proportion of 5-or-more-person households than the state or County. These factors suggest a need for larger units. Table 38 shows that 34 percent of large households experience a cost burden and 6 percent experience a severe cost burden. Large households that rent have over twice the rate of overpayment (52 percent) than large homeowner households (24 percent).

Diversifying Housing Stock

About 70 percent of Pinole's housing stock is single-family homes, and 70 percent of housing units are owner-occupied. Introducing a variety of housing building types and more rental housing opportunities would facilitate a more inclusive community. Examples include age-restricted developments, smaller affordable-by-design units, multifamily housing, ADUs, universal design practices to accommodate those with disabilities, and housing with increased support services.

Constraints on Housing

The provision of adequate and affordable housing opportunities is an important goal of the City. However, a variety of factors can constrain the development, maintenance, and improvement of housing. This section describes these constraints, including private market forces, governmental codes and regulations, and the physical and natural environment, and analyzes the impact on the production and preservation of housing.

Governmental Constraints

Potential governmental constraints include, but are not limited to, growth management measures, land use controls, development standards, building codes, processing fees and procedures, exactions, property taxes, and site improvement costs. Governmental constraints can limit or deter the operations of the public, private, and nonprofit housing development sectors, making it difficult to meet the demand for housing and limiting supply in a region. Such constraints can limit access to housing for various ethnic, racial, or social groups, or prevent lower-income households from having adequate housing opportunities.

The City of Pinole has the authority to regulate the location, base density, and type of residential development that occurs within the City. This authority is asserted in several ways, including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors that may influence the development, maintenance, and improvement of housing. Like all local jurisdictions, the City of Pinole has a number of procedures, fees, and regulations it requires developers to follow. Additionally, like any agency, the City is constrained by resource availability and other factors beyond its control. Below is a summary of key issues.

Land Use Controls

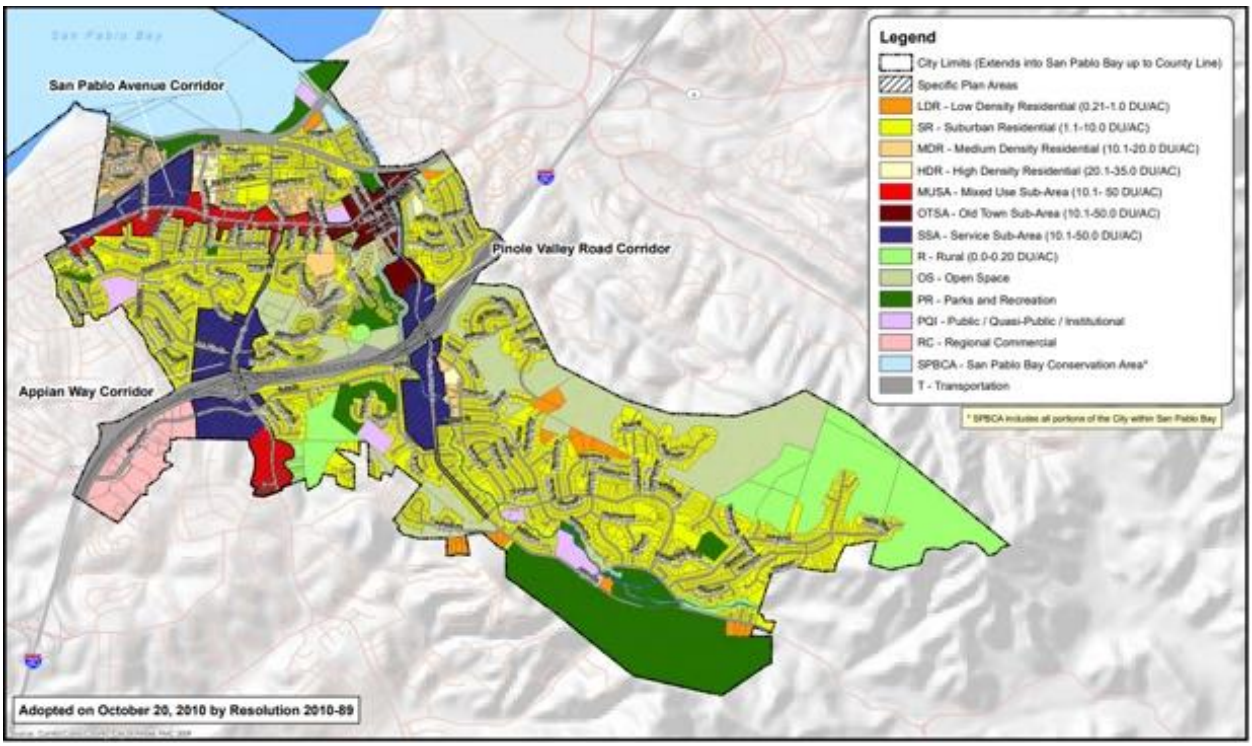
The City of Pinole sets forth policies to guide new development and the use of land within the City limits through its General Plan. These policies, in conjunction with the Three Corridors Specific Plan (2010) and Zoning Ordinance, control the amount and distribution of land allocated for different uses within the City and how this land can be developed.

General Plan

The City of Pinole adopted an updated General Plan in October 2010. The General Plan is a comprehensive, long-range general policy document that expresses the community's vision and establishes five key topics: Sustainability, Priority Development Areas, Economic Development, Recreation and Resources, and Housing. The General Plan Vision identifies Housing as a key topic and states the City will need diverse housing opportunities for people who work and live in Pinole and the region. The Land Use and Economic Development

Element of the General Plan identifies the location, distribution, density, and intensity of land use within the City.

Figure 13: General Land Use Map



The City completed a comprehensive Zoning Ordinance update to correspond with the adopted General Plan in 2010; the Three Corridors Specific Plan adopted with the General Plan established new standards and guidelines for development around Specific Plan corridors consisting of San Pablo Avenue, Pinole Valley Road, and Appian Way. These regulations establish the base considerations and standards for land uses and development within the City. Adopted base densities for residential uses are included in the analysis of the sites discussed in the Sites Section.

The General Plan identifies five residential land use designations, as follows:

R – Rural (0.0 to 0.2 dwelling unit per acre). Includes sites where development shall be clustered to preserve at least 90% of the property in a natural condition and predominantly free of development to protect visual and environmental resources. This designation is typical for sites that are characterized by steep slopes, contain environmental resources, have visual significance in the community, are integral to riparian systems, or which have been identified as having limited development potential due to service delivery constraints. These parcels also create opportunities for urban agriculture uses, including agricultural parks and specialty crop farming. Other uses, such as telecommunications facilities, solar collectors, and wind energy conversion systems, may be considered provided they are designed to preserve the natural landscape. These areas help preserve remaining natural

landscapes. In certain areas of the city, they can also provide open space buffers between Pinole and neighboring communities, serve as fire breaks, provide connections between neighborhoods and recreational areas, and may provide an educational resource.

LDR - Low Density Residential (0.21 to 1 dwelling unit per acre). Includes sites located adjacent to open space areas or near environmental resources where it transitions to residential land uses. This designation is typical of sites where larger lot sizes are appropriate to ensure flexible siting and design to maintain scenic and environmental resources.

SR - Suburban Residential (1.1 to 10 dwelling units per acre). Provides for single-family development that is typical of most residential areas of the City. This is the single largest residential category.

MDR - Medium Density Residential (10.1 to 20 dwelling units per acre). Intended for attached dwelling units, typically two or three stories, which include on-site usable open space. Medium Density Residential land use would include townhomes, apartments, condominiums and planned unit developments.

HDR - High Density Residential (20.1 to 35 dwelling units per acre). Provides for higher density multifamily areas, typically two or three stories, usually located near transit corridors or arterial roadways and located in close proximity to commercial services.

The General Plan describes Specific Plan land use designations as follows:

SSA - Service Sub-Area (10.1 to 50.0 dwelling units per acre). The Service Sub-Area is intended to maintain and enhance existing land uses while providing land use flexibility and incentives to encourage new private investment and additional development. Each service sub-area is described as follows.

San Pablo Avenue: Preserve land for manufacturing and industrial uses, particularly "green industry." A limited amount of general office, retail and residential uses may be permitted where they will not conflict with the principal industrial uses in the area.

Pinole Valley Road: Maintain and increase existing employment opportunities and encourage new housing opportunities while accommodating commercial uses that serve residents through mixed-use development. This is a transitional area that serves residential neighborhoods in Pinole Valley and serves as a gateway immediately south of the historic Old Town.

Appian Way: Maintain and enhance the regional gateway area into Pinole and capitalize on freeway access to upgrade existing development and attract a desirable mix of commercial services and residential uses.

OTSA - Old Town Sub-Area (10.1 to 50.0 dwelling units per acre). The Old Town Sub-Area will maintain and enhance the residential, commercial and mixed-use character, scale and style of Old Town Pinole. All types of commercial and residential uses as either a single use

or in combination with other allowable commercial and residential uses are allowed within this area, at intensities that preserve the character of Old Town Pinole. The designation is intended to encourage ground-floor, pedestrian-friendly retail sales and service uses with upper floors of office and/or residential uses. Residential uses may include single-family and multi-family residential uses.

MUSA - Mixed-Use Sub-Area (10.1 to 50.0 dwelling units per acre). The Mixed-Use Sub-Area encourages mixed residential and commercial development that is united by transit and pedestrian improvements, parks and public spaces. This land use designation allows all types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses at densities and intensities that support transit service. The designation is intended to encourage ground floor, pedestrian-friendly retail sales and service uses with upper floors of office and residential uses. Residential uses may include single-family and multi-family residential uses.

The density and intensity ranges for the Three Corridors Specific Plan Area land use categories are shown in Table 54. Development incentives are granted for a project where the project promotes transit-oriented development (TOD) objectives or other City objectives as identified in a Specific Plan, the Redevelopment Plan, or approved planned development, or through any other similar planning document adopted for the area. Incentives may include increased density, reduced parking, greater building height, or other deviations from regular zoning standards.

Table 54: Three Corridors Specific Plan Areas Development Densities and Intensities

Sub-Area	Density (du/acre)	
	Normal (max)	With TOD Incentives (max)
Mixed-Use	35	50
Old Town	35	50
Service	35	50

Source: City of Pinole General Plan

Three Corridors Specific Plan

The Three Corridors Specific Plan expands upon the vision of the sub-area land use designations provided in the General Plan (SSA, OTSA, and MUSA) for each of the three corridors within the Specific Plan. The document establishes the allowable land uses and development standards within each of the three corridors. Development standards include the establishment of standard and special building height requirements, provision of height exceptions, building placement/setback requirements, allowed frontage types, allowed building types, and allowable parking types. Where a standard is not addressed in the Specific Plan, the standard from the Zoning Ordinance would apply. Where there are conflicts

in allowable uses and standards between the Specific Plan and Zoning Ordinance, the Specific Plan would govern.

Development Standards

In general, the City's Zoning Ordinance (Title 17 of the Pinole Municipal Code) establishes development standards for new development, such as densities, height, parking, and setbacks, to implement the development envisioned in the General Plan. The Three Corridors Specific Plan contains development standards applicable when a property is located within the Specific Plan area. As with other cities, Pinole's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community while implementing the goals and policies of the General Plan and Specific Plan.

Height Limits

The City has one type of height limit in residential districts: a maximum height measured from finished grade to the top of the roof or parapet walls. Height limits in the R, R-1, R-2, and R-3 is 35 feet and 20 feet in the LDR district. For the R-4 and mixed-use zones (RMU, CMU, OIMU), the height limit is 50 feet. The height limits do not constrain development from reaching their prescribed General Plan densities.

For development located within the Three Corridors Specific Plan area, the height standards are based on the corridor and the sub-area designation, as provided in Table 55.

Table 55: Three Corridors Specific Plan Height Standards

Corridor	Sub-Area		
	Old Town	**Mixed Use**	**Service**
San Pablo Avenue*	40 feet or 3 stories	50 feet or 4 stories	50 feet or 4 stories
Pinole Valley Road*	40 feet or 3 stories	50 feet or 4 stories	n/a
Appian Way**	n/a	35 feet or 4 stories	75 feet or 6 stories

* Step back at a 45 degree angle above the second story when adjacent to single family home/zone with 35 foot height limit, or above the third story when across the street from single family home/zone with 35 foot height limit or less.

** Height is limited to 35 feet where development is located within 60 feet of an existing single family home or zone with a height limit of 35 feet of less.

Setbacks

All residential zones have setbacks, which are the minimum distances between a structure and a lot line. Setbacks in Pinole vary between the residential zones depending on density. The lower density (LDR and R-1) zones are largely uniform, with 20-foot front setbacks, 5- to 10-foot side setbacks, and 20-foot rear setbacks. The medium to higher density (R-2, R-3, R-4) have 0-foot front setbacks, 5-foot side setbacks, and 15-foot rear setbacks. Mixed use

zones (RMU, CMU, OPMU, and OIMU) have 0-foot front and side setbacks with 15-foot rear setbacks, with OPMU and OIMU having 10-foot side setbacks. While all setbacks reduce the amount of land that is developable on a site, the setbacks do not constrain projects from reaching the maximum housing density in a zone.

Table 56: Primary Building Development Standard for City of Pinole Base Zoning Districts

District	Lot Area (min sq ft)	Setback (minimum distance between structure and property line)					Building Height (max ft)	Allowed Density (units/acre)	
		Front Yard	Side Yard	Side Yard for Second Story	Street Side Yard	Rear Yard		Min	Max
R	5 ac.[1]	30	15	15	20	30	30	N/A	0.2
LDR	43,560	20	10[2]	15	15[4]	20[4]	20	0.21	1.0
R-1	6,000	20	5[3]	12	10[4]	20[4]	35	1.1	10
R-2	3,000	0	5	10	10	15	35	10.1	20
R-3	1,500	0	5	5	10	15[5]	35	20.1	35
R-4	N/A	0	5	5	10	15[5]	50	35.1	50
RC	5,000	0	0	0	0	0	50	N/A	N/A
RMU	N/A	0	0	0	10	15[5]	50	20.1	35
CMU	N/A	0	0	0	10	15[5]	50	20.1	30
OPMU	N/A	0	10	10	10	15[5]	50	N/A	N/A
OIMU	N/A	0	10	10	10	15[5]	50	N/A	N/A

Source: City of Pinole Municipal Code 17.24.020

Notes:

1. The approving authority may approve lots less than five (5) acres in size and reduced setbacks for clustering of units to preserve open space or other resources as part of comprehensive design review.
2. The combined side yard setbacks shall not be less than twenty (20) feet.
3. Within required side yards, at least one (1) side shall provide four (4) feet of unobstructed surface to allow unobstructed access between the front and rear yards.
4. Listed setback distance or twenty percent (20%) of lot width inside yard and twenty percent (20%) of lot depth in rear yard, whichever is less.
5. If abutting non-residential property, there is no minimum rear yard setback.

For development located within the Three Corridors Specific Plan area, setback standards are based on the corridor and the sub-area designation, as provided below.

Table 57: Three Corridors Specific Plan Setback Standards

Corridor	Setback	Sub-Area		
		Old Town	Mixed Use	Service
San Pablo Avenue*	Build to Front Line	0-5 feet	0-10 feet	0-5 feet
	Minimum Side Yard	0 feet, except 15 feet if abutting residential	0 feet, except 15 feet if abutting residential	0 feet, except 15 feet if abutting residential
	Minimum Rear Yard	5 feet, except 15 feet if abutting residential	0 feet, except 15 feet if abutting residential	0 feet, except 15 feet if abutting residential
Pinole Valley Road*	Build to Front Line	0-5 feet	n/a	0-5 feet
	Minimum Side Yard	0 feet, except 15 feet if abutting residential	n/a	0 feet, except 15 feet if abutting residential
	Minimum Rear Yard	5 feet, except 15 feet if abutting residential	n/a	0 feet, except 15 feet if abutting residential
Appian Way**	Build to Front Line	n/a	0-10 feet	0-5 feet
	Minimum Side Yard	n/a	0 feet, except 20 feet if abutting residential	0 feet, except 20 feet if abutting residential
	Minimum Rear Yard	n/a	0 feet, except 20 feet if abutting residential	0 feet, except 20 feet if abutting residential

* Step back at a 45 degree angle above the second story when adjacent to single family home/zone with 35 foot height limit, or above the third story when across the street from single family home/zone with 35 foot height limit or less.

** 35 foot height limit within 60 feet of side or rear property line when adjacent to single family home/zone with 35 foot height limit.

Parking

The Pinole Municipal Code Chapter 17.48 establishes parking standards for various types of land uses, including residential development. High parking requirements can reduce the potential land available for development and increase the cost of development. A recent estimate of parking construction costs in major cities found that in 2022 the national average cost per parking space is $24,748 and the cost in San Francisco per parking space was $30,316.[16]

The minimum parking requirements for residential developments in Pinole are shown in

[16] Transportation Cost and Benefit Analysis II – Parking Costs. Victoria Transport Policy Institution. https://www.vtpi.org/tca/tca0504.pdf

Table 58. As a part of Program 12 the City will further study the parking requirements in the City as a constraint to development and will take action to ensure that parking requirements do not act as a constraint to development by doing one of more of the following: remove or reduce guest parking, remove covered parking requirements, allow tandem parking, and reduce minimum parking requirements.

Chapter 17.48 of the Pinole Municipal Code also provides for reduced parking and shared parking through the Conditional Use Permit process with approval by the Planning Commission. The process for obtaining a shared parking agreement or parking reduction has defined processes and standards. The City is currently processing a CUP for reduced parking requirements. A variance is not needed for a reduction of parking standards. Conditional Use Permits (CUPs) may be requested in applications proposing shared parking arrangements and parking reductions below minimum parking ratios. A reduced parking proposal is being used for residential projects at the Collins House (612 Tennent Ave) and the adjacent property (2279 Park Street). Both projects feature an increase in residential units beyond the previous use: a conversion of a building from two units to include four units for Collins House and a proposal for three units at 2279 Park Street. Both projects have constraints in providing onsite parking spaces. However, the CUP process allows for flexibility in exploring alternative parking arrangements to provide for reductions in standard parking requirements based on specific project needs and available parking resources on the site and in the area to meet needs. The parking requirements for Pinole have not been a constraint to multi-family and below market-rate developments.

As a part of Program 12, the City will reduce the level of approval for a parking reduction and shared parking agreement from a conditional use permit to an administrative use permit. An administrative use permit is a staff level approval. To obtain reduced parking, there are currently four criteria and an applicant must meet three of them. The City will revise the standards for reduced parking in Section 17.48 of the zoning ordinance to make it easier to obtain, such as reducing the number of required findings or increasing the number of available criteria.

In conversations with developers pursuing projects in the City, parking was not noted as a constraint on their projects. In particular, larger multifamily projects have been subject to the City's inclusionary housing requirements and have been eligible for reduced parking under State Density Bonus law. Additionally, the context of some development projects (e.g., senior housing development with reduced parking need or location of a project allowing for shared parking) have allowed for further flexibility in meeting parking need unique to specific characteristics of a project. The City has recently approved over 600 units, including 235 affordable units. The parking requirements have not been a constraint to residential development.

The City is including multiple programs to review and reduce parking requirements including a reduction of parking standards for lower income household developments including SROs

in Program 9 and reducing parking standards for senior housing development in Program 10. Parking requirements for ADUs are compliant with state law.

Table 58: Parking Requirements by Land Use

Land Use Type	Required Parking Spaces	
Residential Uses	Boarding and Rooming Houses	1 space per family (based on designed capacity) plus 0.8 spaces/employee during the peak employment shift and 0.8 spaces per full-time resident staff
	Dwelling, Single-Family - studio	1 space per dwelling unit (garage enclosed or covered)
	Dwelling, Single-Family - one bedroom	2 spaces per dwelling unit (garage enclosed or covered), tandem parking spaces permitted
	Dwelling, Single-Family - two to four bedrooms	2 spaces per dwelling unit (1 space must be garage enclosed or covered), tandem parking spaces permitted in Old Town
	Dwelling, Single-Family - five or more bedrooms	3 spaces per dwelling unit (2 spaces must be garage enclosed or covered and accessed independently; the third space may be tandem)
Dwelling, Multiple-Family	Studio units	1 space per dwelling unit (garage enclosed or covered) plus 0.3 spaces per dwelling unit for visitor parking
	One-bedroom units	1.5 spaces per dwelling unit (1 space must be garage enclosed or covered) plus 0.3 spaces per dwelling unit for visitor parking
	Two+ bedroom units	2 assigned spaces per dwelling unit (1 space must be garage enclosed or covered) plus 0.3 spaces per dwelling unit for visitor parking
Accessory Dwelling Unit	1 space per bedroom or ADU, whichever is less, except parking may be waived as provided in Chapter 17.70, Accessory Dwelling Units and Junior Accessory Dwelling Units	
Senior units, studio, one- and two-bedroom units	1 space per dwelling unit	
Senior units, three + bedroom units	1 space per dwelling unit plus 1 additional off-street space	
Mobile Home Park	2 parking spaces per home site	

Source: City of Pinole Municipal Code 17.48.050

Cumulative Effect of Development Standards

The cumulative effect of development standards is not likely to constrain the ability of developers to achieve maximum densities on site development. The combination of setback,

height, and parking requirements do not impede the ability of projects to reach the maximum density. The City of Pinole has permissive standards for development, especially in the Three Corridors Specific Plan areas. The standards are not uncommon and are similar to other housing-friendly zoning ordinances. The City has recently permitted over 600 units, including 235 affordable units complying with these development standards, or modified where needed through State density bonus provisions. As a part of the housing element update the City had conversations with developers with projects in the City to discuss their experience developing in Pinole. Developers were asked to identify any constraints they experienced in the development process. No setback, height, or parking requirement was noted in conversations with developers as a restriction on their development. The development standards do not constrain the ability for projects to meet the densities in each zone.

The City of Pinole does not utilize any floor area ratio, maximum floor area, or maximum lot coverage standards to limit the size of buildings in the City. Projects are limited by height and setbacks.

Recent projects in Pinole demonstrate that the existing development standards (including setbacks and height requirements) do not constrain development from meeting, and in many cases exceeding, the maximum allowable density in each zone. All of the five projects include affordable housing. In most cases, concessions for density bonuses and inclusionary housing were also leveraged to achieve densities beyond the allowable maximum. Table 59 compares the approved projects with the development standards of the relevant zone. Three of the recent projects exceed the maximum allowable density due to density bonus for affordable housing. Of these, two still comply with the standard maximum height and one used the concession to exceed the height limit. The SAHA affordable housing project exceeds the density of the zone while meeting the height and setback requirements of the CMU zone.

The BCRE project used an incentive through compliance with state affordable housing law to receive a height increase from 50 to 60 feet. This project retained the existing commercial uses and building located in the center of the site and added more commercial uses and residential units to the site. Working around the existing building led to the increased height to accommodate the floor area.

Table 59: Comparison of Development Standards of Recent Projects

Project	Zone	Actual Density / Max Density Allowed	Actual Height/ Max Height	Actual Setbacks / Allowed Setbacks
Appian Village	RMU/CMU	20.9 / 32.7*	37’2” ft** / 50 ft	Side: 5 ft / 10 ft Rear: 5 ft / 15 ft
BCRE Mixed-Use	OPMU	16.6 / 30	60 ft / 50 ft	Front: 77 ft / 0 ft Side: 5 ft / 0 ft

Project	Zone	Actual Density / Max Density Allowed	Actual Height/ Max Height	Actual Setbacks / Allowed Setbacks
				Rear: 10 ft / 0-15 ft
Pinole Vista	CMU	37.6 / 30	55 ft / 75 ft	Front: 67 ft / 0 ft Side: 77, 142 ft / 0 ft Rear: 167 ft / 15 ft
SAHA Affordable Veteran's Housing	CMU	55 / 30	48 ft / 50 ft	Front: 0 Ft / 0 ft Side: 15 ft / 15 ft Rear: 15 ft / 15 ft
Vista Woods	VHDR	89 / 50	60 ft / 50 ft	Front: 0 ft / 0 ft Side: 1 ft, 14 ft / 15 ft Rear: 15 ft / 15 ft

*Densities proportional to acreage between two zones.

**Tallest building height.

Source: City of Pinole.

Inclusionary Housing Requirements

Pinole Municipal Code Chapter 17.32.02 stipulates that, for all rental or ownership developments of four or more units, at least 15 percent of the total units must be constructed and offered for sale or rent as affordable housing units. Of those units, no less than 40 percent (or 6 percent of the total) must be made available to very low-income households.

The City has seen recent development complying with these standards, including development of over 600 units and 235 affordable units. Two recent projects are one hundred percent affordable projects. The recently approved Pinole Vista project includes inclusionary units of 48 percent (13) very low income units and 52 percent (13) low income units, which exceeded the required percentage of very low income units by the inclusionary housing ordinance. The developer increased the proportion of very low units to take advantage of state density bonus laws. Another recent development includes a subdivision of four units that increased from three to four units to provide one moderate income for-sale unit. This and other recently approved market and affordable housing projects demonstrate that the cumulative regulations have been able to facilitate a variety of new housing development, such that 80% of the City's RHNA could be met with currently approved projects. Recent development trends demonstrate that the City's inclusionary housing requirements do not constraint development.

Incentives for constructing affordable housing may include density bonuses, fee subsidies or deferrals, and design incentives as follows:

1. Density Bonus. Consistent with California Government Code Sections 65915 through 65918, qualifying projects can receive a density bonus by right.

2. Fee Subsidy or Deferral. The City Council may subsidize or defer payment of city development impact fees and/or building permit fees applicable to the affordable housing units or the project of which they are a part. The affordability control covenant shall include the terms of the fee subsidy or deferral.
3. Design Modifications. The granting of design modifications relative to affordable housing requirements shall require approval of the City Council and shall meet all applicable zoning requirements of the city. Modifications to typical development standards may include the following:
    a. Reduced minimum setbacks;
    b. Reduced minimum building separation requirements;
    c. Reduced square footage requirements;
    d. Reduced parking requirements;
    e. Reduced minimum lot sizes and/or dimensions;
    f. Reduced street standards;
    g. Reduced on-site open space requirements;
    h. Increased height limitations;
    i. Increased maximum lot coverage;
    j. Allowance for live-work units within multi-family residential zoning districts;
    k. In lieu of reduced setbacks, allowance for attached dwelling units, if shown to be necessary to make the project feasible; or
    l. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable, financially sufficient, and actual cost reductions.
    m. Priority Processing. After receiving the required discretionary approvals, the residential development that provides affordable housing units may be entitled to priority processing of building and engineering approvals, subject to the approval of the City Manager.

The City does not collect in-lieu fees through the City's inclusionary requirement, it utilizes an incentive based approach to achieving affordable housing on-site. An alternative method of compliance is the construction of affordable units at an off-site alternative location. The lack of an in-lieu fee option can act as a constraint on development, especially on smaller projects that may end up providing a higher proportion of affordable units due to their small size. As a part of Program 7, the City will pursue creation of an in-lieu fee alternative for the inclusionary housing requirement to provide flexibility for smaller projects and to create a new funding source for affordable housing projects. The inclusionary fee will help ensure that the inclusionary requirements do not constrain smaller projects and that smaller projects are providing an equal proportion of affordable units as larger projects.

Density Bonus

The City's Zoning Ordinance includes a provision for granting density bonuses as an incentive for the production of affordable housing in Section 17.38.020. The City's Density Bonus provision within the Municipal Code is not up to date with the latest updates to California Government Code 65915. Through Program 12, the City will update its Zoning Ordinance to ensure compliance with state density bonus law. Where development is proposed that is eligible for density bonuses and their associated waivers and incentives under State Law, the provisions under California Governmental Code Section 65915 are applied to the project.

As part of Program 12, the City will update the Zoning Ordinance to reflect the latest provisions set forth in California Government Code 65915. Program 12 will include amendments to the density bonus provisions to comply with state law. Specifically, the update will increase the maximum density bonus from 35 to 50 percent with the criteria and allowances under state density bonus law, add student housing as a housing type that is eligible for density bonus incentives, and reduce parking from 2 to 1.5 spaces for two and three bedroom units and from 2.5 to 2 spaces for four or more bedroom units. The City is complying with state density bonus law though the code is not yet updated.

Providing for a Variety of Housing Types

Table 60 shows the allowed uses in residential zones in the Zoning Code. As discussed in the next section, accessory dwelling units and junior accessory dwelling units are allowed in all residential zoning districts under Section 17.20.020 of the City's Zoning Ordinance. The RC (Regional Commercial) zone is a included in Table 60for reference, though housing is not generally permitted; the zone consists of the large regional commercial shopping center area along Interstate 80, outside of the Three Corridor specific Plan Areas. Single-family residential zoning includes six districts: R, LDR, R-1, R-2, R-3, and RMU. Single-family dwellings are permitted as a matter of right in most multifamily residential districts except R-4 and is only allowed in one mixed-use district (RMU).

Multifamily residential zoning includes R-1, R-2, R-3, R-4, and RMU (Residential Mixed Use), CMU (Commercial Mixed Use), OPMU (Office Professional Mixed Use), and OIMU (Office Industrial Mixed Use) mixed-use districts. Multifamily units are permitted as a matter of right in the R-2, R-3, R-4 districts; they are also permitted in the RMU and CMU districts.

Table 60: Allowed Residential Uses Under the Zoning Code

Land Uses	R	LDR	R-1	R-2	R-3	R-4	RC	RMU	CMU	OPMU	OIMU
Dwelling, Accessory/ Junior Accessory[1]	P	P	P	P	P	P	N	P	P	P	P
Dwelling, Multifamily	N	N	N	P	P	P	N	P	P	N	N
Dwelling, Single Family	P	P	P	P	P	N	N	P	N	N	N
Dwelling, Two-Family	N	N	N	P	P	N	N	N	N	P	P

Land Uses	R	LDR	R-1	R-2	R-3	R-4	RC	RMU	CMU	OPMU	OIMU
Dwelling, Three- and Four-Family	N	N	N	P	P	P	N	P	P	N	N
Emergency Shelter [2]	N	N	N	N	N	N	N	N	N	N	P
Group Residential	N	P	P	P	P	P	N	C	C	N	N
Manufactured Home	P	P	P	P	P	P	N	N	N	P	N
Mobile Home Park	C	C	C	C	C	C	N	N	N	N	N
Residential Care Facilities	P	P	P	P	P	P	N	P	P	N	N
Single Room Occupancy Facilities	N	N	N	C	C	C	N	C	C	N	N
Supportive Housing (located in housing of a type permitted in the zone)	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing [2] (located in housing of a type permitted in the zone)	N	P	P	P	P	P	P	P	P	P	P

Source: City of Pinole Municipal Code 17.20.020

Note: P = Permitted; C = Conditionally Permitted; N=Not Allowed

1 See additional regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units in Chapter 17.70.
2 See additional regulations for Emergency Shelters in Chapter 17.62.

Where a property is located within the Three Corridors Specific Plan area, the Specific Plan establishes the list of allowable residential uses based on the corridor, sub-area, and land use/zoning designation. The exhibits below (Table 61, Table 62, Table 63) show the allowable residential uses in the three corridor areas of the Specific Plan. In general, multifamily residential is permitted by right throughout the Specific Plan area with some exceptions such as prohibition on Public Quasi-Public Institutional (PQI) parcels, required Conditional Use Permit approval in OPMU, and limitation of units on the ground floor at street frontages in certain locations. Single family residential is not permitted outside of the Old Town Sub-Area. Second dwelling units (or ADUs/JADUs) are allowed consistent with the locational requirements as provided under the Zoning Code; and the Zoning Code would take precedence over the Specific Plan for any conflicts between the Specific Plan and Zoning Code regarding ADUs/JADUs to maintain consistency with requirements under State law.

Table 61: Permitted Land Uses for San Pablo Avenue

Land Uses	Old Town Sub-Area				Service Sub-Area		Mixed-Use Sub-Area			
	MDR	RMU	CMU	OPMU	CMU	OPMU	VHR	RMU	CMU	OPMU
Dwelling, Multifamily	P	P	P[1]	P[1]	P[1]	P[1]	P	P	P[1]	P[1]
Dwelling, Second Unit	CUP	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]

Land Uses	Old Town Sub-Area				Service Sub-Area		Mixed-Use Sub-Area			
	MDR	RMU	CMU	OPMU	CMU	OPMU	VHR	RMU	CMU	OPMU
Dwelling, Single-family	P	P	N	N	N	N	N	N	N	N
Dwelling, Two-family	P[3]	P[3]	N[3]	N	N	N	N	N	N	N
Family Day Care Home, Small (6 children or less)	P	P	P	P	P[3]	P[3]	P	P	P[3]	P
Family Day Care Home, Large (7 – 24 children)	P[4]	P[4]	P[4]	P[4]	P	P	P	P	P	N
Home Occupation	P	P	P	P	P[4]	P[4]	P[3]	P[3]	P[4]	P
Live-Work Facility	P	P	P	P	P	P	N	P	P	P
Residential Care Home	CUP	P	P	P	CUP	CUP	CUP	P[4]	CUP[1]	CUP[1]
Emergency Shelter/ Temporary Home	N	N	N	N	CUP[1]	CUP[1]	CUP	N	CUP[1]	CUP[1]

1 Not allowed on first floor at street frontage, except for residential development on a property with an affordable housing agreement and when that development includes community benefits as specified in the General Plan.

2 See Multi-Family Residential

3 Not permitted if the same use is preexisting and within 200'

4 Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

Table 62: Permitted Use Table for Pinole Valley Road

Land Uses	Old Town Sub-Area			Service Sub-Area	
	MDR	HDR	CMU	CMU	OPMU
Dwelling, Multifamily	P	P	P[1]	P[1]	P[1]
Dwelling, Second Unit	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]
Dwelling, Single-family	P	N	N	N	N
Dwelling, Two-family	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]
Family Day Care Home, Small (6 children or less)	N	P	P	P[3]	P[3]
Family Day Care Home, Large (7 – 24 children)	CUP[4]	CUP[4]	CUP[4]	P	P
Home Occupation	N	P	P	P[4]	P[4]
Live-Work Facility	P	P	P	P	P
Residential Care Home	CUP	P	P	CUP[1]	CUP[1]
Emergency Shelter/ Temporary Home	N	N	N	CUP[1]	CUP[1]

1 Not allowed on first floor at street frontage

2 See Multi-Family Residential

3 Not permitted if the same use is preexisting and within 300'

4 Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

Table 63: Permitted Use Table for Appian Way

Land Uses	Service Sub-Area			Mixed-Use Sub-Area		
	RMU	CMU	OPMU	HDR	RMU	CMU
Dwelling, Multifamily	P	P	P[1]	P	P	P[1]
Dwelling, Second Unit	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]
Dwelling, Single-family	N	N	N	N	N	N
Dwelling, Two-family	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]	N/A[2]
Family Day Care Home, Small (6 children or less)	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]
Family Day Care Home, Large (7 – 24 children)	CUP	CUP	CUP	N	CUP	CUP
Home Occupation	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]
Live-Work Facility	P	P	P	P	P	P
Residential Care Home	CUP	CUP[1]	CUP[1]	CUP	CUP	CUP[1]
Emergency Shelter/ Temporary Home	N	N	N	N	N	N

1 Not allowed on first floor at street frontage

2 See Multi-Family Residential

3 Not permitted if the same use is preexisting and within 300'

4 Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

Accessory Dwelling Units

Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) are attached or detached dwelling units that provide complete independent living facilities for one or more persons and are located on a lot with a proposed or existing primary residence. ADUs provide additional housing opportunities for people of all ages and economic levels. The City of Pinole allows and regulates ADUs and JADUs in Chapter 17.70 of the Municipal Code and in compliance with California Government Code Sections 65852.2 and 65852.22. ADUs are permitted on lots with an existing or proposed single-family or multifamily residence, subject to a ministerial approval process through building permit plan check review. The City streamlines the permitting of ADUs by processing them as a plan check in a building permit application review and does not require separate planning permits for ADUs.

The City will continue to update the ADU ordinance as necessary and work with the state to ensure compliance with state law as part of its ADU production program (Program 4), which includes efforts to spur the development of affordable housing through the construction of ADUs. The City is also creating a Home Sharing and Tenant Matching Program to help senior residents age in place and encourage ADU and JADU development (Program 11).

Senate Bill 9

Effective January 1, 2022, Senate Bill (SB) 9 requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. The City has not received any SB9 applications as of October 2022 but has seen some interest from homeowners. Promotion of SB9 opportunities in the City is included as a part of Program 23.

The City has not adopted an SB9 ordinance or objective standards. The City will amend the zoning ordinance in Program 12 to reflect the provisions of California Government Code Section 65852.21. Additionally, to facilitate and provide for technical assistance of SB 9 units, the City is including Program 6.

Emergency Shelters

An emergency shelter is housing with minimal supportive services for unhoused persons that is limited to occupancy of 180 days or less per calendar year by an unhoused person. No individual or household may be denied emergency shelter because of an inability to pay.

The City's emergency shelter requirements are provided in Article IV Special Use Standards of the Zoning Ordinance. Pursuant to SB 2, the City of Pinole permits emergency shelters by right without discretionary review in the Three Corridors Specific Plan Office Industrial Mixed Use (OIMU) zone.

The Zoning Ordinance permits emergency shelters by right in the OIMU zone subject to the same development and management standards as other permitted uses in the zone. In addition, the following requirements regulate future emergency shelters to enhance compatibility (Chapter 17.62):

- Emergency shelters of more than ten persons shall be situated more than 300 feet from another emergency shelter.
- A maximum of 30 beds shall be available in the facility, unless a conditional use permit is approved for a greater number. The maximum number of beds does not apply in situations of City- or statewide designated disasters or catastrophic conditions.
- Smoke detectors, approved by the Fire Department, shall be provided in all sleeping and food preparation areas for emergency shelters.
- The size of an emergency shelter shall be in character with the surrounding neighborhood.
- The emergency shelter shall have an interior, on-site waiting and client intake area that is a minimum of 200 square feet. The emergency shelter shall include a landscaped exterior waiting area that is a minimum of 100 square feet.

- Off-street parking shall be provided at the rate of one space per three beds plus one space per employee, and may only be required based on demonstrated need, provided that the same parking requirements are applied for other residential or commercial uses in the same zone.
- Exterior lighting shall be consistent with Zoning Code requirements.
- Emergency shelters shall provide on-site management and support staff at all times during shelter use.
- Emergency shelters must have on-site security during the hours that the shelter is in operation.

Assembly Bill 139 (2019) modified the allowed parking standards for emergency shelters. The City may now only require parking to meet the needs of staff working at the shelter and may not impose any standards based on the number of beds or persons served. The City's existing ordinance requires one space for each three beds and one per each employee, which is not reflective of recent changes to state law.

The City is including Program 12 to amend the Emergency Shelter ordinance to comply with AB 139 and all state standards for emergency shelters. The City will also review the other standards for emergency shelters to verify that they are required for all other uses in the zone and are not unique to emergency shelters beyond those allowed by state law.

The City is compliant with AB 2339 (2023) that requires zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permits in a zone that also allows residential uses. The City allows emergency shelters without a conditional use or other discretionary permits in the OIMU zone. Under the general Zoning Code standards, this is a mixed-use zone that permits residential uses including two-family dwellings, supportive housing, and transitional housing. The OIMU zone in Three Corridors Specific Plan also allows live-work facilities by right and multi-family residential with a CUP.

Emergency shelters are allowed by-right in the OIMU zone. Pinole has 35.4 acres of land zoned OIMU, all of which is located in the northwestern area of the City along San Pablo Avenue in the Three Corridors Specific Plan. Emergency shelters in land zoned OIMU allows for proximity to public transit, employment centers and some commercial amenities and resources along one of the City's major commercial throughfares. The area is fit for human habitation, has access to infrastructure and is located in the one of the most walkable corridors of the City. There are a number of residential uses at varying densities adjacent to this zone. The zone does not allow for heavy industrial uses. Building in the OIMU zone may have heights up to 50 feet and no front yard setbacks. Required setbacks include 10-foot side and 15-foot rear setbacks. Other residential uses allowed in the OIMU zone include two-family dwellings, ADUs and JADUs, supportive housing, and transitional housing. The OIMU standards will not preclude or constrain the development of emergency shelters.

The latest homeless point-in-time count indicated that there are 7 unsheltered homeless individuals living in Pinole; the City needs to ensure that at least 1,400 sf of floor area could be available for emergency shelter development or conversion. Based on a review of the City's standards and shelter need, there are 5.6 acres of vacant land and multiple underutilized lots in the OIMU zone that meet the requirements and can accommodate the City's shelter need. The 5.6 acres of vacant land in the OIMU zone are within 0.5 miles of transit stops along San Pablo Avenue.

Low Barrier Navigation Centers

Low barrier navigation centers (LBNC) are service-enriched shelters that are focused on moving individuals into more permanent housing. LBNCs provide temporary housing while case managers connect individuals experiencing homelessness to shelter, public benefits, and health services. Under the Housing for Homeless Act (2019), local governments are required to allow LBNCs by right in areas zoned for mixed uses and nonresidential zones that permit multifamily uses.

Pinole does not currently explicitly allow LBNCs in any zone, though this would not prevent their development if an application for one were received. Through Program 12, the City will amend its zoning code pursuant to Government Code Section 65583 to allow for LBNCs by right in areas zoned for mixed uses and nonresidential zones that permit multifamily uses.

Manufactured Homes

The permitting of modular, or manufactured, housing on foundations is subject to the same development standards as conventional single-family units, consistent with Government Code Section 65852.3. The City of Pinole permits modular homes by right in all residential zones that permit single-family dwellings by right except in the Residential Mixed Use (RMU) district. As part of the zoning code amendment program, Program 12, the City will amend the zoning code in RMU to permit manufactured homes on permanent foundations as if they were single-family homes.

Supportive and Transitional Housing

Supportive housing is a permitted use by-right in every residential zone in the City. This includes all zones in the City where multifamily and mixed uses are allowed, as well as nonresidential zones permitting multifamily uses, as shown in Table 60.

Transitional housing is also permitted use by-right in every zone in the City where multifamily and mixed uses are allowed, as well as nonresidential zones permitting multifamily uses, as shown in Table 59. Transitional housing is not permitted the rural (R) zone; however, only single-family dwellings are permitted in this zone, and no multifamily uses or mixed-use are permitted.

As defined in section 17.22.020 of the Pinole Municipal Code, both supportive and transitional housing "shall be permitted, conditionally permitted or prohibited in the same

manner as other residential dwellings of the same type in the same zone under this code and applicable state law." The City complies with California Government Code Section 65651(b) and only subjects supportive housing to comply with written, objective development standards and policies that apply to other multifamily development within the same zone and reviews the projects with non-discretionary action.

The first permanent supportive housing project in the City, a 33-unit project for veterans (SAHA development), broke ground during the first week of June 2023.

While the City allows these uses by right in most cases, the City does not have objective design standards for these types of homes to add certainty to the development process. As part of Program 13, the City will create and adopt objective development standards.

Single-Room Occupancy Units

Single-room occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis, typically without a rental deposit, and can provide an entry point into the housing market for extremely low-income, formerly unhoused, and disabled persons. SRO units are allowed in five multifamily zones including in both mixed-use and exclusively residential zones (R-2, R-3, R-4, CMU, and RMU) upon the granting of a conditional use permit.

There is no potential constraint on the development of SRO residences. The code allows the construction of very small, efficiency, or micro-units of all affordability levels in all zones that allow residential uses. The City's zoning code does not establish specific unit size limitations; minimum unit sizes follow standards established by the California Building Code.

The City's definition for SROs is "multi-unit housing for very low-income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency." SROs are eligible for reduced parking standards through Program 9 and affordable housing incentives in Program 8.

Development Review and Permitting Procedures

The efficiency and timing of a jurisdiction's processes for review and approval of residential development has a significant impact on the amount and pace of housing construction. The procedures for development review and permitting in the City of Pinole are described below.

Permit Processing Procedure

The requirements of the permit processing procedure have the potential to act as a constraint to the development of housing. The time and uncertainty of the review and revision cycle can contribute significantly to the overall cost of the project, ability to obtain

and maintain funding, and the cost of each dwelling unit. Certainty and consistency in permit processing procedures and reasonable processing times are important to ensure that the developmental review and approval process does not act as a constraint to development by adding excessive costs or discouraging housing development.

Permitted uses are those uses allowed without discretionary approval of the use. In general, residential uses are either permitted by right or not permitted, with some exceptions. Therefore, discretionary review based solely on allowing a residential use is uncommon. Discretionary review is more typical for the physical development or modification of a residential structure.

The Zoning Code provides for certain variances or reductions in standards with discretionary review. The discretionary review processes allow for consideration of certain deviations from standards following consideration by the Community Development Director or the Planning Commission and determination that findings in the municipal code have been met. For single family residential structures, minor deviations for limited modification of maximum height by 10 percent and setbacks by 5 percent may be approved by the Community Development Director following a public hearing. Parking reductions may be granted through a Conditional Use Permit approved by Planning Commission. For other types of deviations from standards, a variance may be requested for consideration by the Planning Commission. Although discretionary review may extend the time required for application processing, they provide flexibility when warranted by special circumstances applicable to a project and for which there may be no other remedy. In some instances, a Conditional Use Permit or Variance may be processed concurrently with another entitlement request such as Comprehensive Design review that also requires discretionary review.

Design Review

Design Review is the discretionary review process through the Planning Division to review proposed residential development and modifications, and it is separated into Administrative Design Review and Comprehensive Design Review. Administrative Design Review is the staff-level review process applicable to single family residential additions. Comprehensive Design Review requires approval by the Planning Commission and encompasses all new residential developments.

The Comprehensive Design Review process is single, comprehensive discretionary approval of the physical design for compliance with the site design standards.

As a part of the Design Review process, applications are reviewed by the Design Review Ad-Hoc Subcommittee meeting (see step 4 below). This is a voluntary ad-hoc meeting of City staff and three planning commission members to review the plan set and make recommendations on the proposed plans. The applicant does not attend and there is no fee. The Design Review Ad-Hoc Subcommittee meeting serves as a working session between staff and three planning commission members to provide detailed review and recommendations to the applicant and the full Planning Commission. The intent and purpose is to streamline

the approval process and the number of meetings and hearings before the full Planning Commission. This provides constructive feedback to the applicant very early in the process and helps applicants understand what the Planning Commission is looking for and reduce the number of Planning Commission reviews on their project. It helps save time and increase certainty of approval for applicants.

The majority of projects have one Design Review Ad-Hoc Subcommittee meeting and only one meeting and hearing before the Planning Commission. At most, large projects with significant comments in the first Design Review Ad-Hoc Subcommittee meeting may have a second meeting.

In a review of development projects since 2015, the Design Review Ad-Hoc Subcommittee meeting process never resulted in a reduction of density, size of units, or number of units for any project. As a part of Program 13, the City is developing a set of objective design standards that will provide even greater clarity and certainty to the Comprehensive Design Review process and help to further reduce the approval process and increase the certainty that projects will be approved in one Planning Commission Hearing.

City staff conducts preliminary reviews to assist applicants prior to application submittal at no additional cost. This allows staff and the prospective applicant to identify important project issues early in the development review process. Further, the City has prepared Residential Design Guidelines to clarify City expectations for proposed new residential development, which can assist applicants prior to application submittal. ADUs, interior remodels and minor exterior modification, such as reroofs, siding work, and deck work, are only subject to ministerial review through the building permit plan check process and involve short processing times; these approvals may be issued over the counter or typically within four to six weeks depending on completeness of the submittal, the extensiveness of comments, and the responsiveness of applicants. A single family residential addition requiring Administrative Design Review is normally processed between six to eight weeks depending on the completeness of the application; approval can typically be provided within three to four weeks following determination that the application is complete.

New development requires Comprehensive Design Review, which applies to new single family residences and larger multifamily residential structures. A new single family residence may require three to four months to process depending on application completeness, responsiveness to comments and resubmittals, public noticing requirements, and scheduling of public hearings. Multifamily developments generally require longer review times due to the complexity of the projects, which can range from four months to a year (or longer), especially if more extensive studies are required due to the scale of development, site constraints, and potential impacts. Whenever possible, the City processes all project applications concurrently in order to maximize the efficiency of processing and save time and cost for both the City and the developer. Comprehensive design review is generally done concurrently with required environmental review.

The City conducted a review of recent projects since 2015 that went through the Comprehensive Design Review Process. The Comprehensive Design Review process was not used to reduce the density, size of units, or number of units for any project. Two recent projects increased in size throughout the review process, with the Pinole Vista project increasing from 214 to 223 units and the Hazel Street subdivision increasing from three to four units, including one unit for sale at the moderate income level.

All of the reviewed projects were approved in one Planning Commission hearing.

As a part of Program 13, the City is developing a set of objective design standards that will provide clarity to the Comprehensive Design Review process and help to speed up the length of the approval process and certainty that projects will be approved in one Planning Commission Hearing.

Step-by-Step Permit Process

The City review process is typically as follows:

1. Application Submittal
2. Application is routed to Planning Division. Additional routing is done for Public Works Department, Fire Department, Police Department, and outside agency preliminary comments, depending on the scope of the project
3. The Planning Division provides the applicant with an application status letter commenting on the completeness of the application within 30 days of application submittal.
    a. Letter will identify if the Application is complete or what items are required to determine a complete Application.
    b. Resubmittal in response to the Completeness Letter will restart the 30-day review process cycle.
4. **(Optional)** Design Review Ad-Hoc Subcommittee Meeting, scheduled within 30 days of determination of complete application or receipt of a complete plan set that shows compliance with design standards.
    a. Design Review Ad-Hoc Subcommittee provides initial feedback on project design for new development projects. At least one meeting but no more than two are held.
    b. Meetings can be held simultaneously with completeness review, preparation of the environmental review document, or preparation of materials for the Planning Commission meeting, and it may not necessarily add time to the overall entitlement review process.
5. California Environmental Quality Act Review. Environmental review can be initiated during the application review process.

a. CEQA Exemptions / Consistency Analyses require 1-5 months to process.
b. Negative / Mitigated Negative Declarations (ND/MND) require between 6-9 months to process
c. Environmental Impact Reports (EIR) require between 9–12 months to process, including public review and response to comments.

6. Planning Commission public hearing is scheduled based on the level of environmental review needed, consistent with requirements under CEQA:
    a. CEQA Exemption/Consistency with EIR – at least 30 days.
    b. Negative Declaration/Mitigated Negative Declaration – at least 30 days, pending no significant change to document based on comments received.
    c. Draft Environmental Impact Report – at least 45 days, pending no significant change to document based on comments received.
7. City Council (if required) public hearing is scheduled 30–45 days after the Planning Commission public hearing.

Recent Permit Processing Examples

Recent permit processing examples for five multifamily and two single family projects are shown below. The average for multifamily was 363 days. The average for single family was 110 days. The average of all seven projects together was 291 days.

Multifamily

Vista Woods – 179-unit affordable senior apartment (180 days from application to approval)

1. Applied for Comprehensive Design Review on March 31, 2021.
2. Application and CEQA materials complete on August 17, 2021.
3. Planning Commission hearing held and approval granted September 27, 2021.
4. Permit Issuance:
    a. Building Permit
        i. Applied August 24, 2021
        ii. Issued January 26, 2022

SAHA – 33-unit affordable apartment (135 days from application to approval)

1. Applied for Comprehensive Design Review on February 22, 2021.
2. Application and CEQA materials complete on May 20, 2021.
3. Planning Commission hearing held and approval granted July 7, 2021.

4. Permit Issuance:
    a. Grading Permit
        i. Applied July 5, 2022
    b. Building Permit
        i. Applied December 13, 2022

Appian Village – 154 unit townhomes and condominiums (405 days from application to approval)

1. Applied for Comprehensive Design Review on March 2, 2021.
2. Application and CEQA materials complete on December 15, 2021.
3. Planning Commission hearing held and approval granted April 11, 2022.
4. Permit Issuance:
    a. Demolition Permit
        i. Demolition Permit Applied June 29, 2022
        ii. Demolition Permit Issued September 26, 2022
    b. Building Permit
        i. Building Permit Applied December 13, 2022

BCRE – 29 unit apartment and commercial/office building addition (557 days from application to approval)

1. Applied for Comprehensive Design Review on October 29, 2020.
2. Application and CEQA materials complete on March 21, 2022.
3. Planning Commission hearing held and approval granted May 9, 2022.
4. Permit Issuance:
    a. Grading Permit
        i. Grading Permit Applied January 30, 2023

Pinole Vista – 223 unit apartment (540 days from application to approval)

1. Applied for Comprehensive Design Review on April 26, 2021.
2. Application and CEQA materials complete on June 14, 2022.
3. Planning Commission hearing held July 25, 2022.
    a. City Council hearing held and approval granted October 18, 2022.

Single Family

472 Limerick Rd – New single family home (143 days from application to approval)

1. Applied for Comprehensive Design Review on July 10, 2020.
2. Application and CEQA materials complete on October 22, 2020.
3. Planning Commission hearing held and approval granted November 30, 2020
4. Permit Issuance:
    a. Building Permit
        i. Applied March 15, 2021
        ii. Issued April 13, 2022

2511 Ellerhorst St – New single family home (77 days from application to approval)

1. Applied for Comprehensive Design Review on September 10, 2018.
2. Application and CEQA materials complete on October 10, 2018.
3. Planning Commission hearing held and approval granted November 26, 2018.
4. Permit Issuance:
    a. Building Permit
        i. Applied December 18, 2018
        ii. Issued October 28, 2019

Positive Feedback on Efficient Permit Process from Developers

Pinole has had extraordinarily good housing production in terms of total units as well as excellent production of very low, low and moderate units. In effort to learn from Pinole's success, the City contacted developers with projects in Pinole to discuss:

- What led them to development in Pinole,
- Why they had not previously been building in Pinole, and
- Help identify any constraints to the development process experienced in the permitting process.

City staff met with locally and regionally active developers and real estate professionals including MRK Partners Inc., SAHA, ROIC, and DeNova Homes, Inc. These developers provided letters expressing very positive reviews of City staff, processes and standards. Common reasons for developing in Pinole included:

- Attractive zoning

- Relatively affordable land cost
- Availability of land
- Developable parcels with access to transit and services that essential for affordable and efficient housing and helps to obtain funding for affordable housing
- Knowledgeable, efficient, and flexible staff
- Short entitlement timeframe
- Comparatively efficient and straightforward design review process, staff support in the application process, and City support for housing opportunities.
- Collaborative entitlement process
- Great working relationship with staff

Permit Processing Time

New residential additions and development projects in the City are required to complete the design review process, either by staff-level review or by review with a Planning Commission hearing. Table 64 shows the typical permit processing time for development that is consistent with the City's General Plan, Zoning Ordinance, and Residential Design Guidelines. Multifamily projects in the R-3 and R-4 zones and permitted areas within the Three Corridors Specific Plan are subject to Comprehensive Design Review. All single-family subdivisions require tentative and final map approvals. A project that is not consistent with the City's zoning and land use regulations could require additional approvals, such as a rezoning, General Plan amendment, or a variance when warranted.

The average length of time for discretionary approvals is at least four months for multifamily developments or a single-family subdivision. A General Plan amendment or rezoning could add another 30 to 60 days to the process as each require City Council approval. Large complex projects impose a lengthier review process, largely due to the environmental review process.

Comprehensive design review is generally done concurrently with required environmental review. The required environmental review takes more time than the design review and entitlement processing. The amount of time required to complete environmental review of a project depends greatly on the size, scope, and location of the project, the environmental issues under review, and the extent of public comment received. Program 6 includes reviewing and updating as necessary the EIR prepared for the GP and Specific Plan so that individual projects can utilize opportunities for tiering from environmental documentation and streamlining provided under CEQA, where applicable, which can reduce duplicative analyses and streamline environmental review. This will speed up the review/approval process and greatly reduce costs for the applicant.

The City conducted a review of recent development to determine the actual amount of time the entitlement process takes. Though the process varies dependent on environmental review, most large projects have been approved quickly. Of the five projects recently approved, the length of time from application submittal to the completion of the Comprehensive Design Review was approximately 21 weeks, 25 weeks, 26 weeks, 52 weeks, and 78 weeks for an average of 40 weeks. The project that took 78 weeks had to complete significant environmental studies and special studies that added to the length of time of the approval process. These are very quick approval periods for the complex type of projects in comparison to most cities.

All of the reviewed projects were approved in one Planning Commission hearing. The Comprehensive Design Review process was not used to reduce the density, size of units, or number of units for any project. Two recent projects increased in size throughout the review process, with the Pinole Vista projecting increasing from 214 to 223 units and the Hazel Street subdivision increasing from three to four units, including one unit for sale at the moderate income level. As a part of Program 13, the City is developing a set of objective design standards that will provide clarity to the Comprehensive Design Review process and help to speed up the length of the approval process.

Table 64: Typical Permit Processing Time by Project Type

Permit Type	Length of Approval	Approval Body
Building Permit	4–6 weeks	Issued by Building Department
Conditional Use Permit	12-15 weeks	Planning Commission
Variance	12-15 weeks	Planning Commission
Subdivision/Tentative Tract Map	15–26 weeks	Planning Commission
Final Tract/Parcel Map	15–26 weeks	Planning Commission
Zone Change/Zoning Amendment	15–26 weeks	City Council
General Plan Amendment	15–26 weeks	City Council
Administrative Design Review	4-8 weeks	Community Development Director
Comprehensive Design Review (Single Family)	12-15 weeks	Planning Commission
Comprehensive Design Review (Multifamily)	15-52 weeks*	Planning Commission
Environmental Review	4–52 weeks	Varies by Project

*Concurrent with environmental reviews

Planning, Building, and Development Impact Fees

Housing developments are typically subject to three types of fees: planning-related fees, building permit fees, and development impact fees. The fees are charged by the City and

other agencies to cover administrative processing costs associated with development and help ensure the provision of adequate services.

Fees vary based on the type of application necessary for project approvals. The processing fees are passed on in the rent or sales price, so excessive fees may ultimately affect the affordability of housing. It is best practice to periodically conduct user fee studies to ensure the City is recouping the cost of providing services in areas for which fees apply. On June 21, 2022, the Pinole City Council approved modifications and increases to the Building, Planning, Code Enforcement and Public Works user fees. The adoption of new fees was a culmination of a fee study evaluating internal costs necessary to maintain City operations, including provision of services required for processing development applications, and ensuring fees are within a reasonable range with respect to those charged by other jurisdictions. This was the final step in accomplishing a Strategic Plan objective to conduct a comprehensive fee study to ensure cost recovery of current and potential service fees. In conversation with developers, one developer noted the revised fees made it easier to develop larger projects in Pinole and referenced it as a removal of a constraint to large development in the City. The most current fee schedule is available on the City's website. Planning-related fees for the City of Pinole are shown in Table 65.

On average, fees for a single-family development are comparable to the surrounding jurisdictions in Contra Costa County and represent a reasonable level of fees necessary to retain the quality of development and infrastructure that characterizes the City's standards. The average fee is also comparable for multifamily units. Fees may represent a barrier to the construction of housing because they increase the minimum costs of a dwelling unit and are passed onto the purchaser or renter. However, as the City's fees are not excessive as seen when compared to neighboring jurisdictions, and the City has seen housing production during the 5th Cycle, these development fees do not constitute actual constraints on the production of housing.

Additionally, affordable projects are eligible for fee waivers. This includes projects that comply with the City's inclusionary housing ordinance. The City streamlines the permitting of ADUs by processing them as a plan check of a building permit and does not require separate planning permits for ADUs; this also results in a significant reduction in the amount of fees and review time required for an ADU.

Table 65: Planning Related Fees and Regional Fee Comparison

Applications	Fee			
	Pinole	Hercules	San Pablo	Richmond
Design Review				
Administrative Design Review: Single family residential additions; additions of less than 500 sf for multifamily and nonresidential	$725	$437	$2,786	$2,112

Applications	Fee			
	Pinole	Hercules	San Pablo	Richmond
Comprehensive Design Review – Small New single-family residence; new multifamily building with 2 to 4 units; multifamily and nonresidential additions 500 to 5,000sf	$3,700			
Comprehensive Design Review – Medium New multifamily building with 5 to 10 units; multifamily and nonresidential additions 5,001 to 10,000sf	$9,941			
Comprehensive Design Review – Large New multifamily building of 10 or more units; new nonresidential buildings; multifamily and nonresidential additions greater than 10,000sf	$20,000 Deposit; $14,000 Min Fee			Actual Cost - Deposit of $10,500 - $15,500
Conditional Use Permits (CUP)	$5,186	Actual + 20%	$4,737	$4,500
Prezoning / Annexation	$20,000 Deposit; $14,000 Min Fee			
Rezoning / Zoning Code Amendment (Includes Map and Text	$9,460	Actual + 20%	$8,462	$13,000 Deposit
Minor Development Plan Amendment	$430			
General Plan Amendment	$10,000 Deposit; $7,000 Min Fee	Actual + 20%	$11,847	$13,000 Deposit
Specific Plan Amendment	$10,000 Deposit; $7,000 Min Fee			
Subdivision / Tentative Map				
Minor Subdivision / Parcel Map (4 Lots or Less)	$5,000 Deposit; $3,500 Min Fee	Actual + 20%	$6,769	Actual Cost – Deposit of $6,500
Major Subdivision / Tract Map (5 or More Lots)	$7,500 Deposit; $5,000 Min Fee			Actual Cost - Deposit of $7,500 - $18,000
Final Map				

Applications	Fee			
	Pinole	Hercules	San Pablo	Richmond
Parcel Map	$5,000 Deposit; $3,500 Min Fee	Actual + 20%	$11,847	$1,852
Tract Map	$7,500 Deposit; $5,000 Min Fee			$4,169 - $9,263
Variance				
Minor Deviation	$660			
Single Family Variance	$1,650			Actual Cost - Deposit of $3,500

Source: City of Pinole

The City of Pinole provides a fee schedule for the development impact fees per use. Development impact fees add to the cost of residential development. However, they can be a cost-effective mechanism for financing the new infrastructure (e.g., water, sewer, roads) required to support new development. The fees allow for the consolidation of infrastructure projects when it is more cost-effective to do so and, by law, must be linked to the actual impact of the specific project.

The City of Pinole imposes a number of development impact fees, including for public facilities and equipment, wastewater development, parks and recreation development, transportation, police, fire protection, and drainage development. Typically, fees for higher-density residential are lower than those for lower-density residential. Development fees for the City of Pinole are shown in Table 66, which is also available on the City's website. As part of Program 14, the City will be reviewing its development impact fees by the end of 2023 to ensure that new development contributes its fair share of the cost for the provision of services and facilities. Additionally, the City is including a waiver of park impact fee for all affordable units in excess of the City's 15 percent inclusionary requirement (Program 8).

Table 66: Development Impact Fees, Per Unit

Fee Type	Single Family	Multi-Family
Police	$1,148.95	$870.42
Fire Protection	$1,468.25	$1,112.31
Public Facilities & Equipment	$1,981.29	$1,500.98
Wastewater	$4,943.00	$3,707.00
Transportation	$414.83	$294.53
Drainage	$1,104.82	$66.29
Parks and Recreation	$8,013.78	$6,071.05
Total	$19,074.92	$13,622.58

Source: City of Pinole (https://www.ci.pinole.ca.us/UserFiles/Servers/Server_10946972/File/Finance/Master%20Fee%20Schedule.pdf)

School Fees

In addition to the costs above, the West Contra Costa Unified School District charges development fees. The entirety of Pinole is served by the West Contra Costa Unified School District. As of 2020, the residential development fees for the school district are $4.08 per square foot. The City does not have control over these fees, but the fees have not constrained the development of housing in recent years.

County Transportation Impact Fee

West County Subregional Transportation Mitigation Program (STMP) is managed by the West Contra Costa Transportation Advisory Committee (WCCTAC) to mitigate the heavy regional traffic impacts in the county and includes an impact fee assessed for new development. The City collects the STMP fee on behalf of WCCTAC for new developments, with fees assessed based on the number and type of units. For FY 2022-2023, the STMP fee is $6,458 for a new single family residence and $3,181 for each multifamily residential unit. The City does not have control over these fees, but the fees have not constrained the development of housing in recent years.

Regional Fee Comparison

As shown in Table 65: Planning Related Fees and Regional Fee Comparison the City's permit and processing fees are comparable to, and typically lower than most of the nearby cities such as San Pablo and Richmond. San Pablo and Hercules are similar in size and character to Pinole. The City of Pinole's fees are reasonable and not considered a constraint to housing development.

SB 35 Approval Procedure

SB 35 (2017) requires a Streamlined Ministerial Approval Process for developments in jurisdictions that have not made sufficient progress toward their Regional Housing Needs Allocation.

The City of Pinole has not received any SB 35 applications. Should the City receive an SB 35 application, it will follow the below permitting procedure from the Streamlined Ministerial Approval Process guidelines outlined by the California Department of Housing and Community Development.

- After receiving a notice of intent to submit an application for a Streamlined Ministerial Approval Process, and prior to accepting an application for a Streamlined Ministerial Approval process, the City will complete the tribal consultation process outlined in Government Code Section 65913.4(b).
- The City will perform a determination of consistency with regard to objective zoning, subdivision, and design review standards.
- The City will perform a determination of consistency with density requirements.
- The City will complete the design review within the following timeline:
- Within 60 calendar days of submittal of the application to the City if the development contains 150 or fewer housing units.
- Within 90 calendar days of submittal of the application to the City if the development contains more than 150 housing units
- The City will determine whether the applicant for Streamlined Ministerial Approval complies with requirements, and will approve or deny the application, within the following timeline:
- Within 90 calendar days of submittal of the application to the City if the development contains 150 or fewer housing units
- Within 180 calendar days of submittal of the application to the City if the development contains more than 150 housing units.

To assist developers and the City with SB 35 applications, the City will implement Program 13 to help facilitate the above process and will support any future applicants and provide information regarding the SB 35 permitting process on the City website.

Housing for Persons with Disabilities

The US Census Bureau defines persons with disabilities as those with a long-lasting physical, mental, or emotional condition. Certain conditions affect a person's housing choices, whether it creates a need for accessibility, living spaces for caretakers, transit access, or other.

Reasonable Accommodation Procedures

Pinole's Municipal Code includes specific provisions to facilitate reasonable accommodation for individuals with disabilities. Section 17.12.050 specifies that "in order to make specific housing available to an individual with a disability, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or rules, policies, practices, and/or procedures of the City." When a request for reasonable

accommodation is filed with the Community Development Director, it will be reviewed and considered as a ministerial action unless determined otherwise by the Community Development Director. A request for reasonable accommodation shall be considered ministerial in nature when it is related to a physical improvement that cannot be constructed to conform to the City's setbacks or design standards. Typical improvements considered to be "ministerial" in nature would include ramps, walls, handrails, or other physical improvements necessary to accommodate a person's disability. The Community Development Director shall issue a written determination of his or her action within 30 days of the date of receipt. If the Community Development Director determines that the request is non-ministerial, he or she will refer it to the Planning Commission, which will hold a public hearing to consider the request.

In making a determination regarding the reasonableness of a requested accommodation, the approving authority must make all of the following findings:

- The housing which is the subject of the request for reasonable accommodation will be used for an individual protected under the Fair Housing Act.
- The request for reasonable accommodation is necessary to make specific housing available to an individual protected under the Fair Housing Act.
- The requested reasonable accommodation does not impose an undue financial or administrative burden on the City and does not fundamentally alter City zoning, development standards, policies, or procedures.

In addition, the Zoning Ordinance allows for reduced parking requirements for housing for persons with disabilities (Section 17.48.060).

The City complies with the intent of reasonable accommodation requirements and is not determined a constraint for developing multi-family housing.

Zoning and Land Use Policies

The City of Pinole allows both group residential and residential care facilities as land uses as shown in Table 60. Group residential uses are permitted by right in the LDR, R-1, R-2, R-3, and R-4 zones. They are not allowed in the Rural (R) zone. The group residential use does not have any cap or limit on the number of residents. There is no difference in review or policy for group homes with more than six residents. Program 12 includes a zoning amendment to allow group homes in the R zone as a permitted use by right as is allowed in all other residential zones. There is no CUP or other permit requirement for group homes in residential zones; they are permitted in the same manner as other residential uses are in the same zone.

Residential care facilities are a permitted use in every residential zone and mixed-use zone in the City.

With the exception of monitoring compliance with building code requirements, which are also governed by the state, the City has no authority to approve or deny group homes of six or fewer people. The City does not restrict occupancy of unrelated individuals in group homes, and, in permitted zones, permits housing for special needs groups without any required distances between such uses or the total number of uses in the City.

As noted in the supportive housing section, supportive housing is a permitted use in all residential and mixed-use zones in the City.

Program 12 will review standards and definitions for both group homes and residential care facilities to ensure that they are fully compliant with all appropriate state laws and that there are no constraints on group homes in the Zoning Code. This includes a zoning amendment to allow group homes in the R zone as a permitted use by right as is allowed in all other residential zones and adding a definition of group residential to the Zoning Code.

Definition of a Family

The Pinole Municipal Code Section 17.98.020 defines family (household) as "One (1) or more persons, whether or not related by blood, marriage, or adoption, sharing a dwelling unit in a living arrangement usually characterized by sharing living expenses, such as rent or mortgage payments, food costs, and utilities, as well as maintaining a single lease or rental agreement for all members of the household and other similar characteristics indicative of a single household." This definition is consistent with state law and does not pose a constraint on the development of housing for persons with disabilities.

The definition of households does not require a single lease or rental agreement, rather uses this as an example of one of the characteristics that are indicative of a single household. However, in order to ensure clarity in the definition of household, as a part of Program 12, the City will review the definition of family and revise as appropriate to ensure that the definition does not require nor imply that it requires a single lease or rental agreement.

California Building Code

The City of Pinole has adopted the 2022 California Building Code, with local amendments. The modifications and changes were adopted with recommendation by the City of Pinole Building Official. Modifications and changes are reasonable and necessary due to local climactic, geological, or topographical conditions or are otherwise permitted by state law. Local amendments to the building code can be found in Pinole City Code Chapter 15.04.030 and include changes to definitions, permit issuance conditions, sprinkler system requirements, exterior building materials, and slab thickness. Amendments are minor changes, and no modifications pose constraints to development.

The 2022 California Building Standards Code (Cal. Code Regs., Title 24) was published July 1, 2022, and became effective January 1, 2023. Amendments include changes to the California Code of Regulations Title 24, Part 2, Volume 1 of 2 and Part 2, Volume 2 of 2, including the

2019 California Historic Building Code, Title 24, Part 8 and the 2019 California Existing Building Code, Title 24, Part Chapter 10, and all Appendices are adopted by reference. Specific changes were made sections addressing work exempt from permits, definition for abandoned permits, how permits are issued and to who, information to be include on construction documents, various updates to term definitions, building numbering and lighting, wood burning stove appliances, and restrictions to siding materials in fire hazard severity zones.

Changes to the Building Code which could affect housing production include a new definition for Standard Plans and additional approval requirements. A building official may now approve a set of plans for a building or structure as a "standard plan," provided the applicant has submitted complete sets of plans and paid the plan checking fee. When it is desired to use an approved "standard plan" for an identical structure, three plot plans shall be submitted, and a plan-checking fee equal to one-half of the full plan-checking fee required shall be paid. Such duplicate plans shall be compared, stamped, and kept on the job site. For approval, a Building Official of the City of Pinole is authorized to develop a covered/concealed construction policy for any covered or concealed construction, without prior building inspection, to be opened to ensure compliance with the California Building codes. The policy shall encourage utilization of the least invasive deconstruction methods as possible to document construction methods used, such as photographs, invoices, and structural engineer/architectural engineer reports.

After analysis, changes and amendments made to the California Building Code will have a no impact to housing prices or production. If anything, changes made to the code have streamlined processes, made clarifications on definitions, and improved safety while preventing extra time or costs to applicants and the community .

Code Enforcement

The City's Code Enforcement staff responds to potential violations of the Pinole Municipal Code. There is one full time and one seasonal code enforcement officer in the City. Code enforcement is both proactive and reactive in the City. Proactive code cases are opened if violations have to do with health, safety, or welfare. Code Enforcement works in tandem with the City's Building Official to ensure all structures are built with permit and applicable inspections, which ensure health and safety of our constituents

Most housing-related code cases are building without a permit, outdoor storage (debris, miscellaneous "collections" in the front yard and visible from the public right of way/street/sidewalk), and overgrown vegetation/dead trees posing a hazard.

On- and Off-Site Improvements

The City requires on- and off-site improvements for new developments, which are intended to meet health and safety requirements of the community. On-site improvements that residential developers are responsible for include constructing road, water, sewer, and

storm drainage improvements on new housing sites. Property owners are responsible for maintaining landscaping areas and replacing dead trees and vegetation planted as part of the project and parking lot lighting shall be provided to meet requirements of the Lighting Ordinance (PMC 17.46). Site design needs to be able to manage runoff/stormwater on site per standard engineering requirements and projects shall have a connection to the public sewer collection system. Off-site improvements generally include installation of curbs, gutters, and sidewalks for all new development projects.

Additionally, utility undergrounding is generally required in new development areas if feasible and in existing areas where comprehensive redevelopment is proposed. An in-lieu fee may be paid instead for development with less than 500 feet of public frontage or where utilities are located within a dedicated public utility easement. Waivers from undergrounding may be allowed for above-ground meters, transformers, condensers, switches and other related equipment. Waivers from undergrounding may also be granted by the approving authority if the applicant demonstrates the undergrounding requirement has the effect of prohibiting requirement of telecommunication facilities. To assist developers navigate this requirement, Program 3 includes coordination and outreach with PG&E.

Overhead facilities may be installed and maintained for a period of ten days to provide emergency service. Longer terms in cases of unusual circumstances require approval by the Public Works Director to erect, construct, install, maintain, use or operate poles, overhead wires and associated structures.

Chapter 16.20 General Regulations and Design includes standards for local street rights-of-way and curb-to-curb widths, sanitary sewer and storm drainage lines, street lighting, erosion control, landscaping, and easements.

Although it is likely that the costs for the construction of on-site and off-site improvements do have an impact on housing supply and affordability, the requirements are not excessive compared with nearby jurisdictions and are necessary to provide safe transportation access and utility system connections.

Nongovernmental Constraints

Requests to Develop Below the Anticipated Density

Requests to develop housing at densities below those anticipated in the Housing Element act as a potential constraint to housing development. Table 67 shows the 5th Cycle sites that have or are being developed including the anticipated and actual number of units and anticipated and actual density of the developments. The City received three requests to develop on 5th Cycle RHNA sites. These sites have all been entitled and are discussed in detail in the sites inventory section.

Of the three 5th Cycle sites being developed, two are being developed at much higher densities than anticipated, at 55 and 89.1 dwelling units per acre. The third site being

developed is a project on multiple parcels beyond just the parcel identified in the 5th cycle Housing Element. This project is being developed at a density lower than anticipated, 20.9 as opposed to 30.5, but is yielding 43 more units that projected as it includes development of an adjacent parcel. The yields of these projects, in addition to the rest of the approved projects , were considered in determining the realistic yields of the sties inventory for the 6th Cycle.

To understand constraints to development in Pinole, the City interviewed developers who have recent gone through the permitting process. These developers did not identify any development constraints that would preclude them from reaching the maximum density on their projects.

.

Table 67: 5th Cycle Sites Developed

Site (APN, Address)	Anticipated # of Units	Actual # of Units	Anticipated Density (du/ac)	Actual/ Proposed Density (du/ac)	Identified Site (5th Cycle)
811 San Pablo Ave (SAHA)	9	33	30	55	Yes
600 Roble (Vista Woods)*	146	179	50	89.1	Yes
2151 Appian Way (Appian Village)*	113	154	30.5	20.9	Yes

* Cycle 5 Housing Element Opportunity Sites which comprised multiple parcels

Land Costs

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land prices are determined by numerous factors, most important of which are land availability and permitted development densities. As land becomes less available, the price of land increases. According to Contra Costa Association of Realtors in 2022 the average sales price for a single-family detached home is $828,110 which is up 6.7% from 2021, however closed sales are down 22% from 2021. The average sales price for a townhouse-condo attached home is $554,909 which is up 22.4% from 2021 with closing sales down 26.7% from 2021.

In Pinole, proximity to the employment centers in Silicon Valley and San Francisco and the scarcity of adequate housing opportunities in western Contra Costa County have influenced upward pressure on land and housing costs.

According to online listings from Zillow.com, in August 2022, there was only one vacant residential parcel listed for sale in the City. This vacant parcel was listed for $1,500,000. The price of land varies depending on a number of factors, including size, location, the number of units allowed on the property, and access to utilities.

Recent vacant land sold is shown by cost and acreage in Table 68; this does not include sale parcel described above. The price for recent land sold ranges from $7.34 to $13.86 per square foot, with an average price of $9.97 per square foot (or $434,293 per acre). The City has little control over land costs.

Table 68: Recent Vacant Lot Sales in Pinole

Acreage	Land Cost	Cost per sq. ft.	Date Sold
0.37	$223,500	$13.86	12/28/21
1.00	$320,000	$7.34	10/07/21
0.79	$300,000	$8.71	05/24/21

Source: Zillow.com, 2022

Construction Costs

Construction costs include the cost of materials and labor. Materials costs include the cost of building materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials), which vary depending on the type of housing being constructed and amenities provided. In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

One indicator of construction costs is Building Valuation Data, compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not account for regional differences, nor include the price of the land upon which the building is built. The most recent Building Valuation Data, dated August 2022, reports the national average for development costs per square foot for apartments and single-family homes as follows:

- R-2 Residential Multifamily: $153 to $227.64 per square foot
- R-3 Residential One- and Two-Family Dwelling: $166.08 to $212 per square foot
- R-4 Residential Care/Assisted Living Facilities: $193.49 to $269.11 per square foot

California building costs tend to be higher than national levels. A 2020 study by the Berkeley Terner Center noted that construction costs in the state are highest in the Bay Area, and reached more than $380 per square foot in 2018.[17]

[17] Terner Center for Housing Innovation. The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. March 2020. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf

Pinole uses both the ICC and RSMeans construction valuation software as a resource for valuations. Pinole area construction cost uses a cost multiplier/index multiplier of 1.2%.

Financing Availability

Interest rates affect homeownership opportunities throughout the City. In August 2022, Freddie Mac's primary mortgage market survey listed interest rates on home loans at 5.13 percent on a 30-year fixed-loan rate. Low housing inventory can create competition among potential homebuyers, especially for first-time homebuyers. The sales price of housing is typically adjusted for changes in mortgage rates.

Table 69 displays the number of loan applications received in 2020 for the purpose of purchasing a home in the Oakland-Berkeley-Livermore metropolitan statistical area, which includes the City of Pinole. Specifically, the table provides the number of total applicants, the number of originated applications, the number of applications that were approved but not accepted, and the number of applications denied across various types of loans.

Table 69: Disposition of Home Loans, 2020

Loan Type	Total Applicants	Originated	Approved Not Accepted	Denied	Withdrawn / Other
Conventional Purchase	42,938	26,224	1,192	3,120	12,402
Government Backed Purchase	7,847	4,111	242	598	2,896
Home Improvement	8,775	4,487	281	1,796	2,211
Refinance	74,951	37,535	2,136	11,064	24,216
Total	134,511	72,357	3,851	16,578	41,725

Source: lendingpatternslite.com, 2020

Federal and State Programs

The City participates with Contra Costa County as part of the Urban County Program for federal Community Development Block Grant (CDBG) and HOME funds. The CDBG program, sponsored by the US Department of Housing and Urban Development (HUD), is a primary source of funds for the county's community development and housing programs. As an eligible Urban County, as defined by HUD, Contra Costa County receives funds annually to carry out CDBG eligible activities. The county directs these funds to housing, economic development, infrastructure improvements, public facilities, and public service projects designed to meet the needs of very low- and low-income persons. The City can also apply directly to the county for CDBG and HOME funds for specific projects.

Environmental and Infrastructure Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, soil conditions, flood risk, vegetation and wildlife habitat, toxic and hazardous waste, fire hazards, noise levels, and preservation of agricultural lands. Potential environmental constraints in Pinole include seismic hazards, flooding, and fire hazards. Infrastructure constraints include the availability and cost of water and sewer services. The following hazards may impact future development of residential units in the City and can pose a potential constraint to housing development.

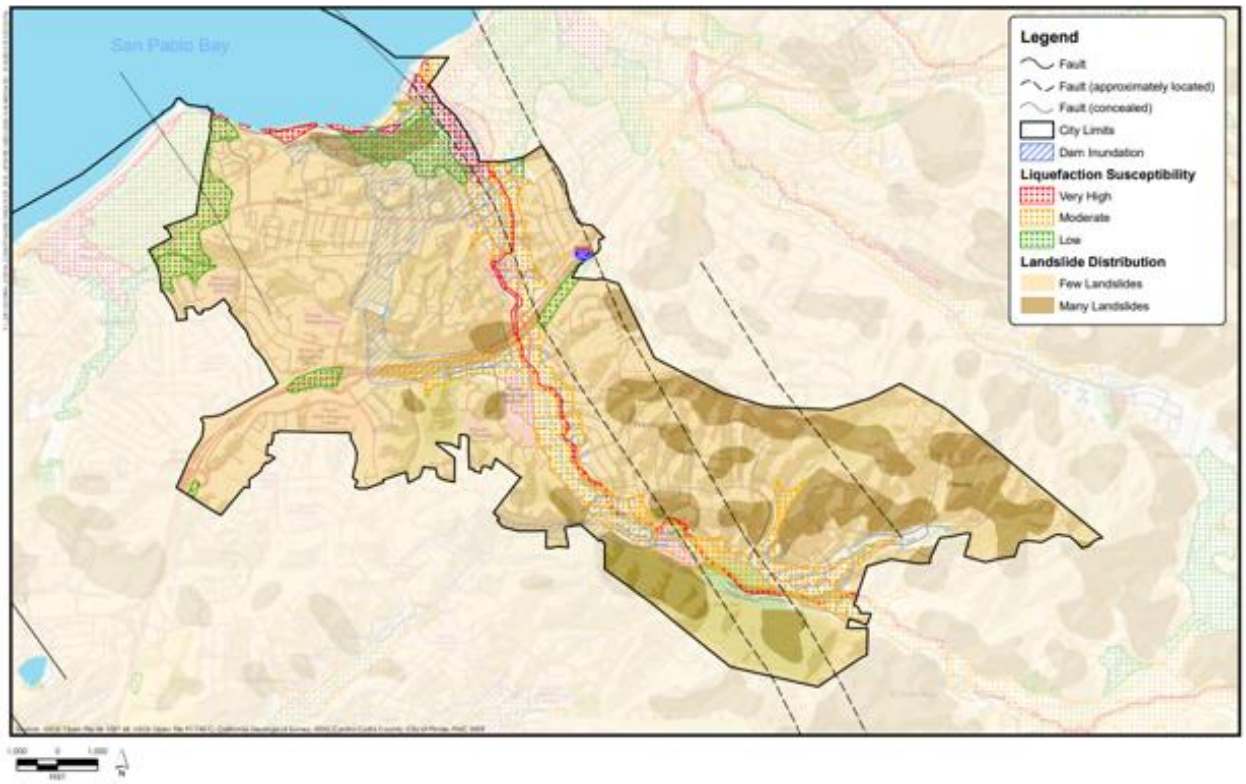
Environmental Constraints

Seismic Hazards

Pinole is located approximately 1.5–3.9 miles northeast of the Hayward fault and the Rodgers Creek/Healdsburg fault zone underneath San Pablo Bay and is also located about 18 to 20 miles northeast of the San Andreas fault zone. The Green Valley-Concord fault trend is located approximately 12 miles east of Pinole. Though the San Andreas fault system, which forms the boundary between the North American and Pacific plates, is the principal source

of earthquakes in California, given its proximity to Pinole, the Hayward fault poses the greatest seismic threat to the City.

Figure 14: Geological Hazards



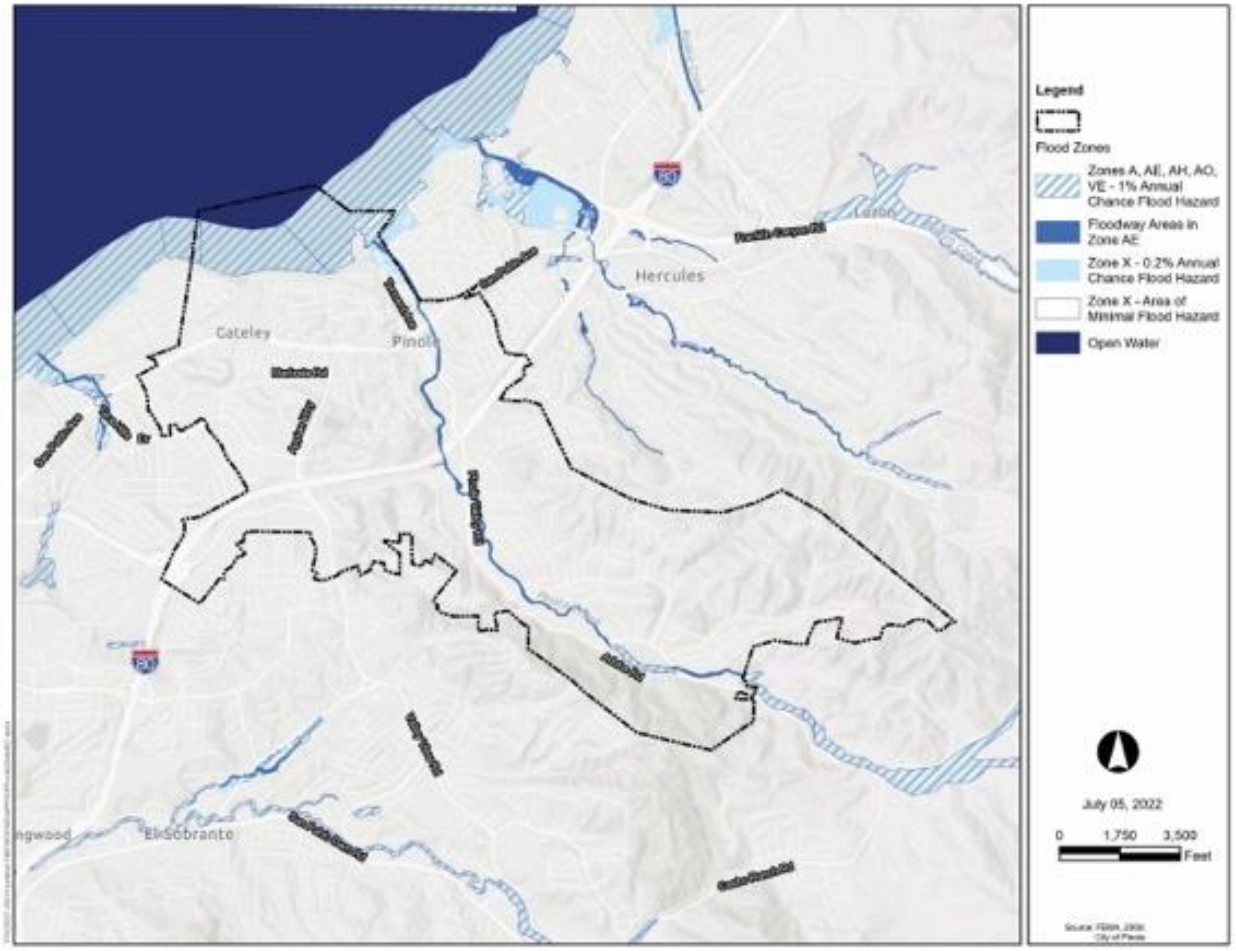
Flooding

The City of Pinole is located in a low flood zone. During heavy rain events and high tides, certain areas of the City may experience some flooding.

The FEMA National Flood Hazard Map has identified areas in Pinole that are subject to flooding, which are almost entirely located at the San Pablo Bay shoreline and along Pinole Creek- the two surface water features in the City. Coastal flooding of San Pablo Bay would potentially inundate areas along the northern coast of the City. Flood hazard zones have been mapped by FEMA that would result in the event of significant storm events. The flood hazard zone associated with San Pablo Bay would only affect the bay coastline area of the City and would not impact developments in the City. The flood zone is categorized as a FEMA 100-year flood hazard zone with a 1 percent annual chance of flooding.

Flood zones associated with Pinole Creek are primarily near San Pablo Bay in the northern area of the creek. The flood zone is categorized as a FEMA 500-year flood hazard zone with a 0.2 percent annual chance of flooding, which results from an extraordinary storm event. Flooding in this area is also unlikely and would not significantly impact critical infrastructure or notable areas within the City. The FEMA flood zones in the City are depicted in Figure 15.

Figure 15: FEMA Flood Zones

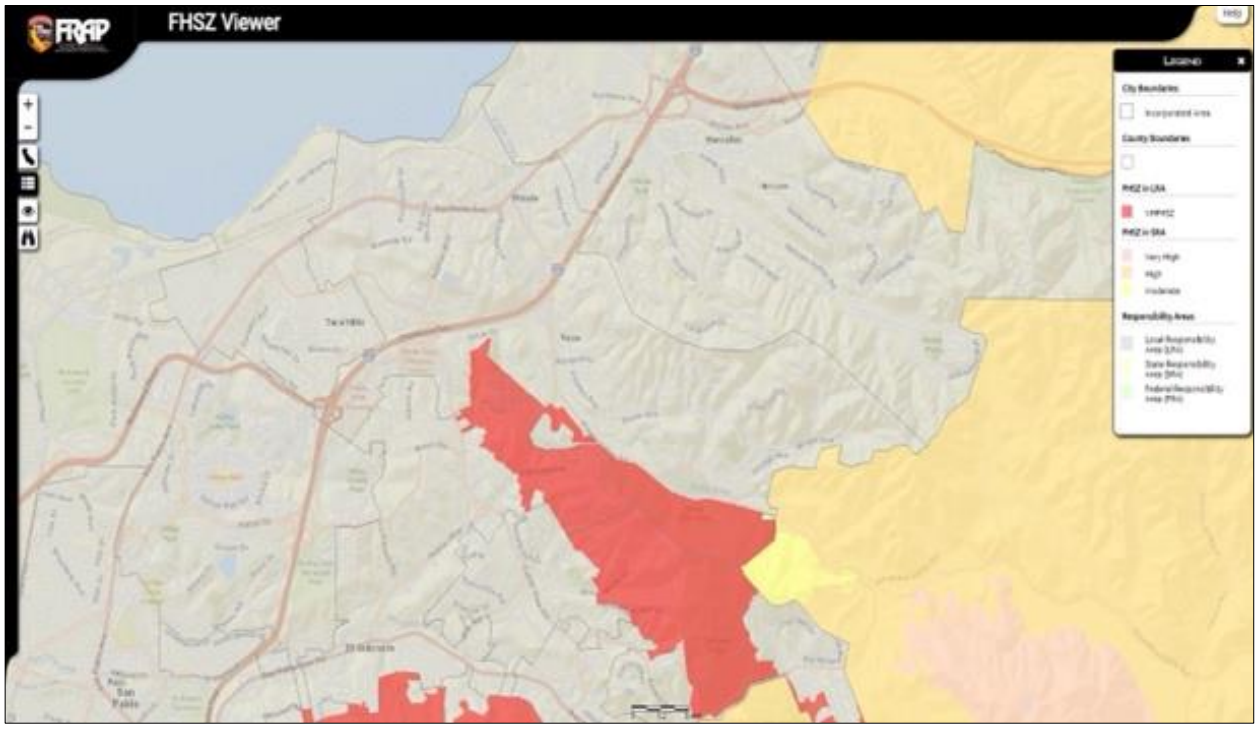


Fire

The Very High Fire Hazard Severity Zone (VHFHSZ) in Pinole is shown in Figure 16 and is located along the southwestern border of the City. Additionally, moderate fire severity areas are located directly south of the City's southern border.

The East Bay Municipal Utility District (EBMUD) maintains a Fire Management Plan, which includes the Pinole Valley watershed basin located within Pinole's sphere of influence. EBMUD provides fire suppression and protection services on watershed lands. influence, and the Community Services and Facilities Element for further discussion of EBMUD. The City of Pinole Fire Department provides fire protection services within the City limits and has long-term contracts to serve several county unincorporated neighborhoods adjacent to the City. The City is recently worked ConFire to negotiate a contractual arrangement for ConFire to take over all fire protection services (fire prevention, suppression, and emergency medical response), effective March 1, 2023. The Fire Department's mission is to provide for the safety and welfare of the public through preservation of life, property, and the environment. The Fire Department promotes disaster preparedness, fire prevention, and safety in the City by providing free services and safety devices, public outreach (schools, businesses) and public education and/or training courses (safety demonstrations including child car seat safety and earthquake preparedness), maintenance (station upgrades, etc.) and biannual inspections (commercial occupancies).

Figure 16: Fire Hazard Severity Zones



Source: CalFire FRAP

Water and Sewer Infrastructure

Provision of adequate water and sewer do not constitute a constraint on development in the City.

The East Bay Municipal Utility District (EBMUD) provides water service to the City. The City of Pinole and West County Wastewater District (WCWD) are the wastewater service providers to the City. Currently, there is adequate capacity available within EBMUD and both wastewater service providers sewer districts to handle development anticipated in the Pinole General Plan. The installed utilities that provide gas distribution, electric circuit, and service are also adequate to handle future development in Pinole.

The City complies with requirements regarding water and sewer priority allocation to affordable housing. As needed, the City will coordinate with EBMUD, WCWD, and the Pinole/Hercules Water Pollution Control Plant (WPCP) Joint Powers Authority to facilitate adoption of similar policies or to ensure adherence to California Public Utilities Commission policies on water/sewer priority for affordable housing. In 2016, the City adopted a policy for water and sewer services to provide priority allocation to affordable housing in the event a rationing system is implement.

The City of Pinole Public Works Department and West County Wastewater District maintain the City's sewer system. The City of Pinole is responsible for the collection and treatment of wastewater flows to their lift stations and treatment plant, the Pinole/Hercules Water Pollution Control Plant (WPCP). The Pinole/Hercules WPCP is owned and operated by a Joint Powers Authority comprising the Cities of Pinole and Hercules. The facility treats wastewater from both cities to secondary standards prior to discharge to San Pablo Bay. There are two operational discharge outfalls: deep-water and shallow water. The Deepwater outfall is shared with the Rodeo Sanitary District and is permitted by the Regional Water Quality Control Board (RWQCB). The shallow water outfall is not permitted but has been used during wet weather conditions when influent flows exceed the capacity of the deep-water outfall.

In 2019, the City completed a full-scale upgrade of the Pinole-Hercules Water Pollution Control Plant to expand its capacity, meet new discharge requirements and provide wet weather treatment capabilities. These improvements met new conditions in the renewed National Pollutant Discharge Elimination System discharge permit that entail the elimination of blending peak wet weather flows and use of the emergency outfall for peak wet weather flows less than 14.6 million of gallons per day (mgd).

The West County Wastewater District is responsible for collection and treatment of flows tributary to their lift stations and treatment plant. Approximately 0.4 square miles in Pinole lie within the district.

Affirmatively Furthering Fair Housing

Introduction

Assembly Bill (AB) 686 requires a jurisdiction's housing element to provide an analysis of contributing factors to fair housing issues and to commit to actively and meaningfully affirmatively further fair housing. This analysis includes an assessment of fair housing enforcement, outreach activities, integration and segregation, racially and ethnically concentrated areas of affluence and poverty, disparities in access to opportunities, disproportionate housing needs, and any other contributing factors that serve as impediments to fair housing. The assessment also analyzes the extent to which the identified Regional Housing Needs Allocation (RHNA) sites affirmatively further fair housing.

Outreach

The City of Pinole solicited community input throughout the Housing Element update process in a variety of ways. The main strategies to gather public participation are summarized below.

Outreach Activities

Community members were engaged using the following methods:

- Online survey in English, Tagalog, Cantonese, and Spanish
- Community Workshops
    - Workshops were recorded and made available on the City website in English, Tagalog, Cantonese, and Spanish
- Web page on City website
- Stakeholder focus groups/interviews
- Email list
- Postcards and flyers with links to project website, survey, community meeting dates, and notification of translation services
- Pinole Community Television advertisements
- Articles in the City's biweekly Administrative report
- Social media posts
- 11 Banners around the community and at community facilities
- Joint City Council/Planning Commission study session

Organizations Contacted and Consulted

Organizations contacted and interviewed included:

Affordable Housing Developers

- SAHA (Satellite Affordable Housing Associates)
- MRK
- BRIDGE Housing
- Community Housing Development Corporation

Business Groups

- Bayfront Chamber of Commerce
- Contra Costa College Economic & Workforce Development Department
- San Pablo Economic Development Corporation

Community and Environmental Justice Groups

- Communities for a Better Environment
- Environmental Justice League
- Friends of the Library
- Richmond Pinole Lions Club
- Friends of Pinole Creek Watershed
- Pinole Garden Club
- Pinole Seals Swim Club
- Pinole for Fair Government
- West County League of Women Voters
- Contra Costa Builders Exchange
- Building Industry Association of the Bay Area
- Contra Costa Association of Realtors
- Pinole Historical Society
- Their Club (youth group)
- The Quinan Street Project

Major Employers

- Kaiser Permanente
- Target

- West Contra Costa Unified School District

Real Estate and Construction Groups

- Coldwell Banker Real Estate (Pinole Branch)
- Security Pacific Real Estate Brokerage (Richmond Branch)
- DeNova Homes
- BGAM - Property Management
- Sequoia Real Estate

Religious Organizations and Churches

- Church of Christ
- Nichiren Shoshu Myoshinji Temple
- Pinole Valley Community Church
- St. Joseph's Church
- Valley Bible Church
- Christ the Lord Church
- Sunset Evangelistic Center

Service Providers

- Eden Council for Hope and Opportunity (ECHO)
- Disabled People's Recreation Center
- Cole Vocational Services
- Pinole Senior Center
- EAH Housing
- Housing Authority of Contra Costa County
- Bay Area Rescue Mission
- Contra Costa Health Services
- The Salvation Army
- Meals on Wheels Contra Costa County
- Contra Costa County Aging & Adult Services
- HOPE Solutions
- Pathway to Choices
- East Bay Housing Organizations

- Pinole Library

The City made a comprehensive effort to reach lower- and moderate-income individuals to participate in the Housing Element Update. As noted above, the City develop a multi-lingual outreach campaign, contacted a variety of local organizations including advocacy groups and the fair housing service provider, local service providers, and community centered organizations. Postcards were sent to every household in the City inviting them to participate in the Housing Element update process. The City will continue efforts to develop culturally competent outreach programs to connect residents to anti-displacement programs and affordable housing resources with the implementation of Program 20, Program 21, Program 22.

Housing Element Update – City Website

The City created the Housing Element update web page on the City's website to provide:

- Background and information on the Housing Element process;
- Link to the Housing Element update survey;
- Documents related to the Housing Element;
- Recordings of the Community Workshop presentations in English and Spanish;
- Notification to the public of future events; and
- Notification and interest sign-up lists and comment and question pathways for residents to get involved in the process and to provide comments or questions to the project team or City representatives.

Stakeholder Interviews

The City reached out to 58 individuals who represented a diverse range of agencies and organizations to participate in interviews and focus groups regarding the housing needs and issues in Pinole. Five interviews/focus groups were held on June 30, July 25, and July 26, 2022. The stakeholder groups that participated included the following:

- Friends of Pinole Creek Watershed (June 30, 2022, focus group)
- Pinole Valley Community Church (June 30, 2022, focus group)
- BGAM Property Management (June 30, 2022, focus group)
- Pinole Rotary Club (July 25, 2022, one-on-one interview)
- Contra Costa Association of Realtors (July 26, 2022, one-on-one interview)

The stakeholders discussed a variety of concerns and the following key themes were identified:

- Protect and promote the character of Pinole while providing a variety of housing options.

- Provide housing near community facilities and amenities like parks, open space, and transportation.
- A lack of affordable housing options and how to incentivize multifamily and affordable development in the City.
- Habitat restoration and protection needs to be considered when locating housing sites.
- Need for more education and outreach to inform residents of housing law and what affordable housing is, to shift the perceived stigma.
- Provide protections and resources for seniors, first-time homebuyers, and lower- and middle-income individuals.

Housing Element Survey

Another component of the outreach effort was the Housing Element survey, posted on the City's website from May 2022 through August 2022, and promoted through a variety of channels to reach the entire community. Although the survey was offered in four languages (English, Spanish, Cantonese, and Tagalog), all respondents participated in English. As of the close of the online survey on August 15, 2022, the City received a total of 149 completed surveys. Of those who responded, 63 percent of respondents were homeowners, 49 percent of respondents were white or Caucasian, and 35 percent were a senior out of the 100 responses who answered the question (49 respondents skipped this question). Responses to the survey primarily revealed concerns from residents regarding:

- Difficulty paying rent, mortgage, or down payment
- Substandard housing quality
- Strong support for workforce housing
- Improvements to infrastructure and access to community amenities

Responses to the survey revealed particular concern about the following groups being able to find an affordable place to live in Pinole: persons experiencing homelessness, lower- and middle-income workers, and the elderly. The housing issues that survey respondents were most concerned about were poor infrastructure in neighborhoods (streetlights, sidewalks, roadways, etc.), followed by overcrowding and homelessness.

Public Workshops

The City held two virtual public workshops—Wednesday, May 11, 2022, and Thursday, June 9, 2022, both at 7:00 p.m.—to present information on the Housing Element update and gather public input. Twenty-five members of the community participated in the workshops and provided feedback through question and answer sessions in the Housing Element update process including housing needs (workshop #1) and the potential RHNA sites, draft goals, and programs (workshop #2). Live Tagalog, Cantonese, and Spanish interpretations

were provided, recorded, and posted on the project webpage for both workshops for those who could not attend, or who wanted to review the materials and meetings at their leisure.

Assessment of Fair Housing Issues

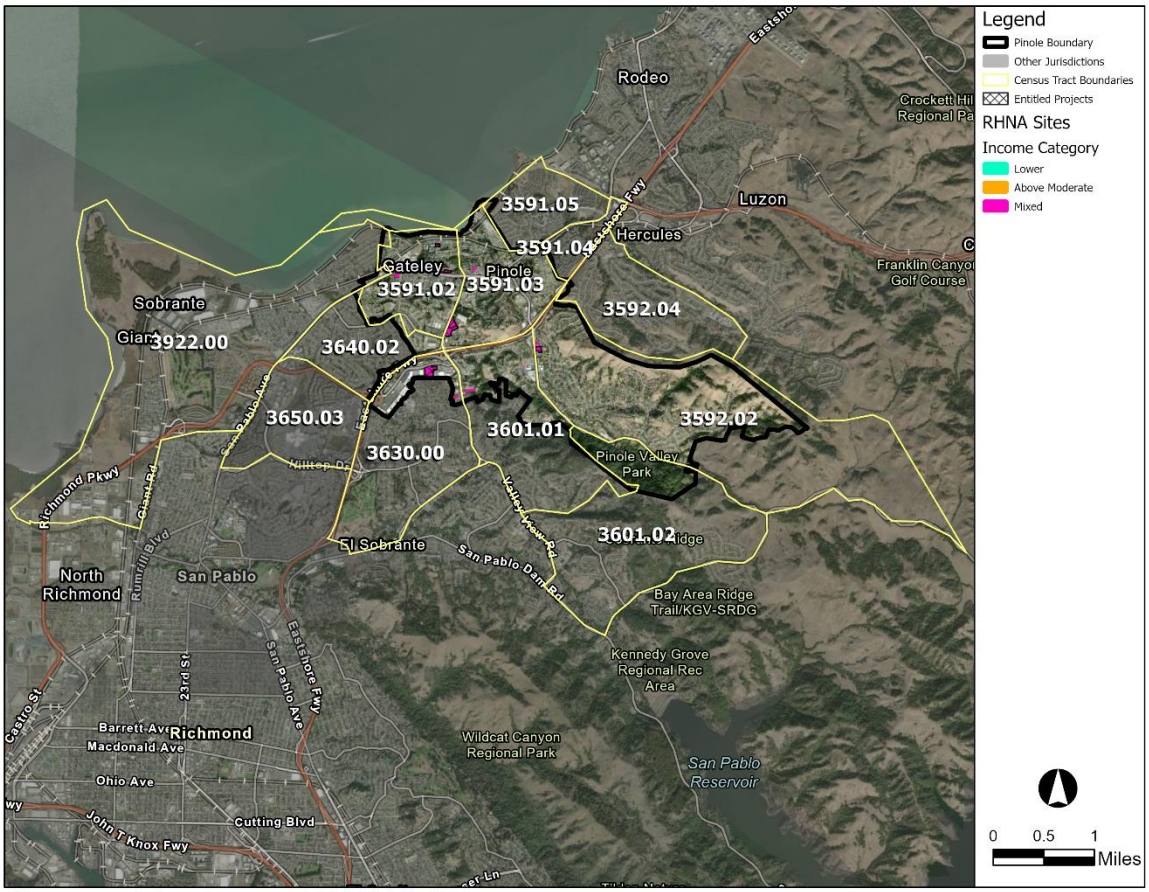
City Overview

Pinole is located in Contra Costa County, in the Oakland-Hayward-Berkeley, CA Metropolitan Statistical Area. The City is bordered on the north by San Pablo Bay, on the southeast bay regional park lands, and on the remain sides by surrounding jurisdictions. Pinole is approximately five square miles of land and is bisected by Interstate 80.

Much of the fair housing analysis is based upon census data provided at the census tract level. Figure 17 displays the census tracts in the City. Many tracts have a small area within the City of Pinole, but the majority of their area is located outside city limits. Two of the census tracts (tracts 3630 and 3640.02) have very little housing and are primarily commercial developments and Interstate 80. Census tract 3601.02 is completely occupied by the Pinole Valley Park, which is open space available to the public, and does not have any commercial or housing developments. Most of the housing in Pinole is located in four census tracts: 3591.02, 3591.03, 3592.02, and 3601.01.

The Affirmatively Furthering Fair Housing (AFFH) section also considers the effects that the selected RHNA sites may have on fair housing. Selected RHNA sites and entitled projects are relatively distributed throughout the City.

Figure 17: Census Tracts and RHNA Sites



Census Tracts and RHNA Sites

Source: HCD AFFH Data Viewer

Nine of the twelve census tracts that intersect Pinole have the majority of their area located outside city limits. Three census tracts make up the majority of the land area of the City, as noted in Table 70. Pinole is split between the Low and Moderate Opportunity categories. These are relative rankings based on composites of the environmental, economic and education scores. The discrepancies between the scores for the three census tracts that comprise the majority of Pinole are not as large as the maps might suggest. Of the three main tracts in the City, the environmental opportunity scores range from 0.46 to 0.76, just beyond the 0.50 to 0.75 range. The economic scores of the three primary tracts range from 0.21 to 0.26, showing little variation despite the category break at 0.25. This demonstrates there is a smaller economic discrepancy than the map suggests. Similarly, the vast majority of the City is in the same 0.25 to 0.50 educational opportunity category. While the composite ranking derived from these three component scores are not enumerated, these slight variations in the individual component scores suggest that there is likely relatively little variation in the overall composite scores.

The median incomes of the tracts that make up the majority of the City, thus also being the tracts where the majority of sites are located, cover a relatively small range between $66,000 and $86,000. Similarly, there is little discrepancy between these tracts in percent of the population that is non-white, with a range generally between 60 and 74 percent.

When evaluating the City for segregation, the City has a moderate dissimilarity index of 31.86, which is just above the threshold of 30.0 for low segregation. Segregation at the City level is much lower than 47.32 index for Contra Costa County as a whole. The location of the RHNA sites will not exacerbate the relatively small differences in the fair housing considerations (segregation, integration, or access to opportunity) between the primary tracts in Pinole.

The eastern portion of Pinole, Tract 3592.02, is largely built out. The lower density single family land use pattern is firmly set and is not likely to change in the foreseeable future. Higher density development was and is limited by steep slopes and a lack of access to transportation, services and employment. There is limited opportunity for significant development in these areas and are not likely to redevelop in the next eight years. The area has slightly higher household incomes in comparison to the other two census tracts in Pinole. The TCAC maps designated the area as Moderate Opportunity designation. The City is including Program 4, Program 5, and Program 23 to facilitate and encourage increased access to these areas via ADU and SB 9 development in these neighborhoods. Additionally, Program 11 creates a tenant-matching program, including creating a set of materials provided to ADU applicants at the time they apply for a building permit or ADU permit. These affirmative marketing materials will include contact information for housing service providers (such as the home share programs) and non-profit housing organizations that serve lower-income tenants in the surrounding region. Interested residents can use these materials and tenant-matching program to find prospective tenants in a larger market area beyond city limits, including residents of all races, ethnicities, ages, and abilities. A Home Sharing and Tenant Matching program can also assist in helping those who work in Pinole, including teachers, find housing options in the City.

There are only six proposed RHNA sites. All six are identified as mixed-income sites that are already zoned for high density residential and allow for all income levels. Two of the six opportunity sites are commercial non-vacant sites. One is in the moderate opportunity area, the other is in the lower opportunity area. Listing a site does not require development of affordable housing. Listing and future development of the six opportunity sites is not expected to change or exacerbate fair housing considerations of segregation, integration, or access to opportunity. The number of sites is too few, the effect of listing the sites is minimal, and listing the sites simply identifies the most suitable, eligible, qualified, and likely to be developed sites in next 8 years.

The majority of RHNA sites are located along the mixed use corridors, where there is greater access to transit employment and services. Concentrations of sites are not varied by income level. There is a relatively even distribution of lower, moderate, and above-moderate income units throughout the City, as illustrated by Table 70 and the subsequent bar graphs throughout the fair housing analysis. There are low resource tracts with higher concentrations of the lower-income units, as well as low resource tracts with higher concentrations of above-moderate-income units. There are no patterns of segregation exacerbated by the location of the RHNA sites by income category. The City is including Program 19, a place-based improvement program to ensure that the RHNA sites will improve access to resources throughout the City.

Table 70: Comparison of Fair Housing with Respect to Location

Tract	Low	Mod	Above Mod	RHNA Units*	TCAC Composite Category	Median Household Income	Total Households	% of Population with a Disability	% of Children in FHH	Total Population	CalEnviroScreen Percentile	% Non-White
Census Tracts Mostly Inside of Pinole												
3591.02	204	47	12	263	Low Resource	$66,897	1,849	13.6%	27.6%	5,159	40.5	74.0%
3591.03	16	27	126	169	Low Resource	$74,125	1,957	11.4%	28.4%	5,051	48.6	62.6%
3592.02	15	3	25	43	Moderate Resource	$86,086	2,207	17.1%	18.5%	6,148	19.5	60.0%
Census Tracts Mostly Outside of Pinole												
3591.04	0	0	0	0	Moderate Resource	$72,569	849	12.4%	36.2%	1,932	33.1	82.3%
3591.05	0	0	0	0	Moderate Resource	$117,885	1,510	7.6%	8.2%	4,542	25.4	84.8%
3592.04	0	0	0	0	Moderate Resource	$117,986	1,525	10.7%	11.1%	4,702	22.0	83.4%
3601.01	18	6	4	28	Low Resource	$85,859	1,577	17.1%	6.8%	4,576	37.0	62.6%
3601.02	0	0	0	0	Moderate Resource	$110,395	1,526	12.0%	8.9%	4,326	5.2	61.4%
3630.00	46	6	196	248	Low Resource	$66,705	2,664	16.4%	15.6%	7,043	41.2	67.2%
3640.02	0	0	2	2	Low Resource	$57,726	1,829	10.6%	25.1%	5,518	68.4	77.4%

3650.03	0	0	0	0	Low Resource	$65,938	2,170	14.4%	19.3%	4,924	52.0	82.2%
3922.00	0	0	0	0	Low Resource	$73,814	3,173	13.7%	22.8%	10,605	86.4	83.5%

*Includes entitled projects

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), Eden Council for Hope and Opportunity (ECHO) Fair Housing, and Bay Area Legal Aid.

The Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table 71 shows the number of FHEO filed cases in Contra Costa County between 2015 and 2020. A total of 148 cases were filed between 2015 and June 30, 2020, with disability having the highest number of allegation basis followed by racial discrimination and familial status.

Table 71: FHEO Cases in Contra Costa County, 2015-2020

Year	Number of Field Cases	Disability	Race	National Origin	Sex	Familial Status
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	**148**	**94**	**26**	**21**	**18**	**26**

Source: Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity

Fair housing services are provided to residents of Pinole primarily through the Eden Council for Hope and Opportunity (ECHO) Housing. ECHO Housing is a US Department of Housing and Urban Development (HUD) approved housing counseling agency, which provides tenants and landlords in Contra Costa County and the region with services that include tenant's rights workshops, landlord training, rent review and eviction assistance, and mediation services. ECHO Housing has offices in Antioch, Alameda, and Monterey. Additionally, Bay Area Legal Aid provides legal assistance to low-income residents for a wide range of issues, including eviction issues, rent raises, and housing conditions and

discrimination. Bay Area Legal Aid has offices in Richmond, Oakland, and Napa, as well as other cities in the Bay Area. This organization also offers monthly housing rights clinics in Richmond.

The Office of Fair Housing and Equal Opportunity (FHEO) received 11 fair housing inquiries between 2013 and 2021. Three of the inquiries were regarding disability discrimination, one was regarding national origin, and the remaining were found to have no identity-related basis. Seven of the cases were found to have no basis or valid issue, and the remaining were not pursued.

In Pinole, three inquiries were made to ECHO regarding fair housing between 2016-2020. The nature of the first allegation in 2017 was on fair housing discrimination on the basis of racial discrimination. ECHO provided counseling to the client and landlord. The second and fourth inquiry occurred in 2020 and was also on the basis of racial discrimination. Testers from ECHO were sent for investigation but found insufficient evidence to move forward on all three inquiries.

According to the Pinole Housing Element Update survey 39 percent of respondents were not concerned with housing segregation and discrimination with the next highest respondent rate at 19 percent who were somewhat concerned with housing segregation and discrimination.

In addition to the efforts of the above nonprofit groups, Contra Costa County enacted an eviction and rent increase moratorium on April 21, 2020. The eviction moratorium for certain residential tenants and a moratorium on certain residential rent increases ended on September 30, 2021, and has not been extended. Protections laid out in the memorandum include the following: prohibition on evictions due to unpaid rent (related to COVID-19), ban on no-fault evictions, moratorium on rent increases, a 120-day grace period to pay back rent, and no late fees for back rent.

The City of Pinole adheres to all state and federal fair housing laws and is committed to continuing to do so.

Integration and Segregation

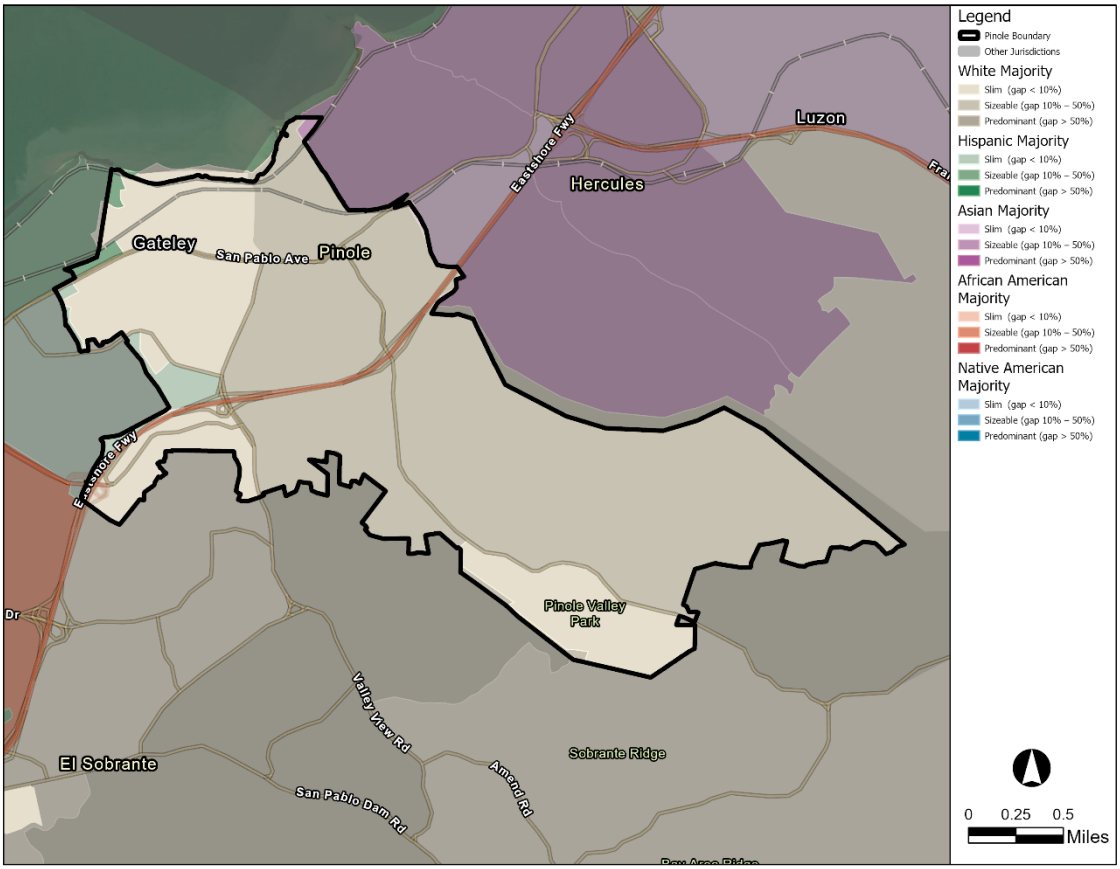
Race and Ethnicity

Figure 18 shows the racial and ethnic majority by census tract in the City of Pinole. As illustrated, almost the entirety of the City has a sizable White majority, with a small portion in the west having a slim White majority. Just outside city limits, there is an Asian majority to the east and a Hispanic majority in the west. The portions of the City in the west with a slim White majority are also the areas where poverty and single female-headed households are more prevalent.

These trends continue beyond the bounds of the City. Pinole has comparable racial trends to the County and the Bay Area as a whole. A predominant discrepancy is Pinole's prominent

Asian population, which makes up 27 percent of the City, while Countywide, the Asian population is about 17 percent of the overall makeup. Pinole has a prominent Filipino population. The Contra Costa County Analysis of Impediments to Fair Housing Choice notes that since 1990 segregation for African Americans has decreased and segregation levels for Hispanics and Asians and Pacific islanders have increased in the County and Region.

Figure 18: Racial and Ethnic Majority, 2010



Racial and Ethnic Majority, 2010

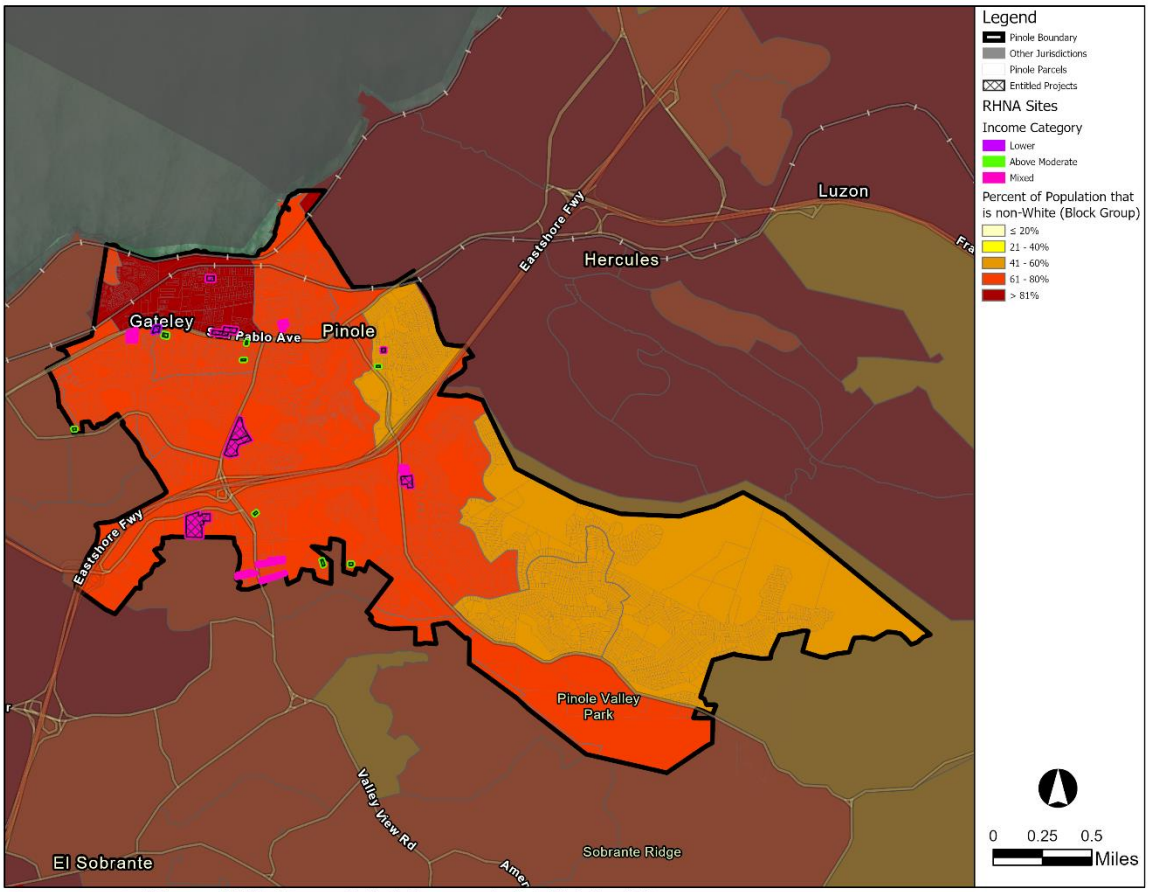
Source: HCD AFFH Data Viewer

Figure 19 shows the percent of the population in each block group that is non-White. As shown in Figure 19, the northwest portion of the City has the highest percent of the population that is non-White. The majority of Pinole has a non-White population between 41 to 60 percent. Three block groups in eastern Pinole have the lowest amount of non-White population, between 21 and 40 percent. The portions of the City in the west with a larger non-White population are also the areas where poverty and single female-headed households are more prevalent.

As of 2019, 67 percent of the City was non-White, while 56 percent of the County was non-White, and 61 percent of the Bay Area region was non-White. The overall distribution of the

non-White population is comparable between the City and the region as a whole, with a slightly higher proportion in Pinole.

Figure 19: Percent non-White, 2018 and RHNA Sites

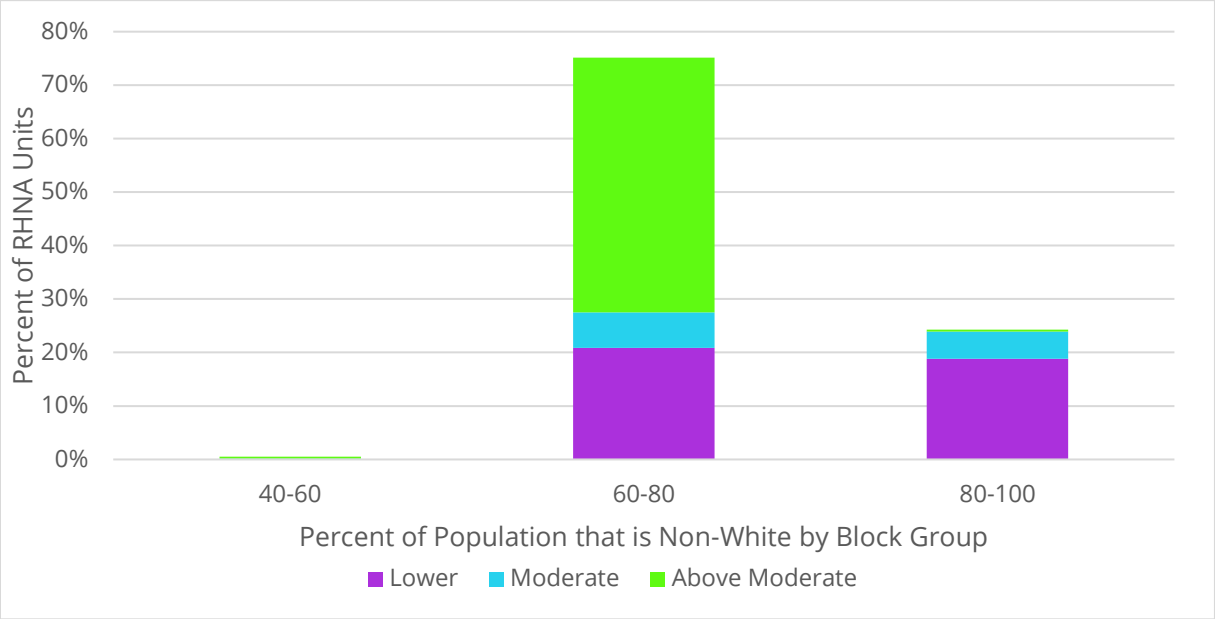


Percent Non-White, 2018 and RHNA Sites

Source: HCD AFFH Data Viewer

Figure 20 compares the RHNA units with the total percentage of the population that is non-White. The sites are relatively evenly distributed throughout the City, without a concentration in any specific area. As the non-White population is distributed across the City as well, it is unlikely that the RHNA site selection will exacerbate any conditions or make any negative changes to fair housing conditions as they pertain to the non-White population.

Figure 20: Percent non-White Comparison of RHNA Units



Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can be quantified by using the dissimilarity index, which measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents in a census block would have to move for each block to have the same proportion of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. The formula for this calculation is provided by California Department of Housing and Community Development's (HCD) AFFH Guidance Document.

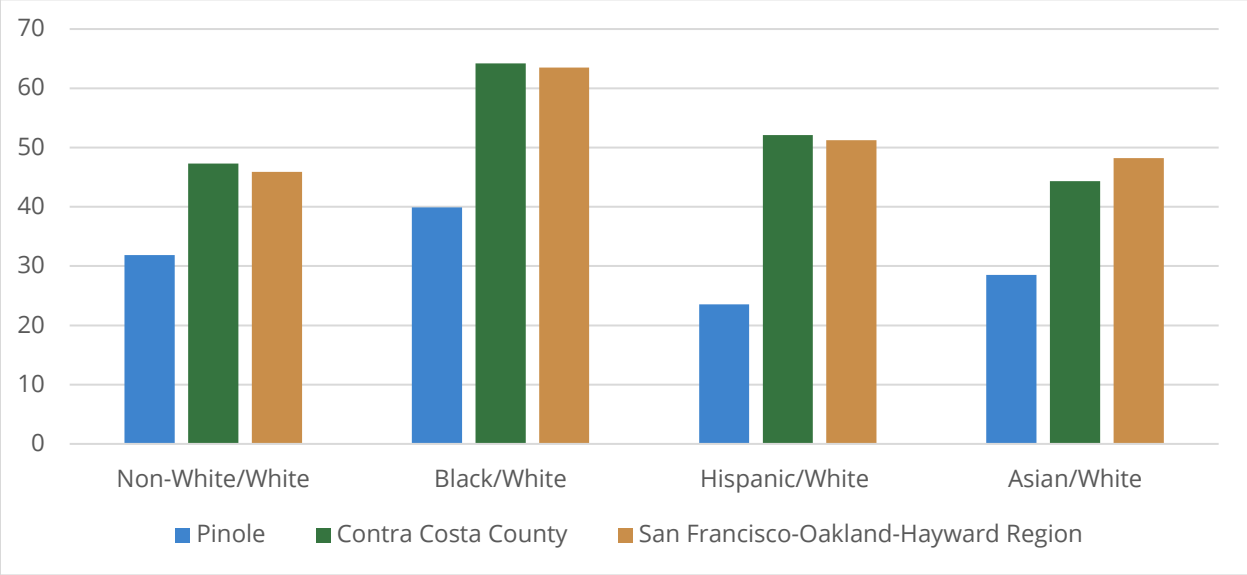
The categories for the dissimilarity index on a scale of 1-100 are as follows:

- <30: Low Segregation
- 30-60: Moderate Segregation
- >60: High Segregation

Figure 21 provides the dissimilarity index values in Pinole, Contra Costa County, and the MSA region as a whole, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian. In Pinole, there is moderate segregation

between the Black and White populations. There is low segregation between the Hispanic and White populations and between the Asian and White populations. Overall , the City has a moderate dissimilarity index of 31.86, which is just above the threshold for low segregation. Segregation at the City level is much lower than Contra Costa County as a whole.

Figure 21: Dissimilarity Index for Race, 2020



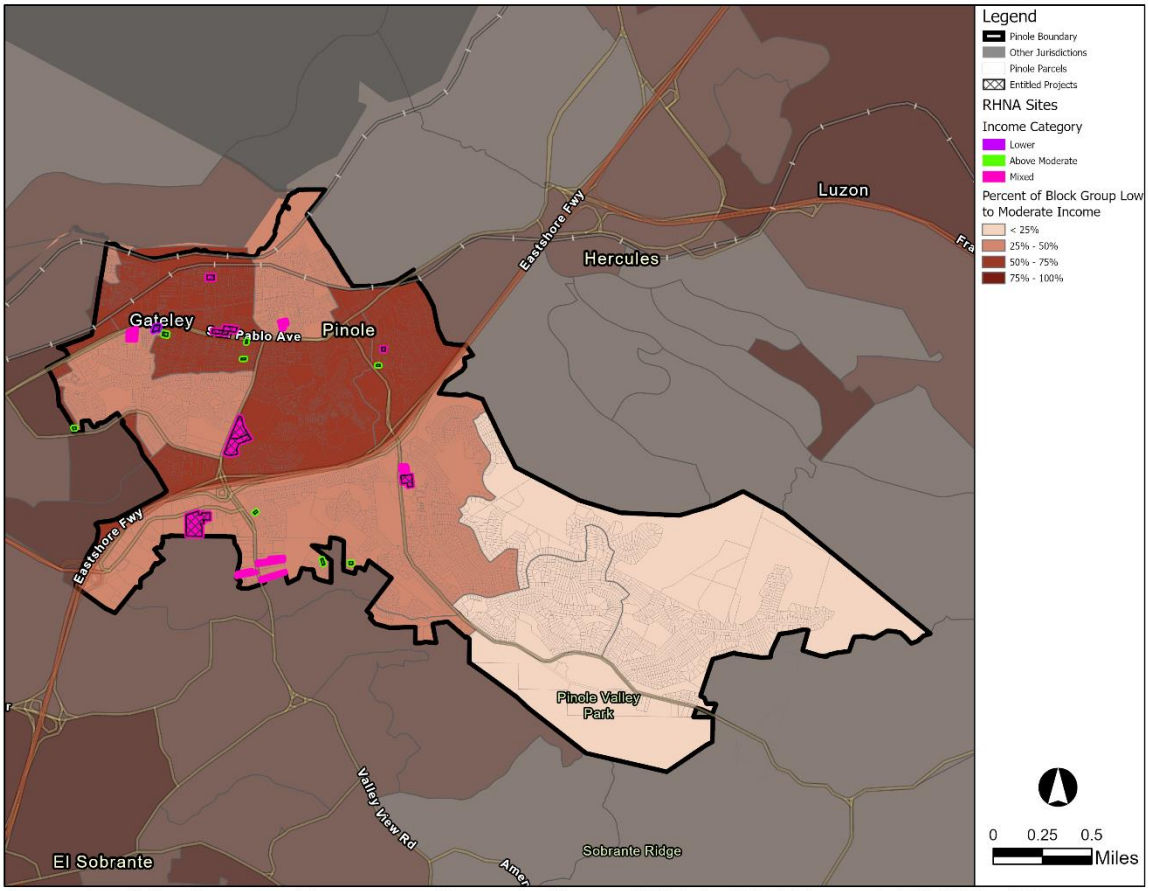
Source: American Community Survey 2020 5-Year Estimates, Contra Costa County Analysis of Impediments to Fair Housing

Income

The dissimilarity index can also be used to calculate income segregation, using the same scale as above. In the Bay Area region, income segregation is moderate with an income dissimilarity of 35.1. In Pinole, income dissimilarity is 26.6, indicative of low segregation.

As shown in Figure 22, and in comparison with Figure 19 above, the area in the western portion of the City with the greater concentration of the low- to moderate-income population is also the area with larger non-White population. It is also where the households at the poverty level and single female-headed households are more prevalent. Approximately 47 percent of the entitled and proposed units are located in an area where 50 to 75 percent of the households are low to moderate income.

Figure 22: Low to Moderate Income Population, 2011–2015 and RHNA Sites



Low to Moderate Income Population, 2011-2015 and RHNA Sites

Source: American Community Survey 2010-2014

The City established a vision to focus growth along the corridors in the Three Corridors Plan, which has access to transit, employment opportunities, and community resources. Additionally, conversations with affordable and market rate developers noted that the availability of vacant and underutilized land along these corridors was a factor in what led to developing in Pinole. Affordable housing developers referenced the increased availability of funding for projects in these corridors as they ranked higher for competitive funding sources.

The eastern portion of Pinole with lower percentages of a low-moderate income population are characterized by constrained lands with steep sloped and open spaces. The developable portions have been recently developed and are therefore among the most expensive in the City. There is limited opportunity for significant development in these areas and are not likely to redevelop in the next eight years. Due to the relatively new homes and low density development in these areas due to environmental constraints, these low density neighborhoods correlate with higher household income. Additionally, there is limited access

to transit, employment and services. The City is including Program 4, Program 5, and Program 23 to facilitate and encourage ADU and SB 9 development in these neighborhoods.

The majority of RHNA sites are located along the mixed use corridors, where there is currently a more predominant low to moderate income population, as shown in Figure 23. The City is including Program 19, a place-based improvement program to ensure that the RHNA sites will improve access to resources throughout the City. RHNA sites selected are those that are most likely to develop in the next eight years, have access to infrastructure, transit, employment, and services.

Figure 23: Low to Moderate Income Population Comparison of RHNA Units

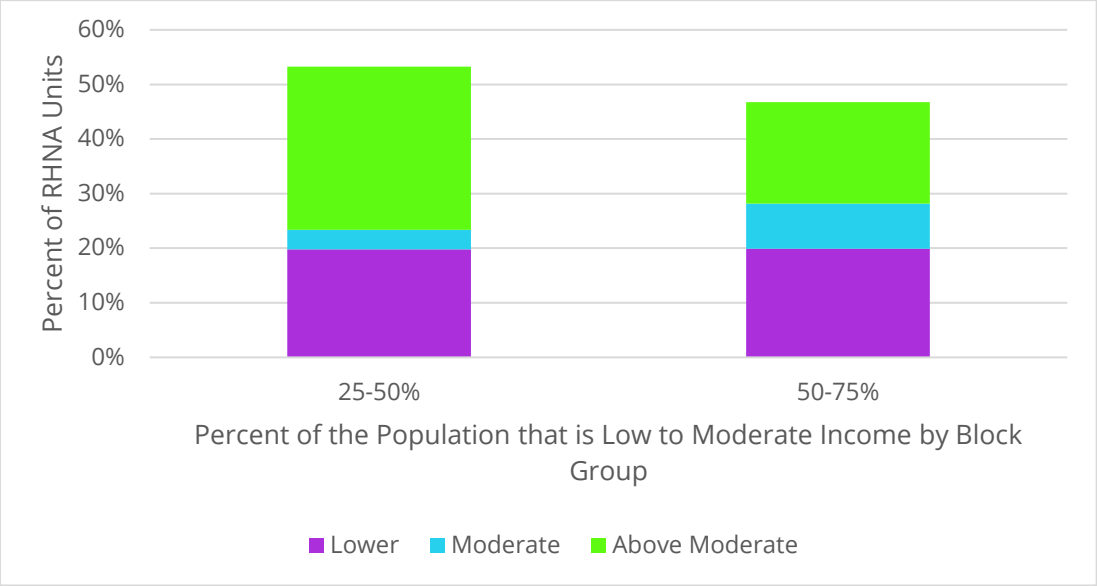
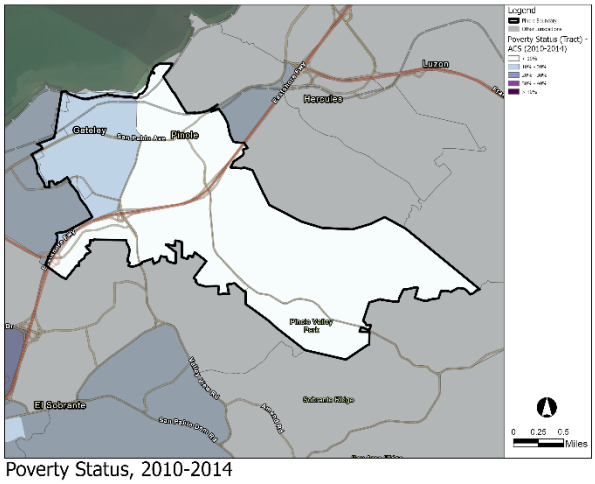


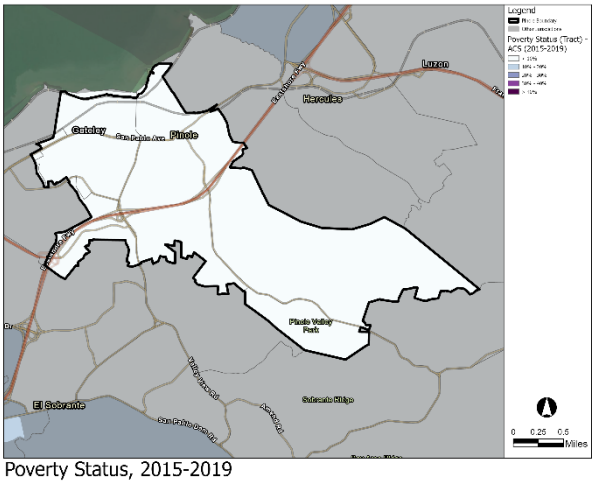
Figure 24 shows the change in the population under the federal poverty line by census tract from 2010-2014 to 2015-2019. Poverty is defined by incomes falling below the annually defined thresholds for family size by the Census. As shown in Figure 24, there are no census tracts in Pinole where more than 10 percent of the population experiences poverty. Poverty levels have decreased over time, as the median income has risen in Pinole. In 2020, 3.7 percent of Pinole's overall population was below poverty level. Poverty in Contra Costa County is also low, with overall 8.2 percent of the population living below poverty level.

As there are no concentrations of poverty in the City, the distribution of the sites is unlikely to have an effect on distribution of poverty.

Figure 24: Poverty Status, 2010-2014 and 2015-2019



Poverty Status, 2010-2014

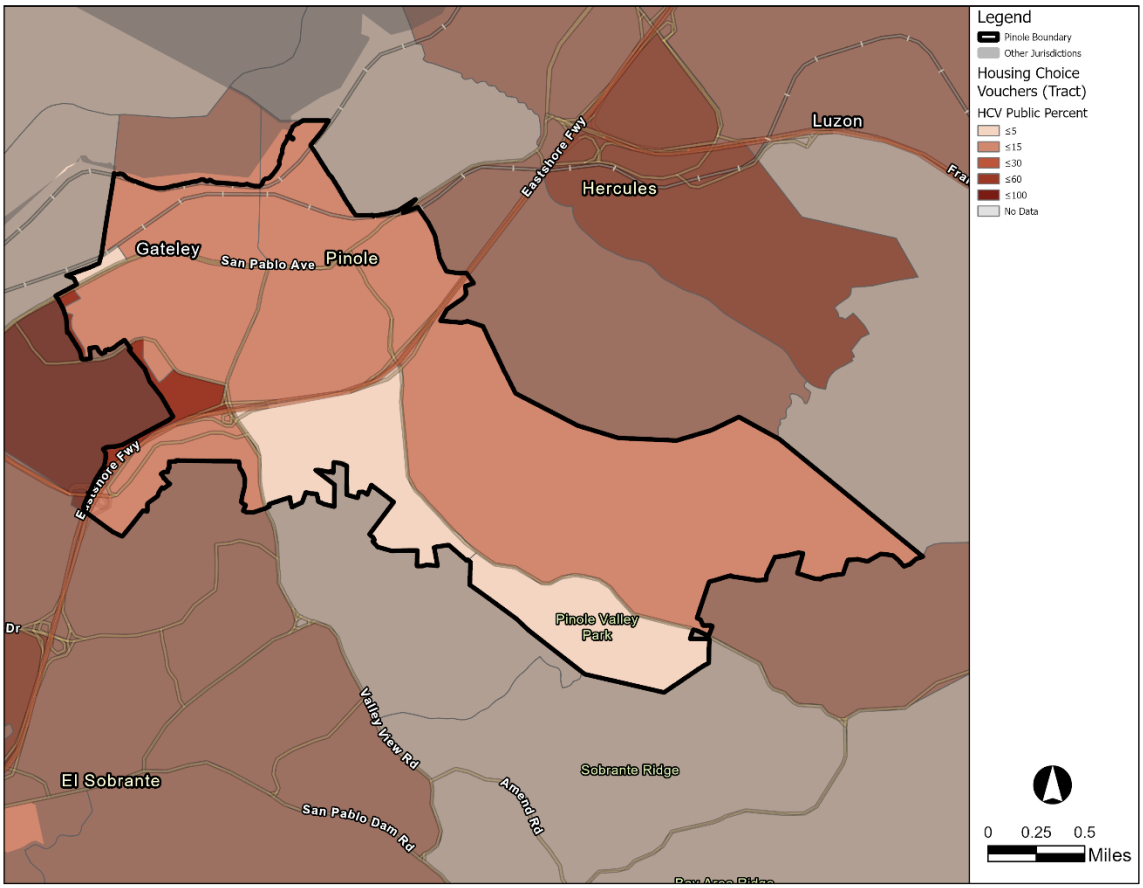


Poverty Status, 2015-2019

Source: HCD AFFH Data Viewer

Figure 25 displays the distribution of housing choice vouchers (HCV) in the City. The HCV program is a 100 percent federally funded rental subsidy for low-income households living in privately owned rental units. The Contra Costa Housing Authority administers the HCV program for those in Pinole. The HCV program makes payments directly to the landlord and allows households to choose where they want to live, as long as it is up to minimum standards. Voucher amounts are dependent on family size and income and can expand housing choice and options for those on limited incomes, including those with low incomes, people with disabilities, and the elderly. As of 2010, there were 100 households using HCVs in the City of Pinole.

Figure 25: Housing Choice Vouchers, 2010



Housing Choice Vouchers, 2010

Source: HCD AFFH Data Viewer

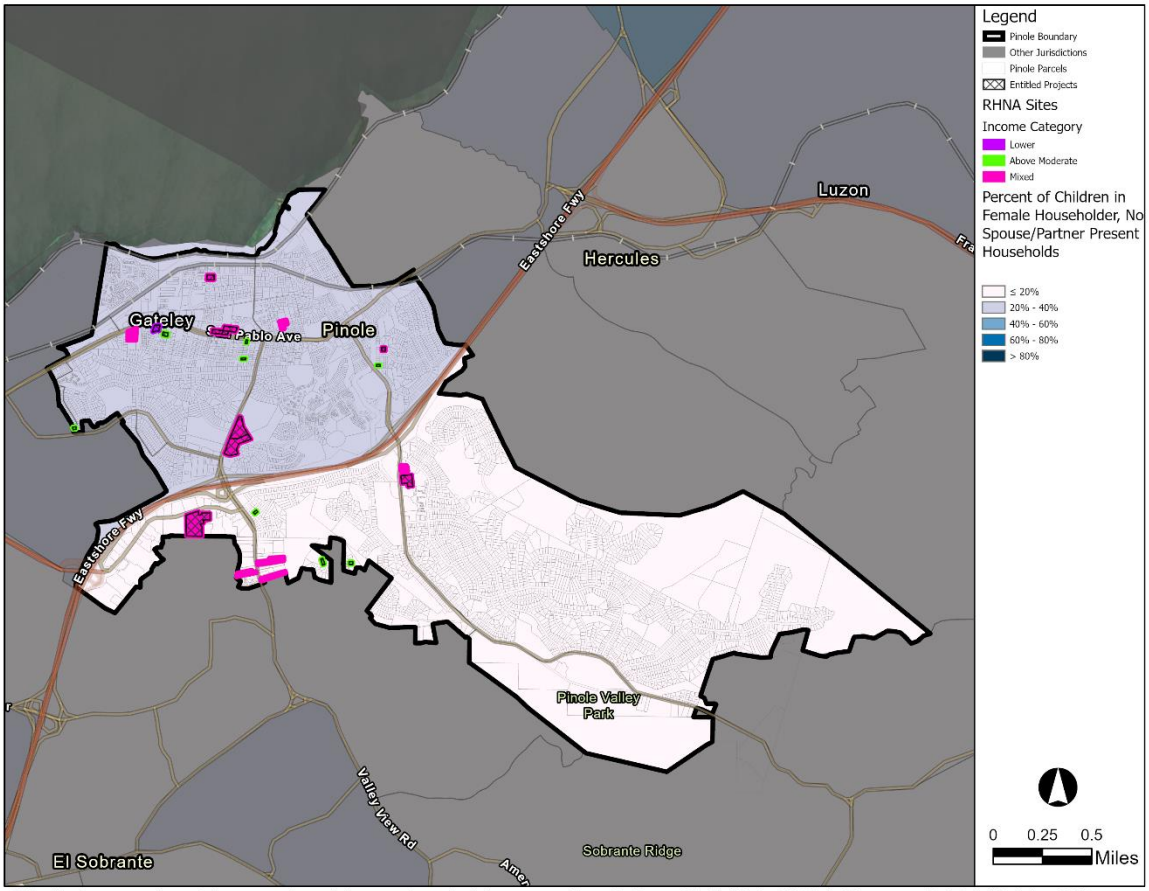
Familial Status

Figure 26 shows the percentage of children that are living in female-headed households with no spouse by census tract. It also shows entitled and proposed RHNA sites. In 2020, 1,050 households, or 15.5 percent of the total households in Pinole, were female-headed households, which is only slightly higher than the 12.0 percent for the County.

Four of Pinole's census tracts have less than 20 percent of children in female-headed households. These tracts are east of Interstate 80 (Eastshore Freeway). Conversely, all tracts west of Interstate 80 have between 20 and 40 percent of children in female-headed households.

As shown in Figure 27, about 58 percent of RHNA sites are in a tract where 20-40 percent of children are in female-headed households. There are no areas of the City where more than 28 percent of children are in female-headed households. RHNA sites are not expected to impact fair housing concerns based on familial status.

Figure 26: Children in Female-Headed Households and RHNA Sites, 2015-2019



Children in Female-Headed Households, 2015-2019 and RHNA Sites

Source: HCD AFFH Data Viewer

Figure 27: Female-Headed Households comparison of RHNA Units

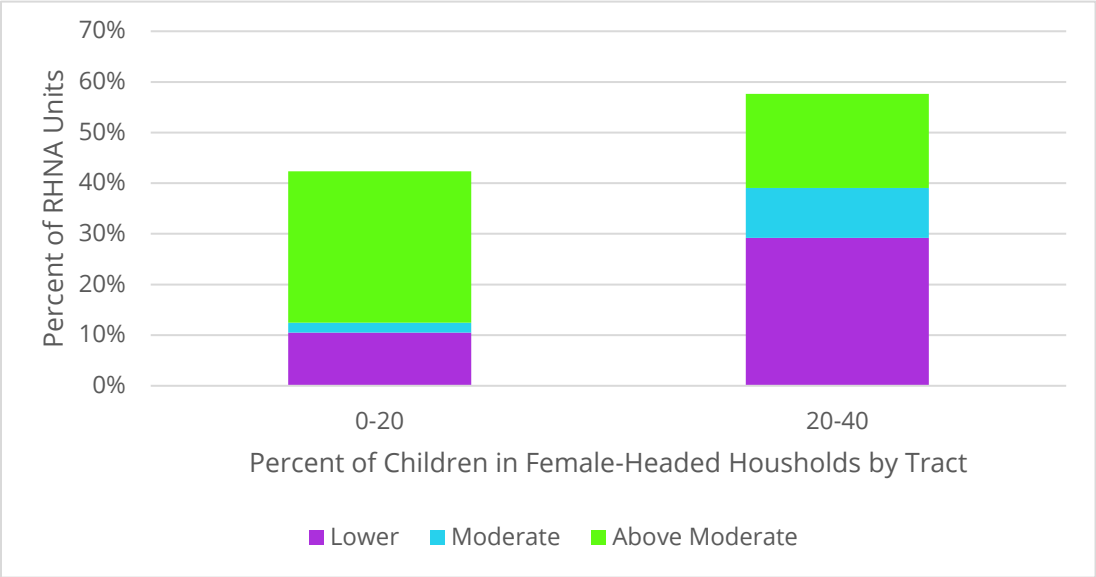
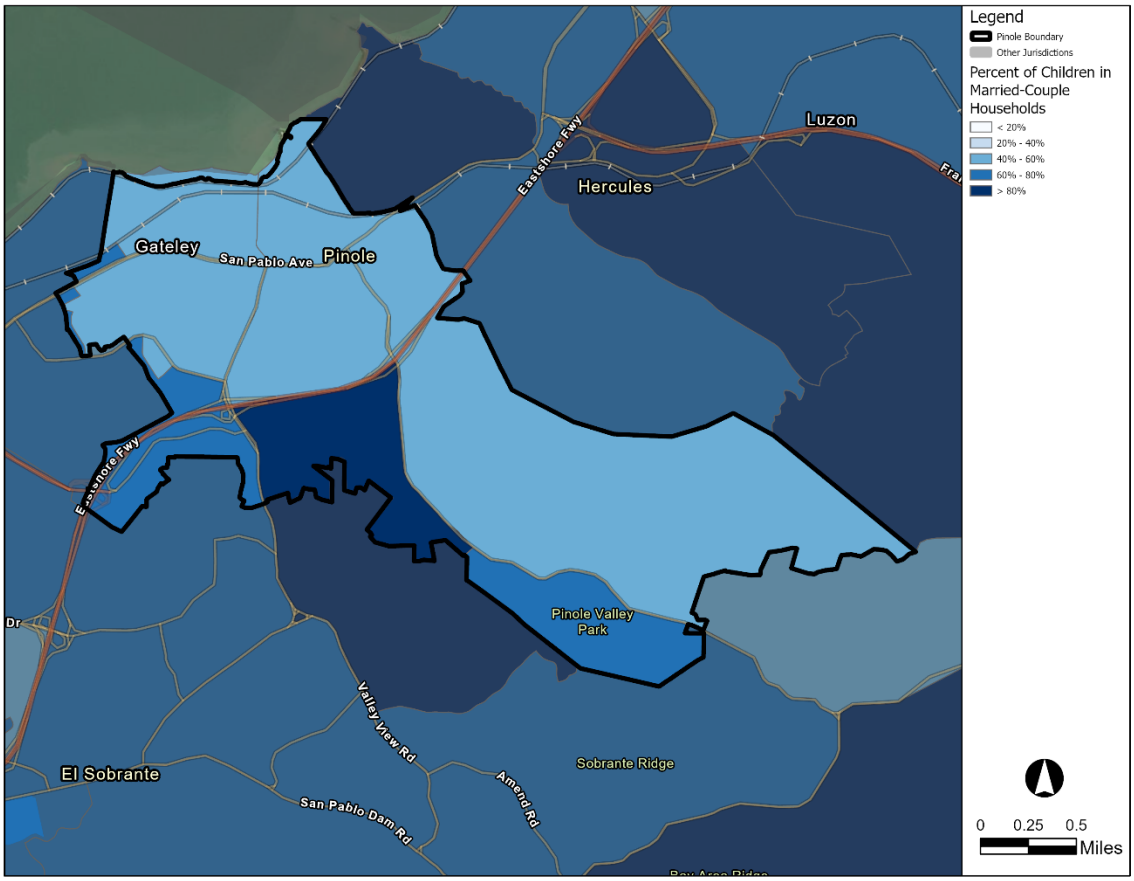


Figure 28 shows the percentage of children in married couple households. No census tract in Pinole has less than 40 percent of children in married couple households. Most of the City's residential census tracts are in the 40 to 60 percent range, while census tract 3601.01 has a percentage of children in married couple households of 80 percent or more. In the City of Pinole, 23.3 percent of households are married couple households with children present, compared to 34 percent Countywide. RHNA sites are not expected to impact fair housing concerns based on familial status.

Figure 28: Children in Married Couple Households, 2015-2019



Children in Married-Couple Households, 2015-2019

Source: HCD AFFH Data Viewer

Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for this special needs group. In 2019, it was estimated by the Census that 14 percent of the population in Pinole, 11 percent in Contra Costa County, and 10 percent in the Bay Area region have a disability. Types of disabilities included in the Census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses

- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

Figure 29 shows an estimate of the number of Pinole residents with disabilities by type of disability. The most prevalent types of disability are ambulatory and independent living difficulties. Note that individuals may have more than one type of disability.

Ambulatory issues are the highest reported disability Citywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities.

Figure 29: Disability Characteristics, 2019

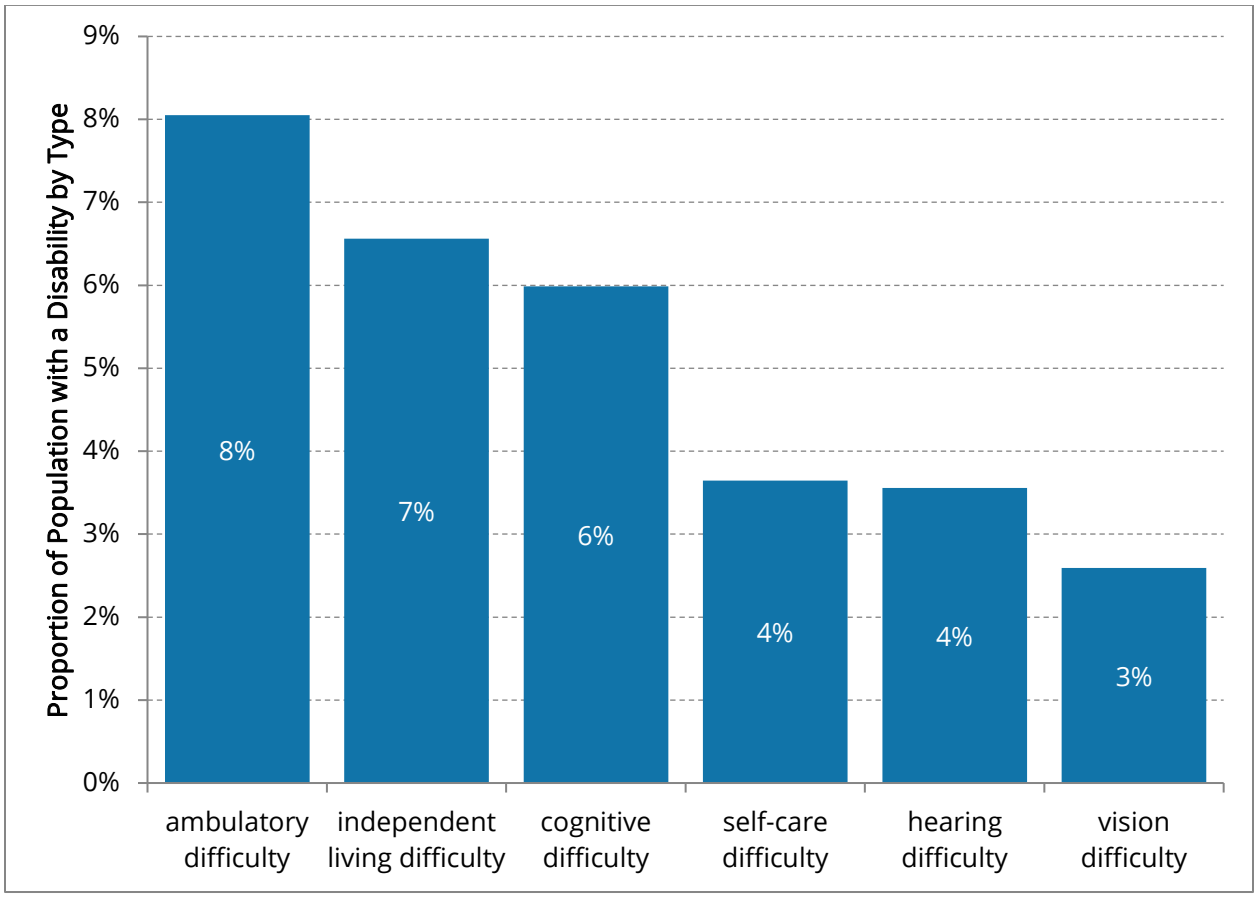
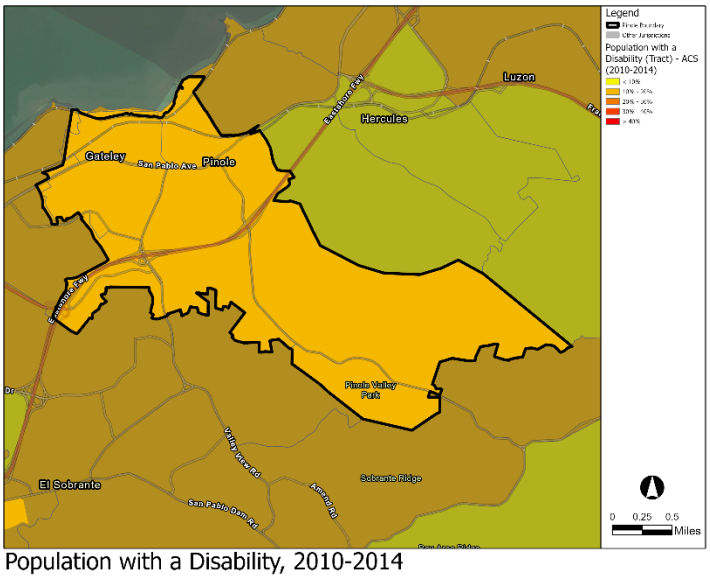


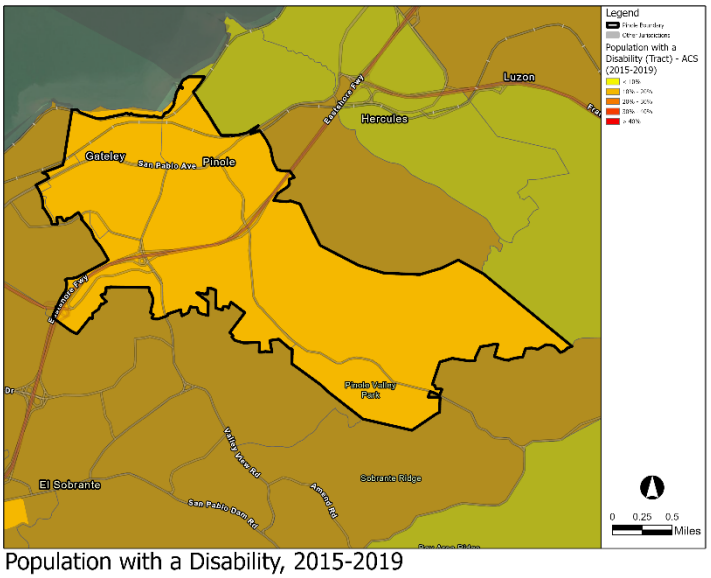
Figure 30 shows that the disabled population is evenly distributed throughout Pinole. There are no significant changes in location or concentration of those with a disability between 2010-2014 and 2015-2019. There is no area of the City with an extreme concentration of

persons with disabilities. The sites are not expected to cause fair housing concerns as they relate to residents with a disability.

Figure 30: Population with a Disability, 2010-2014 and 2015-2019



Population with a Disability, 2010-2014



Population with a Disability, 2015-2019

Source: HCD AFFH Data Viewer

Regional Comparison

Pinole is a racially integrated City and comparisons to the region reflect this. According to a 2018 study on racial segregation in the San Francisco Bay Area, "Pinole is the most integrated city in Contra Costa County, with a population that is 35 percent white, 26 percent Latino, 22 percent Asian, and 8 percent Black."[18] The updated findings using 2020 census data identified Pinole as one of the six "racially integrated" cities in the Bay Area.[19]

Findings from Integration and Segregation

Overall, there is a difference in trends in integration and segregation between the eastern and western regions of the City. The City of Pinole has higher concentrations of low- to moderate-income residents in the northwestern areas of the City, which also are areas with larger non-White populations and more children in female-headed households. There are no concentrations of poverty or people with disabilities. The City is racially integrated when compared to the region. There are no significant disparities in access to amenities, conditions

[18] Racial Segregation in the San Francisco Bay Area, Part 1. https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1

[19] The Most Segregated Cities and Neighborhoods in the San Francisco Bay Area. https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020

or infrastructure between neighborhoods or based on protected status. This includes equal access to parks, streetscapes, schools, safe routes, infrastructure, community amenities, housing conditions, and general neighborhood conditions. Pinole is a small city that has and continues to make consistent investment in all neighborhoods. Pinole is a small and diverse City that does not have significant variation in access to amenities. Based on windshield surveys and code compliance cases, there does not appear to be a difference in quality of housing in neighborhoods throughout the City; there is no geographic pattern. The City is in the process of moving to an electronic permitting system. This new system will include the ability to spatially review code compliance cases and development permits.

The proposed and entitled RHNA sites are relatively distributed throughout the City and are not anticipated to exacerbate any fair housing concerns.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

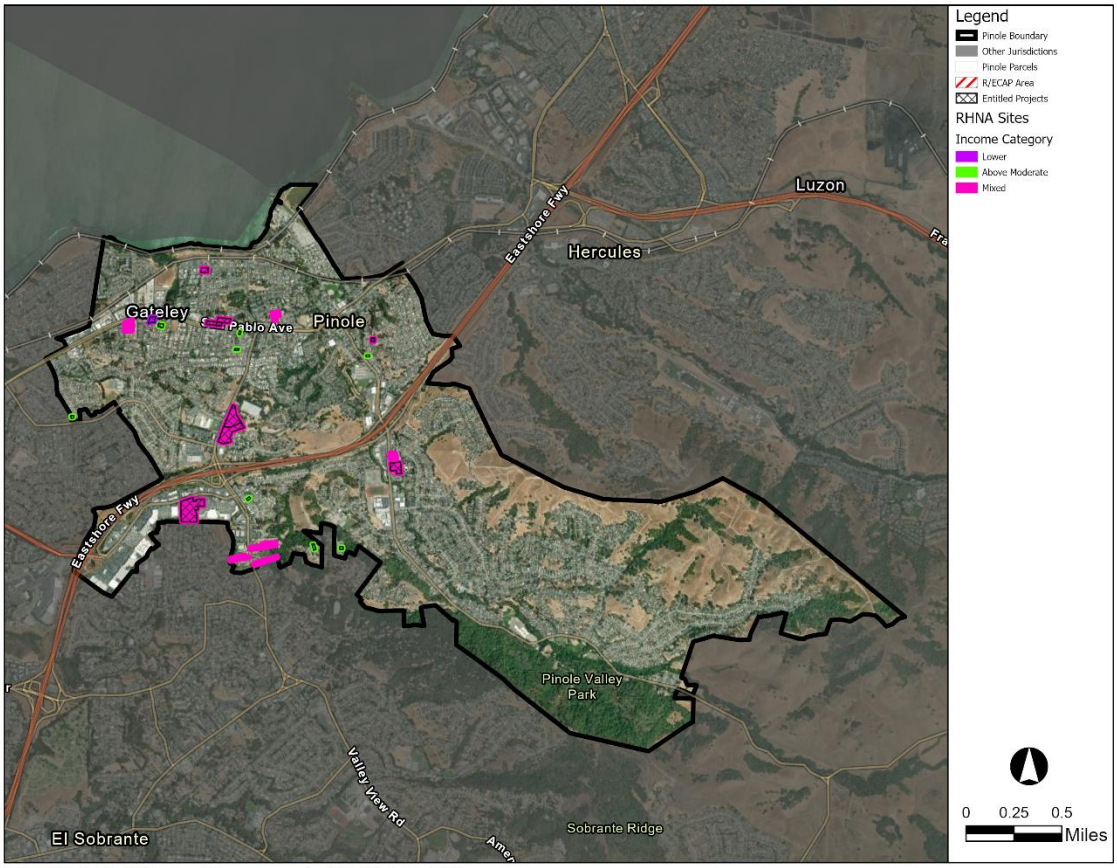
Racially and Ethnically Concentrated Area of Poverty

HUD defines Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) as areas where the percentage of the population that is non-White is over 50 percent and the percentage of households with incomes below the poverty line is over 40 percent. Alternatively, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

There are no R/ECAPs in Pinole or in the nearby vicinity, as seen in Figure 31. Additionally, there are no areas of high segregation and poverty, as identified by the California Tax Credit Allocation Committee (TCAC). The closest R/ECAPs to Pinole are located in Vallejo and Berkeley.

The housing opportunity sites are not expected to cause fair housing concerns related to R/ECAPs, as no sites are located in a R/ECAP and the site distribution is not anticipated to contribute to the creation of a R/ECAP.

Figure 31: RECAPs Vicinity and RHNA Sites, 2021



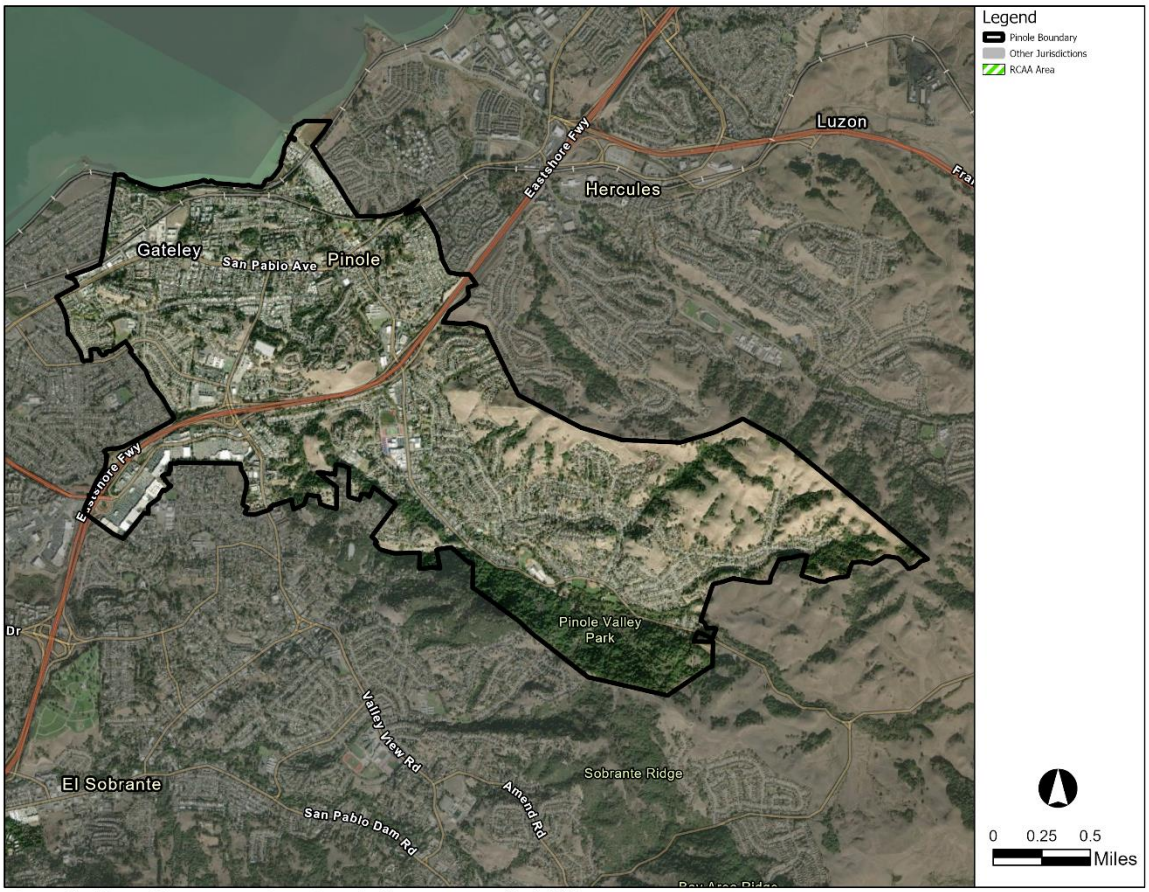
RECAP Vicinity and RHNA Sites

Source: HCD AFFH Data Viewer

Racially Concentrated Area of Affluence

HUD defines Racially Concentrated Areas of Affluence (RCAAs) as areas where the percentage of the White population in a tract is over 1.25 times the average percentage of the White population in the given Council of Government (COG) region and the median income is 1.5 times higher than the COG or state AMI), whichever is lower. At the time of this analysis, there are no RCAAs in Pinole, as seen in Figure 32.

Figure 32: RCAAs Vicinity, 2015-2019



Source: HCD AFFH Data Viewer

Disparities in Access to Opportunities

California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the Tax Credit Allocation Committee (TCAC) Opportunity Area resource designations. These were prepared by a task force commissioned by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses a number of indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

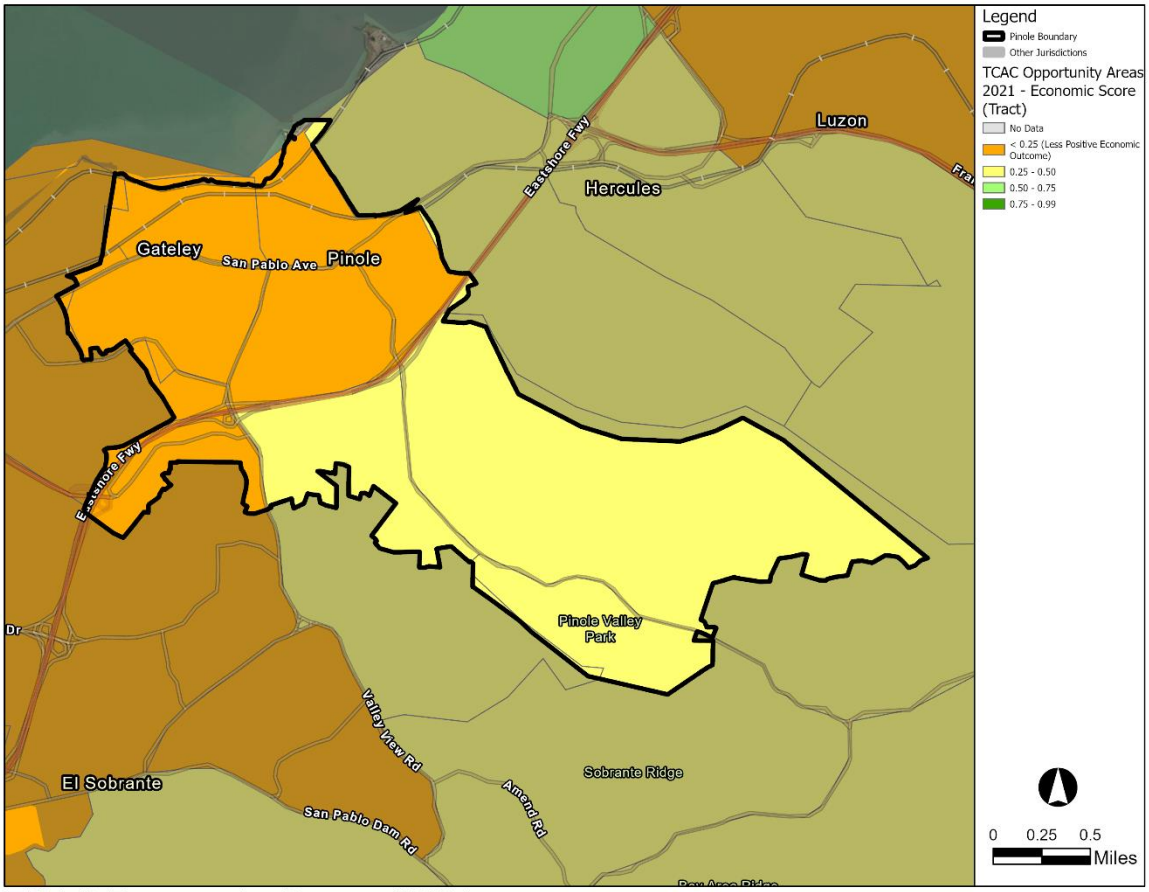
To determine final resource designation, the top 20 percent of overall scores in the economic, environmental, and education categories in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any areas

that are considered segregated and that have at least 30 percent of the population living below the federal poverty line are labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the county are evenly divided between moderate resource and low resource areas.

Economic Indicators

Economic indicators include poverty, adult education, employment, job proximity, and median home value. The scores for Pinole are shown in Figure 33. Pinole has more positive economic scores in the east, and less positive scores in the northwestern part of the City. The more positive scoring area contains single-family homes. The more positive scoring area also contains large areas of open space, which may slightly skew results. The low economic scores in northwestern Pinole may be associated with the lower incomes and home values in this area.

Figure 33: TCAC Economic Score, 2021



TCAC Economic Score, 2021

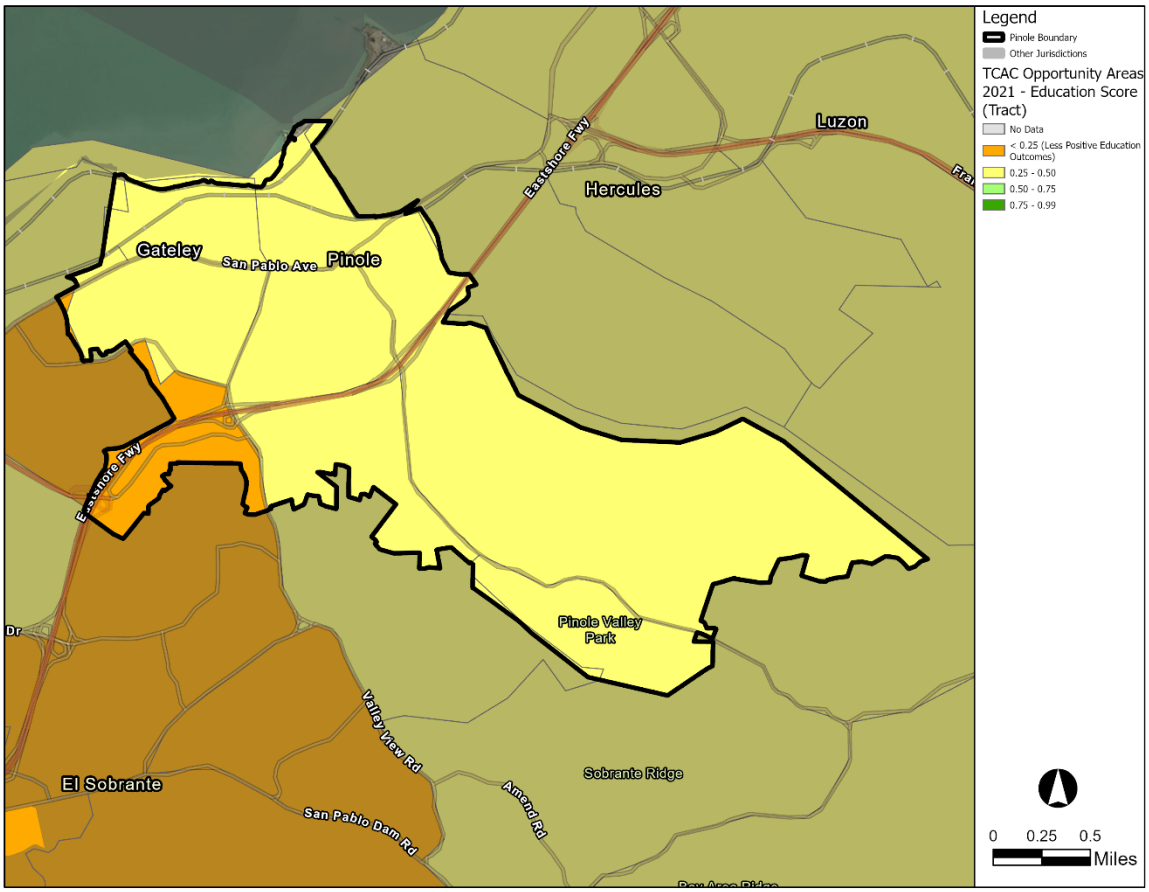
Source: HCD AFFH Data Viewer

Education Indicators

Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. The entirety of Pinole is served by the West Contra Costa Unified School District, which includes three elementary (grades K-6), one bilingual school (courses in both English and Spanish) covering elementary and middle schools (grades K-8), one middle school (grades 7-8), and one high school (grades 9-12). Currently, there are no Title I schools in Pinole. According to Great Schools, 71 percent of schools in the district are rated below average, 22 percent are rated average, and 8 percent are rated above average[20]. As shown in Figure 34, most of the City has lower outcomes. Education scores are less positive in the southwestern area of the City, while the rest of the City is slightly less than average.

[20] Great Schools, West Contra Costa Unified School District Summary. https://www.greatschools.org/california/richmond/west-contra-costa-unified-school-district/

Figure 34: TCAC Education Score, 2021



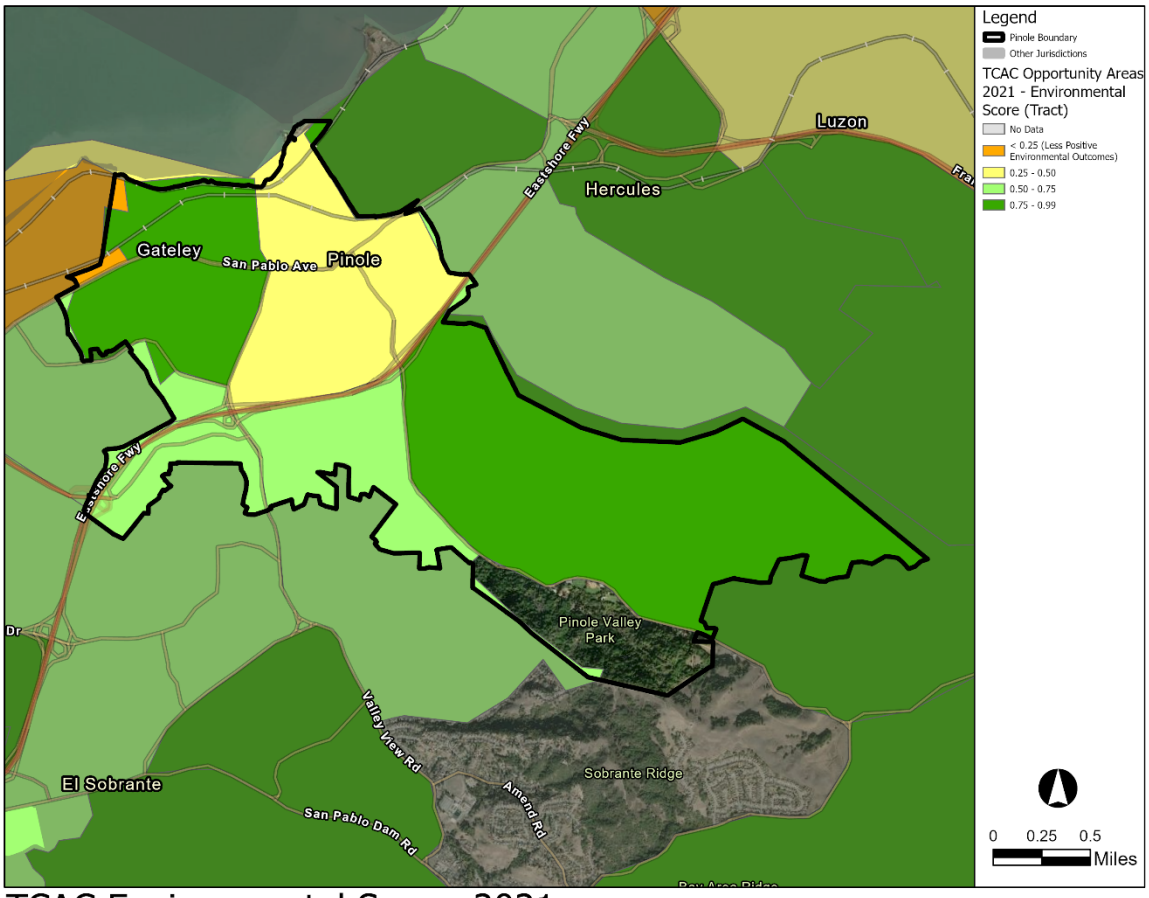
TCAC Education Score, 2021

Source: HCD AFFH Data Viewer

Environmental Indicators

The environmental domain utilizes CalEnviroScreen (CES) 4.0 pollution indicators and values (see below for more discussion on CES). As shown in Figure 35, the scores vary throughout the City, with environmental outcomes becoming less positive toward the north. The census tracts are bisected by Interstate 80, which contributes to the air and noise pollution. Additionally, this portion of Pinole is largely built out, and is dominated by automobile dependent infrastructure—notably single-family zoning and subdivisions and 'big-box' style commercial developments. Additionally, the lower environmental outcomes in the northwestern areas contain varying intensities of industrial use, from auto mechanic shops to concrete production facilities.

Figure 35: TCAC Environmental Score, 2021



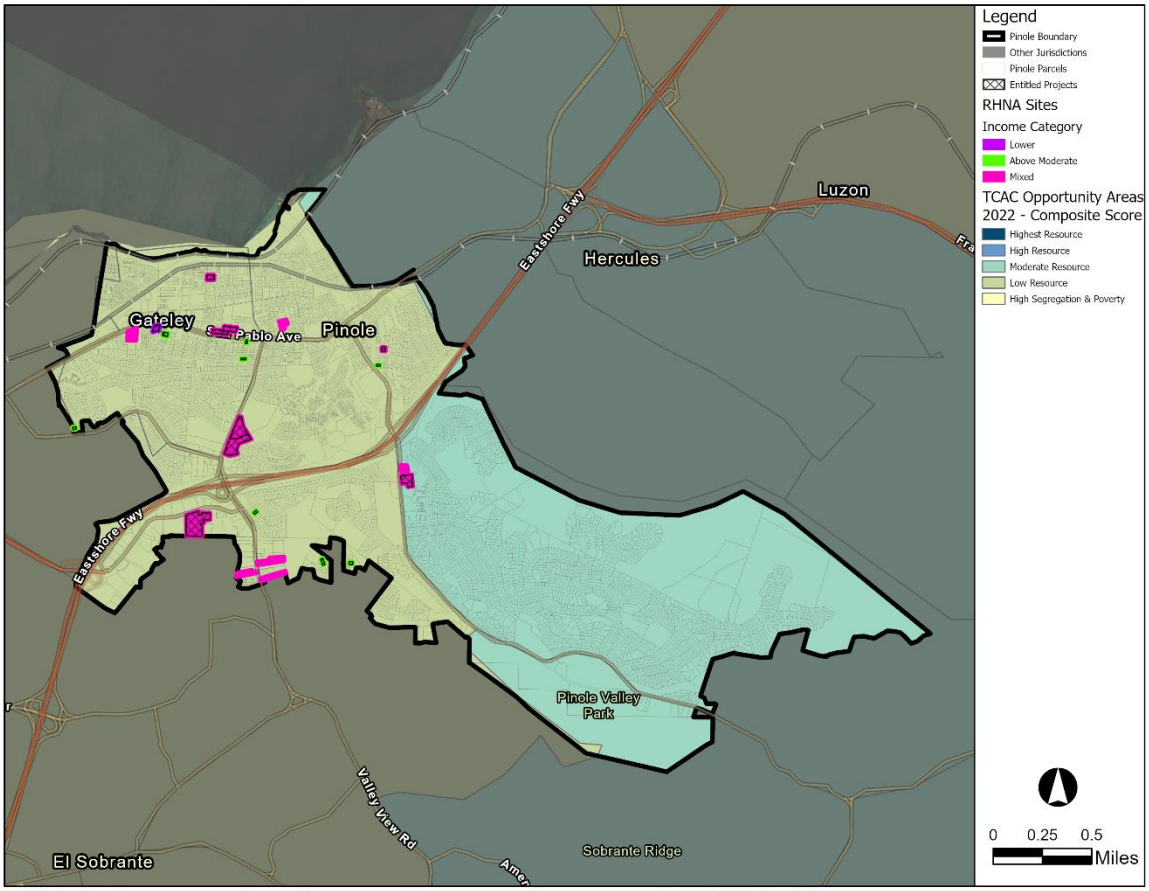
TCAC Environmental Score, 2021

Source: HCD AFFH Data Viewer

TCAC Composite Score

Scores for each domain and the composite score for each census tract are shown in Figure 36. The entirety of the City is in the moderate or low resource area. Tracts that are moderate and low resource are likely due to their lower economic and education scores. The City is focusing growth as infill along the corridors identified in the Three Corridors Specific Plan, which has access to transit, employment opportunities, and community resources. As such, the majority of RHNA sites are located along and in proximity to these corridors that provide access through currently categorized low resource areas. Investment in the Three Corridors Specific Plan area is expected to increase access to opportunity and increase resources in the low resource area of the City. The City is also including programs to encourage development through incentives for mixed-use development, affordable, and senior housing with Program 6, Program 8, and Program 10 respectively. The City will also include Program 15 permit streamlining and Program 17 acquisition/rehabilitation of blighted or distressed properties to further encourage development in low resource areas.

Figure 36: TCAC Composite Score



TCAC Composite Score Comparison and RHNA Sites

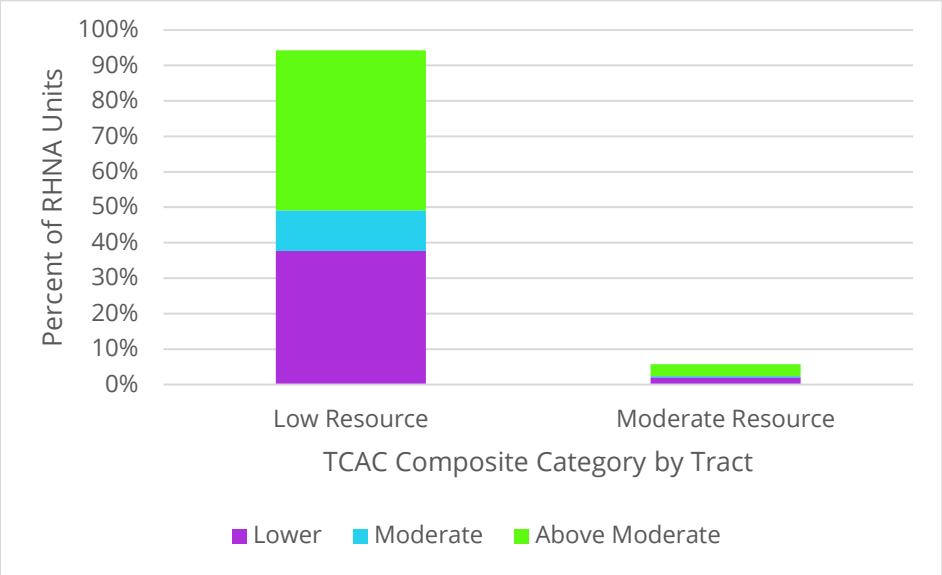
Source: HCD AFFH Data Viewer

Figure 37 displays the RHNA units shown by income level that are in each TCAC composite category. The entirety of the City, and thus all of the units, are located in within the low and moderate resource category. This includes 95 percent of low-income units located in the low resource category while only 5 percent are in the moderate resource category. RHNA sites of various incomes in areas of these categories is unlikely to exacerbate any conditions or make any negative changes to the resource designation.

Pinole is split between the Low and Moderate Opportunity categories. These are relative rankings based on composites of the environmental, economic and education scores. The discrepancies between the scores for the three census tracts that comprise the majority of Pinole are not as large as the maps might suggest. Of the three main tracts in the city, the northern tract has the lowest environmental opportunity score of 0.46, just below the 0.50 threshold for the next highest range. Similarly, the economic scores of the three primary tracts range between 0.21 to 0.26, showing little variation despite the category break at 0.25 demonstrating that there are less economic discrepancies than the maps suggest. Similarly,

the vast majority of the city is in the same (0.25 to 0.50) educational opportunity category. While the composite scores derived from these component scores are not enumerated, these slight variations in the individual component scores suggest that there is likely relatively little variation in the overall composite scores.

Figure 37: TCAC Designation Comparison of RHNA Units



Transportation

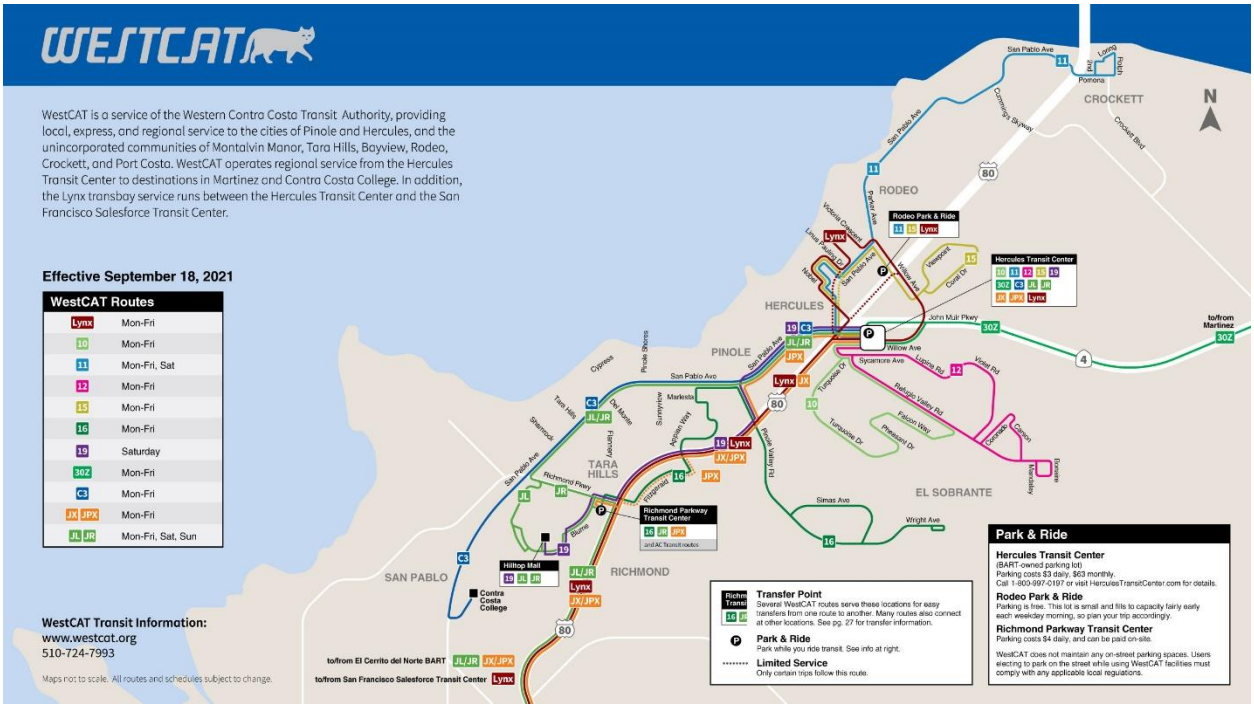
Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. WestCAT is a transit service of the Western Contra Costa Transit Authority, which provides local transit service coverage in western Contra Costa County. It also provides express services to regional transit hubs and stations such as the Salesforce Transit Center in San Francisco and the El Cerrito Del Norte BART Station. WestCAT also offers free dial-a-ride programs for elderly and disabled residents. Both public transportation and Interstate 80 provide access from Pinole to west Contra Costa County and the rest of the Bay Area.

The City also has a few multiuse bike paths, providing safer, nonmotorized transportation options within the City. There is a bike path along Pinole Creek which bisects San Pablo Avenue, one of the major thoroughfares, but does not extend east of Interstate 80. The trail connects to the regional San Francisco Bay Trail, which contains existing portions within City limits.

The Richmond Parkway Transit Center and the Hercules Transit Center are transit and commuter hubs in surrounding communities. The Richmond Parkway Transit Center is located on the west side of the I-80 and Richmond Parkway interchange, just west of the western City limits. The Hercules Transit Center is located less than one and one half miles

east of the eastern City limits from San Pablo Avenue. WestCAT operates bus routes that connect to these centers.

Figure 38: Transit Map



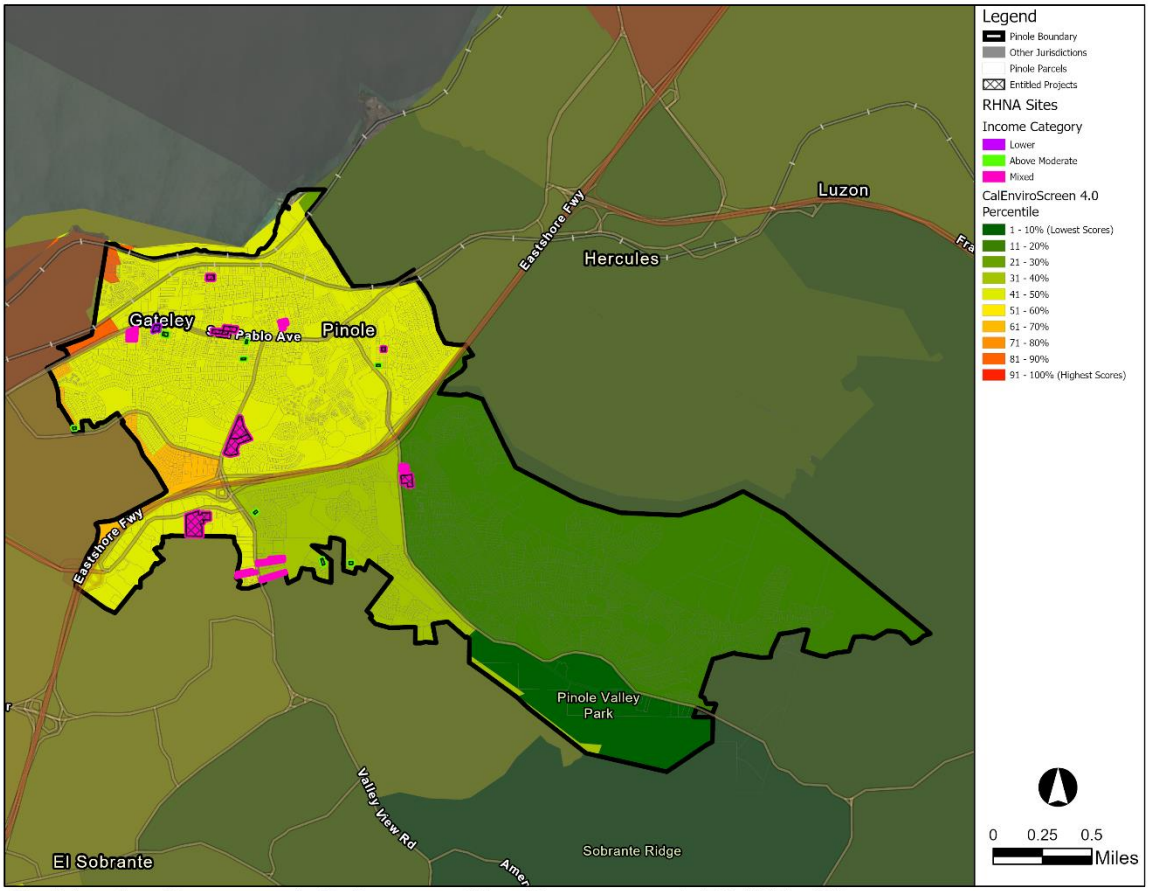
Source: WestCAT, 2022

CalEnviroScreen

CES 4.0 is a tool that identifies communities in California that are disproportionately burdened by pollutants. Factors used to identify communities include ozone, particulate matter, drinking water contaminants, pesticide use, lead, diesel particulates, asthma rates, and linguistic isolation. A higher score indicates a higher effect of pollutants for the area.

As shown in Figure 39, CES scores vary across the City. The southeastern areas of the City have the lowest scores, with the higher scores in the northwestern corner of the City. The highest scored census tract in Pinole, but primarily includes Bayview-Montalvin, falls into the 81-90 percent range. The tract scores high in diesel particulate, toxic releases, and lead from housing. The tract is bisected by a railway, which is likely a factor of high scores for this. The lower-density southeastern part of Pinole contains large open spaces that significantly limit development, contributing to the lower CES scores.

Figure 39: CES Percentile and RHNA Sites

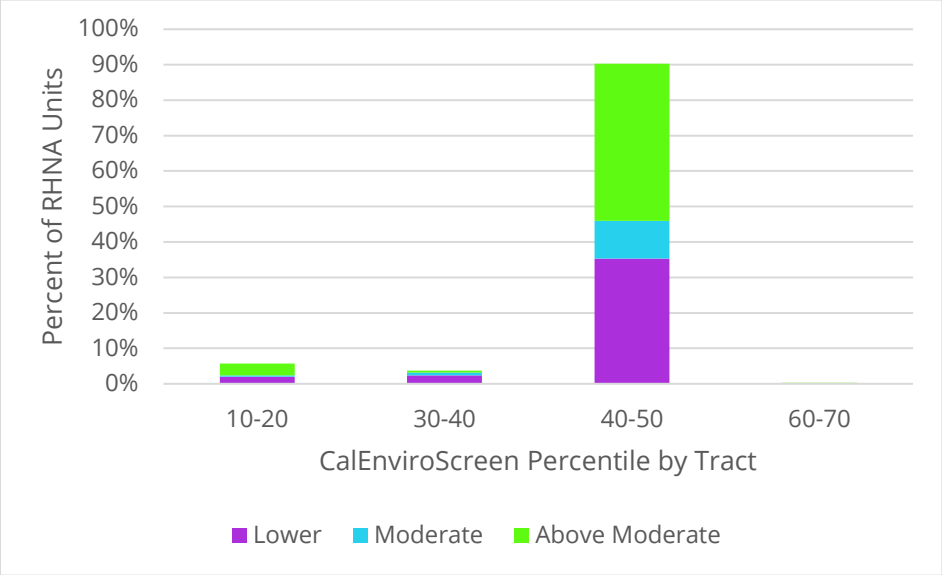


CalEnviroScreen 4.0 Percentile Score and RHNA Sites

Source: HCD AFFH Data Viewer

Figure 40 displays the comparison of RHNA sites and in each CES score group. While they largely follow similar trends, there is a concentration of sites in the 41-50 percentile, especially mixed-income sites. This concentration is in part due to the likelihood of development and availability of vacant and underutilized properties, as well as access to amenities along San Pablo Avenue, a major city thoroughfare.

Figure 40: CalEnviroScreen Percentile Comparison of RHNA Units



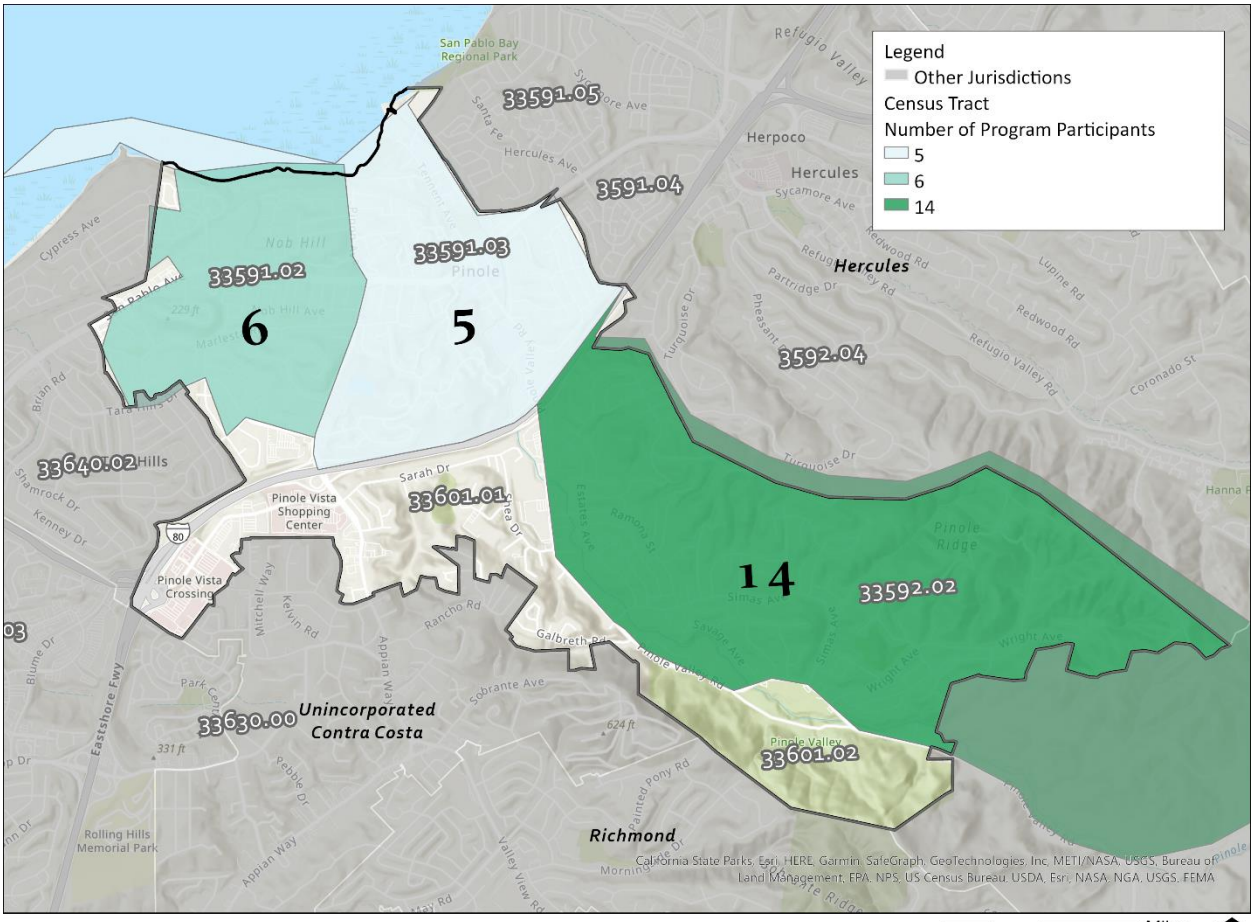
Local Weatherization Efforts

Contra Costa County participated in BayREN, which is a coalition of the Bay Area's nine counties that partners to promote resource efficiency at the regional level, focusing on energy, water and greenhouse gas reduction. There are multiple programs that encourage and incentivize households to make energy efficient upgrades to their homes.

Between 2015 and 2022, twenty five households participated in the weatherization program in the City. The geographic distribution of households participating by census tract is shown in below. As mentioned previously, the majority of the population of Pinole is in three census tracts, and these are the three tracts that have seen participation in BeyREN programs. These

As a part of Program 19: Place-Based Improvements, the City is working with Contra Costa County to develop an enhanced BayREN Home+ rebate incentive structure for Pinole homeowners and multifamily property owners to undertake needed energy efficiency projects. The City is partnering with BayREN in the 2022-23 fiscal year to provide $250k in funding for weatherization and energy efficiency projects in Pinole and to reduce the barrier to home electrification. The program will assist with achieving financially feasible for energy efficient and weatherization projects to move forward in Pinole. As a part of the program, lower resource areas in west Pinole will be targeted first. These areas have had less participation in the existing BayREN programs, so the City will focus outreach and education in these areas first.

Figure 41: BayREN Weatherization Participation by Census Tract, 2015-2023



Number of Weatherization Program Participants, 2015- 2023

Findings

Trends in the access to opportunities analysis show that the City largely has lower access to opportunities throughout. The City has lower scores in opportunity metrics compared to the County as a whole. As such, many of the RHNA sites are located in the low resource areas, which include the highest rates of low-income households and are where housing choice voucher use primarily occurs.

Although a majority of the RHNA sites are located in low resource areas they are also located along corridors identified in the Three Corridors Specific Plan as areas of investment and growth in Pinole. Along with the Three Corridors Specific Plan there are concurrent capital improvement projects along these corridors to improve safety and access to community amenities and transit including, complete streets and pedestrian infrastructure improvements.

Additionally, conversations with developers noted that the availability of vacant and underutilized land along these corridors was a factor in what led to developing in Pinole. Developers referenced the increased availability of funding along these corridors.

The City is including programs to ensure that the RHNA site selection will improve access to resources and amenities in lower-resource areas. This includes Program 19 place-based improvements, Program 21 displacement prevention, and affordable and senior housing incentives with Program 8 and Program 10 respectively.

Additionally, other programs in the Housing Element are intended to spur housing development in the moderate-resource areas of the City. This includes Program 15 to incentivize mixed-used development, Program 15 streamline the permit process, and target ADU education with Program 23.

Disproportionate Housing Needs

Substandard Housing

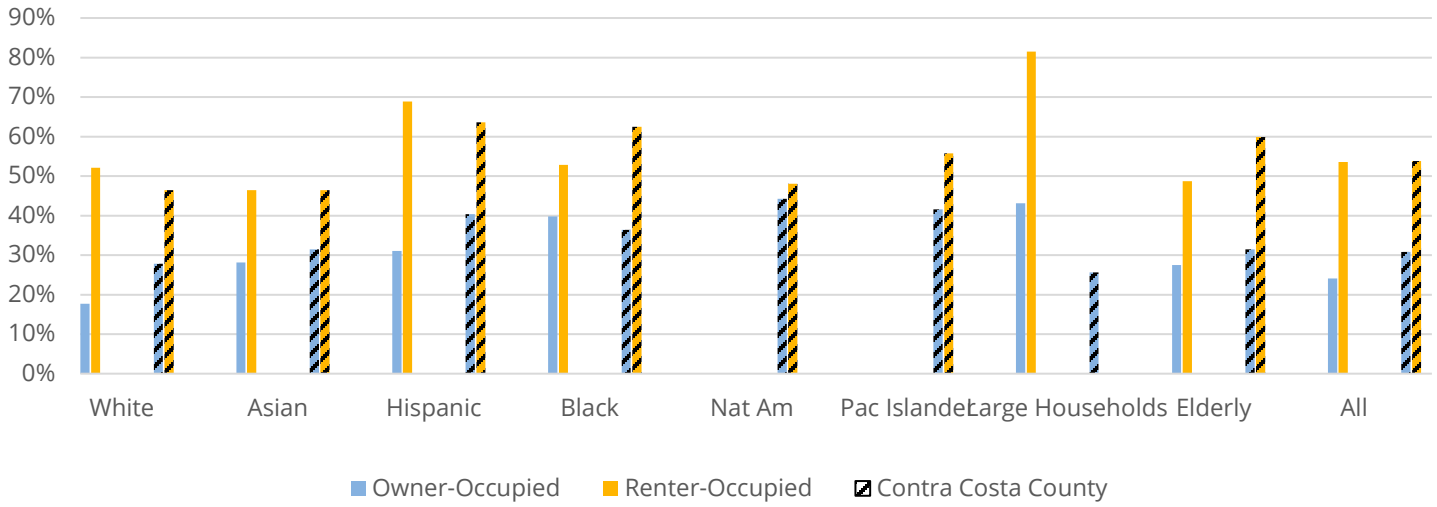
Disproportionate housing needs are determined by comparing substandard housing or housing problems to tenure, race, household size, or household age. A household is considered substandard or to have a housing problem if it has one or more of the four following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded
- Household is cost burdened

A large household is a household with three or more children, but it is also often calculated as a household with five or more people, as it is for the charts below. An elderly household is calculated as any household with a person over 62 years of age. Large and elderly households are often more likely to experience housing problems.

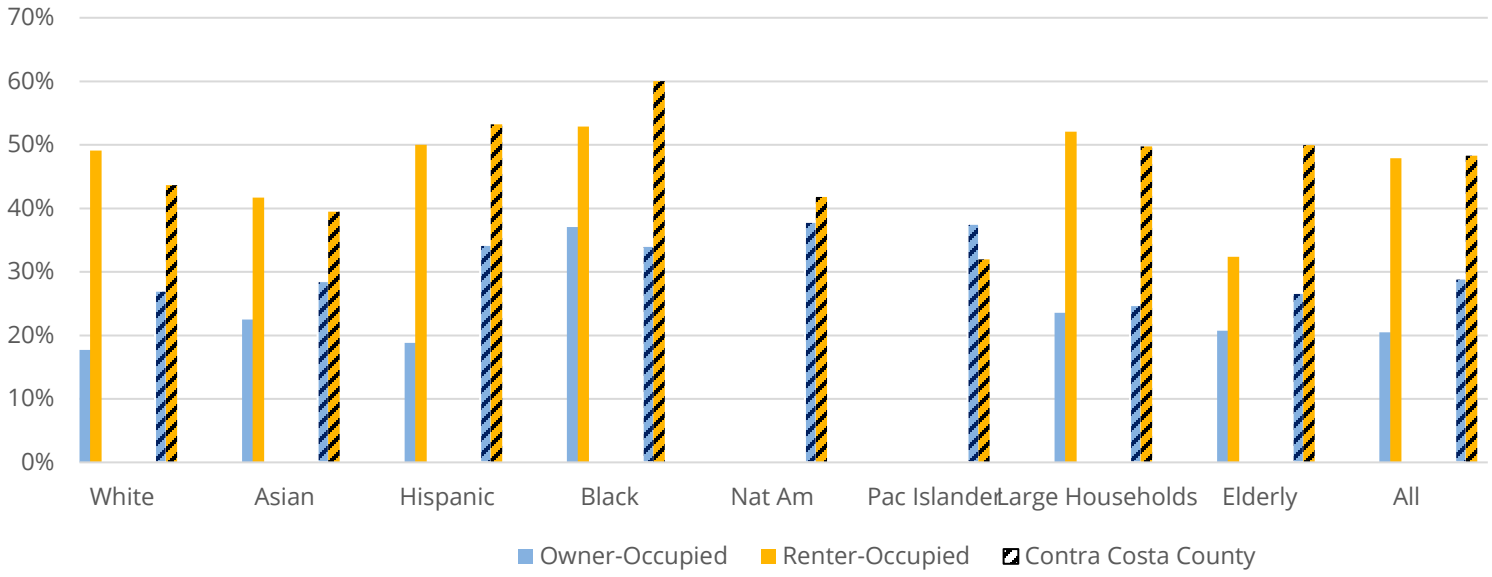
Renters experience housing problems at a higher rate than owners across all ethnicities. Black owners and large household owners experience housing problems at the highest rate among housing owners. Hispanic renters experience housing problems at the highest rate overall at around 69 percent. Black renters experience housing problems at the next highest rate at 53 percent, followed by 52 percent of White and 46 percent Asian renters. Rates of housing problems for the Hispanic population are relatively comparable between the City and the County, with 31 and 40 percent between the City and County respectively, and 69 and 64 percent of Hispanic renters in the City and County, respectively, experience housing problems. In 2018, there were no Native American or Pacific Islander populations in the City, which indicates why Figure 42 reads that 0 percent of that population experiences housing problems.

Figure 42: Housing Problems by Tenure and Race/Elderly/Housing Size



Cost burden is when a household spends more than 30 percent of its monthly income on housing costs like rent, mortgage, or utilities. Large households have more costs to support more people and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which may constrain the ability to pay for maintenance of older homes.

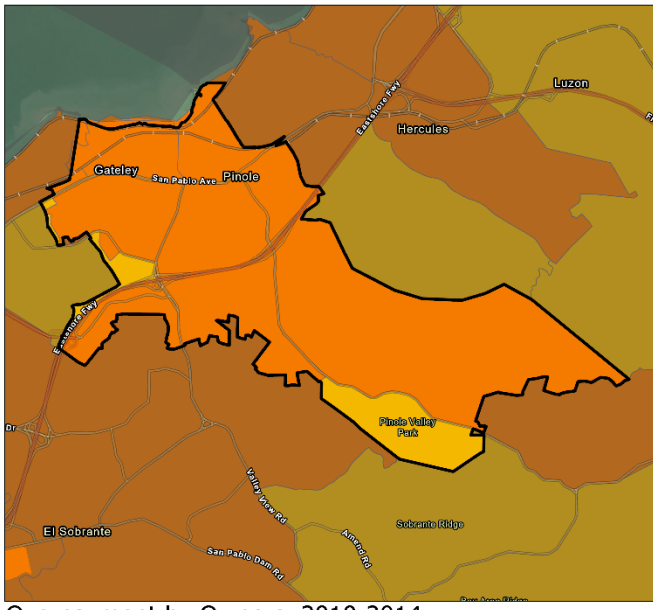
Figure 43: Cost Burden by Tenure and Race/Elderly/Housing Size



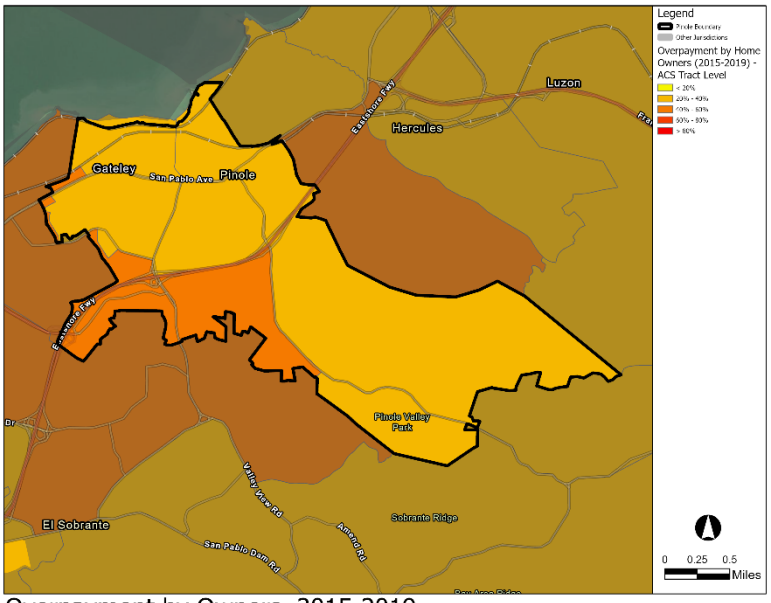
Overpayment by both owners and renters has decreased in Pinole over time in most areas of the City. The area with the highest levels of overpayment is the same area that has low environmental scores and higher levels of poverty. Overpayment by renters in the City

occurs at a comparable level with the County, with both showing approximately 48 percent of these households experiencing cost burden; overpayment by owners occurs at a slightly lower level in the City than in the County. In both cases, renters have higher rates of overpayment than owners.

Figure 44: Overpayment by Owners



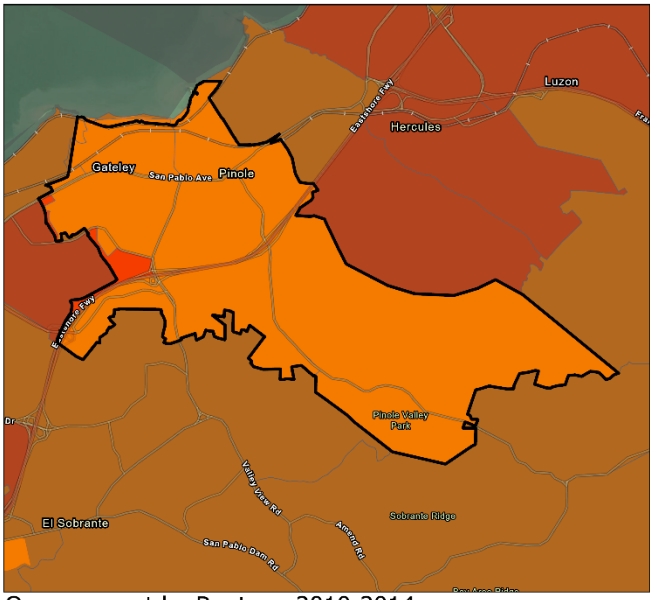
Overpayment by Owners, 2010-2014



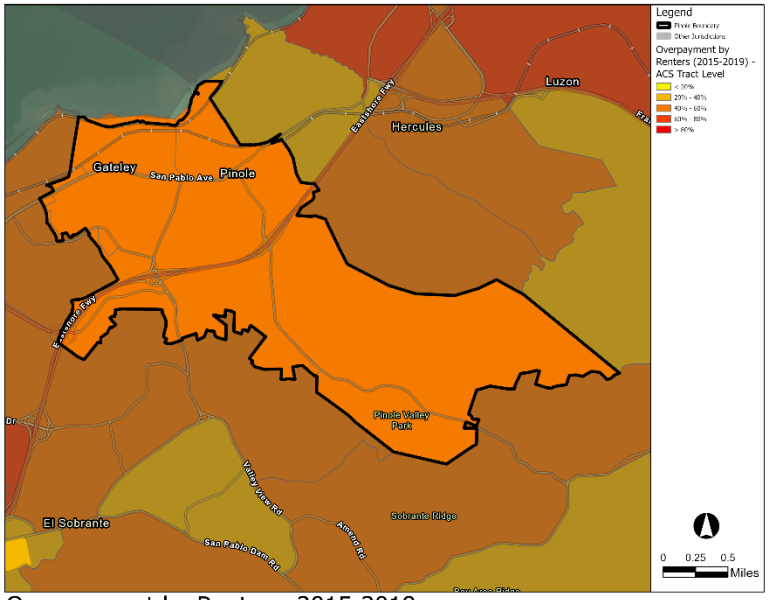
Overpayment by Owners, 2015-2019

Source: HCD AFFH Data Viewer

Figure 45: Overpayment by Renters



Overpayment by Renters, 2010-2014



Overpayment by Renters, 2015-2019

Source: HCD AFFH Data Viewer

To understand the geographic trends of substandard housing in the City, a review of code enforcement cases from April 2020 to March 2023 was conducted. Of the 1,486 code cases open during that time, six substandard housing cases were opened (0.4 percent of all cases). The approximate locations of these cases are shown in Figure 46. The substandard code enforcement cases are spread throughout the western and northern parts of the City. Substandard housing cases tend to correlate with areas that have a lower median income.

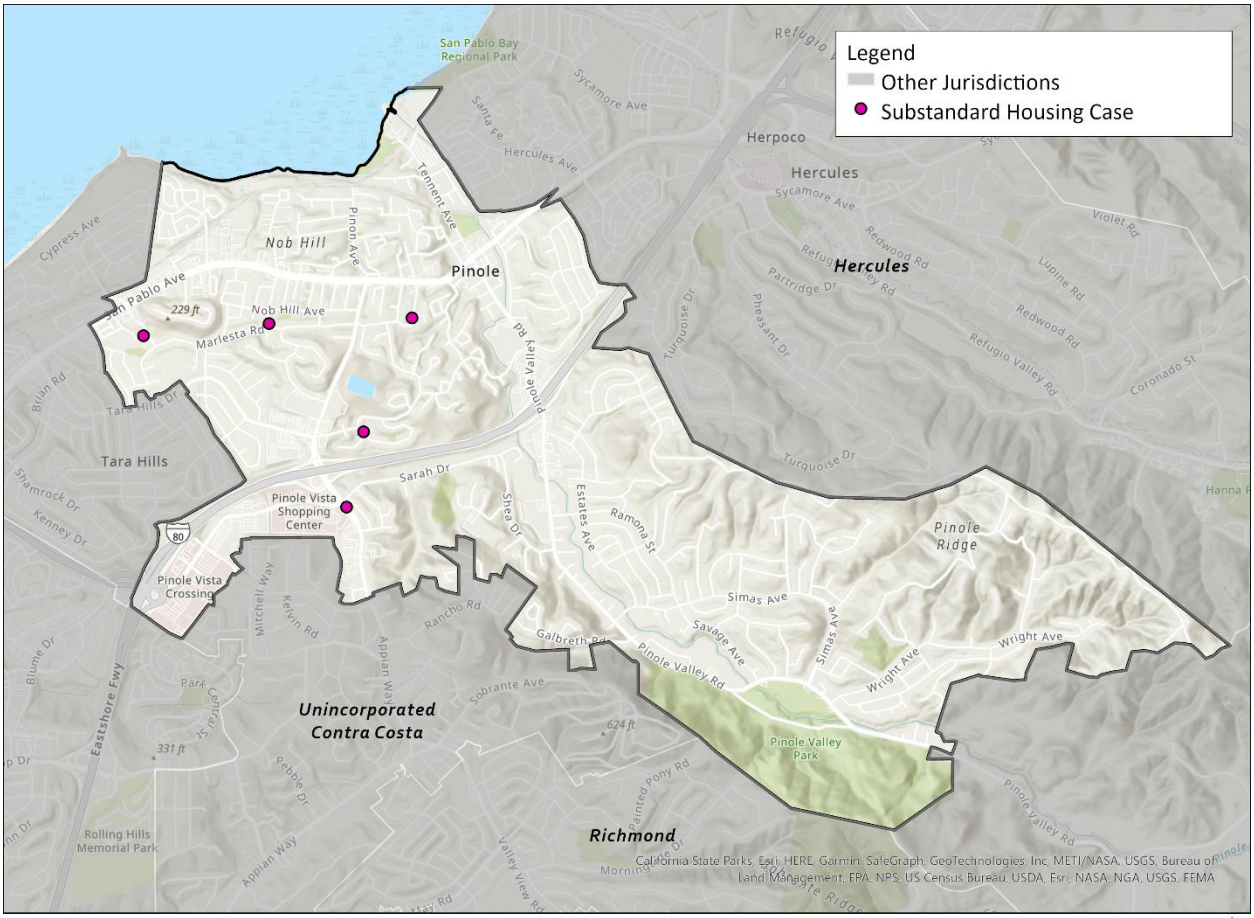
Code enforcement estimated through a windshield survey 15 – 20 units, less than one percent, in the City are in need of significant repair, under 1 percent of units in the City. Results from the windshield survey also noted that there was no specific neighborhood or street that had clustered substandard housing.

Resources available for improving for substandard housing are provided on the City of Pinole's website. The following resources are listed:

- Contra Costa County's Neighborhood Preservation Program - Provides financial assistance through a loan of up to $70,000 to low-income homeowners for home rehabilitation projects.
- Habitat for Humanity East Bay/Silicon Valley (Home Repair) - Repairs, valued up to $10,000, for eligible low-income mobile homeowners to address health and safety deficiencies.
- Homeowner Energy Efficiency BayREN Program – Rebates and financing assistance for home energy improvements.

- Multifamily Homeowner Energy Efficiency BayREN Program - Financial incentives when to upgrade multifamily building's energy and water efficiency.
- County Weatherization program. Federal and State-funded program available to owners or renters of homes, apartments or mobile homes and whose purpose is to assist low and/or fixed income people in making their homes more energy-efficient.

Figure 46: Substandard Housing Code Enforcement Cases, 2020-2023



Source: City of Pinole Code Enforcement.

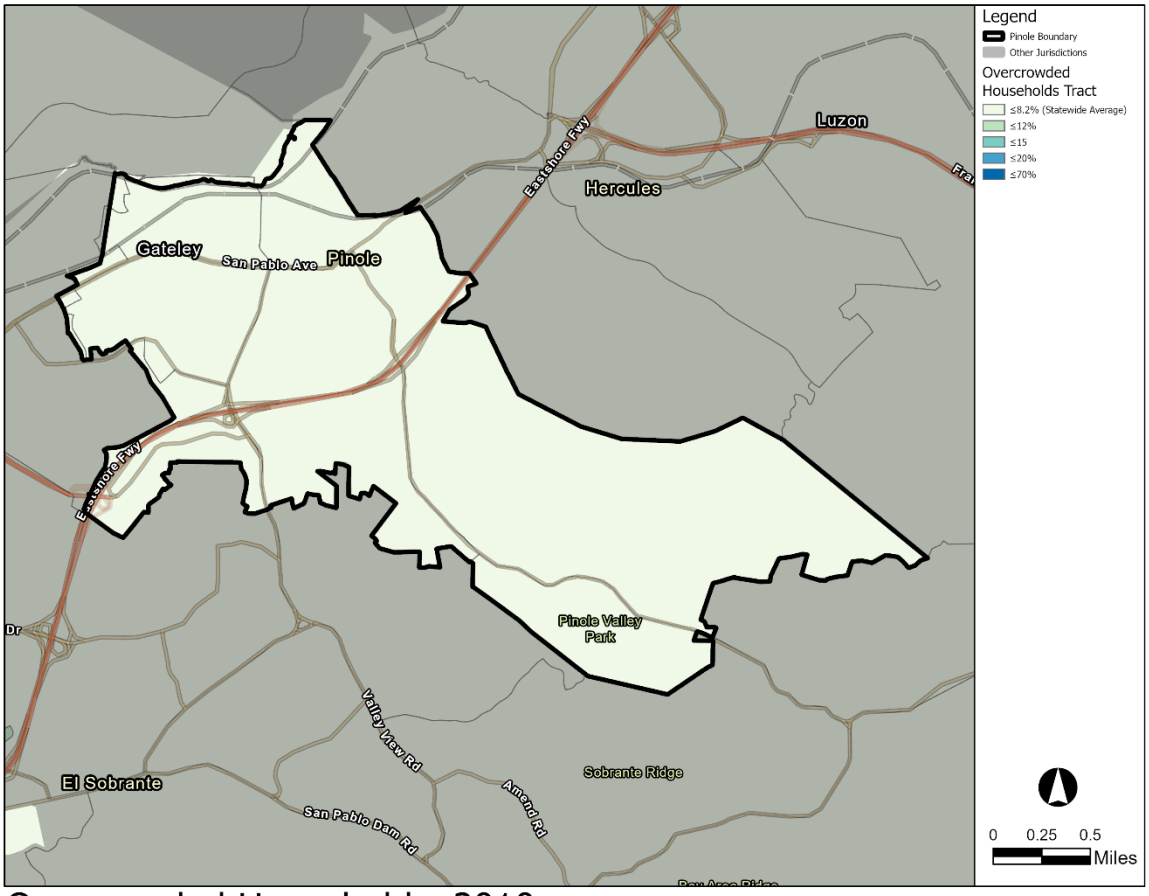
Overcrowding

A household is considered overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally,

overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community.

In Pinole, there are no areas that have more than the statewide average of 8.2 percent of households experiencing overcrowding.

Figure 47: Overcrowded Households



Overcrowded Households, 2010

Source: HCD AFFH Data Viewer

Table 72 summarizes overcrowding in Pinole by tenure. Instances of overcrowding vary by tenure, with renters experiencing lower levels of overcrowding than owners. Approximately 247 households, roughly 3.7 percent of all households in Pinole, were experiencing overcrowding in 2019. This included 173 owner-occupied households and 74 renter-occupied households.

In Contra Costa County, cities near Pinole, such as San Pablo and Hercules, have similar rates of overcrowding. Pinole has lower levels of overall overcrowding compared to the County as a whole.

Table 72: Overcrowding, 2019

Jurisdiction	Persons per Room	Owners		Renters		Total	
		Overcrowded Households	% of Total	Overcrowded Households	% of Total	Overcrowded Households	% of Total
Pinole	1.01 to 1.50	156	2.3%	66	1%	222	3.3%
	>1.50	17	0.3%	8	0.1%	25	0.4%
	Total Overcrowded	173	2.6%	74	1.1%	247	3.7%
Contra Costa County	1.01 to 1.50	4,483	1.1%	9,001	2.3%	13,484	3.4%
	>1.50	1,469	0.3%	4,974	1.3%	6,443	1.6%
	Total Overcrowded	5,952	1.4%	13,975	3.6%	19,927	5.0%

Source: HUD CHAS Data, 2019

Homelessness

The homeless population is a group that has disproportionately higher needs than those who are housed. Pinole currently does not have any shelters, and therefore there are no sheltered members of the homeless population. The Contra Costa Health, Housing & Homeless Services conducts the annual Point in Time Count (PITC), which counts the sheltered and unsheltered homeless population in each city in the County. The PITC takes place during the last week of January each year. Per the Contra Costa Health Services website, there were significant inconsistencies discovered in the data of the 2022 PITC and Contra Costa Health Services has been unable to verify the accuracy of the data.[21] As such, this element is utilizing the most recent PITC data available from Contra Costa Health, which is the 2020 PITC. The 2023 PITC Annual Report has not yet been released at the time of the writing of this element.

The PITC identified 3,093 both sheltered and unsheltered homeless persons in Contra Costa County. Table 73 shows the PITC for west Contra Costa County, which includes Pinole and neighboring jurisdictions. There were 7 homeless persons surveyed in Pinole in January 2020, all of which were unsheltered.

[21] Contra Costa Health Services. Data Reports, Point in Time Count. https://cchealth.org/h3/coc/reports.php#PIT

Table 73: West Contra Costa County Unsheltered Point in Time Count, 2020

Jurisdiction	Total
Pinole	**7**
Crockett	35
El Cerrito	24
El Sobrante	9
Hercules	7
North Richmond	22
Richmond	280
Rodeo	62
San Pablo	67

Source: 2020 Contra Costa County: Annual Point in Time Count Report

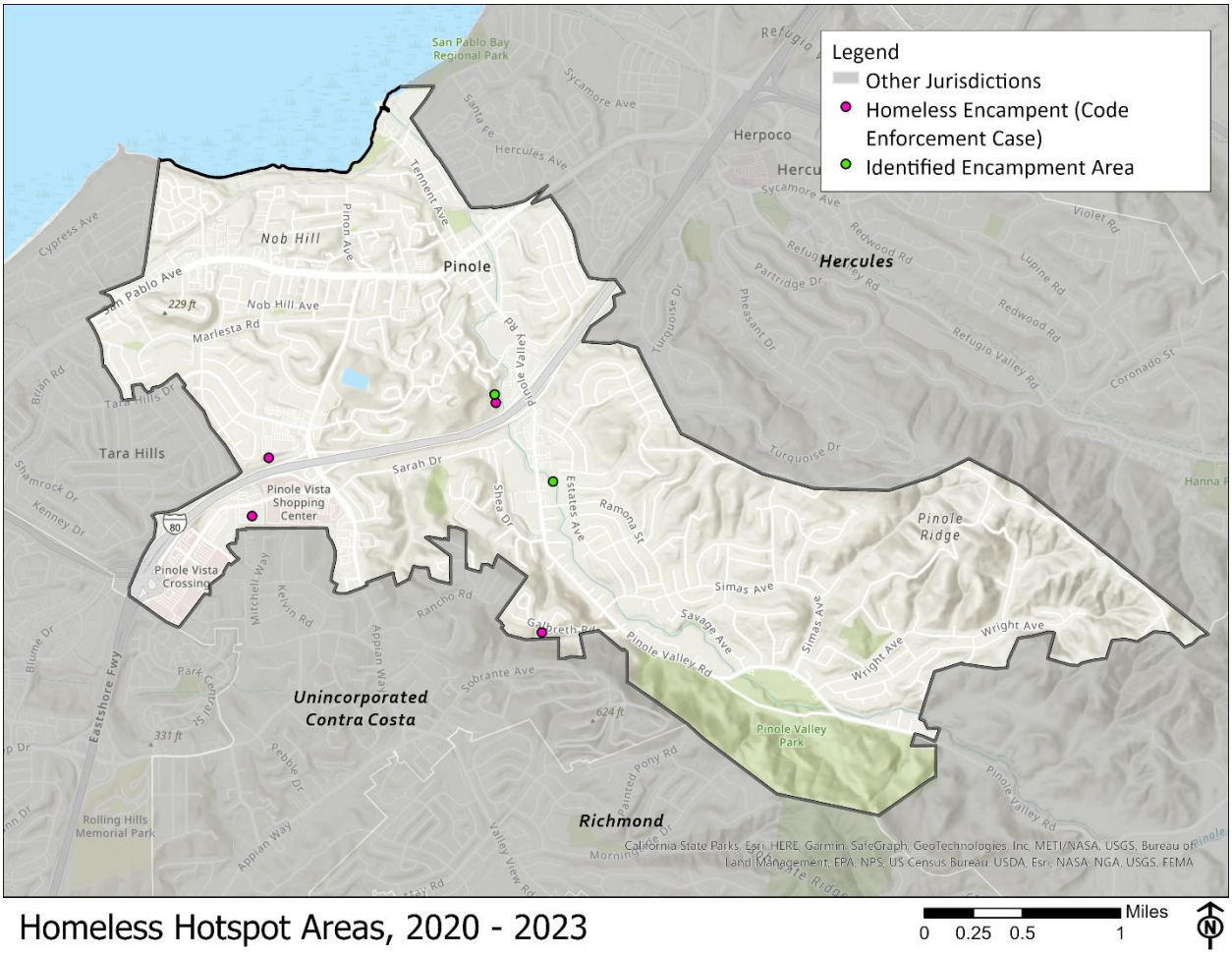
To understand the spatial trends of homelessness in Pinole, the City reviewed recent code enforcement data and contacted the City of Pinole Police Department. The Pinole Police Department's Community Outreach Unit includes its Homeless Outreach Program. The Police Department noted that in its experience in outreaching with persons experiencing homelessness in the city, the majority, are homeless by choice. The needs of persons experiencing homelessness by choice may include access to meals, showers, and public restrooms.

Though the 2023 PITC has not yet been released, an estimate from the Pinole Police Department identified 5 – 10 unsheltered homeless persons in the City in 2023.

The Pinole Police Department identified two areas popular with persons experiencing homelessness in the City - adjacent to the Pinole Library, and besides the bowling alley. From April 2020 through March 2023, there were four code enforcement cases opened for homeless encampments. The location of these cases as well as the locations identified by the Pinole Police Department as popular homeless locations are shown in Figure 48 below. The location behind the bowling alley was identified by both a code enforcement case and the Pinole Police Department.

These locations areas are not concentrated in one specific street, neighborhood, or corridor in the City. They are not clustered in areas of the City in the low TCAC resource category. Three of the spots are located relatively close to the I-80 freeway. Three of the points are along Pinole Creek. All of the identified common locations are on parcels with areas that have a number of trees, open space, and the ability to access shade. Five of the six identified homeless areas are within ½ mile of a transit stop, which could provide access to services in Pinole or neighboring jurisdictions. Several spots are also located behind large buildings which provide screening and a form of separation, protection and privacy from other uses. The location in the southern part of the City is not close to a transit stop.

Figure 48: Homeless Hotspot Areas



Source: City of Pinole Police Department and Code Enforcement.

There are a number of regional programs available in close proximity to Pinole to assist persons experiencing homelessness. To help meet the special needs of the homeless, the Contra Costa Crisis Center operates a 24-hour homeless hotline that connects homeless individuals and families to resources available in the County. Through the center, homeless persons are given emergency motel vouchers, provided free voicemail boxes, and referred to local service programs, including housing assistance, job training, substance abuse treatment, counseling, and emergency food, health care, and other vital services. Information regarding these services is available on the City of Pinole's website.

The Homeless Outreach Program allows the City of Pinole staff to work directly with the homeless persons in Pinole. City staff go out in the field to meet the homeless persons in their environment to monitor their activity as well as their safety. Staff provides information on housing resources to each person experiencing homelessness that is encountered. This program has helped bridge a gap between the City and the homeless population.

Table 45 in the Housing Needs chapter lists facilities with various programs designed for people experiencing homelessness.

Displacement

The Urban Displacement Project at the University of California, Berkeley, developed a map of "sensitive communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Sensitive communities are defined based on the following set of criteria:

The share of very low-income residents is above 20 percent.

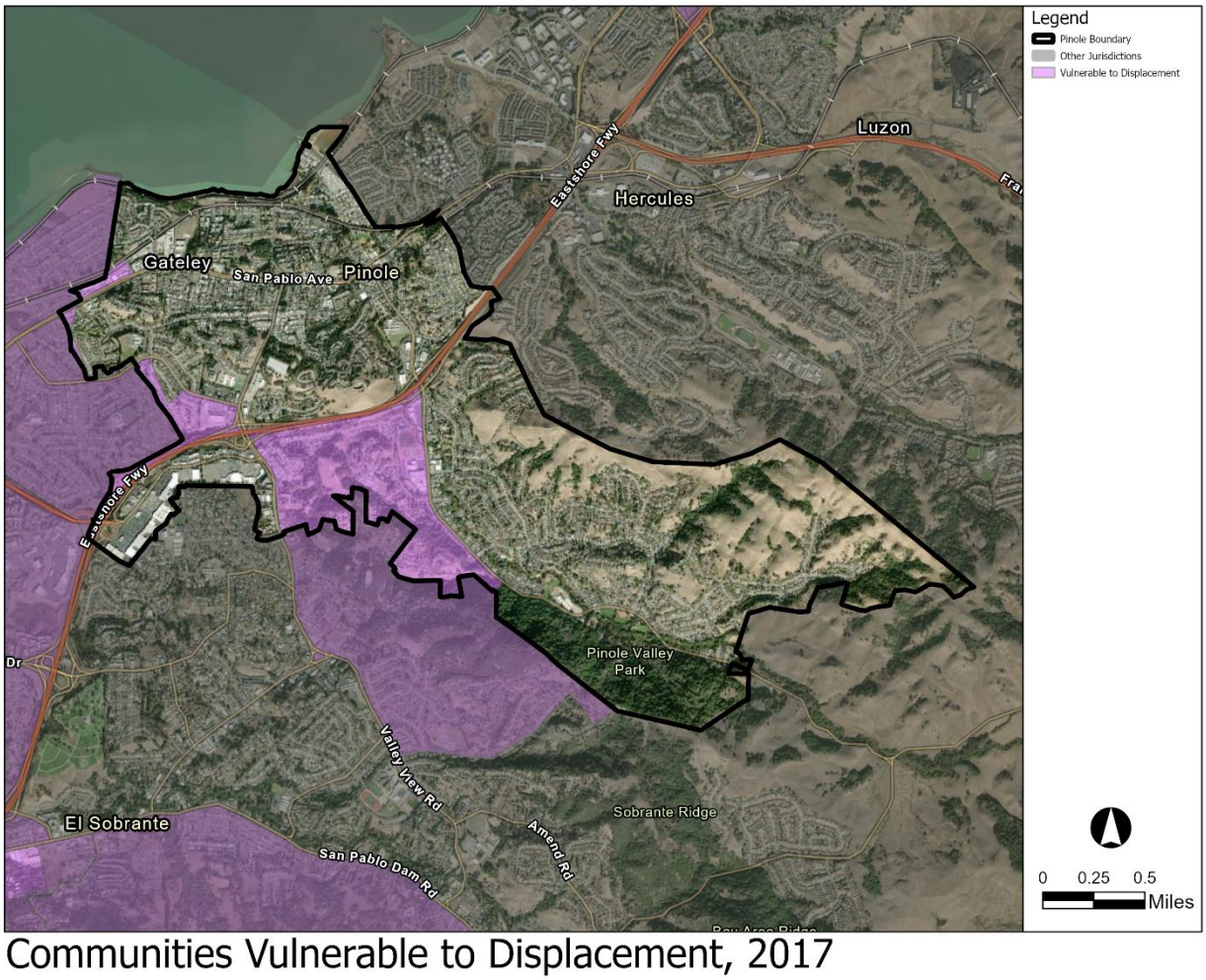
The tract must also meet two of the following criteria:

- The share of renters is above 40 percent.
- The share of people of color is above 50 percent.
- The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
- The census tract, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
  - The percentage change in rent above county median for rent increases OR
  - The difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure 49 shows the areas vulnerable to displacement as identified by the Urban Displacement Project. Two census tracts in Pinole are considered vulnerable to displacement, residential tract 3601.01 and commercial tract 3640.02, the largest area being located centrally within the City along Interstate 80. Areas along the western City limits show similar risk.

The City is attempting to meet its RHNA without displacing existing residents by identifying vacant and underutilized sites that do not have existing residential uses. Therefore, the City's RHNA strategy is not anticipated to exacerbate risk of displacement. Instead, it is expected to minimize displacement by providing new housing opportunities for all income levels in areas with greater risk. Additionally, the City is implementing a Displacement Prevention Policy/Housing Mobility (Program 21) and Fair Housing Resources and Services Program (Program 20) to further minimize the risk of displacement.

Figure 49: Communities Vulnerable to Displacement



Communities Vulnerable to Displacement, 2017

Source: HCD AFFH Data Viewer

Findings

The analysis of disproportionate housing needs shows similar trends to the access to opportunities and integration and segregation analysis. The western and central portion of the City shows higher needs than the rest of Pinole, including needs and issues related to higher rates of overpayment and possible displacement risk. Additionally, renters, Hispanic and large households experience the greatest rates of housing problems in the City.

The City is including Program 19, a place-based improvement program to ensure that the RHNA site selection will improve access to resources throughout the City.

RHNA sites are distributed throughout the City and are not in areas with concentrations of disproportionate housing needs.

Other Contributing Factors

Local Historical Land Use, Zoning Patterns and Investment Patterns

Pinole was incorporated in 1903 and served as a small, regional hub along the San Pablo Bay. Contra Costa County and the City of Pinole experienced a post-World War II population boom, becoming a bedroom community for people working in San Francisco and Oakland. Interstate 80 was constructed in 1958 and bisected the City. This major interstate helped usher in the era of automobile-dominated development in Pinole and the surrounding areas. As a result of this era of development and preferences during this time, single family residential development has been the prevailing form of residential land use covering the City. Pinole has little land left for greenfield development, and a majority of the City is built out.

With the adoption of the Three Corridors Specific Plan in 2010 and subsequent development, the City has seen growth in areas with access to transit and employment along Appian Way, Pinole Valley, Road, and San Pablo Avenue. The purpose of the Specific Plan is to facilitate revitalization of the San Pablo Avenue, the Pinole Valley Road, and the Appian Way corridors. The City of Pinole has designated these corridors as Priority Development Areas (PDAs) through FOCUS, a regional development and conservation strategy that promotes more compact land use patterns for the Bay Area. PDAs are locally identified, infill development opportunity areas where there is local commitment to developing more housing along with facilities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit. Additionally, conversations with affordable and market rate developers noted that the availability of vacant and underutilized land along these corridors was a factor in what led to developing in Pinole. Affordable housing developers referenced the increased availability of funding for projects in these corridors as they ranked higher for competitive funding sources.

Pinole is Racially Integrated

Pinole is a racially integrated City and comparisons to the region reflect this. According to the 2018 study by the University of California, Berkeley on racial segregation in the San Francisco Bay Area, "Pinole is the most integrated city in Contra Costa County, with a population that is 35 percent white, 26 percent Latino, 22 percent Asian, and 8 percent Black."[22] The updated findings using 2020 census data identified Pinole as one of the six "racially integrated" cities in the Bay Area.[23]

[22] Racial Segregation in the San Francisco Bay Area, Part 1. https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1

[23] The Most Segregated Cities and Neighborhoods in the San Francisco Bay Area. https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020

Pinole does not have a pattern of segregation. While the AFFH maps and data show relatively subtle differences between census tracks, it is not possible to determine that the differences are caused by land use patterns resulting from the General Plan or zoning. Pinole's high level of integration and diversity demonstrates that the land use patterns are providing a range of housing types and opportunities to a wide range of persons and household types and needs.

Additionally, the City conducted outreach to real estate professionals in Pinole inquiring if they had come across any racially restrictive covenants or other discriminatory practices in the City. Two respondents, each with over 20 years of experience in the City, affirmatively stated that they were not aware of any redlining, racial covenants, or other discriminatory practices in Pinole. A third respondent agreed that they had not come across such language in Pinole but had heard from other real estate professionals that racially restrictive verbiage exists in some areas in the cities of Moraga, Lafayette, and Orinda roughly 15-20 miles to the south. A fourth respondent with over 30 years of real estate experience in the area has come across recorded covenants, conditions, and restrictions for properties aged 60-70 years that have discriminatory language. However, they have never encountered discriminatory practices when representing a buyer or seller in a transaction.

Responses in the Housing Element community survey indicate Pinole is a racially integrated jurisdiction. Eighty percent (80%) of respondents said Pinole is racially integrated while 8.2% indicated it was segregated and 12% said they were unsure. Additionally, respondents noted that Pinole has become increasingly integrated in the past 10-20 years and identified Pinole as more integrated than other Bay Area jurisdictions.

No History of Restrictive Voter Initiatives

Pinole has no history of restrictive voter initiatives or growth control measures. The City Clerk's office conducted a thorough review of the records of proposed and approved voter initiatives. The search found no record of passed or proposed voter initiatives that limited growth in the City. The records review also included contacting Contra Costa County for any records of such ballot initiatives in Pinole; no initiatives were found.

High Cost of Development

Difficult development areas (DDA) are areas with high land, construction, and utility costs relative to the area median income and are based on fair market rents, income limits, the 2010 Census counts, and 5-year American Community Survey data. HUD has determined that the entire jurisdiction of Pinole falls within a DDA. While being in a DDA can give developers additional tax credits on a project, there are also additional and often substantial barriers to construction in Pinole. Small developers and developments are less likely to be financially able to pursue construction in the area, and suitable sites for development are becoming ever harder to find. In addition to the lack of land, the high costs of construction and land can make building additional housing stock difficult.

Regional Growth and Racial Integration

The development pattern of the San Francisco Bay Area is a result of a wide range of coordinated strategies used to continue racial exclusion prior to the state and federal fair housing legislation. Many exclusionary housing policies now common across the United States originated in the Bay Area: San Francisco was among the first cites to use zoning to target specific racial groups with policies, Berkeley's 1916 zoning ordinance established exclusive single family residential zones, and developers and other organizations created a major barrier to public and affordable housing in Oakland. Though there is no history of such practices in Pinole, the regional effects of exclusionary zoning practices can still be felt across the Bay Area.

In 2018, the Othering & Belonging Institute launched a project to investigate the extent, harm and solutions to racial residential segregation in the San Francisco Bay Area. This project utilized the Divergence Index to identify the most segregated and integrated cities in the Bay Area. According to this project, the City of Pinole was ranked as one of the most integrated cities in the Bay Area with a top five Inter-municipal Divergence score.

Insights from Local Knowledge

The fair housing analysis and prioritization of contributing factors utilized a number of sources of local knowledge to aid in understanding the unique attributes of Pinole as they relate to fair housing issues. The list below summarizes a number of local data sources an outreach efforts the City pursued to contribute to the fair housing analysis and prioritization of contributing factors in the City. The list is not comprehensive but rather provides highlights of sources of local knowledge and how they aided in analysis and forming policies and programs.

- Code enforcement data from 2020 through March 2023 illustrates the spatial distribution and quantity of homelessness and of substandard housing cases in the City. The data highlights any geographic trends in the City.
- Conversations with code enforcement regarding substandard housing. Code enforcement did not note any geographic trends of substandard housing and noted they are generally spread throughout the City.
- Conversations with the Police Department regarding the Homeless Outreach Program identified two homeless hotspots and the efforts of the Homeless Outreach Program.
- Data from BayREN of program participation show which areas in the City are utilizing the BayREN programs. This data helped to inform the geographic trends and roll-out of the partnership with BayREN that is part of Program 19.
- Conversations with developers who have recently undergone development in the City, including affordable housing developers, to understand constraints to housing

development, especially housing development for lower-income and special needs households, in Pinole and the region.

- Outreach to four real estate professionals in the City to understand their experience with any discrimination or racial covenants in Pinole and the region.
- Data from the City's fair housing provider, ECHO, regarding the number and type of fair housing complaints in the City.
- Use of the Contra Costa County Analysis of Impediments to understand regional trends and patterns and how they relate to Pinole, as well as to understand which trends commonalities and differences between Pinole and the rest of the County.

The City also utilized information from the extensive public outreach including survey results, workshop participation, focus groups, and recommendations from the Planning Commission and City Council, as documented in the Public Participation section of the AFFH as well as staff experience and knowledge to contribute to the fair housing analysis of the Housing Element.

Fair Housing Issues, Contributing Factors, and Meaningful Action

The City has drafted goals and actions that specifically address the contributing factors identified in the AFFH analysis. While the City views all contributing factors as important priorities to address, higher priority was given to factors that limit fair housing choice and/or negatively impact fair housing, per Government Code Section 65583(c)(10)(A)(iv).

Table 74 displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Relevant programs are referenced in the action column for each contributing factor.

Table 74: Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action (Program #)	Priority
Disproportionate Housing Needs	• Lack of affordable or multifamily housing/diverse housing stock	• Facilitate ADU Production (Program 4) • Incentives for Mixed-Use Developments (Program 6) • SB 9 Technical Assistance (Program 5) • Affordable Housing Incentives (Program 8) • Housing for Extremely Low-Income Households and Persons with Disabilities (Program 9) • Senior Housing Incentives (Program 10) • Displacement Prevention / Housing Mobility (Program 21) • Home Sharing and Tenant Matching (Program 11)	High
Access to Opportunities	• Lower access to opportunities than Contra Costa County as a whole	• Place-Based Improvements (Program 19) • Fair Housing Resources and Services (Program 20) • Housing Resources Education (Program 22) • Home Sharing and Tenant Matching (Program 11)	High
Segregation and Integration	• Lack of affordable housing stock • Land-Use environmental restrictions	• Outreach and Technical Assistance to Applicants (Program 3) • Facilitate ADU Production (Program 4) • SB 9 Technical Assistance (Program 5)Incentives for Mixed-Use Developments (Program 6) • Affordable Housing Incentives (Program 8) • Zoning Amendments (Program 12) • Place-Based Improvements (Program 19) • ADU Education (Program 23)	Moderate

Identified Fair Housing Issue	Contributing Factor	Action (Program #)	Priority
Outreach and Enforcement Capacity	• Lack of widely publicized housing information	• Place-Based Improvements (Program 19) • Fair Housing Resources and Services (Program 20) • Housing Resources Education (Program 22) • ADU Education (Program 23)	Low

Table 75 provides a detailed overview of actions included in Housing Element programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It summarizes the specific commitment, timeline, geographic targeting, and metric for each program.

Table 75: AFFH Actions Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
Disproportionate Housing Needs				
Program 4	To encourage and increase ADU production in the City, a number of efforts are included. The programs are intended to help the City meet its target projection of 3 ADUs per year.	Track ADU permits as they are submitted. Review ADU strategies annually as part of the Annual Progress Report process. Adopted amnesty program and developed fast track program within 2 years of Housing Element adoption.	Targeted promotion of ADUs in east Pinole. Targeted promotion of ADUs in neighborhoods which the geographic review identifies as building fewer ADUs.	Construction of 5 ADUs per year.
Program 6	The City will develop incentives to encourage residential mixed-use development in areas consistent with the Three Corridors Specific Plan Land Use Plans, and in particular along portions of the San Pablo Avenue, Pinole Valley Road, and Appian Way.	Within two years of Housing Element adoption.	Three Corridors Specific Plan areas and mixed-use zones	Amended zoning ordinance with adopted incentives. Entitlement of 3 mixed-use projects using one or more of the available incentives
Program 5	The City is in the process of creating informational materials to assist applicants and property owners in submitting applications for the development of SB 9 projects, which would highlight permit requirements and development standards to promote greater clarity in preparing submittals.	Zoning amendments and objective design standards by Q2 2025. Creation of simplified lot split form by Q1 2024.	Targeted promotion in the R1 zone. Targeted promotion of SB 9 units in	Facilitation of 10 SB 9 applications

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	Materials are anticipated to be completed in 2023. In the interim, City staff provides guidance to applicants and owners through correspondences by phone, email, and counter meetings to help applicants understand State standards and provisions under SB 9, discuss preliminary design concepts, and explain permit procedures. Additionally, the City is in the process of establishing objective design standards. Objective design standards would provide greater predictability and clarity regarding design attributes for new residential development and support ministerial review and are anticipated to be completed within two years of Housing Element adoption. The City has recently received its first SB 9 application. In an effort to encourage and facilitate development in single family zone, the City will pursue a number of technical assistance and facilitation efforts including: • Updating the zoning code. This will include a review of developmental standards that could constrain SB 9 development and updating the zoning code to remove such constraints. • Creating a simplified lot split form to process SB 9 projects and provide the form online • Ensure objective design standards for SB 9 units (Program 13) This program works in conjunction with Program 23, ADU, JADU, and SB 9 Education, which provide a variety resources and outreach to homeowners regarding SB 9.		neighborhoods where geographic review identifies fewer were built.	
Program 8	Create and adopt a set of incentives for projects that provide a minimum of 15 percent of total units affordable to low and moderate income households, and provide additional	Within two years of Housing Element Adoption	Citywide	Completion of initial review of affordable

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	affordable housing beyond the City's 15 percent inclusionary requirement.			housing developments within prescribed timeline. Expedited review of projects to take 50% less time than the normal review process.
Program 9	Encourage and facilitate the development of housing for ELI households and housing for persons with disabilities	Annual review of funding opportunities, collaboration with services providers, and contact of developers. Annual developer workshop. Use of one or more incentives for ELI and/or households with persons with disability housing development in one project throughout the planning period. Development of fee waiver program within 18 months of Housing Element adoption. Zoning Ordinance amendments for ELI parking reduction within two years of Housing Element adoption.	Citywide	Annual contact of developers
Program 10	The City will develop a set of incentives to encourage the development of housing for seniors.	Within two years of Housing Element adoption	Citywide	Use of one or more

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
				incentives for senior housing development in one project throughout the planning period.
Program 21	Within one year, coordinate with a qualified fair housing service provider to conduct a meeting/workshop to inform residents and landlords of sources of income protection and state rent control laws such as AB 1482. This may be done in coordination with the workshop in Program 18. Coordinate outreach efforts to inform landlords and tenants of recent changes to state law that prevent source of income discrimination, including allowance of housing choice vouchers (HCVs) to establish a renter's financial eligibility. Pursuant to SB 330, ensure that when existing housing is demolished, at least an equivalent number of units at the same affordability are created as replacements.	Revise zoning ordinance to require affordable unit replacement within two years of Housing Element adoption; create and distribute informational materials by within 18 - 24 months of Housing Element adoption, with annual outreach to tenants and relevant organizations. Conducted workshop within one year of adoption.	Conduct the source of income protection/tenant's rights workshop in west Pinole.	Conducted workshop within one year of adoption. Provide resources on source of income discrimination and housing choice vouchers to 35 households annually.
Program 11	The Home Sharing and Tenant Matching program will work in tandem with educating residents and facilitating additional ADU and JADU developments across the City. The pamphlets developed in Program 22 will include detailed the Pinole home sharing program, once developed, and references to other educational and financial resources for homeowners incorporating and ADU and/or JADU on their properties or seeking housemates to live in their JADU.	Develop program components, outreach strategies and compile resources within three years of Housing Element adoption.	Citywide	10 tenant matches completed throughout the planning period.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	A Home Sharing and Tenant Matching program can also assist in helping those who work in Pinole, including teachers, find housing options in the City.			
Segregation and Integration				
Program 3	The City will provide technical assistance to developers to encourage provision of affordable housing that are consistent with City goals. The City will engage and coordinate with other public agencies, faith and community-based organizations, and housing developers.	Technical assistance provided as needed. Develop comprehensive coordinated review procedures with all city departments within one year of Housing Element adoption. Create developer interest list within 6 months of Housing Element adoption and contact affordable housing builders annually with information about sites to facilitate development of affordable rental housing. Annual outreach to public agencies and community and faith-based organizations for funding and partnership opportunities.	Faith-based organizations and facilities across Pinole.	Technical assistance to all affordable housing applicants. Make the comprehensive coordinated review with all city departments standard operating procedure for all residential developments. Annual review of available funding sources and contact to other agencies and developers.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
Program 4	To encourage and increase ADU production in the City, a number of efforts are included. The programs are intended to help the City meet its target projection of 3 ADUs per year.	Track ADU permits as they are submitted. Review ADU strategies annually as part of the Annual Progress Report process. Adopted amnesty program and developed fast track program within 2 years of Housing Element adoption.	Targeted promotion of ADUs in east Pinole. Targeted promotion of ADUs in neighborhoods which the geographic review identifies as building fewer ADUs.	Construction of 5 ADUs per year.
Program 5	The City is in the process of creating informational materials to assist applicants and property owners in submitting applications for the development of SB 9 projects, which would highlight permit requirements and development standards to promote greater clarity in preparing submittals. Materials are anticipated to be completed in 2023. In the interim, City staff provides guidance to applicants and owners through correspondences by phone, email, and counter meetings to help applicants understand State standards and provisions under SB 9, discuss preliminary design concepts, and explain permit procedures. Additionally, the City is in the process of establishing objective design standards. Objective design standards would provide greater predictability and clarity regarding design attributes for new residential development and support ministerial review and are anticipated to be completed within two years of Housing Element adoption. The City has recently received its first SB 9 application. In an effort to encourage and facilitate development in single	Zoning amendments and objective design standards by Q2 2025. Creation of simplified lot split form by Q1 2024.	Targeted promotion in the R1 zone. Targeted promotion of SB 9 units in neighborhoods where geographic review identifies fewer were built.	Facilitation of 10 SB 9 applications

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	family zone, the City will pursue a number of technical assistance and facilitation efforts including: • Updating the zoning code. This will include a review of developmental standards that could constrain SB 9 development and updating the zoning code to remove such constraints. • Creating a simplified lot split form to process SB 9 projects and provide the form online • Ensure objective design standards for SB 9 units (Program 13) This program works in conjunction with Program 23, ADU, JADU, and SB 9 Education, which provide a variety resources and outreach to homeowners regarding SB 9.			
Program 6	The City will develop incentives to encourage residential mixed-use development in areas consistent with the Three Corridors Specific Plan Land Use Plans, and in particular along portions of the San Pablo Avenue, Pinole Valley Road, and Appian Way.	Within two years of Housing Element adoption.	Three Corridors Specific Plan areas and mixed-use zones	Amended zoning ordinance with adopted incentives. Entitlement of 3 mixed-use projects using one or more of the available incentives
Program 8	Create and adopt a set of incentives for projects that provide a minimum of 15 percent of total units affordable to low and moderate income households, and provide additional affordable housing beyond the City's 15 percent inclusionary requirement.	Within two years of Housing Element Adoption	Citywide	Completion of initial review of affordable housing developments

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
				within prescribed timeline. Expedited review of projects to take 50% less time than the normal review process.
Program 12	The City is including a number of zoning amendments as identified in the constraints section to ensure compliance with state law and remove constraints to development.	Within two years of Housing Element adoption.	Citywide	Not Applicable
Program 19	As a part of the EJ Element, the City will pursue programs to increase environmental health and quality of life across Pinole. The City is working with County develop a contractual arrangement to develop an enhanced BayREN Home+ rebate incentive structure for Pinole homeowners and multifamily property owners to undertake needed energy efficiency projects. The City has multiple projects in its Capital Improvements Plan identified to improve mobility and active transportation opportunities in the western part of the City.	As identified in CIP Schedule; Environmental Justice Element adopted by the end of 2023. BayREN rebates in the 2022-23 fiscal year.	Targeted roll out of program to Western Pinole/EJ Element Impacted Community first.	Completed Capital Improvement Projects and Adopted Environmental Justice Element.
Program 23	The City is developing a comprehensive education program to promote the development of second dwelling units in the City. The program will contain information for residents who may be unaware of the ability to build or incorporate an ADU	Develop outreach strategies and compile resources within two years of Housing Element adoption. Promotion of Home Sharing and	Increased promotion of ADUs, JADUs, and SB 9 potential in higher	Increased development of ADUs from 3 to 5 annually.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	and/or JADU on their properties, as well as detailed guidance on how to go through the ADU an JADU process and what financial resources are available. The City will provide pamphlets on the City website and at City Hall with detailed information on the ADU and JADU processes. The City will also provide a pamphlet with detailed information on SB 9 opportunities in the City. This will include a FAQ and detailed guidance on how to utilize SB 9 in the City. This program will work in conjunction with Program 11.	Tenant Matching (Program 11) six months after program development.	opportunity areas of the City as determined by TCAC opportunity area maps.	Development of 1 JADU annually.
Access to Opportunities				
Program 19	As a part of the EJ Element, the City will pursue programs to increase environmental health and quality of life across Pinole. The City is working with County develop a contractual arrangement to develop an enhanced BayREN Home+ rebate incentive structure for Pinole homeowners and multifamily property owners to undertake needed energy efficiency projects. The City has multiple projects in its Capital Improvements Plan identified to improve mobility and active transportation opportunities in the western part of the City.	As identified in CIP Schedule; Environmental Justice Element adopted by the end of 2023. BayREN rebates in the 2022-23 fiscal year.	Targeted roll out of program to Western Pinole/EJ Element Impacted Community first.	Completed Capital Improvement Projects and Adopted Environmental Justice Element.
Program 20	The City will advertise the services of and collaborate with the County's contracted fair housing provider, currently ECHO Housing. ECHO housing holds monthly Regional Fair Housing Trainings for tenants, landlords, service providers, and staff of local governments. The City will hold an annual workshop with	Biennial fair housing workshops. Ongoing provision of resources and referrals to fair housing service providers. Review of demographics to determine appropriate translation	Hold at least 50% of in person workshops for fair housing in west Pinole, or other areas with low	Provide annual workshops or information fairs with the County fair housing

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	the County's fair housing service provider or another qualified fair housing service provider in the City of Pinole. The City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. The City will continue to encourage improved community participation and representation in all official city business, events, and communications. The City will contract with a translation service as needed for meetings, putting a standard note on all hearing notices and communications in Tagalog, Spanish and Chinese indicating that interpretation and translation services are available upon request. The City will contract with a translation service for direct on the spot translation/interpretation needs at the front counter. The City will review demographic changes in the City to determine if translation should be provided for new or additional languages every four years. Translation to additional languages added as determined by demographic analysis. The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years. The City will work with the County to publicize the outreach program for the update.	and interpretation languages every 4 years.	access to opportunities per the most recent TCAC opportunity area map.	provider or another qualified fair housing provider. Provide fair housing resources or referrals to 50 households annually.
Program 22	The City will promote and advertise available housing resources to residents through a variety of mediums. The City will continue to promote homebuyer assistance programs available through the County and State, such as the Mortgage Credit Certificate (MCC) program and California Housing Finance Agency's down payment assistance programs.	Provision of information within 18 months of Housing Element adoption. Presence at community events at least once per year.	Citywide	Provision of housing information to approximately 75 residents annually.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	Promotion of housing resources and education efforts will be done in accordance with the recently adopted Communication and Engagement Plan that was created to help strengthen the City's communication efforts and effectively reach and engage residents. The Plan includes steps to develop a defined process for translation services and include bilingual communication in social media posts.			
Program 11	The Home Sharing and Tenant Matching program will work in tandem with educating residents and facilitating additional ADU and JADU developments across the City. The pamphlets developed in Program 22 will include detailed the Pinole home sharing program, once developed, and references to other educational and financial resources for homeowners incorporating and ADU and/or JADU on their properties or seeking housemates to live in their JADU. A Home Sharing and Tenant Matching program can also assist in helping those who work in Pinole, including teachers, find housing options in the City.	Develop program components, outreach strategies and compile resources within three years of Housing Element adoption.	Citywide	10 tenant matches completed throughout the planning period.
Outreach and Enforcement Capacity				
Program 19	As a part of the EJ Element, the City will pursue programs to increase environmental health and quality of life across Pinole. The City is working with County develop a contractual arrangement to develop an enhanced BayREN Home+ rebate incentive structure for Pinole homeowners and multifamily property owners to undertake needed energy efficiency projects.	As identified in CIP Schedule; Environmental Justice Element adopted by the end of 2023. BayREN rebates in the 2022-23 fiscal year.	Targeted roll out of program to Western Pinole/EJ Element Impacted Community first.	Completed Capital Improvement Projects and Adopted Environmental Justice Element.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	The City has multiple projects in its Capital Improvements Plan identified to improve mobility and active transportation opportunities in the western part of the City.			
Program 20	The City will advertise the services of and collaborate with the County's contracted fair housing provider, currently ECHO Housing. ECHO housing holds monthly Regional Fair Housing Trainings for tenants, landlords, service providers, and staff of local governments. The City will hold an annual workshop with the County's fair housing service provider or another qualified fair housing service provider in the City of Pinole. The City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. The City will continue to encourage improved community participation and representation in all official city business, events, and communications. The City will contract with a translation service as needed for meetings, putting a standard note on all hearing notices and communications in Tagalog, Spanish and Chinese indicating that interpretation and translation services are available upon request. The City will contract with a translation service for direct on the spot translation/interpretation needs at the front counter. The City will review demographic changes in the City to determine if translation should be provided for new or additional languages every four years. Translation to additional languages added as determined by demographic analysis. The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every	Biennial fair housing workshops. Ongoing provision of resources and referrals to fair housing service providers. Review of demographics to determine appropriate translation and interpretation languages every 4 years.	Hold at least 50% of in person workshops for fair housing in west Pinole, or other areas with low access to opportunities per the most recent TCAC opportunity area map.	Provide annual workshops or information fairs with the County fair housing provider or another qualified fair housing provider. Provide fair housing resources or referrals to 50 households annually.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023–2031 Metric
	five years. The City will work with the County to publicize the outreach program for the update.			
Program 22	The City will promote and advertise available housing resources to residents through a variety of mediums. The City will continue to promote homebuyer assistance programs available through the County and State, such as the Mortgage Credit Certificate (MCC) program and California Housing Finance Agency's down payment assistance programs. Promotion of housing resources and education efforts will be done in accordance with the recently adopted Communication and Engagement Plan that was created to help strengthen the City's communication efforts and effectively reach and engage residents. The Plan includes steps to develop a defined process for translation services and include bilingual communication in social media posts.	Provision of information within 18 months of Housing Element adoption. Presence at community events at least once per year.	Citywide	Provision of housing information to approximately 75 residents annually.
Program 23	The City is developing a comprehensive education program to promote the development of second dwelling units in the City. The program will contain information for residents who may be unaware of the ability to build or incorporate an ADU and/or JADU on their properties, as well as detailed guidance on how to go through the ADU an JADU process and what financial resources are available. The City will provide pamphlets on the City website and at City Hall with detailed information on the ADU and JADU processes. The City will also provide a pamphlet with detailed information on SB 9 opportunities in the City. This will include a FAQ and detailed guidance on how to utilize SB 9 in the City. This program will work in conjunction with Program 11.	Develop outreach strategies and compile resources within two years of Housing Element adoption. Promotion of Home Sharing and Tenant Matching (Program 11) six months after program development.	Increased promotion of ADUs, JADUs, and SB 9 potential in higher opportunity areas of the City as determined by TCAC opportunity area maps.	Increased development of ADUs from 3 to 5 annually. Development of 1 JADU annually.

Sites and Resources

Land Inventory

The sites and resources section of the Housing Element provides an overview of available land resources and residential sites for future housing development, evaluates how these resources can satisfy future housing needs, reviews financial and administrative resources available to support affordable housing, and discusses resources available for the development, rehabilitation, and preservation of housing in Pinole.

Housing Allocation

California General Plan law requires that a community provide a fair share of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." As defined under California Government Code Section 65583(c)(1), adequate sites are those with appropriate zoning and development standards, with services and facilities to encourage and provide for the development of a variety of housing for all income levels.

The California Department of Housing and Community Development (HCD) and the California Department of Finance (DOF) are responsible for assessing the housing needs for different regions across the state. Pinole is in the Association of Bay Area Governments (ABAG) region, which received a regional allocation of 441,176 housing units. ABAG then distributed these housing units between all jurisdictions, a process known as the Regional Housing Needs Allocation (RHNA). ABAG adopted its final allocations on December 16, 2021. The City of Pinole's RHNA for the 2023-2031 planning period (6th Cycle) is 500 total units, spread among different income categories, as shown in Table 76.

Table 76: 2023–2031 RHNA

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
121	69	87	223	500

Source: Regional Housing Needs Allocation, ABAG, 2023-2031.

*Note: Pursuant to AB 2634, local jurisdictions are also required to project the needs of extremely low income households (0–30% of area median income). The projected extremely low-income need can be assumed as 50 percent (60) of the total need for the very low-income households.

No Net Loss Buffer

Recent changes to state law (Senate Bill 166 – 2017) require cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density projected in the Housing Element, or at a different income than projected, the City must have adequate sites available to

accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone new sites that can accommodate the remaining need within six months. For these reasons, the City is including an additional buffer of 20 percent above the remaining RHNA need once accounting for pending projects and ADUs. The City is already meeting its low and above moderate RHNA with pending projects. Table 77 illustrates the RHNA breakdown by income category with the 20 percent buffer beyond the remaining need. As shown below, the City will provide adequate capacity for a total of at least 759 units (152% of the RHNA). This accounts for the 659 pending projects.

Table 77: 2023–2031 RHNA Buffer Calculation

Row Identifier	Capacity Category	Very Low	Low	Moderate	Above Moderate	Total
A	RHNA	121	69	87	223	500
B	Pending Projects + Projected ADUs	56	172	69	362	659
C	Remaining Need (A – B)	65	-	18	-	83
D	20% Buffer (C x 0.2)	13	-	4	-	17
E	Remaining Need + Buffer (C+ D)	78	-	22	-	100
F	Total Site Capacity (B + E)	134	172	91	362	759

Realistic Capacity

State law requires that a city project realistic estimates for housing capacity on its RHNA sites. Realistic capacity may be estimated by utilizing recent project history, using a minimum density, or through other methods. As the majority of the City's new housing growth is expected to take the form of multifamily housing, the City reviewed multifamily projects constructed during the 5th Cycle to understand historical trends for multifamily housing production.

As a part of the Housing Element update process, the City reviewed all applications for development received. There were no applications for development in the 5th Cycle that were denied, reduced in size, or withdrawn.

Multifamily developments in the City have had success in meeting the densities required by the Zoning Ordinance. Table 78 lists the recent multifamily projects built, approved, or proposed in the City. The table shows the project, land use, zoning, density, number of units,

maximum density of the zone, and yield percentage of the project. Seven recent projects have density yields ranging from 55 percent to 183 percent, with an average of 109 percent of the maximum permitted density. The project with the 55 percent yield, the BCRE project, was designed around keeping the existing commercial/office building that is to remain, lowering the yield. For Appian Village, there were site-specific considerations such as steeply sloped areas around the western property line and Specific Plan height limitations when adjacent to single family residential that the applicant chose to design around, lowering the yield of the project to 63 percent. Three of the seven projects used density bonuses to achieve densities greater than allowed by the underlying zoning. This greatly increased the individual and the average project yield.

To project future development yields a very conservative approach was taken. Rather than use the actual average yield (109%), the City deducted all additional units derived from density bonuses. In this manner, the yields from the recent projects were limited to a maximum of 100% of the maximum density instead of using the actual yields of up to 183% on 43% of the sites, as shown in Table 78. This lowered the average yield from 109% to 83%, as shown in Table 78. The assumed yield used in the calculations was further reduced to 70% to provide a combined 36% reduction and buffer from the actual average yields to provide a conservative and achievable estimate of project yield based on past trends. This will effectively result in a 36% buffer and safety factor over and above the 20% buffer in excess of the required RHNA.

The realistic capacity calculations above consider the potential for commercial development on the site in the three mixed-use zones in the City. The RHNA inventory only includes sites in the CMU and RMU mixed-use zones. The inventory does not include any sites in zones that do not allow for 100 percent residential development. The RMU zone requires at least 51 percent residential use. Both the RMU and CMU allow for 100 percent residential developments. CMU allows up to 100 percent of the floor area for residential use for developments with the inclusionary affordable housing component and community benefits as specified in the General Plan.

The City reviewed recent development, both residential and non-residential, in the mixed-use zones to determine realistic capacity. Seventy percent (70%) of all development projects in the mixed-use zones in the last eight years have been either entirely residential or mixed-use. An average yield of the residential projects in the RMU and CMU zone is 107 percent of the maximum residential density. The combined yield is 75% (70% of sites x 107% of max density). The City has had three recent redevelopment of sites as commercial-only uses. All occurred in the CMU zoning district which is oriented towards commercial in general and allows for 100 percent commercial uses onsite by right. These developments included a Valero gas station demolished and rebuilt as a 7-Eleven gas station, an approved demolition

and rebuild of the majority of the aging Appian 80 Shopping Center and Safeway supermarket, and redevelopment of a vacant medical office building as a CVS pharmacy. The Valero gas station site was small, adjacent to the freeway, and not generally suitable for housing; the Appian 80 site maintains the same shopping center use but is not precluded from future additional redevelopment for residential opportunities; and the CVS site replaces a vacant office building with a commercial building compatible with the commercial and office development in the surrounding area. As discussed above and shown in Table 78 below, realistic capacity calculations take into consideration the capacity for commercial development through the reduction of yield from the 107% in zones that allow commercial use to 70%. The assumed 70% yield is less than 75% combined yield (70% of mixed-use zoned sites x 107% of max residential density).

Table 78: Recently Built, Approved, or Proposed Multifamily Projects

Project	Land Use	Zoning	Project Density (du/acre)	Acres	Num. of Units	Max Density	Yield Percent	Calculated Percent (100% max)
Vista Woods	MUSA	R4	89	2.01	179	50	178%	100%
Appian Village	SSA, Appian Way Corridor	RMU/ CMU	20.9	7.37	154	32.7*	63%	63%
BCRE Mixed-Use Office and Residential	SSA, Pinole Valley Road Corridor	OPMU	16.6	0.61	29	30	55%	55%
SAHA Veteran's Housing	MUSA	CMU	55	1.79	34	30	183%	100%
Pinole Vista	SSA, Appian Way Corridor	CMU	37.6	5.93	223	30	125%	100%
1479 San Pablo Ave	MUSA	RMU	29.7	0.10	3	35	85%	85%
810 E Meadow	Suburban Residential	R2	15.2	0.33	5	20	76%	76%
						Average	**109.3%**	**82.7%**

* Density calculated proportional to acreage between two zones

Du/acre = dwelling units per acre

The City has substantial evidence that demonstrate average project yields in excess 100% for its multi-family zones. However, to be highly conservative and meet all requirements in state law, the City is further reducing the anticipated yield to 70%. This assumption accounts for and anticipates that some properties may develop with mixed-use projects, or that some portions of existing uses may remain on site. For example, the actual average and proposed yields include the BCRE project which adds new office and residential to an existing office development.

The recent projects also demonstrate that the mixed-use zones have been developed with 100% residential projects, showing application of flexible development standards in the City. While there is a commercial component required in mixed-us zones it was waived in two recent projects. In one case it was waived due to the density bonus and in another case it was waived as the applicant provided community benefits.

Yields were determined based on recent projects shown above and zoning standards. This serves as a conservative estimate which is lower than the average of recent development projects in these zones. In mixed-use zones alone, recent projects have averaged 74 percent of the yield, using 100 percent as the maximum for density bonus projects. Using 70 percent ensures a realistic estimate for sites in these zones. Table 79 displays the assumed yields for multifamily zones, by zone and provides and estimated yield density for each. Based on higher recent trends in development, a 70 percent yield is a conservative estimate that is highly likely to be achieved and exceeded as the proposed RHNA sites are developed.

Table 79: Assumed Yields for Multifamily Zones

Zone	Maximum Density (du/acre)	Yield	Estimated Yield Density (du/acre)
R2	20	70%	14
Residential Mixed Use (RMU)	35	70%	24.5
Commercial Mixed Use (CMU)	30	70%	21
Very High Density Residential (R4)	50	70%	35

Du/acre = dwelling units per acre

Assumed Affordability

Density

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by state law (at least 20 dwelling units per acre (du/ac) for Pinole), HCD is obligated to accept sites with those density standards (20 du/ac or higher) as appropriate for accommodating the jurisdiction's share of

regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's R2, R3, R4, RMU, CMU, and OPMU zones are consistent with the default density standard (20 du/ac) for Pinole, and therefore considered appropriate to accommodate housing for lower-income households. For parcels that were split-zoned, the density was assumed proportional to the acreage of each zone.

Moderate-income housing can be accommodated through medium- and higher-density zones, with densities ranging from 15 du/ac and above. Above moderate-income housing needs may be met through lower-density, single-family typologies, typically in the 0 to 15 du/ac range. The sites in the inventory are assumed at a mix of very low-, and moderate-incomes.

Size

Pursuant to state law, sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The City identified sites that meet the size criteria for the lower-income units.

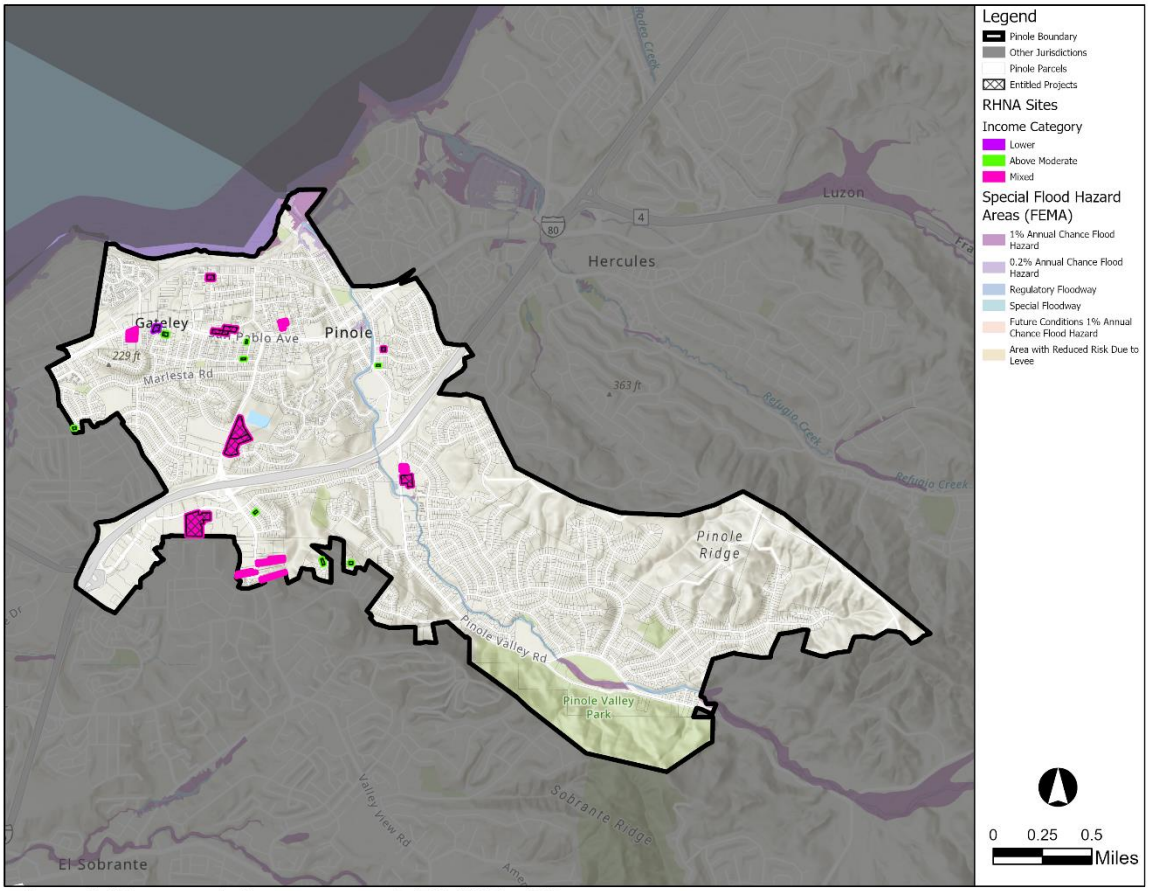
Environmental and Infrastructure Constraints

The site inventory analysis takes into consideration any environmental constraints such as habitat, flood, noise hazards, and steep slopes. Any environmental constraints that would lower the potential yield have already been accounted for in the site/unit capacity analysis through a reduction of the developable acreage of the site. In general, the deductions in the yield from the maximum will cover and accommodate any reductions in site capacity due to environmental constraints.

Flooding

Figure 50 displays the flood hazard zones as identified by the Federal Emergency Management Agency (FEMA). The vast majority of Pinole falls into an area with no identified flood risk. A regulatory floodway running through the city creates minimal spots of areas with identified flood risk along the regulatory floodway. None of the RHNA sites are in any areas with an identified flood risk.

Figure 50: Flood Hazard Zones



Flood Hazard Areas and RHNA Sites

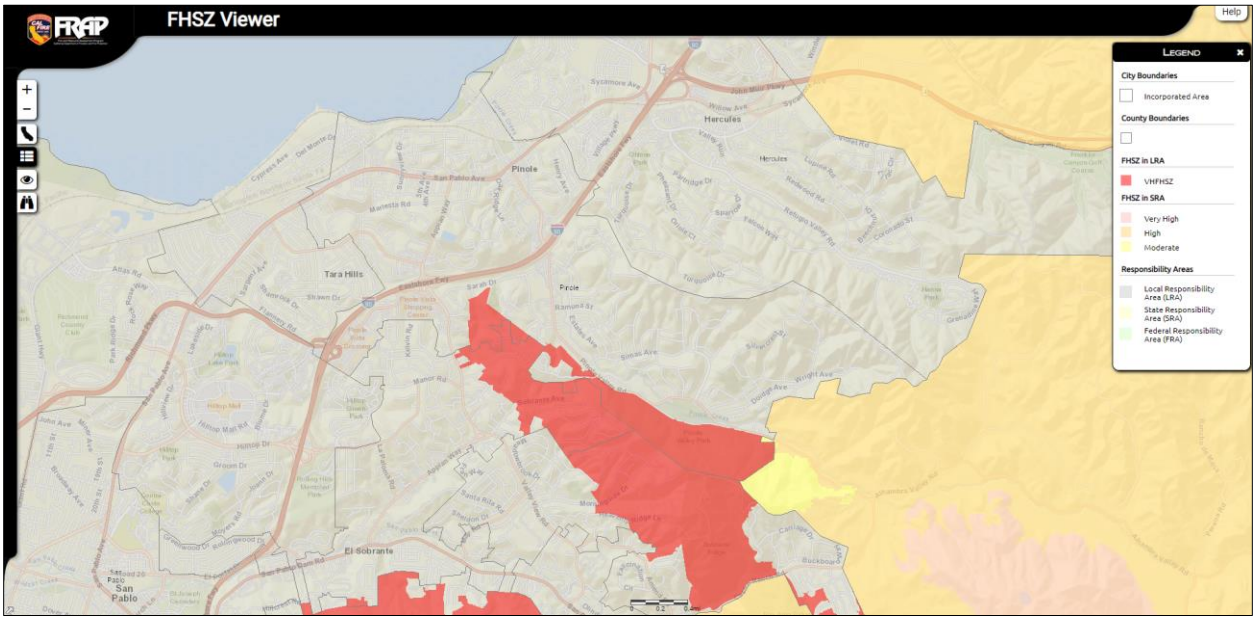
Source: Federal Emergency Management Agency.

Fire

There are few areas in the City that fall into a Very High Fire Hazard Severity Zone (VHFHSZ), as shown in Figure 51. Areas in the VHFHSZ are along the southeastern edge of the City, along the City boundary. None of the RHNA sites fall into the VHFHSZ.

The City of Pinole Fire Department provides service to the City. There is currently one operating fire station, fire station No. 73. The City is recently worked with ConFire to negotiate a contractual arrangement for ConFire to take over all fire protection services (fire prevention, suppression, and emergency medical response), effective March 1, 2023. This includes reopening Fire Station No. 74 that has been closed since 2011. This will allow for shortened response times throughout the City and increased services.

Figure 51: Very High Fire Hazard Severity Zones



Source: California Department of Forestry and Fire Protection. Fire Hazard Severity Zone Viewer.

Infrastructure

Most vacant or underutilized land currently available for development in the City of Pinole can be served by the infrastructure necessary for development. Parcels that do not have all utilities are large, single-family parcels that are not included in the RHNA inventory. All of the RHNA sites are served by the necessary infrastructure for development.

The East Bay Municipal Utility District (EBMUD) provides water service to the City. The City of Pinole and West County Wastewater District (WCWD) are the wastewater service providers to the City. Currently there is adequate capacity available within EBMUD and both wastewater service providers sewer districts to handle development anticipated in the Pinole General Plan. The installed utilities that provide gas distribution, electric circuit, and service are also adequate to handle future development in Pinole.

The City complies with requirements regarding water and sewer priority allocation to affordable housing. As needed, the City will coordinate with EBMUD, WCWD, and the Pinole/Hercules Water Pollution Control Plant (WPCP) Joint Powers Authority to facilitate adoption of similar policies or to ensure adherence to California Public Utilities Commission policies on water/sewer priority for affordable housing. In 2016, the City adopted a policy for water and sewer services to provide priority allocation to affordable housing in the event a rationing system is implement.

Entitled and Pending Projects

A total of 635 entitled units are counted toward meeting the RHNA, as listed in Table 80. There are enough entitled, deed-restricted low-income units to fully meet the low-income RHNA of 69. There are 165 low-income pending units, which yields a surplus of 96 units beyond the RHNA. There are also 359 pending above moderate units which exceed the RHNA of 223 by 136 units. In addition, there are 49 pending very low units and 62 pending moderate units.

All entitled projects are anticipated to be completed in the 6th Cycle. There are no known barriers to the completion of any of these projects within the 6th Cycle. The City reviewed residential development applications received during the previous cycle, and there were no projects that were withdrawn, decreased in size, or denied.

Entitled and pending projects are described in detail below. Appendix D includes letters from developers of these projects indicating their intent to complete the projects in the next eight years. Appendix B provides additional information on pending projects. The City is committed to ensuring adequate sites are available to meet the RHNA, and should circumstances change and any of these projects are not anticipated for completion during the 6th Cycle, the City will identify additional sites and programs as necessary (see Program 1).

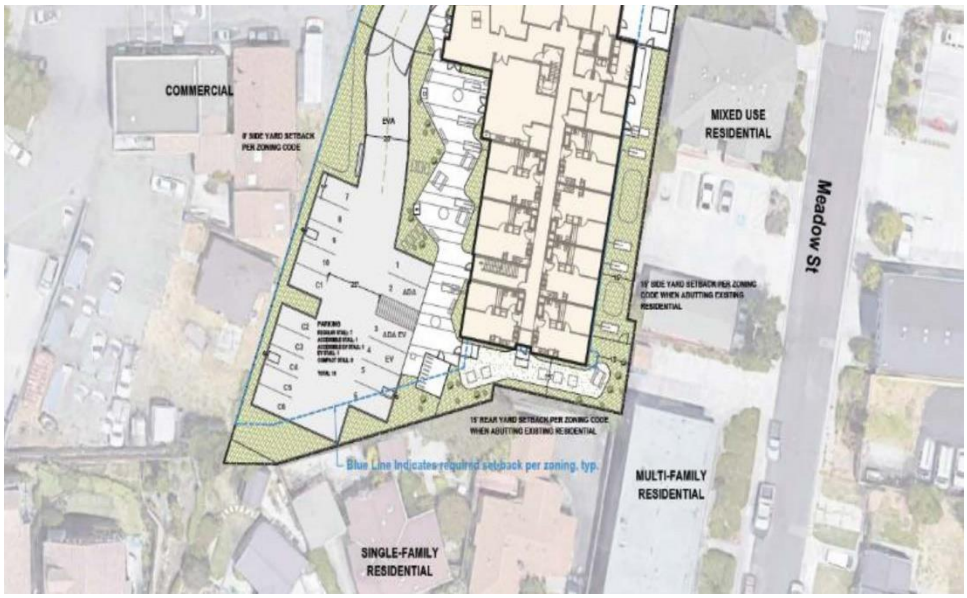
Projects with affordable units are deed-restricted for a length of 55 years. All very low, low, and moderate income units listed in Table 80 will be deed-restricted. Agreements approved by City Council are required for all projects with affordable (including moderate-income) units to document the terms of affordability. The approval of agreements are required prior to final inspection. The Vista Woods, Appian Village, SAHA, and BCRE projects all have a restrictive covenant for a length of 55 years from the certificate of occupancy, which have not yet been issued.

Appian Village

Appian Village is an all-electric residential condominium housing development. It consists of 154 units including 8 units for sale to low-income households and 23 units for sale to moderate income households. It is the reuse of a former hospital site. The project was entitled in one hearing with the Planning Commission. The demolition permit was issued on September 9, 2022 and the building permit submitted on December 13, 2022.

SAHA Affordable Veteran's Housing

The Satellite Affordable Housing Associates (SAHA) development is 33 units on a 0.61 acre previously vacant infill parcel. The development is all lower-income housing units. The project is on city-owned land and the City is contributing over three million dollars in Housing Asset Funds towards the project's construction. The project was entitled in under five months from application submittal and in one hearing with the Planning Commission. A grading permit was submitted on July 5, 2022 and building permit was submitted on December 12, 2022. Construction will begin in June 2023.

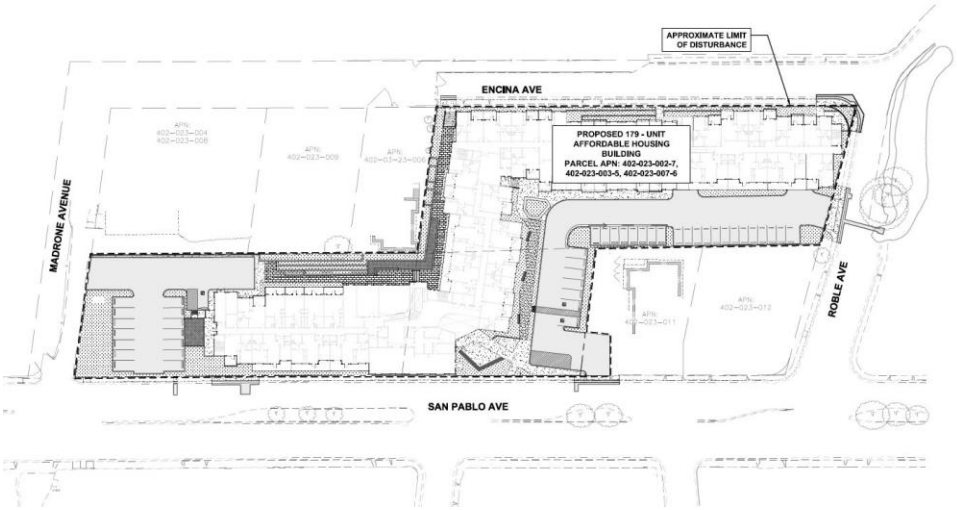


BCRE Mixed-Use

This mixed-use project consists of adding 29 units and additional office/commercial space to an existing office/commercial use on a 1.79 acre site. It was entitled in one hearing with the Planning Commission. The grading permit was submitted on January 30, 2023.

Vista Woods

The Vista Woods project is 179 units on a 2.01 acre site and is 100 percent affordable senior housing. The project is currently under construction. The project was entitled in less than six months from the application submittal and in one hearing with the Planning Commission. Building permits were issues within four months of building permit submittal. The Affordable Housing Agreement was approved by City Council on November 16, 2021.



Pinole Vista

The Pinole Vista project is a 223 unit redevelopment project on a 5.93 acre site with a vacant former commercial building. There are 13 very low and 14 low income units included in the development. The project includes horizontal mixed use and connections to existing transit. It was entitled in one hearing with the Planning Commission and one hearing with the City Council. The building permit application is anticipated by October 2023.

Other Developments

There are eight of other small developments included in the pending project list, totaling 17 units. Appendix B provides additional information on these pending projects. They include:

- Four new single family homes with new ADUs (8 total units)
- Two new single family homes
- A new triplex

- A new four-lot subdivision, including one for sale moderate income unit

Table 80: Entitled and Pending Projects

Entitled and Pending Projects	Very Low	Low	Moderate	Above Moderate	Total
Single Family Homes, ADUs, triplex, and lot subdivisions	-	-	2	15	17
Appian Village	-	8	23	123	154
SAHA Affordable Veteran's Housing	27	6		-	33
BCRE Mixed-Use Office and Residential	2	2	-	25	29
Vista Woods Affordable Senior Housing	7	135	37	-	179
Pinole Vista	13	14	-	196	223
Total	**49**	**165**	**62**	**359**	**635**

Source: City of Pinole.

Accessory Dwelling Units

Recent changes to state law have spurred accessory dwelling unit (ADU) production across the state, and Pinole has seen an increase in ADUs permitted since 2017. Based on recent growth and interest in ADU production, the City anticipates that ADUs will accommodate some of the RHNA requirement. ADUs included in the RHNA are calculated based on recent trends seen in the City.

The City is including Program 4 and Program 23 to incentivize and encourage ADU development. This includes continuing the process of working with the state to update the ADU ordinance to comply with state law. The City has submitted its ADU ordinance to the State and the State acknowledge that the ordinance was received. Should the State require revisions to the ordinance, it will be modified to reflect the requested revisions within one year upon receipt of the comments. The programs also include monitoring the affordability levels of ADUs to ensure they are being built at the projections below. If annual production and affordability rates do not match the estimates included in the Sites and Resources Section, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program or identify additional sites using the additional development opportunity list the City maintains.

The ADU programs also include measures to specifically facilitate ADU construction for lower-income households per California Government Code Section 65583(c)(7).

ADU Production Trends

Table 81 illustrates trends in ADU production since 2018. ADU production has grown and is expected to continue expanding throughout the 6th Cycle. In 2022, the City has permitted four ADUs through September, with 6 additional applications undergoing review. The average number of ADU permits issued since 2018 is three per year, for a prospective total of 24 during the 6th Cycle. The City is not relying heavily on ADUs to meet the RHNA.

Table 81: ADUs Building Permits Issued

Year	# of ADUs
2018	1
2019	2
2020	5
2021	3
2022	4*
Average	**3**

Source: City of Pinole.
* Through September 2022

Affordability Trends

To best predict future affordability levels, the City relies on the ABAG "Using ADUs to Satisfy RHNA" Technical Memo,[24] which contains the affordability assumptions for ADUs as shown in Table 82. The City predicts that this trend will continue and that future ADU production will also be affordable to low- and very low-income households. Many ADU applicants from 2018 to 2020 indicated intent for the unit to remain affordable at no or negligible cost for immediate family members, such as adult parents or children.

Table 82: ADU Affordability Assumptions

Percent	Income Category	# of ADUs
30%	Very Low	7
30%	Low	7
30%	Moderate	7
10%	Above Moderate	3

[24] ABAG. "Using ADUs to Satisfy the RHNA." https://abag.ca.gov/sites/default/files/documents/2022-06/ADUs-Projections-Memo_final.pdf

Ability to Meet the RHNA

The City has enough existing residentially zoned land with near-term development potential to meet its RHNA and 20 percent buffer of the unmet RHNA units (83). The existing zoning has capacity to meet the RHNA without rezoning, as shown in Table 83, through pending projects, ADUs, and both vacant and non-vacant sites. The development considered in this table takes development constraints into consideration when evaluating each site's development potential, such as environmental constraints and split-zoning.

To meet the unmet RHNA for lower- and moderate-income households, the Housing Element Sites Inventory relies on sites with densities that allow for at least 20 du/acre. The sites are projected with a mix of very low- and moderate- incomes.

California Government Code Section 65583.2 (h) states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on rezoned low-income sites. The City of Pinole is not rezoning any sites to meet the RHNA. Thus, this provision is not applicable to the sites inventory for Pinole.

California Government Code Section 65583.2 (c) states that cities must have a program to facilitate by-right approval for projects that include at least 20 percent of the units for lower-income housing on vacant sites that were included in the previous cycle and non-vacant sites included in the previous two cycles. The sites inventory does not include any sites used in previous cycles. Thus, this provision is not applicable to the sites inventory for Pinole.

Table 83: Housing Capacity

Row Identifier	Category	Very Low	Low	Moderate	Above Moderate	Total
A	RHNA Requirement	121	69	87	223	500
B	Pending Projects	49	165	62	359	635
C	ADUs	7	7	7	3	24
D	*Unmet RHNA (A – B – C)*	*65*	-	*18*	-	*83*
E	*Unmet RHNA + 20% Buffer (D x 1.2)*	*78*	-	*22*	-	*100*
F	Vacant Opportunity Site Capacity	45	-	15	-	60
G	Non-Vacant Opportunity Site Capacity	40	-	12	-	52
H	**Total Identified Capacity (B + C + F +G)**	**141**	**172**	**96**	**362**	**771**
I	Opportunity Site Capacity Buffer ([F +G] / D)	31%	-	50%	**-**	**-**

Lower Income Capacity

Government Code Section 65583.2 (g) (2) states that housing elements relying on non-vacant sites for greater than 50 percent of its lower-income households need to demonstrate that the existing use does not constitute an impediment to additional residential development. This section does not apply to Pinole, as the City exceeds the 50 percent threshold through vacant sites, pending projects, and ADUs, as shown in Table 84. Ninety percent (170 units) of the 190 lower-income RHNA units will be met by the pending entitlement sites, projected ADUs, and vacant RHNA sites. The remaining 10 percent (20 units) will be met on non-vacant sites.

The City has low-income capacity through ADUs, pending projects, and vacant sites. Fifty percent of the lower-income RHNA is 95 units. The City has over twice its low-income RHNA (69 units) fulfilled in pending sites (165 units). In addition to meeting the low-income RHNA already, the City has 49 pending very low-income units and 7 projected very-low income ADUs. This sums to a total of 125 pending units and ADUs (69 pending low-income units, 49 pending very-low income units, 7 projected very low ADUs).

Beyond this, the City also has capacity on vacant sites for additional 45 lower-income units. This totals to 170 units on vacant, pending sites, or ADUs, resulting in an excess capacity of 75 units beyond the 50 percent that is needed per Government Code Section 65583.2 (g) (2).

Table 84: Lower-Income Capacity

Category	Units	% of Lower-Income RHNA
Low and Very Low Income RHNA	*190*	*100%*
50% of Low and Very Low Income RHNA	*95*	*50%*
Total Provided	**170**	90%
Low Income RHNA (Met by Pending Units)	69	36%
Very Low Income Pending Units	49	26%
Very Low Income Projected ADUs	7	4%
Lower Income Capacity: Vacant Sites	45	24%
Excess Capacity beyond 50%	75	-

Site Details

The site selection process examined zoned capacity, existing uses, vacancy, and recent development trends to determine which parcels to include to meet the RHNA. Both vacant and non-vacant sites are included in the RHNA.

For a detailed analysis of the sites as they relate to affirmatively further fair housing, see the Affirmatively Furthering Fair Housing chapter.

Vacant Sites

A portion of the RHNA will be met on vacant land that is zoned for residential use. Per HCD's Housing Element Sites Inventory Guidebook, a vacant site is one "without any houses, offices, buildings, or other significant improvements [...] or structures on a property that are permanent and add significantly to the value of the property."[25] The vacant site capacity is shown by zone in Table 85.

[25] HCD. Housing Element Sites Inventory Guidebook. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.

Table 85: Vacant Site Capacity

APN	Zone	Capacity
401350015	R2	11
426020027	RMU	25
430290006	RMU	12
430290026	RMR/R*	12
Total:	-	**60**

*Capacity calculated for RMU portion of parcel only.

Non-Vacant Sites

There are two non-vacant sites included in the site inventory. Sites were selected based on their existing uses, capacity for residential redevelopment, and their high potential for short-term redevelopment. Sites that are included have similar locations and zoning (CMU and RMU) as sites that have been recently developed. Existing uses include small, older commercial buildings on large mixed-use parcels. Non-vacant sites are underutilized parcels with buildings that take up a small percentage of the site. The sites selected all have adequate infrastructure capacity. The non-vacant sites are each described below. Table 87 summarizes the capacity of non-vacant sites included to meet the RHNA. The realistic capacity of non-vacant sites is 40 very low and 12 moderate units.

As shown in Table 84, 170 units (90 percent) of the 190 lower-income RHNA units will be met by the pending entitlement sites, projected ADUs, and vacant RHNA sites. The remaining 20 units (10 percent) will be met on non-vacant sites.

Sites were also selected based on trends of similar existing uses converting to residential or residential mixed-uses. There are limited but recent examples of non-vacant sites converting to residential uses in the City. Recent development of non-vacant sites in the City include:

- An entitled redevelopment of a former Kmart into a mixed-use development with 223 units.
- The demolition of the existing vacant Doctors Medical Center Pinole Campus and a subsequent development of 154 units.
- Additions to the existing office commercial building and the development of 29 new units, providing the basis for retaining and expanding the existing use on a site while adding residential uses.
- A former redevelopment property adding four units into an existing mixed-use building
- A former redevelopment property adding two units into an existing commercial space.

Land-improvement ratios were also calculated and considered in site selection. The comparison of assessed values for land and improvements (land-improvement ratios) is a reliable indicator of whether and to what extent sites are utilized. Typically, a newly improved site will have a ratio of well under 0.2, or where the improvements are valued at five times the value of the land. The greater the ratio, the greater the value of the land and greater likelihood that it will be redeveloped. All of the non-vacant sites included in the inventory have a land-improvement ratio that is greater than 1.0, with the sites having ratios of 10.0 and 1.2.

The table below compares aspects of recent redeveloped sites to RHNA opportunity sites. The opportunity sites share similarities with the recent redeveloped sites such as the year built, acreage, land improvement ratio, and maximum density. Especially when comparing the opportunity sites to the BCRE project, the similarities are even closer in addition to each of the projects being mixed-use. The comparison on non-vacant sites to recent projects below can be used as justification for likelihood of redevelopment.

A floor area ratio is not utilized in any of the zones of Pinole. The two opportunity sites have significant additional floor area that could be developed before reaching any maximum floor area requirements. There is no maximum developable floor area or building coverage; the sites are just limited by setbacks and height.

Table 86: Comparison on Non-Vacant Sites to Recent Projects

Project	Jurisdiction	Year Built	Acreage	LIR	Max. Density
Appian Village	Pinole	1967	7.37	38.4	32.7*
BCRE Mixed-Use	Pinole	1984	0.61	0.8	30
Pinole Vista	Pinole	1981	5.93	5.6	30
Vista Woods	Pinole	1948, 1984	2.01	120	50
612 Tennent	Pinole	1908	0.12	0.57	35
2279 Park	Pinole	1945	0.12	1.4	35
Opportunity Site #1	Pinole	1975	0.6	10.0	30
Opportunity Site #3	Pinole	1966	1.6	1.2	35

Table 87: Non-Vacant Site Capacity

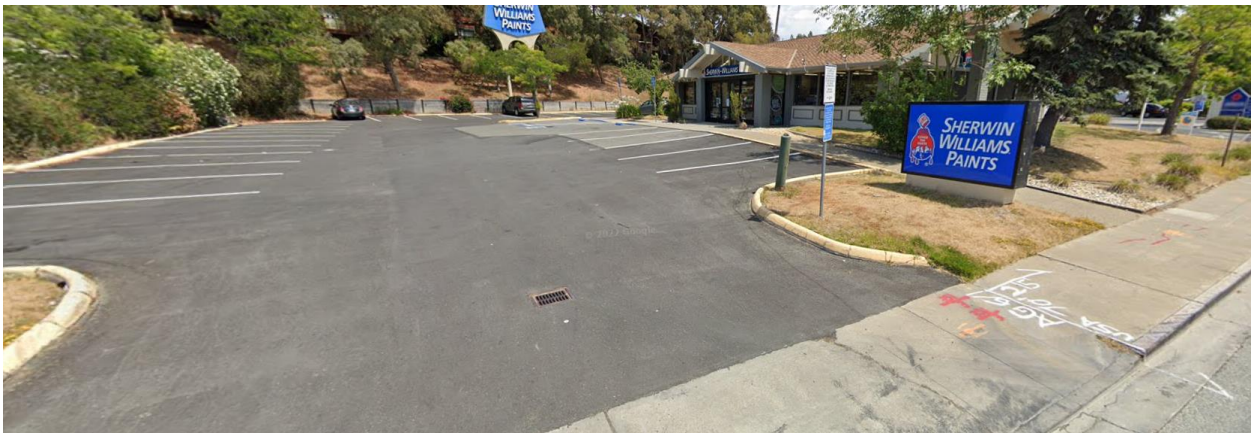
Opportunity Site #	APN	Zone	Capacity
Opportunity Site #1	360010031	CMU	14
Opportunity Site #3	403051012	RMU	38
Total:		**-**	**52**

2727 PINOLE VALLEY ROAD (CMU)

APN 360010031

2727 Pinole Valley Road, APN 360010031

This 0.63-acre site at 2727 Pinole Valley Road is currently about 12 percent occupied by a paint store. The building was built between 1968 and 1980. The remaining land is covered by an underutilized surface parking lot and landscaping. It is located in a mix of residential and residential-serving uses, making this site optimal for further residential development. It is located within walking distance of grocery stores, restaurants, personal services, a library, tennis courts, transit stops, and a high school, which provide necessary resources for residents. The land-improvement ratio for the site is 10. The realistic capacity is 14 units. The existing commercial use is not anticipated to be an impediment to redevelopment due to the age of the building, high land-improvement ratio, and location of the parcel. The existing use could be maintained with redevelopment, similar to a recently approved project in the OPMU mixed-use zone. There is no maximum developable floor area or building coverage; the site is limited by applicable setbacks and height.



2727 Pinole Valley Road, APN 360010031

725 San Pablo Avenue (RMU)

APN 403051012

725 San Pablo Avenue, APN 403051012

The 1.56-acre site at 725 San Pablo Avenue is currently occupied by a passport printing business. The building was built in the 1960s. This building makes up less than 6 percent of the site. The remaining lot is partially an underutilized surface parking lot, and partially vacant lot. It is adjacent to existing residential to the east, west, and south, making this site optimal for further residential development. The site could be redeveloped with the existing use maintained or with additional commercial uses, similar to a recently approved project in the OPMU zone. The site is located within a half mile of several restaurants, a grocery store, and a daycare center, which provide necessary resources for residents. The land-improvement ratio for the site is 1.2. The realistic capacity for this site is 38 units. The existing commercial use is not anticipated to be an impediment to redevelopment due to the age of the building, high land-improvement ratio, and location of the parcel.

725 San Pablo Avenue, APN 403051012

Financial Resources

Administrative Resources

The City of Pinole's Community Development Department consists of multiple divisions including the Planning Division, Building Division, Code Enforcement, Affordable Housing Division, Redevelopment Successor Agency Division and Economic Development Division. The Planning Division reviews land use entitlement applications and is responsible for the implementation of the General Plan, Three Corridors Specific Plan, and Zoning Ordinance. The Building Division is responsible for processing building permit applications, issuing building permits, and conducts building inspections. The Code Enforcement Division resolves land use-related violations on private property. The Affordable Housing Division ensures that facilities that have received City financial assistance to create affordable housing units comply with affordability agreements, investing limited City affordable housing resources to provide affordable housing units and support to the homeless, and developing or disposing of the City's remaining real property assets inherited from the former Pinole Redevelopment Agency affordable housing program. The Redevelopment Successor Agency Division is responsible for effectively winding down the activities of the Redevelopment Successor Agency by administering the remaining enforceable obligations. The Economic Development Division is a new division, instituted in FY 2021/22. It coordinates with the City Manager department to create economic development strategies for the City and is responsible for carrying out those strategies.

As a part of Program 7, the City is developing a Housing Successor's Low and Moderate Income Housing Asset Fund Policy. The policy will set priorities and goals for the use of affordable housing funds in the City as well as investigate the creation of an in-lieu fee as an additional alternative to the inclusionary housing requirement.

Countywide Programs

BayREN

The Bay Area Regional Energy Network (BayREN) is a coalition of the Bay Area's nine counties that partners to promote resource efficiency at the regional level, focusing on energy, water and greenhouse gas reduction. BayREN offers rebates, funding and technical assistance to help residents, property owners, business owners and local governments improve the resource-efficiency and carbon footprint of their buildings. They include additional programs and incentives for lower income households.

The City is partnering with BayREN in the 2022-23 fiscal year to provide $250k in funding for weatherization and energy efficiency projects in Pinole. The program will offer additional discounts to eligible households to make it more financially feasible to make improvements to their homes to save energy and money. A component of the program will target projects in lower resourced areas of the City, including western Pinole (Program 19).

Weatherization Program

The Weatherization Program is a Federal and State-funded program intended to aid low – and/or fixed - income persons in adapting their home to become more energy-efficient. The program is available to any individuals renting or owning regardless of housing type.

The Program will test the gas appliances of the home as well as whole home evaluation to determine what energy-saving measures can be taken. Evaluations can determine several improvements which may include:

- Installation of ceiling insulation
- Gas furnace repair or replacement
- Weather-stripping of exterior doors
- Gas stove repair or replacement
- Replacement of exterior doors if necessary
- Gas water heater repair or replacement
- Installation of carbon monoxide alarm
- Plug gaskets
- Installation of programmable thermostats
- Installation of water saving devices
- Replacement of broken windows
- Other minor home repairs

MCE

MCE is a not-for-profit clean energy public agency and provides electrify service to more than one million residents and businesses in 37 member communities across four Bay Area counties including Contra Costa County.

MCE provides a program for single-family homeowners and renters to receive home energy upgrades, home energy assessments, and a gift box with energy-saving products at no cost, but must meet the qualifying gross annual household income requirements. The home assessment determines the eligibility for the free energy upgrades, qualifying homes can receive the following upgrades:

- Heat pump
- Water heater
- Attic insulation
- Gas furnace

- Duct sealing
- Pipe insulation

The energy-saving gift box includes:

- Smart thermostat
- Water-saving shower head
- Water-saving kitchen faucet aerator
- Two bathroom faucet aerators

MCE customers who are single family homeowners are also eligible to receive a $1,000 rebate for installing a heat pump water heater. BayREN Home+ also offers cash rebates for weatherization, efficient heating and cooling, and other electrification measures, as well as bonus rebates for combining measures.

Emergency Housing Voucher

Through the American Rescue Plan (ARP), the Housing Authority of the County of Contra Costa received 201 vouchers appropriated for the Emergency Housing Voucher (EHV) program. Families participating in the EHV program benefit from a subsidy each month to help pay their rent and utilities. The subsidy varies for each family depending upon the family's size and income. The Housing Authority has established payment standards for the EHV program set at 110 percent of the fair market rents (FMRs) established by the US Department of Housing and Urban Development (HUD). The payment standards are the maximum amount of assistance a family can receive based on HUD funding.

Table 88: EHV Program Payment Standards

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Payment Standards	$1,691	$2,038	$2,501	$3,306	$3,935	$4,525	$5,116	$5,706

EHV eligibility is limited to households (individuals and families) who are homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and recently homeless, and for whom providing rental assistance will prevent homelessness or risk of housing instability.

Permanent Local Housing Allocation

The Permanent Local Housing Allocation (PLHA) program is a state program with entitlement and competitive components. The state designated Contra Costa County as the administrator of the entitlement grant award for the Contra Costa "Urban County," which includes unincorporated communities and the cities in the county with the exception of Antioch, Concord, Pittsburg, and Walnut Creek. PLHA funds are used for the following:

- Increase the supply of housing for households at or below 80 percent area median income;
- Facilitate housing affordability, particularly for lower- and moderate-income households; and
- Promote projects and programs to meet the local government's unmet share of the RHNA.

Neighborhood Preservation Program

The Neighborhood Preservation Program (NPP) provides low-interest loans to low-income homeowners for the purposes of rehabilitation. Eligible repairs include accessibility improvements, plumbing, HVAC, and electrical repairs, reroofing, dry rot repair, foundation stabilization, lead-based paint abatement, and window and door replacement. The program is in partnership with Habitat for Humanity East Bay/Silicon Valley. All residents who meet the program criteria in all cites and the unincorporated area of the county with the exception of Antioch, Concord, Pittsburg, and Walnut Creek are eligible.

Statewide Resources

There are a variety of statewide programs and resources available. The City receives regular notification regarding state and federal funding and grant opportunities. Additionally, the City pursues grants on a programmatic and project basis for active programs and projects.

Affordable Housing & Sustainable Communities Program (AHSC)

The AHSC Program builds healthier communities and protects the environment through prioritizing the creation of affordable housing near jobs, transit, and other important resources. The program funds land-use, housing, transportation, and land preservation projects that support infill and compact development in proximity to transit to reduce greenhouse gas ("GHG") emissions.

Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

Cal Housing Finance Agency's ADU Grant Program

The ADU grant program provides up to $40,000 of reimbursement for low- or moderate-income homeowners building an ADU on their property. The property must be owner-occupied. The grant goes towards pre-development and non-reoccurring closing costs associated with the construction of an ADU. Predevelopment costs include site prep, architectural designs, permitting, soil tests, impact fees, property survey, and energy reports.

CalHome

The purpose of the CalHome program is to support existing homeownership programs aimed at low-, very low-income, and moderate-income households. The goal is to increase homeownership, encourage neighborhood revitalization and sustainable development, and maximize the use of existing housing stock.

CalHome provides grants to local public agencies and nonprofit corporations to assist:

1. First-time homebuyer mortgage assistance through deferred-payment loans for down payment,
2. Owner-occupied home rehabilitation,
3. Homebuyer counseling,
4. Technical Assistance for self-help housing projects
5. Technical assistance for shared housing programs, or
6. (Junior) Accessory dwelling unit assistance.

All funds to individual homeowners will be in the form of loans not directly given to individuals.

Golden State Acquisition Fund (GSAF)

The GSAF is a $93 million financing program aimed at supporting affordable housing developers with capital for the development and/or preservation of affordable housing in California. Financing is available for rental housing and homeownership opportunities in urban and rural communities with loans up to five years and a maximum of $13,950,000.

Local Early Action Planning Grant

The Local Early Action Planning (LEAP) grant provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th Cycle RHNA, much like the SB 2 planning grants.

The 2019-20 Budget Act provides a spectrum of support, incentives, resources, and accountability to meet California's housing goals. Some specific elements include:

- Local and regional planning grants (LEAP and REAP)
- Pro-housing preference points on competitive funding applications
- Additional funding resources
- Accountability (penalties for noncompliant housing plans)
- Reform (collaborative processes to reform regional housing needs)

The City of Pinole was awarded $65,000 in LEAP funding to help fund the Housing Element Update, prepare California Environmental Quality Act documentation relating to the Housing Element Update, and fund activities to facilitate housing.

Local Housing Trust Fund Program (LHTF)

The purpose of this program is to provide funds to cities and counties, Native American Tribes, and nonprofit organizations to increase the supply of housing to households with incomes of 80 percent or less of area median income. To do this the LHTF program provides matching grants to local and regional housing trust funds that are funded on an ongoing basis and dedicated to the construction, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters.

Regional Early Action Planning Grant

Regional Early Action Planning (REAP) 2.0 is a flexible program that seeks to accelerate progress toward the state housing goals and climate commitments through a strengthened partnership between the state, its regions, and local entities. REAP 2.0 seeks to accelerate infill housing development, reduce vehicle miles traveled (VMT), increase housing supply at all affordability levels, affirmatively further fair housing, and facilitate the implementation of adopted regional and local plans to achieve these goals.

REAP 2.0 will be administered by HCD in collaboration with the Governor's Office of Planning and Research, the Strategic Growth Council, and the California Air Resources Board.

REAP 2.0 provides a $600 million investment to advance implementation of adopted regional plans by funding planning and implementation activities that accelerate infill housing and reductions in per capita VMT.

The City of Pinole was awarded $20,000 in REAP funding to help fund the Housing Element Update, prepare California Environmental Quality Act documentation relating to the Housing Element Update, and fund activities to facilitate housing.

Senate Bill (SB) 2 Grant

In 2017, a 15-bill housing package was signed into law aimed to address the state's housing issues; the package included the Building Homes and Jobs Act. This established a $75 recording fee on real estate documents to increase the supply of affordable homes in California.

This funding was designed to help cities and counties accomplish the following:

- Accelerate housing production;
- Streamline the approval of housing development affordable to owner and renter households at all income levels;

- Facilitate housing affordability, particularly for lower- and moderate-income households;
- Promote development consistent with the State Planning Priorities (Government Code Section 65041.1); and
- Ensure geographic equity in the distribution and expenditure of the funds.

The City of Pinole maximum grant amount that could be awarded in 2019 was $160,000. The City is anticipating using this funding to develop objective design and development standards and preparing, updating or revising the environmental documentation supporting the Specific Plan/General Plan to provide CEQA clearances for projects that comply with existing zoning (Program 6).

The No Place Like Home Program

The No Place Like Home Program provides loans to eligible counties to acquire, design, construct, rehabilitate, and/or preserve permanent supportive housing for persons who are experiencing homelessness or chronic homelessness, or who are at risk of chronic homelessness, and who need mental health services. Projects funded through this must be apartment complexes of five or more units.

Department of Housing and Urban Development Grants

Home Investment Partnerships Program

The HOME Program is federally funded by HUD to provide decent affordable housing to lower-income households. The HOME Program is administered on behalf of the Urban County cities, which includes Pinole.

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) program is a rental assistance program that helps very low-income families to live in market-rate housing units rather than public housing. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD.

Project-Based Voucher Program

The Project-Based Voucher Program provides rental assistance to households living in specific housing sites. Because the rental assistance is tied to a particular unit, a family who moves (voluntarily or through eviction) no longer qualifies to receive housing assistance. The Housing Authority administers different waiting lists by bedroom size for each project-based housing site. These housing sites are either multifamily or senior housing developments.

Housing Goals, Policies, and Programs

The section of the Housing Element outlines the City of Pinole's goals, policies, and implementation programs for the preservation, conservation, improvement, and production of housing for the 2023 – 2031 planning period. The goals, policies, programs, and quantified objectives are designed to help ensure housing opportunities for all existing and future residents of the community. As appropriate, programs also include a geographic targeting.

Housing Goals and Policies

Housing Production and Adequate Sites to Meet Regional Housing Needs

Goal 1	*Provide adequate residential sites to accommodate projected housing needs and encourage the production of a variety of housing types*

Policy 1.1: Encourage the provision of a variety of housing options for Pinole residents.

Policy 1.2: Strive to ensure adequate land is available at a range of densities to meet Pinole's existing and projected housing needs.

Policy 1.3: Pursue partnerships between non-profit and for-profit housing developers to encourage affordable housing production.

Policy 1.4: Provide an active leadership role in helping attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually.

Policy 1.5: Work cooperatively with west county jurisdictions to plan for the satisfaction of regional housing needs, including the development of affordable housing units for all economic segments of the region.

Policy 1.6: Encourage the development of ADUs.

Housing to Meet the Needs of All Income Levels and Special Needs Groups

Goal 2	*Provide a broad range of housing opportunities to meet the needs of all income levels, with emphasis on providing housing that meets the special needs of the community.*

Policy 2.1: Maintain appropriate land use regulations and other development tools to encourage development of affordable housing opportunities throughout the City.

Policy 2.2: Develop programs to assist lower income seniors and individuals with disabilities to live independently, age in place, and maintain their homes.

Policy 2.3: Continue the use of the inclusionary housing ordinance to facilitate the development of below market-rate units.

Policy 2.4: Encourage the development of new affordable housing. Facilitate housing development that is affordable to extremely low-, very low-, low-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, expedited development review, and financial resources as funding allows.

Policy 2.5: Encourage and incentivize mixed-use development to allow for increased housing opportunities.

Removal of Governmental Constraints

Goal 3	*Reduce or remove governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.*

Policy 3.1: Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State law.

Policy 3.2: Support housing for individuals with disabilities through the use of reasonable accommodations procedures, including flexibility in the application of land use or zoning regulations, when necessary to eliminate barriers to housing opportunities.

Policy 3.3: Accommodate housing needs for extremely low-income households and special needs persons through modification of the City's development regulations.

Conserve, Preserve, and Improve the Housing Stock

Goal 4	*Maintain and conserve the existing housing stock in a sound, safe, and sanitary condition.*

Policy 4.1: Monitor and maintain the supply of existing affordable housing to ensure that it remains affordable.

Policy 4.2: Promote the maintenance and rehabilitation of structures in poor condition and take action to prevent poorly maintained properties from further deterioration.

Affirmatively Further Fair Housing

Goal 5	*Ensure the provision of adequate housing for all persons regardless of income, age, sex, race, or ethnic background, consistent with the Fair Housing Act.*

Policy 5.1: Increase housing opportunity and mobility so that all residents of Pinole have choice of adequate housing options.

Policy 5.2: Refer discrimination complaints to a fair housing service provider that addresses housing discrimination.

Policy 5.3: Promote fair housing standards and ensure compliance with State and federal fair housing laws.

Housing Education and Community Outreach

Goal 6	*Increase awareness, availability of information, and participation in housing programs.*

Policy 6.1: Consolidate and disseminate housing-related resources to provide better access to information on available housing programs and affordable housing units.

Policy 6.2: Encourage the production of ADUs in all residential areas of the City through outreach and educational materials.

Policy 6.3: Encourage and support early public participation in the development and review of City housing policy from all economic segments of the community, including encouraging neighborhood level planning and working with community group and other interest groups. Encourage developers of any major project to have neighborhood meetings with residents early in the process to undertake early problem solving and facilitate more informed, faster and constructive development review.

Quantified Objectives

Housing Element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the eight-year Housing Element cycle. These objectives are shown in Table 89.

- The Construction Objective represents the City's RHNA of 60 units for extremely low-income households, 61 units for very low-income households, 69 units for low-income households, and 87 units for moderate-income households, and 223 units for above moderate-income households.
- The Rehabilitation objective represents rehabilitation assistance to 20 households through the City's rehabilitation and acquisition programs.
- The Conservation/Preservation objective represents the conservation of the existing 301 affordable units in the City during the planning period (2023-2031).

Table 89: Quantified Objectives

Target	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	60	61	69	87	223	500
Rehabilitation	5	5	5	5	-	20
Conservation/Preservation	-	75*	42**	184***	-	301
					Total	**821**

* Units at 50% AMI

** Units at 60% AMI

*** 37 units and 90% AMI and 147 units at 120% AMI

Housing Programs

The programs in this section of the Housing Element describe specific actions the City will carry out over the eight-year Housing Element cycle to satisfy the community's housing needs and meet the requirements of State law. Each program identifies the actions to be taken to implement the program, timeline to complete the action, funding source, implementing agency, supporting agency or agencies as appropriate, and a quantified objective and/or geographic target for the program, where applicable.

Housing programs define the specific actions the City will undertake to achieve the stated goals and policies with the eight-year (2023-2031) planning period. The City's housing programs for addressing community housing needs are described according to the City's housing goals.

Adequate Sites and Housing Production to Meet Regional Housing Needs

Program 1. Provision of Adequate Sites and Site Inventory Monitoring

The City will ensure that adequate sites to meet the RHNA are provided throughout the 6th Cycle. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City is not including any reused sites from the 4th or 5th Cycle in the inventory to meet the RHNA. Therefore, the requirements of Government Code sections 65583.2(h) and (i) do not apply. The statutory requirements of Government Code sections 65583.2(h) and (i), require by-right approval of housing development that includes 20 percent of the units as

housing affordable to lower-income households on sites being used to meet the 6th Cycle RHNA that are "reuse sites" previously identified in the 4th and 5th cycles Housing Element.

The City will implement the Surplus Lands Act to annually review city-owned parcels and provide affordable housing developers the first priority for designated surplus lands as applicable per Government Code section 54227.

The City will keep a list of additional development opportunity sites to be used in the case of a net loss situation. Should the City have a net loss during the Cycle, this list shall provide the priority replacement sites to add to the RHNA site inventory. The City has begun development of this list, which currently includes six sites that have the combined capacity for 109 units eligible for lower-income development. These additional development opportunity sites provide for an additional 131% of the unmet RHNA (83 total units).

The City will conduct a mid-cycle review of units built and capacity to meet the RHNA in 2027. If the entitled projects are not anticipated to be completed during the 6th Cycle at this time, the City will identify additional sites from the list described above and/or programs to adequately meet the RHNA.

Implementing Agency: Community Development Department

Supporting Agency: Public Works Department

Timeline: Review RHNA site status annually and as development proposals are submitted. Annual review of City-owned land in conjunction with the review of Surplus Lands. Creation of additional development opportunity site list to use in the case of a net loss within three months of Housing Element adoption. Mid-cycle review by Q1 2027. Identification of additional sites or programs by Q3 2027.

Funding Source: General Fund

Quantified Objective: Provide adequate sites to accommodate the City's entire RHNA allocation of 500 units, including the 83 units not met with pending projects or projected ADUs. No net loss of capacity below the RHNA requirement during the planning period.

Program 2. Publicize and Promote Residential Sites Inventory

The City will publicize and promote the RHNA site inventory through a multitude of ways during the planning period. This includes publicizing the RHNA site inventory and contacting site owners and developers. Specific actions include the following.

- The City shall make the residential sites inventory available to developers by creating a City website specifically for RHNA sites and publicizing it on the City website. The City shall update the list of sites annually, or as projects are approved on the sites.
- The City shall contact affordable housing builders annually and provide information about sites to facilitate development of affordable housing.

- The City will conduct informational sessions and directly contact RHNA site owners to inform them about development opportunities on their property.

Implementing Agency: Community Development Department

Supporting Agencies: City Manager's Department, IT Department

Timeline: Create City webpage for RHNA sites and post sites within 6 months of adoption; update annually, or as needed. Conduct annual outreach to affordable housing builders. Contact RHNA site owners twice during the planning period, including once during the first 18 months post Housing element adoption.

Funding Source: General Fund

Quantified Objective: Maintain accurate and publicly available residential site inventory throughout the planning period. Outreach with 100 percent of RHNA site owners twice during the planning period.

Program 3. Outreach to Developers and Technical Assistance to Applicants

The City will provide technical assistance to developers to encourage provision of affordable housing that are consistent with City goals. Methods of technical assistance may include, but are not limited to:

- Provision of information about available funding sources.
- Pre-application planning meetings.
- Expedited development review and processing.
- Facilitation of neighborhood meetings.
- Coordination of all other required City departments to provide technical assistance and collaborative problem solving to applicants during development review and can include development review meetings. This includes a continuity of support from pre-application meetings through entitlement and construction.
- Facilitate communication with applicants and PG&E to assist with requirements of utility undergrounding.

To encourage housing production and development, the City will engage and coordinate with other public agencies, faith and community-based organizations, and housing developers. Specifically, the City will:

- Seek out opportunities to work with other public agencies by identifying housing grant funding opportunities to encourage and implement improvements and expansion of housing supply, for example participation in a continuation of the Contra Costa County Collaborative (C4).

- Work with developers by creating a developer interest list and periodically assessing development needs to encourage new residential development to provide affordable housing.
- Annual and proactive outreach to developers of housing for special needs and lower-income households. The City shall contact such housing builders annually and provide information about sites to facilitate development of affordable rental housing.
- Notify developers of interest in including some options for larger (3+ bedroom) units in residential development projects.
- Contact other public agencies such as the Contra Costa County Housing Authority or Contra Costa County Department of Conservation and Development at least once a year for funding and partnering opportunities.
- Contact faith-based organizations in Pinole to discuss opportunities for housing at their facilities and provide information on recent legislation regarding religious-institution affiliated housing projects.

Implementing Agency: Community Development Department

Supporting Agency: Contra Costa Housing Agency

Timeline: Technical assistance provided as needed. Develop comprehensive coordinated review procedures with all city departments within one year of Housing Element adoption. Create developer interest list within 6 months of Housing Element adoption and contact affordable housing builders annually with information about sites to facilitate development of affordable rental housing and housing for special needs populations. Annual outreach to public agencies and community and faith-based organizations for funding and partnership opportunities.

Funding Source: General Fund

Quantified Objective: Technical assistance to all affordable housing applicants. Make the comprehensive coordinated review with all city departments standard operating procedure for all residential developments. Annual review of available funding sources and contact to other agencies and developers.

Geographic Targeting: Faith-based organizations and facilities across Pinole

Program 4. Facilitate ADU Production

To encourage and increase ADU production in the City, a number of efforts are included. The programs are intended to help the City meet its target projection of three ADUs per year. This program works in conjunction with Program 23, ADU, JADU, and SB 9 Education. If annual production and affordability rates do not match the estimates included in the Housing Resources Section, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels.

If annual production and affordability rates do not match the estimates included in the Sites and Resources Section, the City will update the ADU strategy to ensure that the City continues to maintain adequate capacity for all income levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, the City will adopt another ADU program or identify additional sites using the additional development opportunity list the City maintains within six months.

- **Updated ADU Ordinance.** The City has submitted its ADU ordinance to the State and the State acknowledge that the ordinance was received. Should the State require revisions to the ordinance, it will be modified to reflect the requested revisions within one year upon receipt of the comments.
- **ADU Tracking.** The City will track and monitor its ADU production to ensure that annual production achieves the RHNA projections (3 ADUs/year). The City will begin to request information about ADU rents from applicants to better track the affordability of proposed ADUs. As a part of ADU tracking, the City will analyze geographic distribution of ADUs biennially to understand which neighborhoods are building ADUs.
- **ADU Fast Track Program.** The City will develop a process to fast track ADU applications through plan check by moving them to the top of the queue and reducing plan check turnaround times.
- **ADU Amnesty Program.** To ensure safe and adequate housing, the City will develop an ADU amnesty program for existing, unpermitted ADUs to receive inspections and bring units into compliance with code and permits without risk of code enforcement action, significant fee reductions and assistance in determining necessary improvements.
- **Fee Waivers for Affordable ADUs.** Current successor funds require an affordability covenant length of 55 years. The City will modify Zoning Ordinance Section 17.70.060 to shorten the required ADU covenant length (for example, for 5 – 15 years) pending alternate funding to offset the fee waivers for ADUs over 750 square feet that are made available to lower or moderate income households for a shorter period of time. The City will pursue funding sources, such as PLHA or in-lieu fees, funds for this effort.

To promote more housing choices and affordability throughout the City, the City will implement new software to provide residents and developers with tools to determine if an ADU or SB 9 unit can be put on their property. The software will provide information regarding zoning, rebate opportunities, opportunities for fee waivers available for affordable ADU and SB 9 development, and the ADU amnesty program. Additionally, the software will allow residents and developers to explore ADU designs that will fit their property. The City will advertise and promote the software in conjunction with outreach efforts in Program 23.

By facilitating ADU production in single-family neighborhoods, the City is striving to go beyond state law to encourage increased housing choices.

Implementing Agency: Community Development Department

Supporting Agency: Finance Department

Timeline: Track ADU permits as they are submitted. Review ADU strategies annually as part of the Annual Progress Report process; additional ADU program or identification of sites within 6 months if production and affordability are not matching estimates. Adopted amnesty program and developed fast track program within 2 years of Housing Element adoption. Review geographic distributions of ADUs biennially.

Funding Source: General Fund, Housing Successor Low and Moderate Income Housing Asset Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Increased production of ADUs from 3 to 5 per year.

Geographic Targeting: Targeted promotion of ADUs in east Pinole. Targeted promotion of ADUs in neighborhoods where geographic review identifies fewer ADUs were built.

Program 5. SB 9 Technical Assistance and Facilitation

The City is in the process of creating informational materials to assist applicants and property owners in submitting applications for the development of SB 9 projects, which would highlight permit requirements and development standards to promote greater clarity in preparing submittals. Materials are anticipated to be completed in 2023. In the interim, City staff provides guidance to applicants and owners through correspondences by phone, email, and counter meetings to help applicants understand State standards and provisions under SB 9, discuss preliminary design concepts, and explain permit procedures. Additionally, the City is in the process of establishing objective design standards. Objective design standards would provide greater predictability and clarity regarding design attributes for new residential development and support ministerial review and are anticipated to be completed within two years of Housing Element adoption.

The City has recently received its first SB 9 application. In an effort to encourage and facilitate development in single family zone, the City will pursue a number of technical assistance and facilitation efforts including:

- Updating the zoning code. This will include a review of developmental standards that could constrain SB 9 development and updating the zoning code to remove such constraints.
- Creating a simplified lot split form to process SB 9 projects and provide the form online
- Ensure objective design standards for SB 9 units (Program 13)
- Provide enhanced technical assistance through Program 4, which includes implementing new software to provide residents and developers with tools to determine if an ADU or SB 9 unit can be put on their property. The software will provide information regarding zoning, rebate opportunities, opportunities for fee

waivers available for affordable ADU and SB 9 development, and the ADU amnesty program. The objective design standards and simplified lot form for SB 9 units will be made available through the software.

This program works in conjunction with Program 23, ADU, JADU, and SB 9 Education, which provide a variety resources and outreach to homeowners regarding SB 9.

Implementing Agency: Community Development Department

Supporting Agency: Finance Department

Timeline: Zoning amendments and objective design standards by Q2 2025. Creation of simplified lot split form by Q1 2024.

Funding Source: General Fund,

Quantified Objective: Facilitation of 10 SB 9 applications.

Geographic Targeting: Targeted promotion in the R1 zone. Targeted promotion of SB 9 units in neighborhoods where geographic review identifies fewer were built.

Program 6. Incentives for Mixed-Use Developments

The City will develop incentives to encourage residential mixed-use development in areas consistent with the Three Corridors Specific Plan Land Use Plans, and in particular along portions of the San Pablo Avenue, Pinole Valley Road, and Appian Way. Specific incentives for mixed-used development include:

- A waiver of park development impact fees for deed-restricted affordable units beyond the inclusionary requirement in a development in coordination with the development of a Housing Successor's Low and Moderate Income Housing Asset Fund Policy (Program 7).
- Prepare, update, or revise EIR as appropriate to provide CEQA clearances for projects that comply with existing zoning . The City will review and update as necessary the EIR prepared for the GP and Specific Plan so that individual projects can utilize opportunities for tiering from environmental documentation and streamlining provided under CEQA, where applicable, which can reduce duplicative analyses and streamline environmental review. The City will begin the review within 3 years of Housing Element adoption and complete it within 6 years of adoption.
- Priority development project review and processing.

Additional incentives the City shall explore include but are not limited to:

- Increased densities.
- Providing flexibility in parking requirements.

Implementing Agency: Community Development Department

Supporting Agencies: Community Services Department, Finance Department

Timeline: Adopted incentives within three years of Housing Element adoption. Begin the review of environmental documents within 3 years of Housing Element adoption and complete it within 6 years of adoption.

Funding Source: General Fund, Housing Successor Low and Moderate Income Housing Asset Fund, SB 2 Grant, Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Amended zoning ordinance with adopted incentives. Entitlement of three mixed-use projects using one or more of the available incentives.

Geographic Targeting: Mixed-use zones allowing for residential in the Three Corridors Specific Plan.

Housing to Meet the Needs of All Income Levels and Special Needs Groups

Program 7. Development of Housing Successor's Low and Moderate Income Housing Asset Fund Policy

The City will develop a Housing Successor's Low and Moderate Income Housing Asset Fund Policy. The policy will set priorities and goals for the use of affordable housing funds in the City as well as investigate the creation of an in-lieu fee as an alternative to the inclusionary housing requirement. The policy guide will ensure efficient and productive use of the resources. The policy guide will consider RHNA requirements, local housing needs and demographics, and fair housing objectives, among other factors. To encourage housing mobility and choice across Pinole, the City will prioritize use of limited affordable funding to create affordable housing developments and provide ownership of housing for moderate and lower-income households in higher opportunity areas of the City, including those with healthy environment, access to transportation and resources, and higher education scores, more common in eastern Pinole. The City is also including a waiver of park impact fees for affordable units beyond the inclusionary housing requirement (per Program 8).

The City will continue to require 15 percent of the units located in new residential developments of four or more to be affordable, and of those units, 40 percent must be affordable to very low income households with the construction of units off-site as an alternative. The City will pursue creation of an in-lieu fee alternative for the inclusionary housing requirement to provide flexibility for smaller projects and to create a new funding source for affordable housing projects.

Implementing Agency: Community Development Department

Supporting Agency: Finance Department

Timeline: Three years after Housing Element adoption

Funding Source: Housing Successor Low and Moderate Income Housing Asset Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Create a housing fund policy guide, create in-lieu fee alternative and funding source. For applicable development projects, maintain a minimum requirement of 15 percent inclusionary units, and of those 40 percent of units affordable to very low income households.

Geographic Targeting: Target 50 percent of affordable housing funding towards development of affordable housing and facilitating ownership of housing for moderate and lower-income households in higher opportunity areas.

Program 8. Affordable Housing Incentives

Create and adopt a set of incentives for projects that provide a minimum of 15 percent of total units affordable to low and moderate income households, and provide additional affordable housing beyond the City's 15 percent inclusionary requirement. Specific incentives include:

- Priority and expedited review for affordable housing developments. The City will create and adopt a process for expedited and priority review which may include, for example, completion of initial review within 20 days following the intake of a new application and providing subsequent review comments back to applicants at a targeted expedited review rate 50 percent faster than the regular review process. The expedited review process would apply to projects that include affordable housing beyond the City's inclusionary requirement and would include factors such as affordability level, location in City, and developments targeting special needs population.
- Waiver of park impact fees for all deed-restricted affordable units in excess of the 15 percent inclusionary units requirement.

The City will continue to provide incentives for lot consolidation requests made to facilitate low-income housing through strategies that may include, but are not limited to:

- Flexibility in development standards.
- Ministerial approval of lot consolidation requests made in order to facilitate development of affordable housing.

Additional incentives the City shall investigate include but are not limited to:

- Standard planning application fee waivers based on the affordability level proposed.

Implementing Agency: Community Development Department

Supporting Agency: Community Services and Finance Departments

Timeline: Adopt expedited review process and incentives for affordable housing within two years of Housing Element adoption.

Funding Source: General Fund; Housing Successor's Low and Moderate Income Housing Asset Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Adoption of priority review process. Completion of initial review of affordable housing developments within prescribed timeline. Expedited review of projects to take 50% less time than the normal City review process.

Program 9. Housing for Extremely Low, Very Low, Low, and Moderate Income Households and Special Needs Households, Including Persons with Disabilities

To encourage and facilitate the development of housing for lower income households, especially extremely low income households and special needs households, including housing for persons with disabilities, the City is pursuing a number of efforts identified in this program and in coordination with other programs in the Housing Element. As identified in the needs analysis of this Housing Element, special needs households with the greatest identified need in Pinole include the elderly and persons with disabilities. Specific actions and timelines to assist in the development of housing for extremely low-, very low-, low-, and moderate-income households, as well as housing for persons with special needs are as follows:

- Develop a Housing Successor's Low and Moderate Income Housing Asset Fund Policy that prioritizes affordable housing developments for extremely-low income households, households with special needs and households with persons with disabilities. The policy guide will consider RHNA requirements, local housing needs, such as the needs of special needs households, demographics, and fair housing objectives, among other factors and will be completed within 3 years of Housing Element adoption. (see Program 7).
- Develop a fee waiver program that would provide low or no-cost building permits to age-qualified, lower income households, and qualified special needs households to make improvements to their home for universal design. The fee waiver program will help reduce costs for qualifying special needs households to improve their homes. The City will develop a list of qualifying households and qualifying upgrades for the program. Eligible improvements may include plumbing, roofing, water damage, accessibility/mobility modifications, and improvements to make moving around inside and outside the home easier, such as stair lifts and hand rails. The Program will be completed with 18 months of Housing Element adoption.
- Reduce parking standards for lower-income household developments. Zoning Ordinance amendments for will be completed within two years of Housing Element adoption.
- Contact housing service providers within Contra Costa County to determine the best way to facilitate development of housing for extremely low-income households and special needs households, including persons with disabilities within one year of Housing Element adoption
- Based on funding availability, explore, at least once a year, development assistance for multifamily and supportive housing to meet the needs of extremely low-income

households and persons with disabilities (including persons with developmental disabilities), and other special needs households.

- Implement a waiver of park impact fees for all deed-restricted affordable units in excess of the 15 percent inclusionary units requirement within two years of Housing Element adoption (see Program 8.)
- A suite of actions to encourage development of housing for seniors as outlined Program 10. Actions include reducing parking for senior housing developments, a home sharing and tenant matching program, enhanced rebate options for energy efficient home improvements, and participation in regional programs.
- Annually contact developers of special needs and lower income housing to assist in development where feasible by:
    - Assisting and supporting new applications.
    - Providing priority processing, in coordination with Program 8.
    - Evaluate fee deferrals or subsidies and design modifications.
    - Facilitating site acquisition.
    - Hosting an annual workshop for developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives.

Implementing Agency: Community Development Department

Supporting Agencies: Community Services Department, Finance Department

Timeline: Annual review of funding opportunities, collaboration with services providers, and contact of developers. Annual developer workshop and proactive contact of housing developers. Coordination with Contra Costa County within one year of Housing Element adoption. Development of fee waiver program within 18 months of Housing Element adoption. Zoning Ordinance amendments for parking reduction within two years of Housing Element adoption.

Funding Source: General Fund, Housing Successor's Low and Moderate Income Housing Asset Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Annual contact of developers. Assist 25 lower income or special needs households with the fee waiver program. Use of one or more incentives for lower income and/or households with persons with disability housing development in one project throughout the planning period.

Program 10. Senior Housing Incentives

The needs analysis identified a special need for the development of housing for seniors in Pinole. In response to this need, the City will develop a set of incentives to encourage the development of housing for seniors. Specific incentives include:

- Reducing parking requirements for senior housing development.
- Permit fee waivers for elderly residents for adaptation and modifications of households to accommodate universal design and aging in place (per Program 9).
- Enhanced rebate incentives for homeowners to make it financially feasible to undertake energy efficient and weatherization projects (per Program 19).
- Promote home match shared housing programs (per Program 11), such as Front Porch's Home Match, for homeowners to turn an available room into an opportunity to earn income, save money, age-in place, provide affordable housing and create new social connections.
- Participation in regional programs to provide assistance to seniors. Continue the partnership with the Contra Costa and Solano Food Bank to provide food resources to the community and seniors.

Additional incentives the City shall investigate include but are not limited to:

- Investigate Density Bonus beyond state law.
- Allow smaller senior units via an equivalent density unit factor that would count one senior unit as a fraction of a regular dwelling unit.

Implementing Agency: Community Development Department

Supporting Agency: Public Works Department

Timeline: Within two years of Housing Element adoption.

Funding Source: General Fund

Quantified Objective: Use of one or more incentives for senior housing development in one project throughout the planning period.

Program 11. Home Sharing and Tenant Matching

The increasing number of elderly persons in the population is creating more demand for affordable, accessible, and low-maintenance housing. As residents age, they may desire alternatives to single-family units, opting for smaller multifamily units or assisted care living, or home sharing options. Home-sharing programs match lower income home seekers with homeowners with excess space who are interested in sharing their homes. Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. Shared housing promotes

the efficient use of the housing stock and can help address the housing needs of seniors in the community.

The Home Sharing and Tenant Matching program will work in tandem with educating residents and facilitating additional ADU and JADU developments across the City. The pamphlets developed in Program 23 will include detailed the Pinole home sharing program, once developed, and references to other educational and financial resources for homeowners incorporating an ADU and/or JADU on their properties, or seeking housemates to live in their JADU.

A Home Sharing and Tenant Matching program can also assist in helping those who work in Pinole, including teachers, find housing options in the City.

Specific program components include:

- Partnership with support organizations that facilitate house sharing, such as Front Porch's Home Match, to turn an available room into an opportunity to earn income, save money, age-in place, provide affordable housing, and create new social connections.
- Work with the Community Services Commission to explore establishing a local shared housing program, which may include a process for matching home seekers and home providers.
- Develop detailed how-to guides that promote development ADUs and JADUs and the shared housing program to be displayed at City Hall, the Senior Center and the City's website (in coordination with Program 23).
- Active promotion of the shared housing program through senior citizen organizations such as the Pinole Senior Center and educational institutions in the City.

Implementing Agency: Community Development Department

Supporting Agencies: Community Services Department, Non-Profit Home Sharing Organizations

Timeline: Develop program components, outreach strategies and compile resources within three years of Housing Element adoption.

Funding Source: General Fund

Quantified Objective: 10 tenant matches completed throughout the planning period.

Removal of Governmental Constraints

Program 12. Zoning Amendments

The City is including a number of zoning amendments as identified in the constraints section to ensure compliance with state law and remove constraints to development. Amendments to the zoning ordinance are as follows.

- Amend the Emergency Shelter ordinance to comply with AB 139 and to ensure that standards for emergency shelters are subject to the same standards as other uses in the same zone and parking requirements are based on staffing levels only.
- Amend the zoning ordinance pursuant to Government Code Section 65583 to allow for Low Barrier Navigation Centers by right in areas zoned for mixed uses and nonresidential zones that permit multifamily uses.
- Amend the zoning ordinance in RMU to permit manufactured homes on permanent foundations as if they were single-family homes.
- Amend the zoning ordinance to comply with SB 9 standards (California Government Code section 65852.21).
- Review and revise standards and definitions for both group homes and residential care facilities to ensure that they are fully compliant with all appropriate state laws and that there are no constraints on group homes in the Zoning Code. This includes an amendment to allow group homes in the R zone as a permitted use by right as is allowed in all other residential zones and adding a definition of group residential to the Zoning Code.
- Review the definition of family and revise as appropriate to ensure that the definition does not require, or imply that it requires a single lease or rental agreement.
- Amend the zoning ordinance to comply with state density bonus law (California Government Code section 65915). Specifically the update will increase the maximum density bonus from 35 to 50 percent, add student housing as a housing type that is eligible for density bonus incentives, reduce parking from 2 to 1.5 spaces for two and three bedroom units and from 2.5 to 2 spaces for four or more bedroom units. The City is complying with state density bonus law though the code is not yet updated.
- The City will reduce the level of approval for a parking reduction or shared parking agreement from a conditional use permit to an administrative use permit, which approval by the Zoning Administrator. The City will review the four criteria for a parking reduction to evaluate additional criteria or/and reduce the minimum number of required criteria.
- The City will further study parking requirements and reduce them so they do not post a constraint on development. Specifically, the City will do one or more of the following: remove or reduce guest parking, remove covered parking requirements, allow tandem parking, or reduce minimum parking requirements. The City is pursuing assistance with parking evaluation and reduction through MTC-ABAG's parking policy technical assistance.
- ***Implementing Agency:*** Community Development Department

Supporting Agency: N/A, MTC-ABAG (parking policy technical assistance)

Timeline: Within two years of Housing Element adoption.

Funding Source: General Fund

Quantified Objective: Not Applicable

Program 13. SB 330 Objective Design Standards and SB 35 Streamlining Compliance

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

The City will ensure compliance with SB 330, by requiring any demolished units that were occupied by lower-income households to be replaced with new units affordable to households with those same income levels and establishing objective design standards.

Pursuant to SB 330, the City will review and amend the Zoning Ordinance and Design Review Guidelines to ensure that all development standards, design guidelines, and findings are objective, and promote certainty in the planning and approval process. The objective standards will also include standards for SB 9 projects. The City has begun the process and is currently cataloging existing objective and subjective standards. Through implementing objective design standards, the City is aiming to reduce the time it takes to complete the comprehensive design review process.

The City will review its approval processes to accommodate SB 35 streamlined applications and by-right applications for permanent supportive housing and navigation centers. The City will provide information regarding the SB 35 process on its website.

Implementing Agency: Community Development Department

Supporting Agency: Public Works Department

Timeline: Within two years of Housing Element adoption.

Funding Source: General Fund, SB 2 Grant

Quantified Objective: Adopted zoning amendments. Faster permit turnaround time.

Program 14. Fee Evaluation and Publicization

The City updated its fee schedule based on the results of a completed fee review on September 1, 2022. Fees were adjusted to be more equitable and comparable to

surrounding jurisdictions. To monitor the new fee schedule, the City will periodically review development impact fees to ensure that new development contributes its fair share of the costs for the provision of services and facilities. The first review of the adopted fee schedule will occur within one year of Housing Element adoption. The City will also review its Development Impact Fees (last updated in 2008) by the end of 2023.

Pursuant to AB 1483, the City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will continue to provide a high-quality, parcel-specific zoning map and general plan map online.

Implementing Agency: Community Development Department

Supporting Agencies: Finance Department, City Manager Department

Timeline: Complete review of updated fees within one year of Housing Element adoption. Subsequent fee evaluations and modifications not less than every 5 years. Review of Development Impact Fees by the end of 2023.

Funding Source: General Fund

Quantified Objective: Reviewed and amended fee schedule as appropriate.

Program 15. Permit Streamlining

The City is including multiple efforts to expedite the permitting and review process through reducing the necessary levels of approval. This is a response to public outreach, constraints, and needs analyses.

Specifically, the City will:

- Lower the approval authority of entitlements for all Density Bonus projects from City Council to Planning Commission.
- Process lot consolidations ministerially.
- Adopt a priority permitting process for developments with affordable units beyond the inclusionary requirement (Program 8)

The City is in the process of implementing an electronic permitting application and tracking system. The online permitting process will help to expedite permitting procedures and will make permitting submittals and subsequent reviews easier for applicants, including allowing applicants to review items needed for submittals, check current project status, and digitally submit materials.

Implementing Agency: Community Development Department

Supporting Agency: Public Works Department

Timeline: Within two years of Housing Element adoption. Electronic permitting process anticipated to be in place by the end of 2023.

Funding Source: General Fund

Quantified Objective: Amended zoning ordinance.

Conserve, Preserve, and Improve the Housing Stock

Program 16. Rehabilitation Assistance

The City will improve public awareness of rehabilitation loan subsidy programs and energy efficiency rebate and financing programs offered by the County and other agencies. Specific actions include:

- Pamphlets on the programs available at City Hall, the Senior Center and the Library.
- Providing public information through articles in the local newspaper, social media, the City's biweekly Administrative Report, postings on the City website, and cable TV public service announcements.

In addition, the City will annually explore funding availability at the local, State, and federal levels and pursue funding programs as appropriate with the goal of reinstating the City's Rehabilitation Program.

Implementing Agency: Community Development Department

Supporting Agency: Contra Costa County Housing Agency

Timeline: Ongoing, with annual assessment of funding opportunities to reinstate the City's Rehabilitation Program.

Funding Source: Housing Successor Low and Moderate Income Housing Asset Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Provide information about County and other rehabilitation programs to 40 households, landlords, or developers annually. Rehabilitation of 20 units throughout the planning period, 5 extremely low, 5 very low, 5 low, and 5 moderate).

Geographic Targeting: Rehabilitation of 5 units (25% of the quantified objective above) in lower opportunity areas of the City per the most recent TCAC opportunity area maps (west Pinole).

Program 17. Acquisition/Rehabilitation of Properties

The City will continue to pursue opportunities to partner with nonprofit housing developers to acquire and rehabilitate blighted or distressed properties, with the objective of making these units available to low-income households as affordable housing.

The City will continue to use its Successor Housing Funds to partner with organizations to provide support for low-income developments as applicable. The City has currently reserved $2 million in funding for development of the 33-unit SAHA affordable housing project.

Implementing Agency: Community Development Department

Supporting Agencies: Finance Department and City Manager Department

Timeline: Ongoing, as funding is available.

Funding Source: Housing Successor Low and Moderate Income Housing Asset Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Provide information about County and other rehabilitation programs to 40 households annually. Development of 50 units, including the 33-unit SAHA project, during the planning period.

Program 18. Housing Preservation/Below Market Rate Regulations and Conversions

The City will take appropriate steps to preserve affordable units. This includes ensuring that the units with affordability covenants that are close to expiration are conserved or replaced and will remain affordable to moderate and lower income households.

Specifically, the City will:

- Contact the property owners to assess their interest in extending the affordability covenant for the at-risk units.
- Work with property owners to notify tenants of potential conversion to market rate, pursuant to State law.
- Contact affordable housing developers/providers to solicit their interest and financial capacity in acquiring the at-risk units.

Additionally, the City will continue to, either by itself or through a third-party contractor, implement and monitor rental and resale restrictions for low- and moderate-income units assisted or constructed by the former Redevelopment Agency to assure that these units remain at an affordable price level as they are occupied and transferred. The City conducts annual compliance monitoring on over 300 affordable units to ensure property owners and management are complying with affordable income and rent restrictions required by City agreements. The City expects to monitor over 400 affordable units as new affordable units are constructed over the next five years. The majority of affordable units are at rental properties. The City monitors two ownership units to ensure the property owners continue living at their properties as their primary residence or sell their units to income qualified buyers.

Implementing Agency: Community Development Department

Supporting Agency: N/A

Timeline: Notification processes as covenants for below-market rate units are set to expire. Contact of property owners and affordable housing developers/providers at least twice throughout the planning period. Monitor rental and resale restrictions annually.

Funding Source: Housing Successor Low and Moderate Income Housing Asset Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Contact of property owners and affordable housing developers/providers at least twice throughout the planning period to pursue preservation or extension of at-risk units that are set to expire in the next 10 years. Ensure that 100% of housing for low- and moderate-income units assisted or constructed by the former Redevelopment Agency remains in compliance with rental and resale restrictions. Annual compliance monitoring of all affordable units (anticipated over 400).

Affirmatively Further Fair Housing

Program 19. Place-Based Improvements

The City is currently drafting and will adopt an Environmental Justice (EJ) Element. As a part of the EJ Element, the City will pursue programs to increase environmental health and quality of life across Pinole. Goals in the draft EJ Element are organized and grouped into the following topic areas:

- Equity in Access: healthy food, public facilities, public transit, key employment centers, government services, medical/health services, quality schools, and childcare.
- Equity in Environment: air quality, water quality, health risks associated with climate change and climate vulnerability, safe and sanitary housing.
- Equity in Civic Engagement Opportunities: access to civic engagement opportunities, access to voting/polling places
- Equity in Generations: preserving the right of future generations to live, work, and enjoy Pinole.

The City is working with County develop a contractual arrangement to develop an enhanced BayREN Home+ rebate incentive structure for Pinole homeowners and multifamily property owners to undertake needed energy efficiency projects. The City is partnering with BayREN in the 2022-23 fiscal year to provide $250k in funding for weatherization and energy efficiency projects in Pinole and to reduce the barrier to home electrification. The program will assist with achieving financially feasible for energy efficient and weatherization projects to move forward in Pinole. As a part of the program, lower resource areas in west Pinole will be targeted first.

Additionally, the City has multiple projects in its Capital Improvements Plan identified to improve mobility, active transportation opportunities, and park quality in the western part of the City. The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. Projects in the west side of Pinole include:

- **Appian Way Complete Streets.** This project includes preliminary engineering and design to provide continuous sidewalks and bike lanes along Appian Way, from unincorporated El Sobrante to about 1500 feet north of the City limit.
- **Pedestrian Improvements at Tennent Ave**. Improvements to Tennent Avenue at the Railroad Crossing will facilitate safe movement of bicycles and pedestrians and connect the gap from Bayfront Park to Railroad Avenue that exists on the trail.
- **Safety Improvements at Appian Way and Marlesta Road:** Safety improvements to improve crossing conditions for pedestrians and bicyclists.
- **Active Transportation Plan:** Development of an Active Transportation Plan will act as a guide for active mobility within and around Pinole. The plan will identify an integrated network of walkways and bikeways that connect Pinole neighborhoods and communities to employment, education, commercial, recreational, and tourist destinations. The plan will prioritize a set of connected projects, that when fully implemented, will increase active transportation opportunities and make it safe and more convenient for people to walk, bike, and use non-auto forms of travel.
- **Park Master Plan:** Preparation of a park master plan will aid the City in developing a strategic approach to park maintenance and operation. The master plan 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. The master plan will also consider differences in quality between parks on a geographic level and address this accordingly in the plan.
- **Improvements at Fernandez Park:** Replacement of rubberized surface improvements at tot lot and replacement of existing engineered mulch with rubberized surface at older age play equipment.
- **Obtaining Additional Grant Funding.** The City is seeking professional grant writing assistance to obtain additional funding to support Capital Improvement Projects, among other important projects in the City. The grant writing support will enhance the City's ability to be competitive in seeking additional funding sources. The assistance is anticipated to be available beginning in summer 2023.

Implementing Agency: Community Development Department

Supporting Agencies: Public Works Department and Finance Department

Timeline: As identified in CIP Schedule; Environmental Justice Element adopted by the end of 2023. BayREN rebates in the 2022-23 fiscal year.

Funding Source: Capital Improvement Fund; General Fund; Contra Costa County, State and Federal funding programs as available.

Quantified Objective: Completed Capital Improvement Projects and Adopted Environmental Justice Element

Geographic Targeting: Targeted roll out of program to Western Pinole/EJ Element Impacted Community first

Program 20. Fair Housing Resources and Services

The City will advertise the services of and collaborate with the County's contracted fair housing provider, currently ECHO Housing. ECHO housing holds monthly Regional Fair Housing Trainings for tenants, landlords, service providers, and staff of local governments. The City will hold an annual workshop with the County's fair housing service provider or another qualified fair housing service provider in the City of Pinole.

To assist in the enforcement of fair housing laws, the City will make educational and training resources available to tenants, landowners, homeowners, and any other residents who may be affected by fair housing policy. These materials will include information on fair housing testing, arbitration, reporting health risks and discrimination, best rental practices, and more. The services will include fair housing presentations, mass media communications, and multilingual literature distribution. The programs will use alternative formats for fair housing education workshops such as pre-taped videos and/ or recordings. Staff will distribute fair housing pamphlets provided by fair housing organizations at the public information counter at City Hall, Pinole Library, and at the Pinole Senior Center, as well as on the City's website. Staff will continue to refer all fair housing complaints to ECHO Housing, a local fair housing advocacy firm, or other groups that provide comparable service.

The City will continue to encourage improved community participation and representation in all official city business, events, and communications. The City will contract with a translation service as needed for meetings, putting a standard note on all hearing notices and communications in Tagalog, Spanish and Chinese indicating that interpretation and translation services are available upon request. The City will contract with a translation service for direct on the spot translation/interpretation needs at the front counter.

The City will review demographic changes in the City to determine if translation should be provided for new or additional languages every four years. Translation to additional languages added as determined by demographic analysis.

The City will also participate in the Regional Analysis of Impediments to Fair Housing Choice, which is updated every five years. The City will work with the County to publicize the outreach program for the update.

Implementing Agency: Community Development Department

Supporting Agency: ECHO Housing

Timeline: Biennial fair housing workshops. Ongoing provision of resources and referrals to fair housing service providers. Review of demographics to determine appropriate translation and interpretation languages every 4 years.

Funding Source: General Fund

Quantified Objective: Provide annual workshops or information fairs with the County fair housing provider or another qualified fair housing provider. Provide fair housing resources or referrals to 50 households annually.

Geographic Targeting: Hold at least 50% of in person workshops for fair housing in west Pinole, or other areas with low access to opportunities per the most recent TCAC opportunity area map.

Program 21. Displacement Prevention/Housing Mobility

Within one year, coordinate with a qualified fair housing service provider to conduct a meeting/workshop to inform residents and landlords of sources of income protection and state rent control laws such as AB 1482. This may be done in coordination with the workshop in Program 20.

Coordinate outreach efforts to inform landlords and tenants of recent changes to state law that prevent source of income discrimination, including allowance of housing choice vouchers (HCVs) to establish a renter's financial eligibility.

Pursuant to SB 330, ensure that when existing housing is demolished, at least an equivalent number of units at the same affordability are created as replacements.

To promote housing mobility in relatively higher income and lower density areas, the City will employ a variety of strategies to achieve the development of 40 units (such as ADUs, JADUs, and SB 9 units) throughout the entirety of the planning period. Strategies include:

- ADUs (Program 4)
- SB 9 Units (Program 5)
- Tenant Matching/Home Sharing (Program 11)
- Additional marketing and technical assistance tools (Program 4)
- Housing Choice Vouchers (Program 21)

As part of these efforts, the City will conduct a mid-cycle evaluation to review the effectiveness of the above strategies and consider additional programs as necessary, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB 9 such as SB 10, adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures, and upzoning.

Implementing Agency: Community Development Department

Supporting Agency: ECHO Housing

Timeline: Mid-cycle review in 2027. Revise zoning ordinance to require affordable unit replacement within two years of Housing Element adoption; create and distribute informational materials by within 18 - 24 months of Housing Element adoption, with annual outreach to tenants and relevant organizations. Conducted workshop within one year of adoption.

Funding Source: General Fund

Quantified Objective: Conducted workshop within one year of adoption. Provide resources on source of income discrimination and housing choice vouchers to 35 households annually.

Geographic Targeting: Conduct the source of income protection/tenant's rights workshop in west Pinole.

Housing Education and Community Outreach

Program 22. Housing Resources Education

The City will promote and advertise available housing resources to residents through a variety of mediums. The City will continue to promote homebuyer assistance programs available through the County and State, such as the Mortgage Credit Certificate (MCC) program and California Housing Finance Agency's down payment assistance programs.

Specific actions shall include:

- Providing information regarding housing resources on the City website.
- Pamphlets on the programs available at City Hall and other community locations such as the Senior Center and Library.
- Providing public information through articles in the local newspaper and with cable TV public service announcements.
- Advertising housing resources through social media.
- Presence at a booth in community events at least once per year.
- Provision of materials in multiple languages, in coordination with Program 20.

Promotion of housing resources and education efforts will be done in accordance with the recently adopted Communication and Engagement Plan that was created to help strengthen the City's communication efforts and effectively reach and engage residents. The Plan includes steps to develop a defined process for translation services and include bilingual communication in social media posts.

Implementing Agency: Community Development Department

Supporting Agency: Community Services Department, City Manager's Department, Pinole Community Television

Timeline: Provision of information within 18 months of Housing Element adoption. Presence at community events at least once per year.

Funding Source: General Fund

Quantified Objective: Provision of housing information to approximately 75 residents annually.

Program 23. ADU, JADU, and SB 9 Education and Promotion

To encourage development of second dwelling units including ADUs, JADUs, and SB 9 opportunities, the City is developing a comprehensive education program to promote the development of second dwelling units in the City. The program will contain information for residents who may be unaware of the ability to build or incorporate an ADU and/or JADU on their properties, as well as detailed guidance on how to go through the ADU an JADU process and what financial resources are available, such as CalHOME funding for homeowners to build ADUs. The City will provide pamphlets on the City website and at City Hall with detailed information on the ADU and JADU processes.

The City will provide information regarding ADUs, JADUs, and SB 9 opportunities at no less than 2 events annually. Events could include workshops, a Q&A session, or presence at community events throughout the year. Examples of community events where the City may provide the information include National Night Out, the summer concert series, the Earth Day Event, and the Easter Egg Hunt.

The City will also provide a pamphlet with detailed information on SB 9 opportunities in the City. This will include a FAQ and detailed guidance on how to utilize SB 9 in the City.

Educating residents and providing new guidance are expected to work in tandem and facilitate additional ADU developments across the City. The pamphlets will be provided in both English and Spanish, and other languages as determined necessary by Program 20. The pamphlets will include detailed information on the ADU process, basic responsibilities and legal requirements of being a landlord, a “fair housing fact sheet,” and references to other educational and financial resources for homeowners building or incorporating ADUs on their property.

This program will work in conjunction with Program 11. Pamphlets created for both ADUs and JADUs will include detailed information on the Pinole home sharing program and references to other educational and financial resources for homeowners seeking housemates to live in their ADU or JADU. Pamphlets will be provided at the Pinole senior center.

Implementing Agency: Community Development Department

Supporting Agency: Public Works Department, Community Services Department, City Manager’s Department, Pinole Community Television

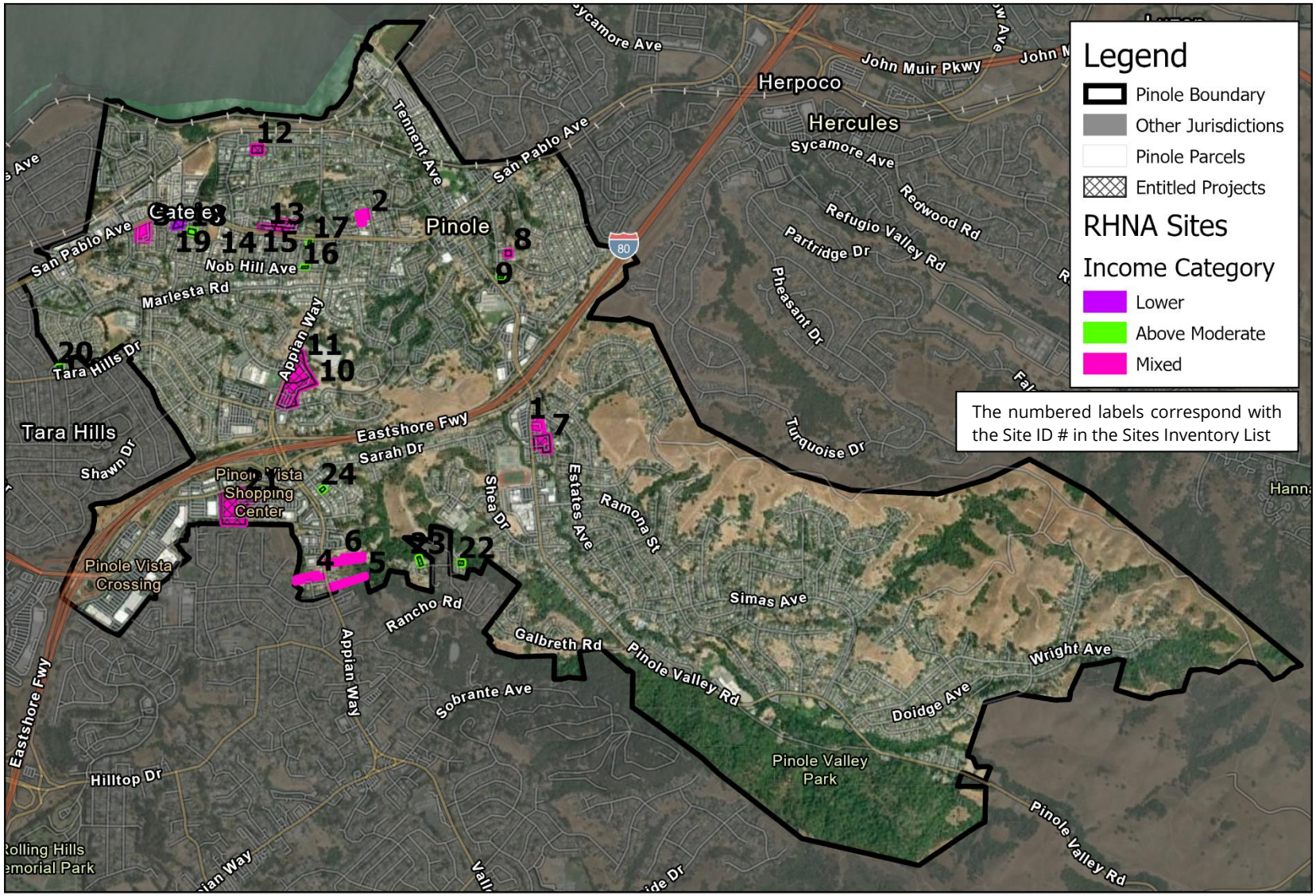
Timeline: Develop outreach strategies and compile resources within two years of Housing Element adoption. Promotion of Home Sharing and Tenant Matching (Program 11) six months after program development. Outreach at no less than 2 events annually.

Funding Source: General Fund

Quantified Objective: Increased development of ADUs from 3 to 5 annually. Development of 1 JADU annually.

Geographic Targeting: Increased promotion of ADUs, JADUs, and SB 9 potential in higher opportunity areas of the City as determined by TCAC opportunity area maps.

APPENDIX A: SITES INVENTORY MAP



Pinole RHNA Sites and Entitled Projects

APPENDIX B: SITES INVENTORY LIST

Opportunity Site Inventory

Site ID # (on map)	Address	Zip Code	Assessor Parcel Number	Existing General Plan	Existing Zone	Maximum Density	Size (Acres)	Lower Income Capacity	Moderate Income Capacity	Above Moderate	Total Capacity	Infrastructure	City Owned	Existing Use	4th Cycle	5th Cycle
1	2727 PINOLE VALLEY RD	94564	360010031	Service Sub-Area	CMU	30	0.67	11	3	0	14	Yes	-	Commercial	-	-
2	LAUREL AVE, north of 580 Laurel Ave*	94564	401350015	Medium Density Residential	R2	20	0.78	8	3	0	11	Yes	-	Vacant	-	-
3	725 SAN PABLO AVE	94564	403051012	Mixed Use Sub Area	RMU	35	1.56	29	9	0	38	Yes	-	Commercial	-	-
4	APPIAN WAY, south of 2672 Appian Way*	94564	426020027	Mixed Use Sub Area	RMU	35	1.03	19	6	0	25	Yes	-	Vacant	-	-
5	2693 APPIAN WAY	94564	430290006	Mixed Use Sub Area/Rural	RMU	35	1.04	9	3	0	12	Yes	-	Vacant	-	-
6	APPIAN WAY, south of 2655 Appian Way*	94564	430290026	Mixed Use Sub Area/Rural	RMU/R	35	1.63	9	3	0	12	Yes	-	Vacant	-	-

* **Parcels noted with an asterisk (*) in the address column do not have a current street address. For these sites, a description or the closest Google street address was provided. Google street addresses may not provide the exact location of the parcel. Using the APN is the most accurate way to identify the parcel.**

Entitled Projects Inventory

Site ID # (On Map)	APN	Address	Zip Code	Zoning	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
7	360010029	2801 Pinole Valley Road	94564	OPMU	4	0	25	29
8	401192015	2525 Brandt Court	94564	R-1	0	1	1	2

Site ID # (On Map)	APN	Address	Zip Code	Zoning	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
9	401193006	1169 Pinole Valley Road	94564	R-1	0	0	2	2
10	401240017	2151 Appian Way	94564	RMU/CMU	8	23	123	154
11	401240018		94564	RMU/CMU	*	*	*	*
12	402013060	1630 Hazel Street	94564	R-1	0	1	3	4
13	402023002	600 Roble Ave, 1109 San Pablo Ave, 1230 San Pablo Ave	94564	R-4	142	37	0	179
14	402023003	600 Roble Ave, 1109 San Pablo Ave, 1230 San Pablo Ave	94564	R-4	*	*	*	*
15	402023007	600 Roble Ave, 1109 San Pablo Ave, 1230 San Pablo Ave	94564	R-4	*	*	*	*
16	402050021	980 Second Ave	94564	R-1	0	0	1	1
17	402050023	1479 San Pablo Ave	94564	RMU	0	0	3	3
18	402161025	816 E Meadow	94564	R-2	0	0	5	5
19	402166030	811 San Pablo Ave	94564	CMU	33	0	0	33
20	403500020	472 Limerick Rd	94564	R-1	0	0	2	2
21	426391010	1500 Fitzgerald Drive	94564	CMU	27	0	196	223
22	430240025	8 N. Rancho Court	94564	R-1	0	0	2	2
23	430260013	209 N Rancho Pl	94564	R-1	0	0	1	1
24	430302012	2529 Lynn Dr	94564	R-1	0	0	1	1

APPENDIX C: PUBLIC PARTICIPATION

This page intentionally left blank for double-sided printing purposes.

PUBLIC PARTICIPATION

California Government Code Section 65583 requires that each local government shall make diligent efforts to solicit public participation from all economic segments of the community in the development of the General Plan Housing Element. During the preparation of the City of Pinole's 6th Cycle Housing Element Update, public input was sought in a variety of ways. It should be noted that public meeting summaries, including questions and staff responses, have been summarized and edited for clarity.

EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

Public participation efforts during the 6th Cycle Housing Element Update included:

- Publication and maintenance of a dedicated Housing Element Update webpage at LandUsePlanningForPinole.com
- Online public outreach survey (provided in English, Tagalog, Cantonese, and Spanish)
- Two virtual Community Workshops (recordings translated into Tagalog, Cantonese and Spanish and posted to City website)
- Two stakeholder interviews and surveys
- Three focus group interviews and surveys
- Public updates to the Planning Commission and City Council:
    - City Council Study Session, March 22, 2022
    - Planning Commission and City Council Study Session, July 13, 2022
    - City Council Study Session, November 15, 2022
- Social media postings on the City of Pinole's Facebook and Instagram pages
- Email notifications to interested parties contact list
- Notifications in the City's biweekly administrative report
- Postcard mailed to postal customers citywide
- Flyers printed and distributed around the City
- 11 banners of various sizes, ranging from 58 square feet to eight square feet hung at key locations in the City, including community facilities (such as the senior center, swim center, tennis court, and the library), neighborhood parks, over major throughfares and key pedestrian pathways
- QR codes were printed on all postcards and flyers linking the recipient to the project website, which contained an option to participate in the survey, meeting dates, and notification that translation services are available printed in four languages (English, Tagalog, Cantonese, and Spanish)

Due to office/business closures related to the COVID-19 pandemic, the City of Pinole took a new approach to hosting public meetings and elected to host two Community Workshops (public outreach meetings) online using the Zoom platform.

Notices for the Community Workshops were printed on postcards and mailed to addressees in the City of Pinole. Flyers were distributed for posting at community locations and local businesses, and 12 banners were hung at community facilities and in Pinole's Old Town area.

The City contacted business groups, service providers, community groups, religious organizations, affordable housing developers, and major employers (53 in all) by either phone or email to participate in the focus groups or to elicit feedback. A full list of the groups that were contacted by the City of Pinole is shown in the table below**.**

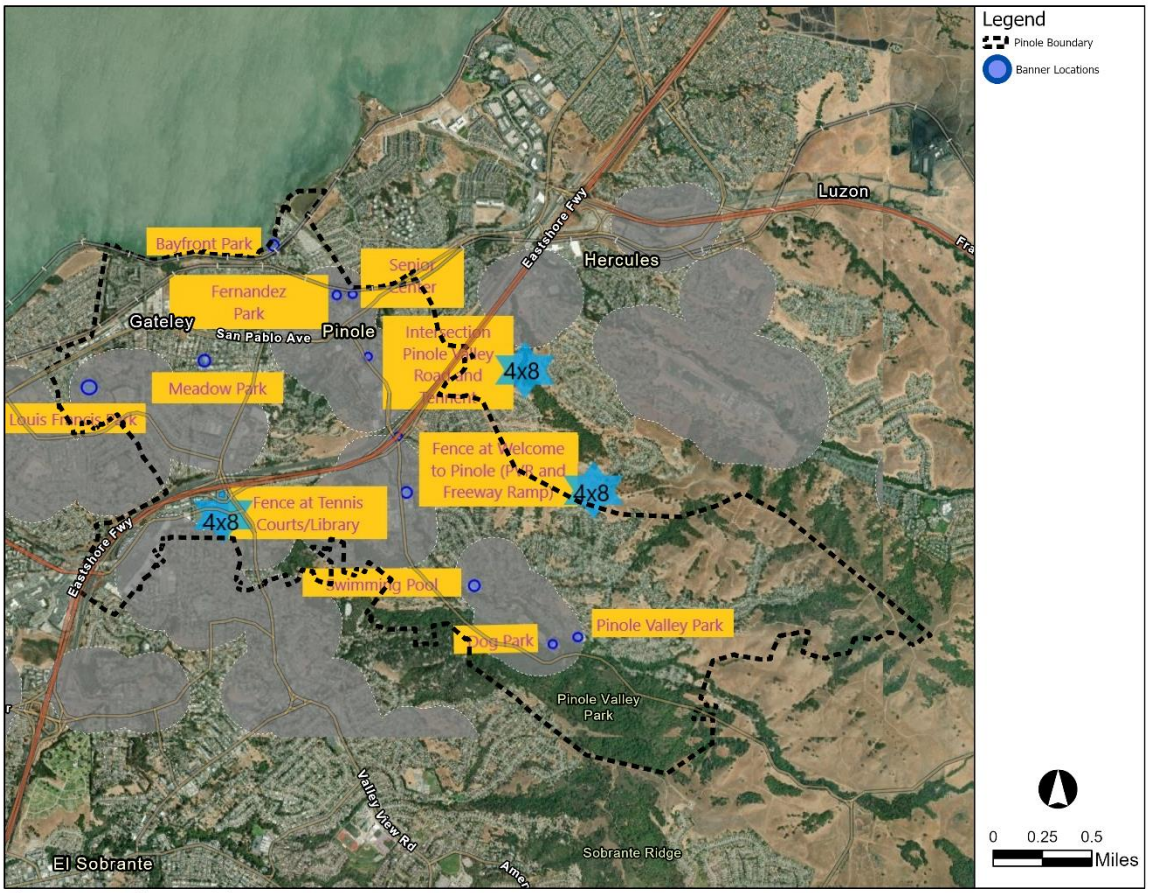
Meeting links and announcements were regularly updated on the City's Housing Element website and social media accounts, including Instagram and Facebook. survey was conducted to obtain "local knowledge" about housing, health and safety, and environmental justice. A total of 149 people participated in the online survey, which was offered in English, Spanish, Cantonese, and Tagalog. The results of the housing portion of the survey are reported below. Some survey questions presented the option to select "other" and include written responses. Those write-in responses are reported following the original survey question.

Group Category	Name
Business Groups	Bayfront Chamber of Commerce
	Contra Costa College Economic & Workforce Development Department
	San Pablo Economic Development Corporation
Real Estate and Construction Groups	Coldwell Banker Real Estate (Pinole Branch)
	Security Pacific Real Estate Brokerage (Richmond Branch)
	DeNova Homes
	BGAM - Property Management
	Sequoia Real Estate
	Contra Costa Association of Realtors
Service Providers	Eden Council for Hope and Opportunity
	ECHO Housing (Fair Housing)
	Disabled People's Recreation Center
	Cole Vocational Services
	Pinole Senior Center
	EAH Housing
	Housing Authority of Contra Costa County
	Bay Area Rescue Mission
	Contra Costa Health Services
	The Salvation Army
	Meals on Wheels Contra Costa County
	Pinole Rotary Club
	Contra Costa County Aging & Adult Services
	HOPE Solutions
	Pathway to Choices
	East Bay Housing Organizations
	Pinole Library
Community and Environmental Justice Groups	Communities for a Better Environment
	Environmental Justice League
	Friends of the Library
	Richmond Pinole Lions Club
	Friends of Pinole Creek Watershed
	Pinole Garden Club
	Pinole Seals Swim Club

	Pinole for Fair Government
	West County League of Women Voters
	Contra Costa Builders Exchange (CCBE)
	Building Industry Association of the Bay Area
	Pinole Historical Society
	Their Club (youth group)
	The Quinan Street Project
Religious Organizations	Church of Christ
	Church of Jesus Christ of Latter-day Saints
	Nichiren Shoshu Myoshinji Temple
	Our Savior Lutheran Church
	Pinole United Methodist Church
	Pinole Valley Community Church
	St. Joseph's Church
	Valley Bible Church
	Christ the Lord Church
	Sunset Evangelistic Center
Affordable Housing Developers	SAHA (Satellite Affordable Housing Associates)
	MRK
	BRIDGE Housing
	Community Housing Development Corporation
Major Employers	Kaiser Permanente
	Target
	West Contra Costa Unified School District

BANNERS LOCATIONS AND PHOTOS

A map of the locations of the eleven banners posted across the City and photos of the banners are shown below.



Banner Locations

Banner at Pinole Swimming Pool

Banner at Pinole Senior Center

Banner at San Pablo Avenue and Oak Ridge

Banner at PVR Park

Banner at PVR Park and Tennent

Banner at Lou Francis Park

Banner at Pinole Valley Road and Freeway Entrance

Banner at Meadow Park

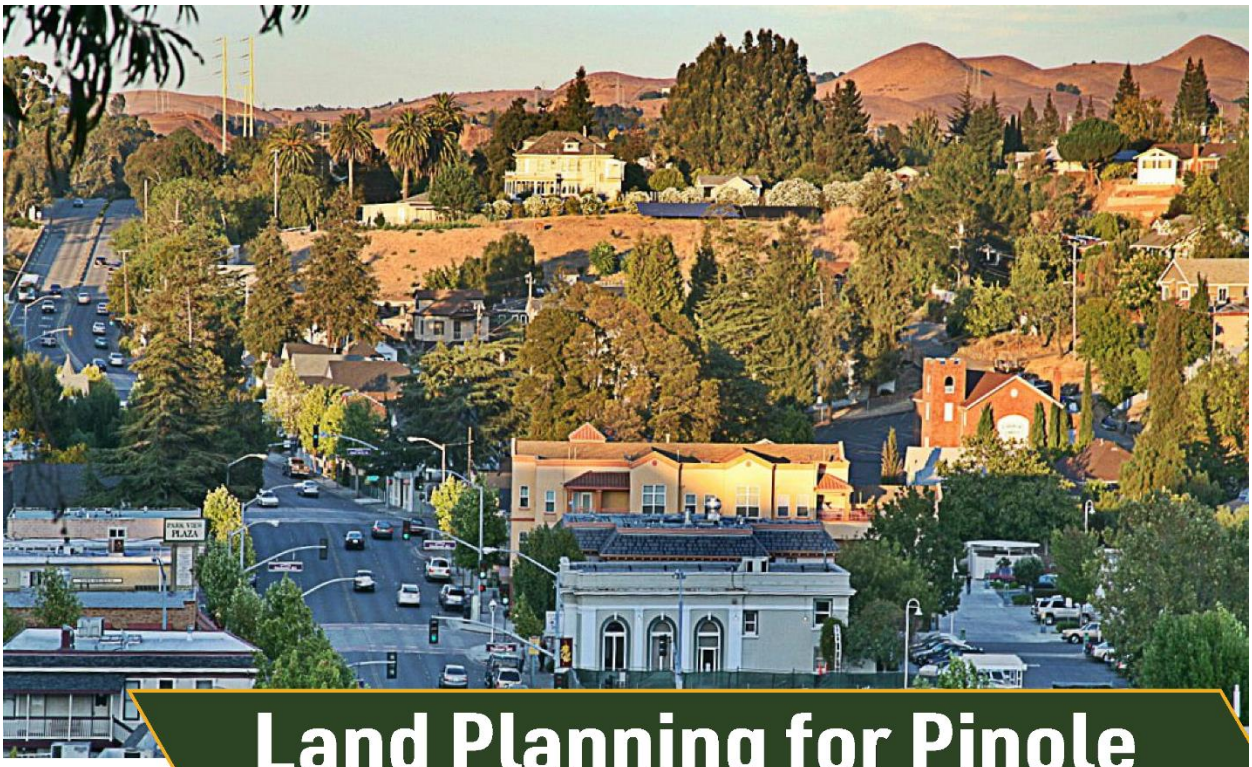
Banner at Fernandez Park

Banner at Bayside Park

Banner at Pinole Valley Dog Park

SOCIAL MEDIA POSTS

The social media posts that were posted on various social media sites including Instagram, Facebook, and Nextdoor and fliers used are shown below. Provided are the social media posts and flier for the October 24th Planning Commission meeting and November 15th City Council meeting, flier advertising the survey, informational screen shown on Pinole TV Channels, and postcard advertising the survey and community meeting on May 11th and June 9th.



Land Planning for Pinole

City Council Meeting

Mark your calendars for a discussion on the Housing Element draft and update on Safety, and Health & Environmental Justice Elements.

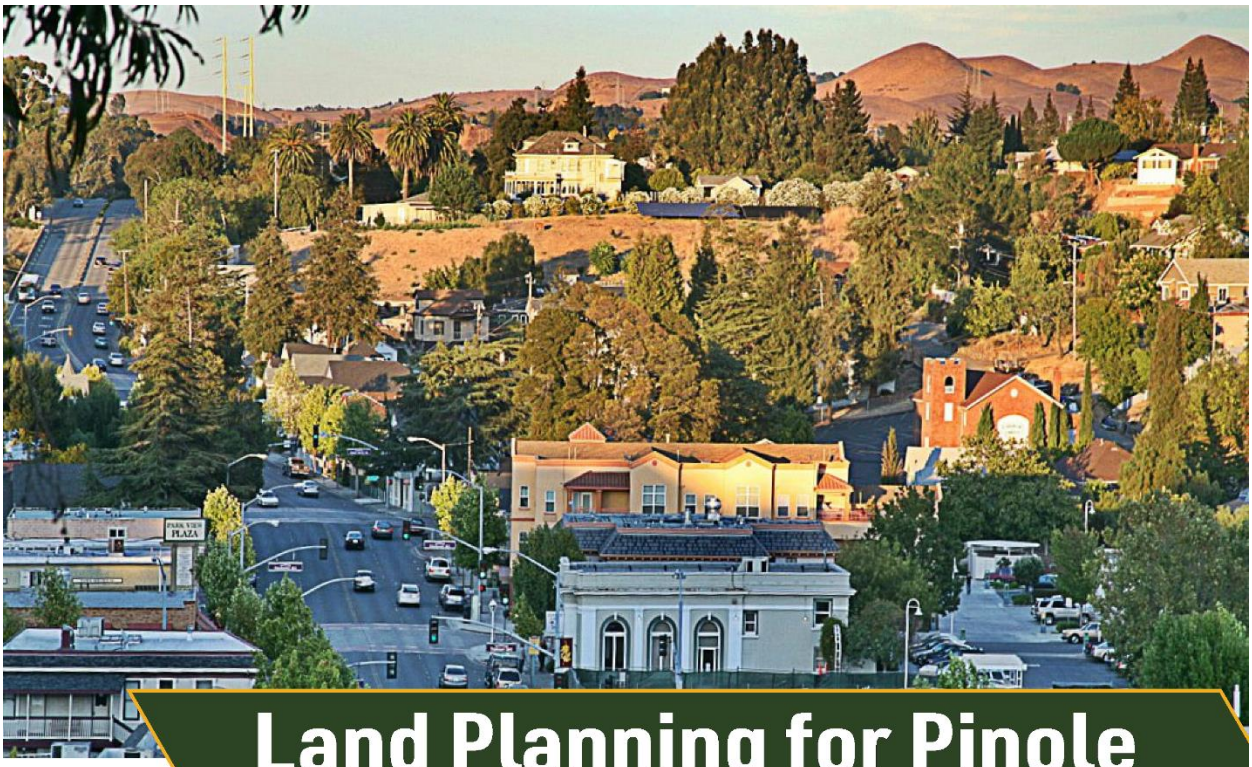
TUESDAY, NOVEMBER 15th at 6:00 PM

Participate In-person - 2131 Pear Street, Pinole CA 94564

Participate Virtually- https://us02web.zoom.us/j/89335000272

LANDUSEPLANNINGFORPINOLE.COM

ContactUs@LandUsePlanningForPinole.com



Land Planning for Pinole

Planning Commission Meeting

An informational update on Housing Element will be provided at the Planning Commission meeting on:

MONDAY, OCTOBER 24th at 7:00 PM

2131 Pear Street, Pinole CA 94564

LANDUSEPLANNINGFORPINOLE.COM

ContactUs@LandUsePlanningForPinole.com

LAND PLANNING FOR PINOLE
An update and discussion on the Housing, Safety, and Health & Environmental Justice Elements will be held on:
TUESDAY, NOVEMBER 15th at 6:00 PM
2131 Pear Street, Pinole CA 94564
Participate Virtually- https://us02web.zoom.us/j/89335000272
LANDUSEPLANNINGFORPINOLE.COM
ContactUs@LandUsePlanningForPinole.com

Land Planning for Pinole

Housing, Safety, Health & Environmental Justice Elements

The City of Pinole is updating its General Plan to create a more resilient future. The update will focus on:

Housing

The Housing Element analyzes the City's demographics, economics and housing supply, analyzes housing constraints and resources, evaluates appropriate sites for potential housing, and develops housing goals, objectives, policies, and programs for the next eight years.

Safety

The Safety Element aims to reduce potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards.

Health and Environmental Justice

The Health and Environmental Justice Element evaluates areas of the City which face higher environmental, economic, and social challenges. This Element ensures all parts of the City have the same degree of protection from environmental and health hazards and equal access to the decision-making process.

The public review draft of the Housing Element Update will be available starting October 17th, at:

LANDUSEPLANNINGFORPINOLE.COM

Public comments on the draft Housing Element Update will be accepted from October 17th through November 17th via e-mail:

ContactUs@LandUsePlanningForPinole.com

Comments can also be provided in-person or virtually at the City Council meeting on November 15th.

Planning Commission Meeting

An informational update on Housing Element will be provided at the Planning Commission meeting on **October 24, 2022**.

City Council Meeting

Mark your calendars for a discussion on the Housing Element draft and update on Safety, and Health & Environmental Justice Elements.

TUESDAY, NOVEMBER 15th at 6:00 PM

Participate In-person - 2131 Pear Street, Pinole CA 94564

Participate Virtually- https://us02web.zoom.us/j/89335000272

Land Use Planning for Pinole

Environmental Justice ***Housing*** ***Health*** ***Safety***

JOIN US FOR A VIRTUAL INTERACTIVE COMMUNITY WORKSHOP ON

June 9th, 7:00 PM

on Zoom

Community Survey and meeting link at:

LandUsePlanningForPinole.com

City of Pinole
General Plan Updates

Environmental Justice | *Housing* | *Safety* | *Health*

YOU ARE INVITED TO PARTICIPATE IN LAND USE PLANNING ACTIVITIES FOR PINOLE

The City of Pinole is in the process of updating portions of the City's General Plan, which is a long-range vision for the future of the community. The City will be updating its plans for both housing, health and safety and adopting a plan for environmental justice. It's a great time to get involved in land use planning in Pinole! Please see the back of this card for information on upcoming community outreach meetings and to take the survey about housing, health, safety and environmental justice issues in Pinole.

We Need Your Input!
Who in our community has the greatest need for housing and related services? How concerned are you about evacuating in the event of a disaster? Are you worried about health risks associated with climate vulnerability (such as wildfire, flood, sea level rise)? Does everyone in Pinole have access to affordable and healthy food?
Take the survey (see reverse) today!

酒店提供翻譯服務。 畀我哋發電子郵件，畀我哋知您的需求。

Translation services are available. Email us to let us know about your needs.

Los servicios de traducción están disponibles. Envíenos un correo electrónico para informarnos acerca de sus necesidades.

Available ang mga serbisyo sa pagsasalin. Mag-email sa amin upang ipaalam sa amin ang tungkol sa iyong mga pangangailangan.

ContactUs@LandUsePlanningForPinole.com

Community Meetings

MEETING ONE
May 11, 7:00 PM

MEETING TWO
June 9, 7:00 PM

Zoom link to meetings:
https://us06web.zoom.us/j/81837284958

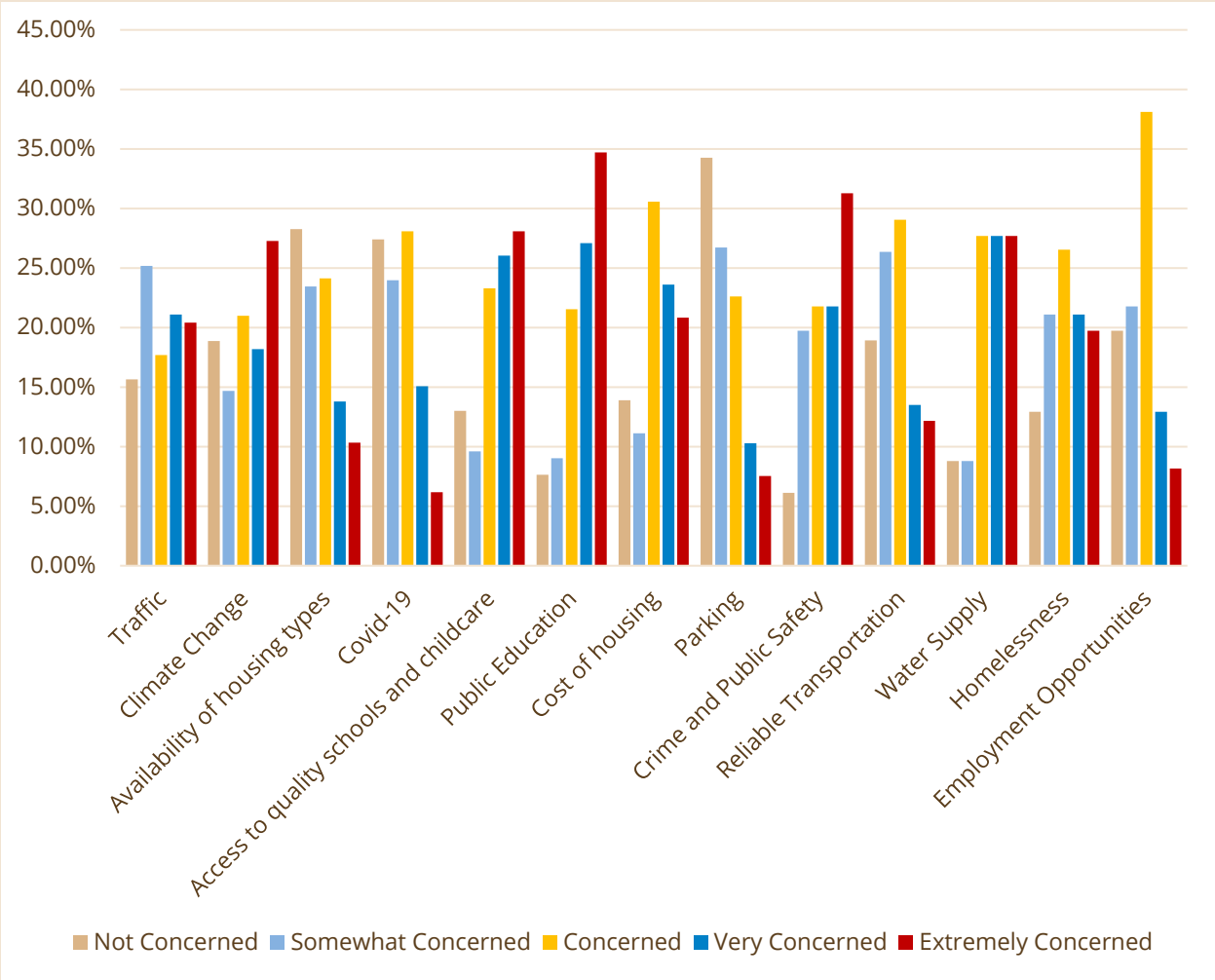
Community Survey

SCAN FOR SURVEY.
AVAILABLE IN ENGLISH, TAGALOG, CANTONESE AND SPANISH

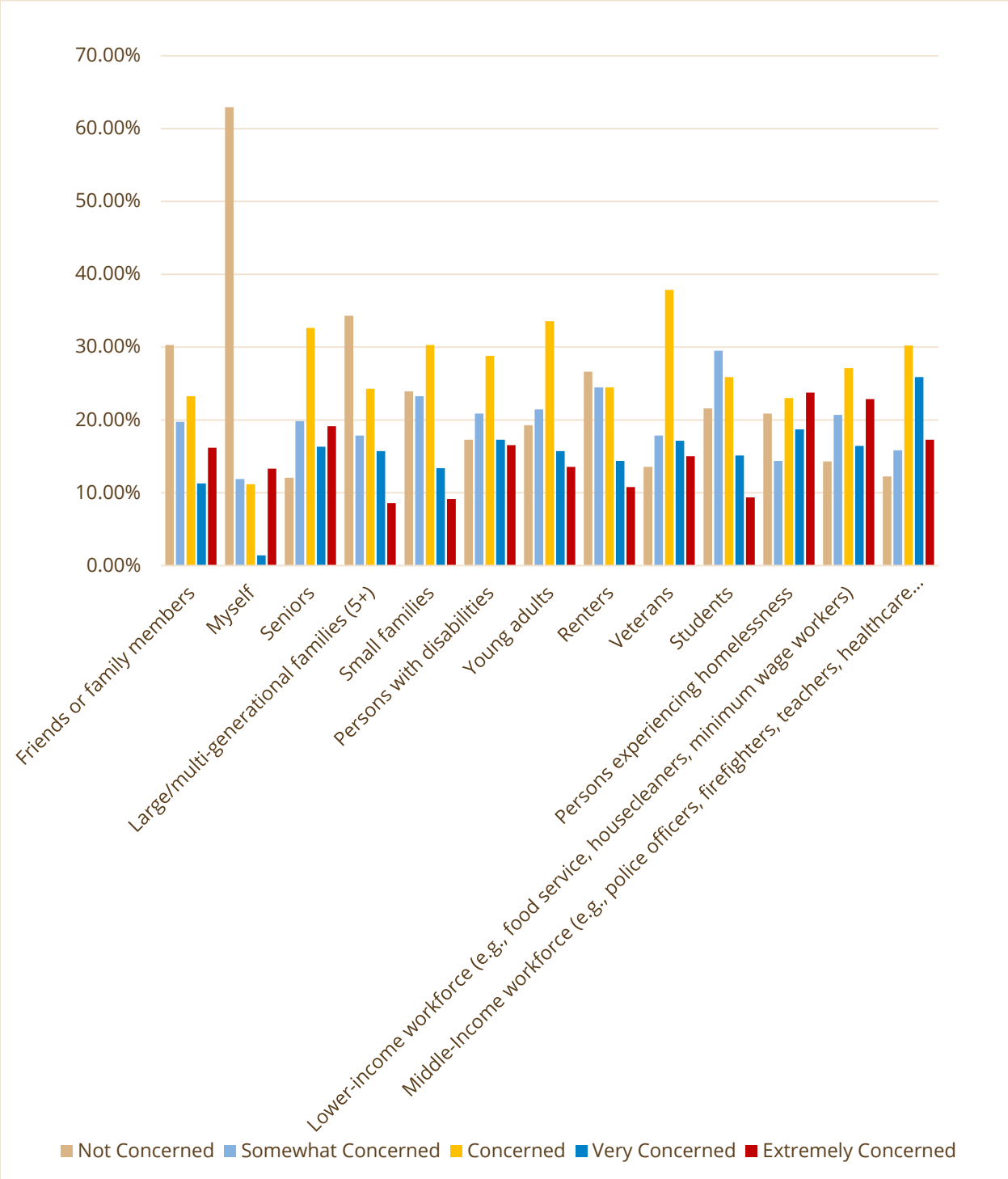
LandUsePlanningforPinole.com

ONLINE SURVEY RESULTS

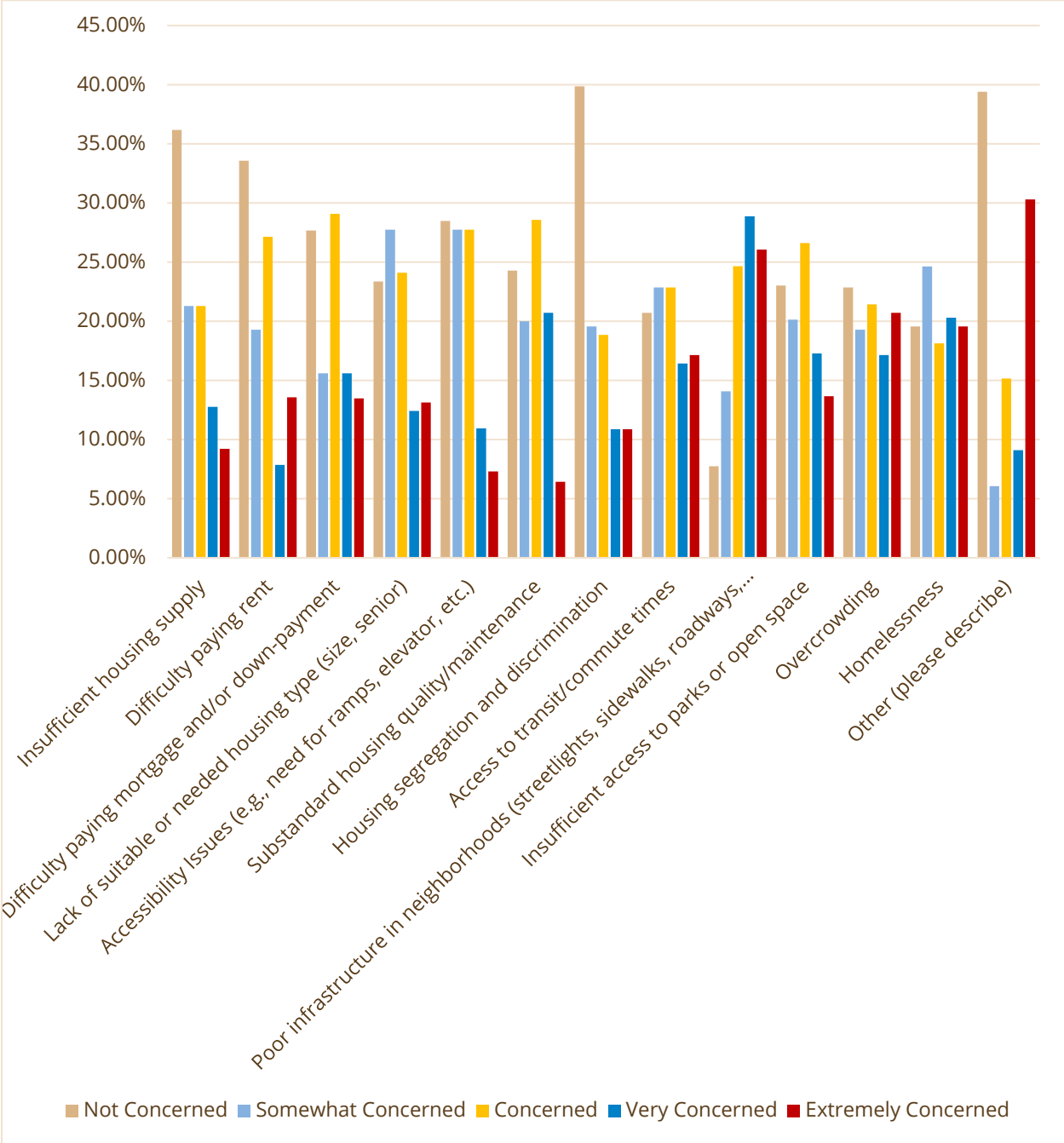
Q1. The following is a list of issues facing Pinole. Please indicate how concerned you are about each of the following items using a scale of not concerned, somewhat concerned, concerned, very concerned, or extremely concerned.



Q2. Please indicate your level of concern about the following groups and their ability to find an affordable place to live in Pinole:



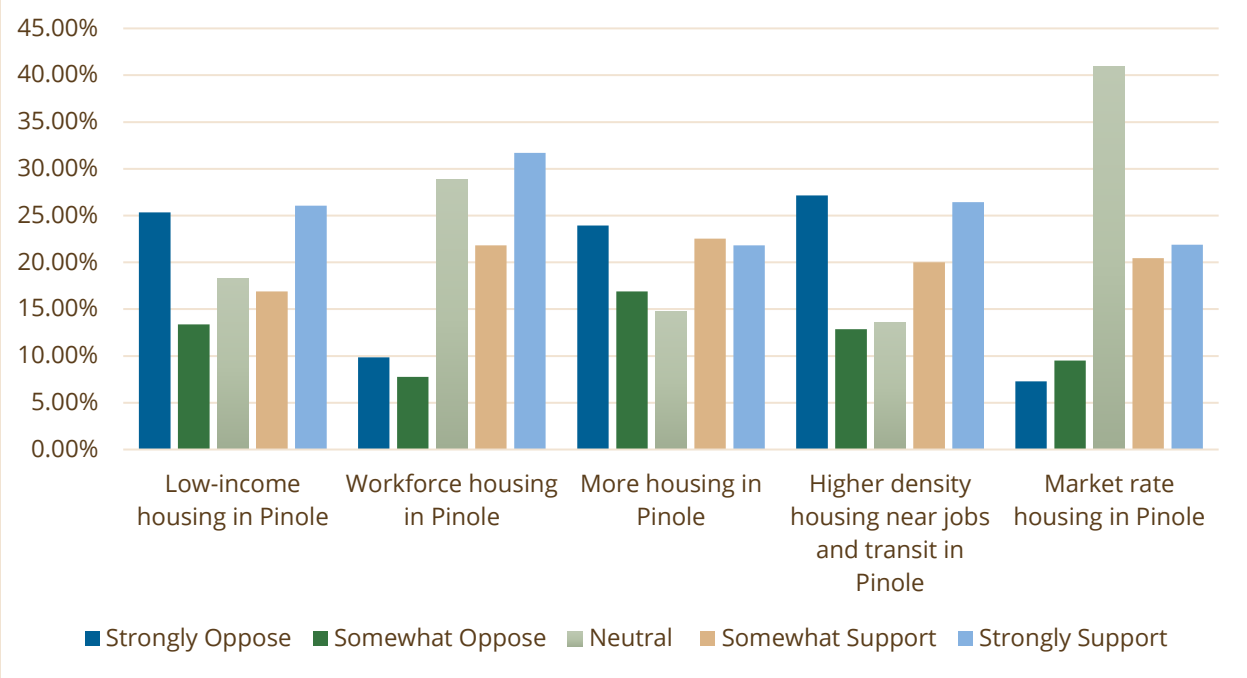
Q3. Indicate your level of concern about the following housing issues in Pinole.



Q3. "Other" responses.

#	OTHER (PLEASE SPECIFY)	DATE
1	maintenance of existing facilities	8/2/2022 8:00 AM
2	I'm not sure how I feel about ADU's there are pros and cons. Predesigned plans will make Pinole look like a cookie cutter community (it already is to some degree) Rent control only for multiple units if that.	8/2/2022 12:37 AM
3	Roads and Infrastructure	7/26/2022 5:53 PM
4	housing sustainability - zoning should encourage smaller units and lots, solar/efficiency incentives	7/23/2022 11:52 AM
5	Roads need maintenance - poor condition	7/13/2022 6:25 PM
6	Our streets need turnabouts to stop all of the people doing donuts in the intersections; especially on Tara Hills Drive	7/10/2022 11:27 AM
7	Code enforcement lacking	7/7/2022 1:28 PM
8	City tearing down green spaces to make way for commercial/ housing properties: very concerned	6/18/2022 6:48 AM
9	Destroying open space (nature) for commercial development	6/17/2022 9:02 AM
10	Crime	6/15/2022 7:47 PM
11	Pedestrian safety, especially on Pinole Valley Road by Ellerhorst Elementary.	6/14/2022 11:25 AM
12	Crime, shootings, vandalism, speeders, traffic backups on Pinole valley road; poor deplorable condition of dog park n lack of walking n hiking trail in Pinole valley	6/9/2022 7:23 PM

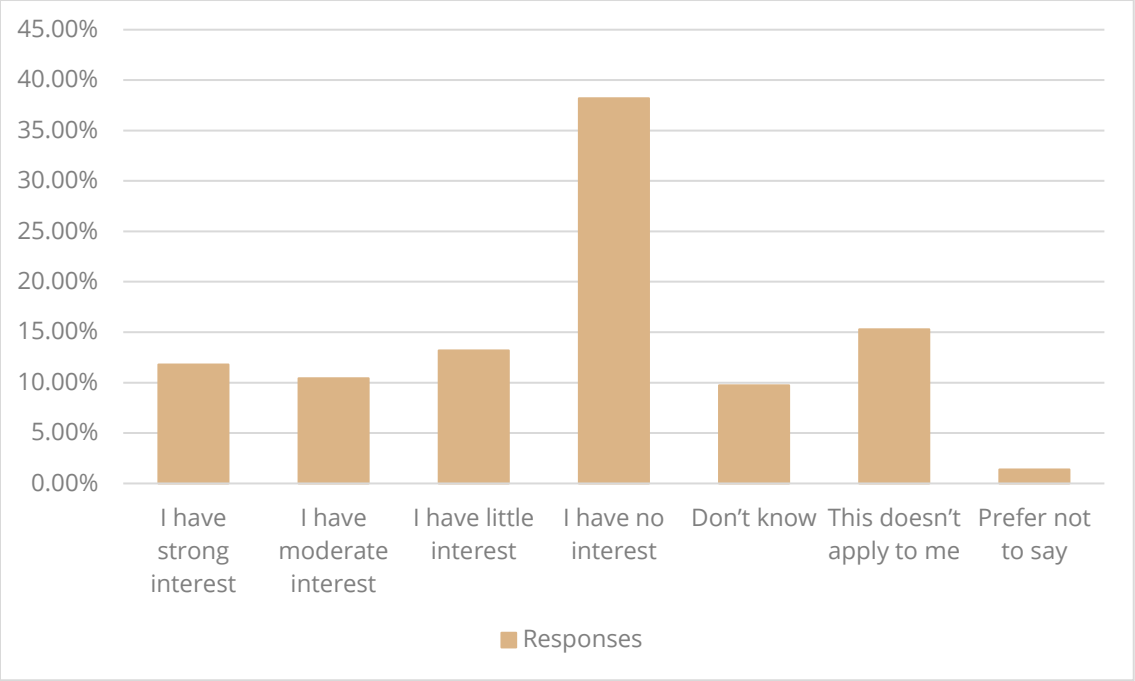
Q4. Using the scale of 1 = Strongly Oppose and 5 = Strongly Support, please indicate your level of support for each of the following in Pinole:



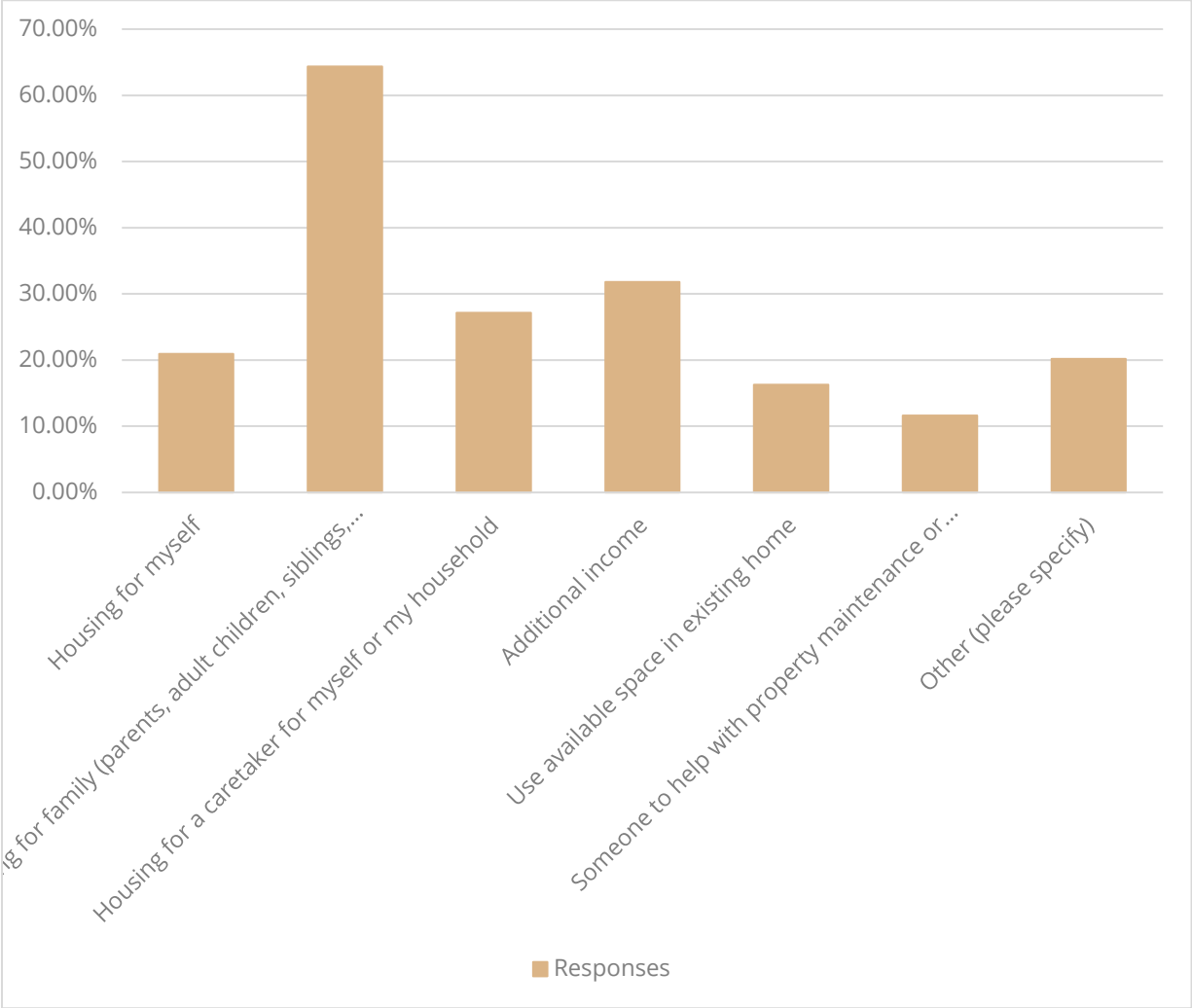
Q5. Next you will read a list of potential proposals around housing policy in Pinole. Using the scale of 1 = Strongly Oppose and 5 = Strongly Support, please indicate your level of support.

	STRONGLY OPPOSE	SOMEWHAT OPPOSE	NEUTRAL	SOMEWHAT SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Changing the zoning in single family home neighborhoods to allow duplexes, triplexes, and fourplexes	42.36% 61	19.44% 28	9.72% 14	11.81% 17	16.67% 24	144	2.41
Making sure that current affordable housing continues to stay affordable to those who need it	9.79% 14	9.79% 14	16.78% 24	23.08% 33	40.56% 58	143	3.75
Building housing in areas that are already zoned for commercial office development	18.88% 27	16.78% 24	23.08% 33	16.78% 24	24.48% 35	143	3.11
Building housing in areas that are already zoned for retail development	23.57% 33	15.71% 22	21.43% 30	15.00% 21	24.29% 34	140	3.01
Protecting tenants and low-income communities from unjust evictions and limiting annual rent increases	16.78% 24	11.89% 17	19.58% 28	19.58% 28	32.17% 46	143	3.38
Creating more housing by streamlining the approval process, making it faster and easier to build more housing at all income levels	18.44% 26	14.89% 21	13.48% 19	22.70% 32	30.50% 43	141	3.32
Requiring a greater percentage of affordable housing units in new market-rate developments	21.99% 31	14.18% 20	17.02% 24	18.44% 26	28.37% 40	141	3.17
Providing access to low-cost pre-designed plans for Accessory Dwelling Units	19.72% 28	10.56% 15	23.94% 34	19.72% 28	26.06% 37	142	3.22
Helping existing residents find housing that better fits their needs so they can stay in Pinole	7.80% 11	4.26% 6	24.11% 34	33.33% 47	30.50% 43	141	3.74
Support the expansion of transitional, supportive, or other emergency housing types for people experiencing homelessness	15.49% 22	16.90% 24	20.42% 29	23.24% 33	23.94% 34	142	3.23
Require community amenities in new housing developments (e.g., on-site child-care, community meeting rooms, open space)	12.06% 17	9.93% 14	19.86% 28	26.24% 37	31.91% 45	141	3.56

Q6. New California State Law (Senate Bill 9) requires cities to permit a lot split and/or the addition of a second primary dwelling unit on a lot via an over-the-counter approval. How likely or interested are you to add a primary or secondary dwelling unit on your property within the next 8 years?



Q7. Accessory dwelling units (ADUs) are small living spaces on single-family home lots that can be rented. They can be a room in or a new addition to an existing home, or separate building on the same lot. They can provide additional income to homeowners, housing for parents, adult children, single persons and small families. Please select all the reasons you would consider owning or constructing an ADU:

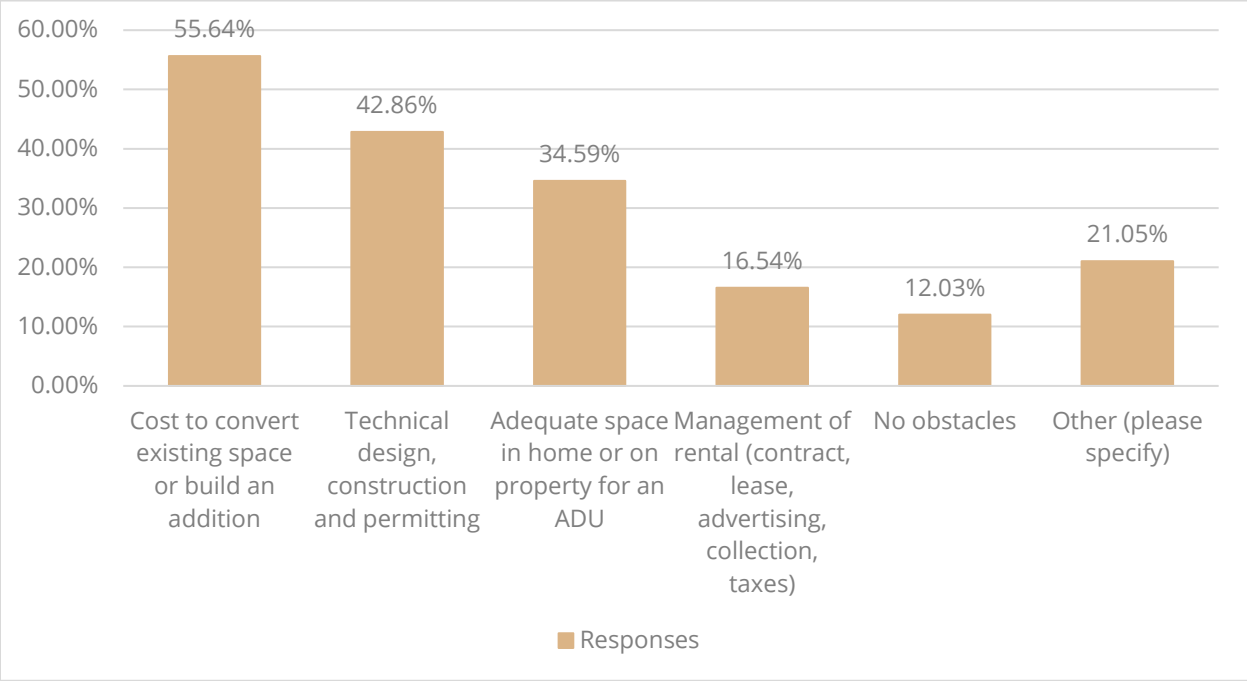


Q7. "Other" responses.

#	OTHER (PLEASE SPECIFY)	DATE
1	I live in a condo and this does not apply to me	8/2/2022 8:00 AM
2	I can see these turning into urban blight (I date myself w certain terms I refer to); pre approved	8/2/2022 12:37 AM

	low cost plans means owners will be forced to use someone else's idea of an ADU but not be afforded the low cost option if they have a different plan/idea.	
3	n/a	7/26/2022 5:53 PM
4	None	7/22/2022 2:28 PM
5	Not a consideration	7/22/2022 2:13 PM
6	No interest	7/13/2022 6:25 PM
7	Not interested	6/26/2022 10:52 AM
8	Guest room	6/18/2022 6:48 AM
9	Don't want this in my neighborhood	6/15/2022 7:47 PM
10	None, it's too crowded here already.	6/15/2022 3:20 AM
11	None	6/14/2022 11:25 AM
12	Not interested	6/13/2022 11:35 AM
13	Not interested	6/10/2022 2:49 PM
14	Xxc	6/9/2022 8:48 PM
15	I would not consider constructing an ADU	6/8/2022 12:13 PM
16	not interested	6/4/2022 10:00 AM
17	None	5/31/2022 2:26 PM
18	No interest	5/20/2022 4:19 PM
19	I strongly oppose ADUs	5/20/2022 1:58 PM
20	I do not support ADU units on property zone for single family home lots.	5/17/2022 5:24 PM
21	None of the above	5/16/2022 9:46 AM
22	Not interested in this, PERIOD!	5/16/2022 7:30 AM
23	N/a	5/11/2022 12:57 PM
24	N/A	5/9/2022 9:59 AM
25	not interested in an ADU at this time	5/7/2022 11:42 AM
26	Wouldn't consider it.	5/6/2022 2:19 PM

Q8. Please choose what obstacles may prevent you from building an ADU on your property. (Please select all that apply.)



Q8. "Other" responses.

#	OTHER (PLEASE SPECIFY)	DATE
1	memeber of an HOA and don't have the authority to build	8/2/2022 8:00 AM
2	ADU's most likely will be rentals; It will cost the city a lot of money to keep an oversight of these rental units; who gets and ADU and who does not if on a block there are 10 people owners wanting to put on in? How easily could Pinole become predominantlly rental population.	8/2/2022 12:37 AM
3	No interest	7/13/2022 6:25 PM
4	I own a Townhouse, no room for such a unit	7/10/2022 11:27 AM
5	Not interested	6/26/2022 10:52 AM
6	Concerned renters will stop paying rent and I woun't be allowed to evict them	6/19/2022 9:27 AM
7	Don't want this in my neighborhood	6/15/2022 7:47 PM
8	Not interested	6/13/2022 11:35 AM
9	No need	6/13/2022 7:48 AM
10	Not interested	6/10/2022 2:49 PM
11	PG&E easement	5/31/2022 3:09 PM
12	Existing Association's Board of Directors Make-up	5/23/2022 12:32 PM
13	It's the cost and the process I can't afford to build a unit that costs 200,000 dollars	5/20/2022 5:59 PM
14	No interest	5/20/2022 4:19 PM
15	I strongly oppose ADUs	5/20/2022 1:58 PM
16	I do not support ADU units on property zone for single family home lots.	5/17/2022 5:24 PM
17	Working with the city of Pinole is time-consuming and aggravating. Plus, it's very expensive.	5/16/2022 5:46 PM
18	Do not want to	5/16/2022 9:46 AM
19	I don't own a home	5/11/2022 7:38 PM
20	NA	5/11/2022 12:57 PM
21	the permit is outrageous!	5/10/2022 7:16 PM
22	In a townhome association	5/9/2022 9:59 AM
23	Time it takes to receive a permit	5/7/2022 2:57 PM
24	Building permit costs	5/7/2022 1:49 PM
25	HOA restrictions	5/7/2022 7:09 AM
26	Not allowed by HOA	5/6/2022 5:07 PM
27	Would never do this.	5/6/2022 2:19 PM
28	Do not own	5/6/2022 12:32 PM

Q9. Please describe any other considerations, policies, or programs the City should consider here:

#	RESPONSES	DATE
1	With the growth of housing the city should keep a budget that allows for the support of all the services the growth requires: water, parking, sewer, traffic, etc.	8/2/2022 8:00 AM
2	I am concerned about the use of eminent domain and closing up of open areas with the rush to build, build, build. I would like to see some control over corporations (Zillow, Chase, Summer, etc. buying up land and housing in Pinole.	8/2/2022 12:37 AM
3	Traffic enforcement for speeders, stop sign runners in residential neighborhoods, where certain intersections are regularly affected. Helping us to get a regular(non-Kaiser) hospital back which is desperately needed since Doctors Medical Center closed	8/1/2022 8:05 PM
4	I would like to see the city have more events for local small business gatherings and marketplaces.	7/27/2022 5:39 PM
5	Improve our infrastructure and roads.	7/26/2022 5:53 PM
6	Park maintenance and improvements; increased funding for more police; improve schools; graffiti removal and weed abatement - this City looks awful especially near freeways	7/22/2022 2:28 PM
7	Park maintenance, city beautification (e.g., graffiti removal and weed abatement), increase in Police funding for more officers, pothole/road repair.	7/22/2022 2:13 PM
8	I underscore the need for a higher percentage of affordable units in new developments, i.e. a higher inclusionary housing policy	7/22/2022 11:29 AM
9	N/a	7/13/2022 6:25 PM
10	Safe places/shelter for women with children and LBTQIA, better open green spaces, better access (walkable) to wholesome food	7/12/2022 4:20 PM
11	City needs to appoint a daily cleaning crew to drive around Pinole streets and clean the debris. Pinole once was a clean and beautiful small city, it's not so much now	7/10/2022 11:27 AM
12	Docks open for boats	7/10/2022 6:19 AM
13	Stricter code enforcement on existing, or new, homes/residences to maintain quality community	7/7/2022 1:28 PM
14	Rent control!	7/1/2022 1:28 AM
15	Please incorporate solar panels on any new housing built in Pinole, especially if public funds are somehow used for such housing.	6/30/2022 4:09 PM
16	We need a hospital more than any more housing.	6/26/2022 11:31 AM
17	Make sure pinole is not only area to accommodate affordable housing. Would like to see it in affluent zip codes, too	6/19/2022 9:27 AM
18	Avoid reducing green space near Pinole Park	6/18/2022 6:48 AM
19	Expand the parks and open spaces/nature/hills that surround Pinole. This is the best of our little city, supports and nourishes our environment, addresses climate change and makes Pinole a very special place to live.	6/17/2022 9:02 AM
20	Crime crime crime. More police. More firefighters.	6/15/2022 7:47 PM
21	Pinole is too crowded here already, there's constant noise and traffic and a bunch of new apartments are already being planned that will make it much, much worse.	6/15/2022 3:20 AM

22	Pinole should prioritize creating a functional self-contained city with employment and plenty of amenities and small businesses instead of building excessive housing to subsidize the workforces of other larger, richer communities that refuse to build their own housing to support their own workers. We don't want to be just a commuter/bedroom community and 80 is already an absolute nightmare during commute times without a huge influx of new residents. The only housing I am in favor of is Senior housing because that would allow older folks to sell their big homes to new families without needing to leave our community.	6/14/2022 11:25 AM
23	Slow down the population growth! The roadways are packed now. We don't need more population to bring in more cars!	6/10/2022 2:49 PM
24	Xxx	6/9/2022 8:48 PM
25	Cleaning up Bay Front Park by removing broken sidewalks and replacing with boulders like most bay towns use.	6/8/2022 8:55 PM
26	I think Pinole is getting crowded and doesn't need anymore people. Also the roads are terrible and the gas taxes too high.	6/8/2022 8:04 AM
27	consider the traffic problems if housing is built on the old Doctor's Hospital site	5/31/2022 6:00 PM
28	There should be fewer obstacles to walking and commuting in Pinole, not more. I really don't like to see developers block off public streets (like Jones Ave. and Alvarez Ave.) without even so much as a gate for pedestrian traffic. It also makes little sense to me to go to the effort and expense of installing and maintaining fences that prevent pedestrians from moving from one public area to another (such as the fence separating the sidewalk along Woodfield from the walking path along the east side of Pinole Creek). We should be making our neighborhoods more walkable and more livable, not less so. I really like the SF Bay Trail and the ways it is overcoming obstacles to walkability like railroads and freeways, and I'd like to see a lot more efforts like that.	5/31/2022 3:09 PM
29	Traffic and street improvements to support the efficient flow of vehicles while protecting bicyclists and walkers.	5/31/2022 2:26 PM
30	Pinole is an above average exceptional place to live. Pinole's elected and assigned government personnel must keep Pinole a uniquely positioned city above all other cities in the Bay Area. Above all else, maintain the credo "Pride in Pinole".	5/31/2022 11:08 AM
31	The city looks dilapidated. The signs are old, there's weeds and trash on the off ramps. Let's get it together and beautify Pinole. Also, no one wants low income residents that bring crime and problems here.	5/27/2022 12:53 PM
32	None	5/23/2022 12:32 PM
33	Keep Pinole the a gem of suburban living, by focusing on safety (not allowing criminals a handhold), services (keep lights, water, sewage, garbage for demand), and do not let the city get greedy and promote doing what ethical (not sell out).	5/20/2022 8:19 PM
34	I would like to see more housing in pinole and more higher paying jobs. I am concerned about what would happen if one of the refineries catches fire.	5/20/2022 8:18 PM
35	1. Walkability -Pinole has no bike lanes, dangerous roads, and sidewalks that are unmanaged. This makes the city hard to walk around in. 2. Lack of local businesses- there is a lack of diverse businesses in Pinole, how many hair salons, insurance companies, and real estate businesses do we need in one town? Also we need support for mom and pop businesses not big box chain stores it gives these kind of businesses would give the town character and also support locals. 3. Beautification -Too many empty lots down town and strange abandoned places. There literally a car/boat storage place that takes up a lot of space down town that could be a park or something for the community.	5/20/2022 5:59 PM
36	Open the valley fire station to provide support to the valley residences to eliminate an Oakland Hills or Loma Preto event. In any major disaster our neighboring cities are gonna be too busy with their own to help us. If the freeway overpasses go down how will the downtown station get to the other side of the freeway to save the residence of the Valley?	5/20/2022 3:45 PM
37	Public safety, street cleanliness, maintenance of road and sidewalks. So far I feel Pinole has done an amazing job in these areas	5/20/2022 1:58 PM
38	Homeless people have to be somewhere. Can't just kick them out of places. Put dumpsters in	5/20/2022 10:35 AM

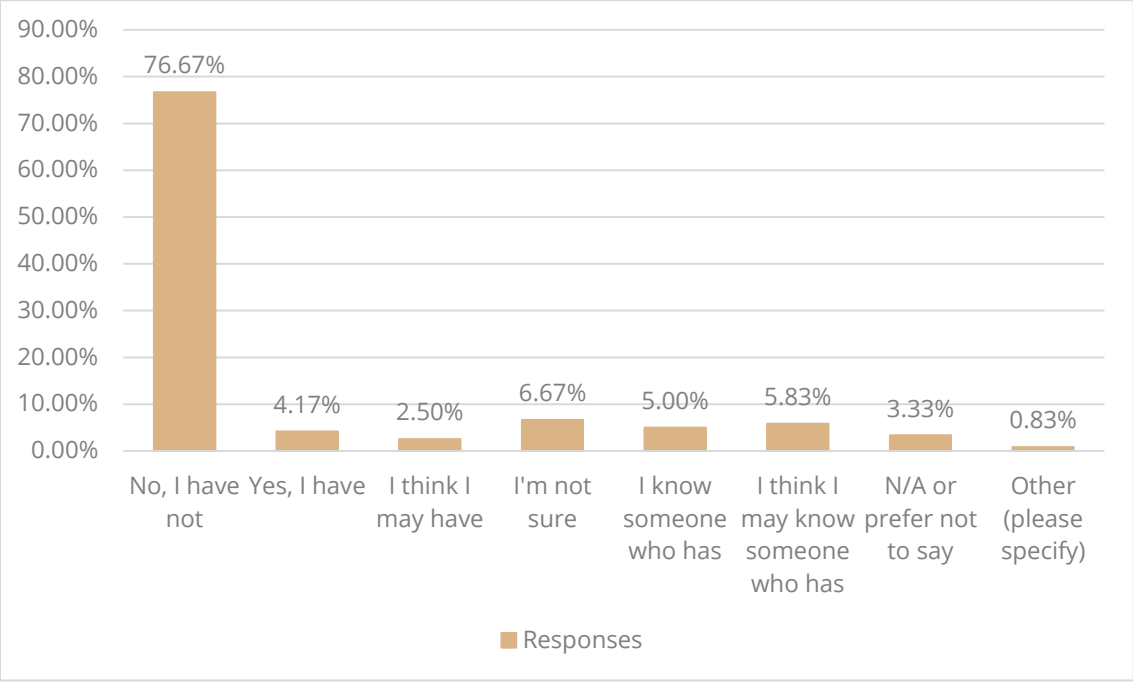
	encampments. Find transitional housing in unused warehouses.	
39	Making the permitting process easier for ADU's and adding extra rooms to an existing house	5/17/2022 1:20 PM
40	We desperately need a hospital in our area!!	5/16/2022 5:46 PM
41	Pinole needs urgent care facilities or a hospital. I have to travel to Berkeley or Concord for a hospital or emergency care.	5/16/2022 4:26 PM
42	Life safety! Fire Department is woefully understaffed, only 1 station & inadequate staffing! Below ISO safety standards!	5/16/2022 7:30 AM
43	More retail stores to increase sales tax revenues	5/14/2022 3:13 PM
44	If housing were to be built, I think aesthetics should be a significant focus as well to cost. we the people know when things are obviously being gentrified, pinole has a small-town aesthetic that feels lively and comfortable and housing should resemble the vibe of our community, we are not city dwellers. Keep a bit of the victorian style in housing, people who always visit Pinole comment how cute our city is so why not embrace it, let's not be a major city but we have a lot of just empty office spaces taking up space that could be apartments. Another concern I have is losing a lot of just plain open space, a healthy balance of just having a small plain of grass with no buildings on it. What I like about pinole is that there are nice hidden spots where you can relax outdoors and not run into anyone, let's also focus on keeping open areas. Sincerely, just a young adult who has lived here and attended school here.	5/11/2022 7:38 PM
45	Reducing crime in shopping areas (car break in)	5/11/2022 12:57 PM
46	A Town Plaza/square to replace the Community Corner.	5/10/2022 5:15 PM
47	Safety from fire. The whole area across from the ellerhorst school is a fire trap waiting to happen.	5/9/2022 7:28 PM
48	Please do not approve more housing near Pinole Valley High School. It's already congested and parking already difficult for homeowners and renters, especially during school hours. Drivers are reckless.	5/9/2022 7:24 PM
49	Parking issues	5/9/2022 4:44 PM
50	Community meetings to discuss the government overreach and how to share individual research/awareness about the lack of mainstream media to give both sides to giant issues. The people deserve learning from those who are open to discuss and offer factual data. I don't mean political, for example; sharing by the very group of scientists/doctors/nurses/activists who are not in it for the money. The American people in every city, state deserve the truth. We also need truth about climate change. I am in favor of taking care of mother earth as much as any person in this country. I am very aware of how a certain agenda is affecting what we hear and limiting what we are able to listen to. You did not include	5/9/2022 2:34 PM
51	There aren't condos/cottages that seniors can move in to. IE Sell our larger home and purchase condo/cottage and stay in the area live in now. Senior apartments are being built but we don't want to rent we want to own.	5/9/2022 9:59 AM
52	Safety and crime rate in our area.	5/8/2022 9:38 PM
53	lack of adequate parking in congested neighborhoods, HOA rules preventing garage conversions	5/8/2022 8:40 PM
54	More retail opportunities would certainly be welcome. Traffic congestion and speeding have both been issues.	5/7/2022 6:16 PM
55	I understand the city wants to build housing where the old Doctors Hospital and the old Kmart use to be and I'm concern with the amount of traffic that's going to come with the hundreds of units that plan to be build there since the traffic affects the same streets and freeway entrances on Appian Way.	5/7/2022 5:43 PM
56	Put a red light runner at Fitzgerald/Appian/Sarah. It's horrible! Mainly people coming from Fitzgerald making a left. It's horrible. And you really need to think about the traffic implications with housing where a hospital to exist.	5/7/2022 2:40 PM
57	Do not change any zoning without providing funds to the current owners to make those changes or re-zone commercial property to something unreasonable that devalues their	5/7/2022 1:49 PM

	investment so that they are trapped	
58	No additional apartments on Pinole Valley road or in the valley.	5/6/2022 6:36 PM
59	The City needs to make downtown more inviting to INTERESTING BUSINESSES that are NOT NAIL SALONS!! Let's see some better restaurants/pizzerias/taprooms!! Look to Martinez! They have a "Public Market" (with an oyster bar, tap room, bakery and pasta maker) of sorts that would be very popular here. PLEASE make it more inviting to these kinds of businesses. Pinole is kinda ghetto with it's 25 nail salons and facial places. Also, maybe close off downtown to through traffic and make it a pedestrian zone. Finally, close that ugly eyesore of RV storage park by Bay Front park. Thank you	5/6/2022 6:01 PM
60	Parking of inoperable vehicles on private and public property including streets and yards!	5/6/2022 5:43 PM
61	Access to Hospital Emergency Room is a huge issue for Seniors	5/6/2022 5:07 PM
62	Please cover the sharp metal edges on slabs on the pinole valley road northbound lane between Ellerhorst and Downer streets. One has to risk tire damage or cross into head on traffic every time they pass. Also please extend the no parking red curb at pinole valley road and Rafaela so those turning south on Rafaela don't have to turn into a blind curve and oncoming traffic. This would allow visibility of oncoming traffic.	5/6/2022 4:25 PM
63	Non highway public transit. Let's make Pinole a streetcar suburb	5/6/2022 3:58 PM
64	Crime, Traffic, more police officers, more firefighters, overgrown vegetation that is a fire hazard.	5/6/2022 2:19 PM
65	Pinole needs more locally owned businesses that could be destination points for the surrounding communities (example: pear street bistro + east bay coffee). Less salons (all for locally owned salons but we have a lot of em), real estate and insurance brokers and more restaurants, bar/breweries, and coffee shops. No more strip mall and chain development commercial spaces. New large scale residential projects should include small commercial spaces as well and the city should promote and subsidize local small businesses to create more of a local community feel downtown. Finally the square downtown is a gross mess, we should plant a community California native garden in that space and develop the vacant space next to the bank to help beautify and bring ppl to the historic downtown area.	5/6/2022 12:53 PM

Q10. Illegal housing discrimination is when one or more of the following occurs based on a person's race, national origin, color, age, familial status, religion, sex, or if they have children or a disability:

Refusing, discouraging, or charging more to rent an apartment or buy a home.
Discouraging a person from living where he or she wants to live, often by steering him or her to another property, neighborhood, or city.
Refusing or discouraging the acquisition of a loan to buy, refinance, or access home equity through tactics that include charging more or providing less favorable terms than the market would otherwise dictate.
Refusing, discouraging, or charging more for home insurance.
Refusing to make a reasonable accommodation or refusing to allow a modification to make an apartment more accessible for a person with a disability.
Predatory lending: unfair, misleading, deceptive, or fraudulent loan practices.

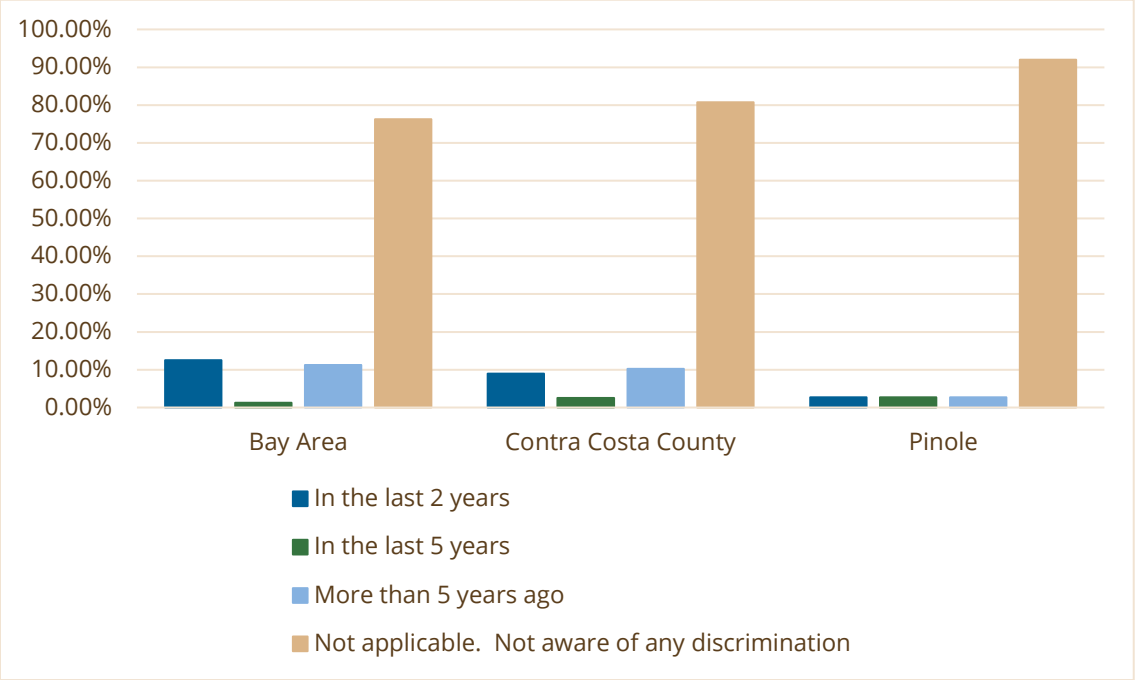
Have you or someone you know ever encountered any of the forms of housing discrimination described above? (Please select all that apply.)



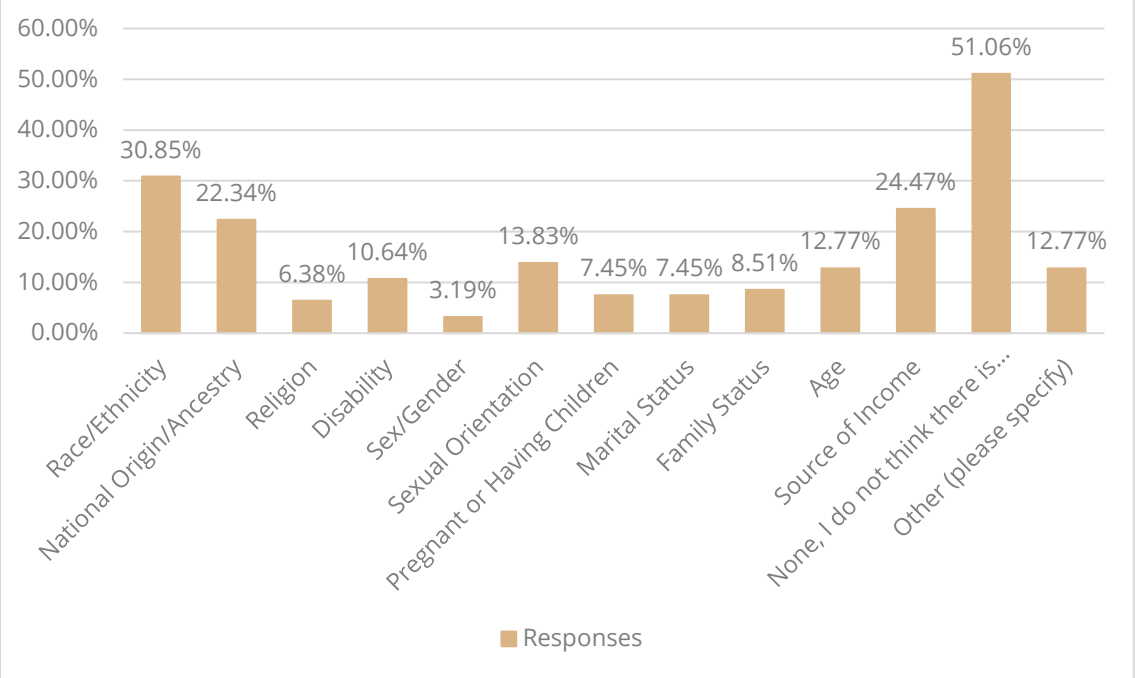
Q10. "Other" responses.

#	OTHER (PLEASE SPECIFY)	DATE
1	Not me personally, but I'm an able, white guy. I'm pretty sure discrimination is happening to others.	5/20/2022 10:39 AM

Q11. If you believe that you or someone you know encountered housing discrimination, please identify the location and time period when it occurred. (Please select all that apply.)



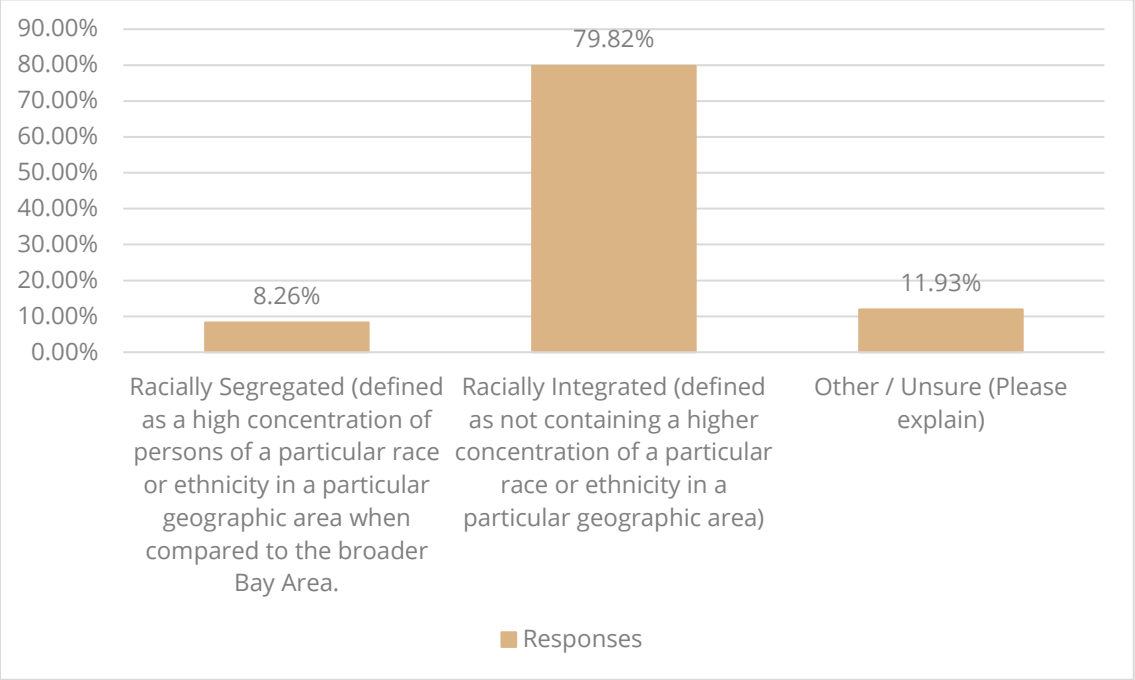
Q12. If you think housing discrimination is occurring in Pinole, what types of discrimination do you think are prevalent? (Please select all that apply.)



Q12. "Other" responses.

#	OTHER (PLEASE SPECIFY)	DATE
1	As long as you have a diverse population there is going to be discrimnation of every type. The thing is to be vigilant and apply the law where it is found	8/2/2022 12:44 AM
2	New resident and not aware of any local discrimination	7/22/2022 11:30 AM
3	I have no knowledge whether this statement is true or false	6/15/2022 1:13 PM
4	Dont know any stories of discrimination, but I dont deny the possible existence of housing discrimination	6/9/2022 4:42 PM
5	I believe there may be housing discrimination; I have just been lucky to have not witnessed it myself.	5/31/2022 3:13 PM
6	None that I know of.	5/31/2022 2:27 PM
7	I don't have enough information to anwser this question correctly.	5/20/2022 6:04 PM
8	I do not know if this is occurring	5/20/2022 4:22 PM
9	Don't know	5/20/2022 3:48 PM
10	single parent	5/14/2022 6:35 PM
11	Not aware	5/9/2022 10:02 AM
12	not personally aware of it in Pinole	5/8/2022 8:44 PM

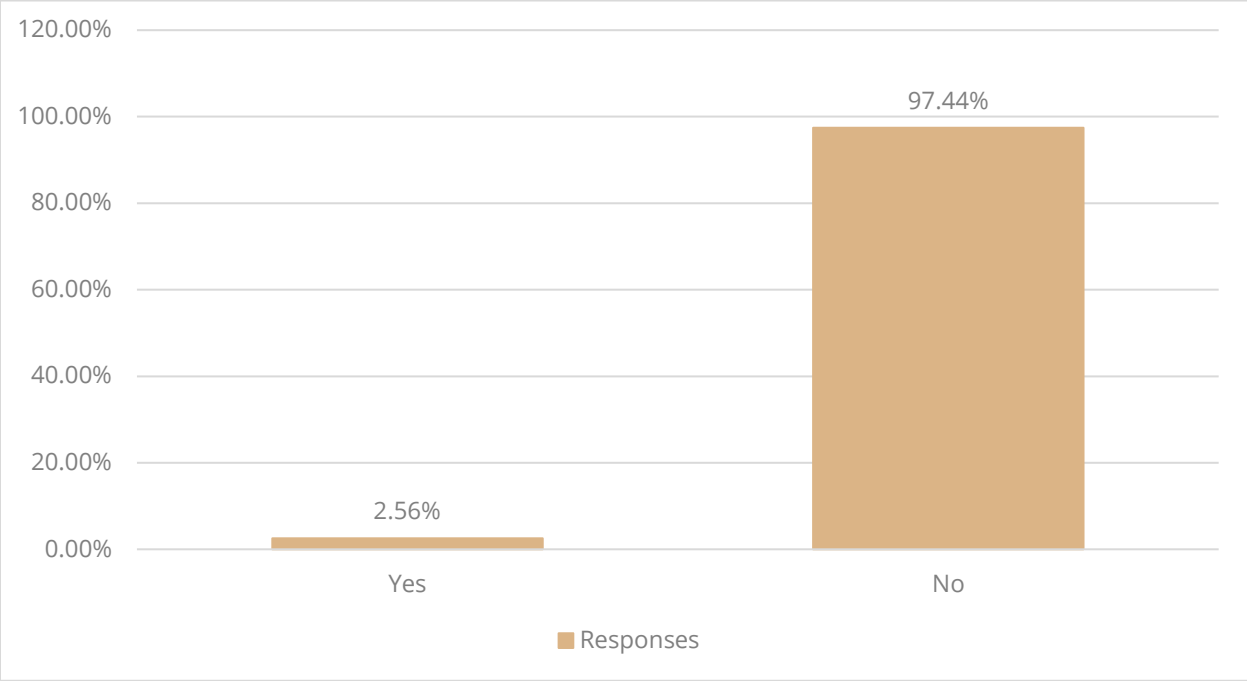
Q13. Please indicate whether you feel Pinole is: (Select one)



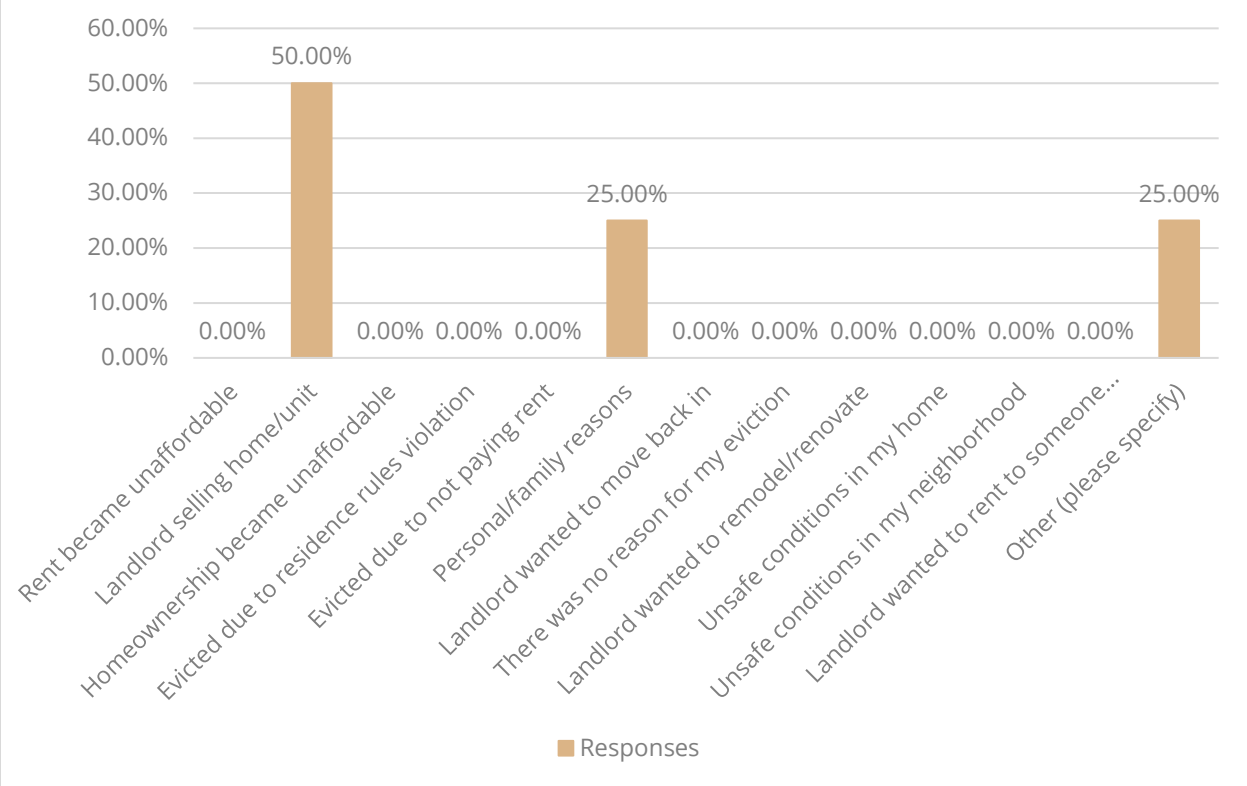
Q13. "Other" responses.

#	OTHER / UNSURE (PLEASE EXPLAIN)	DATE
1	It has been a traditionally middle class white area, but that has changed a lot in the past decade or so	8/1/2022 8:08 PM
2	I don't believe any of your questions apply to Pinole.	7/26/2022 11:59 AM
3	Just moved here	7/22/2022 11:30 AM
4	Predominately white with other races integrated	6/18/2022 6:50 AM
5	I think Pinole is fine just the way it is.	6/8/2022 8:07 AM
6	It feels more diverse than where I moved from (San Francisco) and I feel like it was segregated at some point but now it feels like a new group of people are moving in and they are less segregated.	5/20/2022 6:04 PM
7	New to area	5/16/2022 7:54 AM
8	Unsure	5/14/2022 2:32 PM
9	Lacks diversity. Have encountered racist white people.	5/9/2022 7:27 PM
10	it is becoming more diverse with each passing year from where it was decades ago	5/8/2022 8:44 PM
11	There are more white people in Pinole, but my neighborhood has a variety of colors,	5/7/2022 3:18 PM
12	Socioeconomically homogeneous.	5/6/2022 4:01 PM
13	The newer residents appear to be much more racially integrated than the older residents. Areas that once were an all white neighborhood the newer home buyers appear much more mixed racially and ethnically. Thus overall Pinole feels more integrated than most other place in the Bay Area, opinion of a long time SF resident.	5/6/2022 1:00 PM

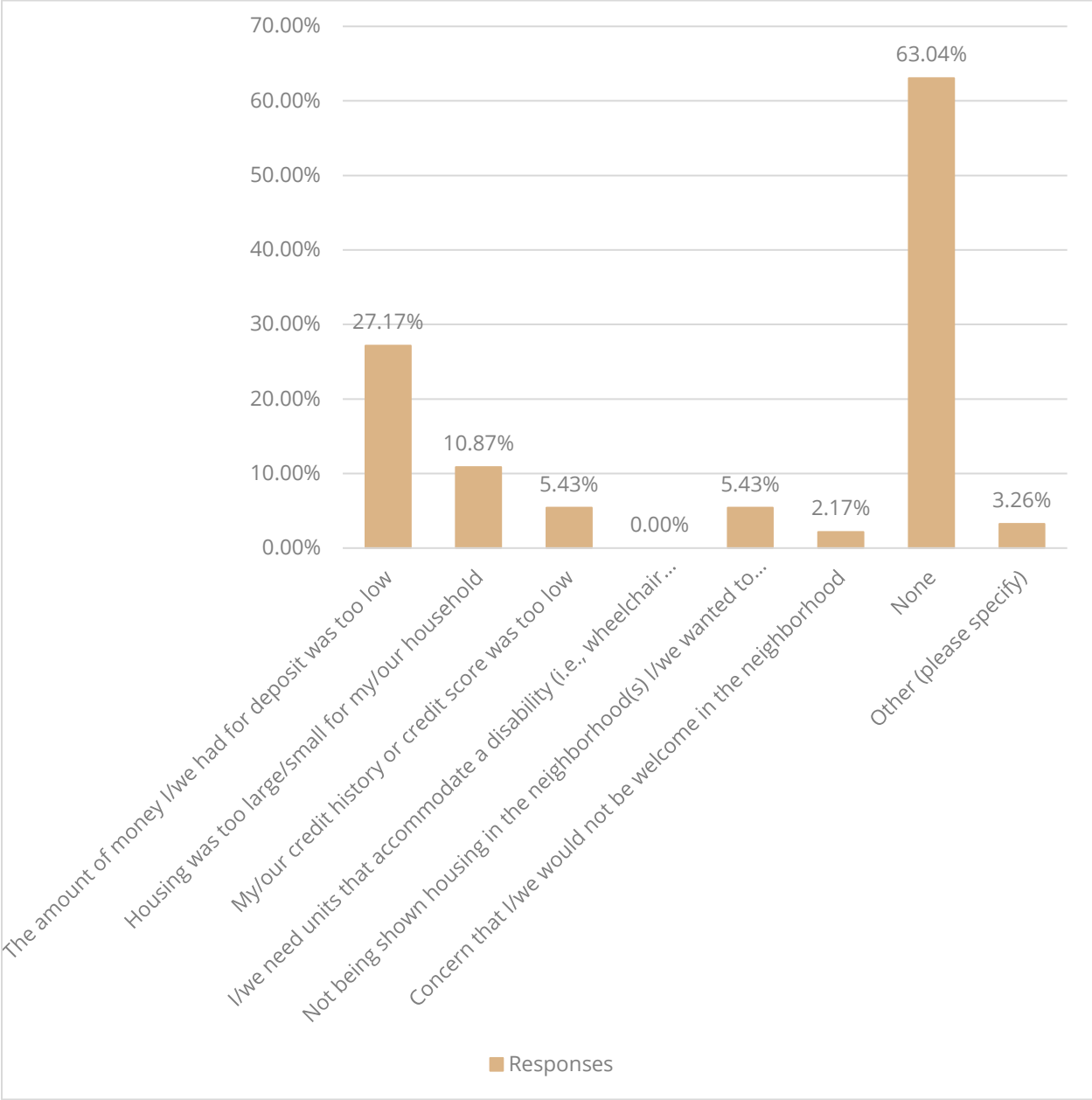
Q14. Since 2015, have you had to move out of your residence in Pinole when you did not want to move?



Q15. If you answered yes to the previous question, why did you have to move? (Please select all that apply.)



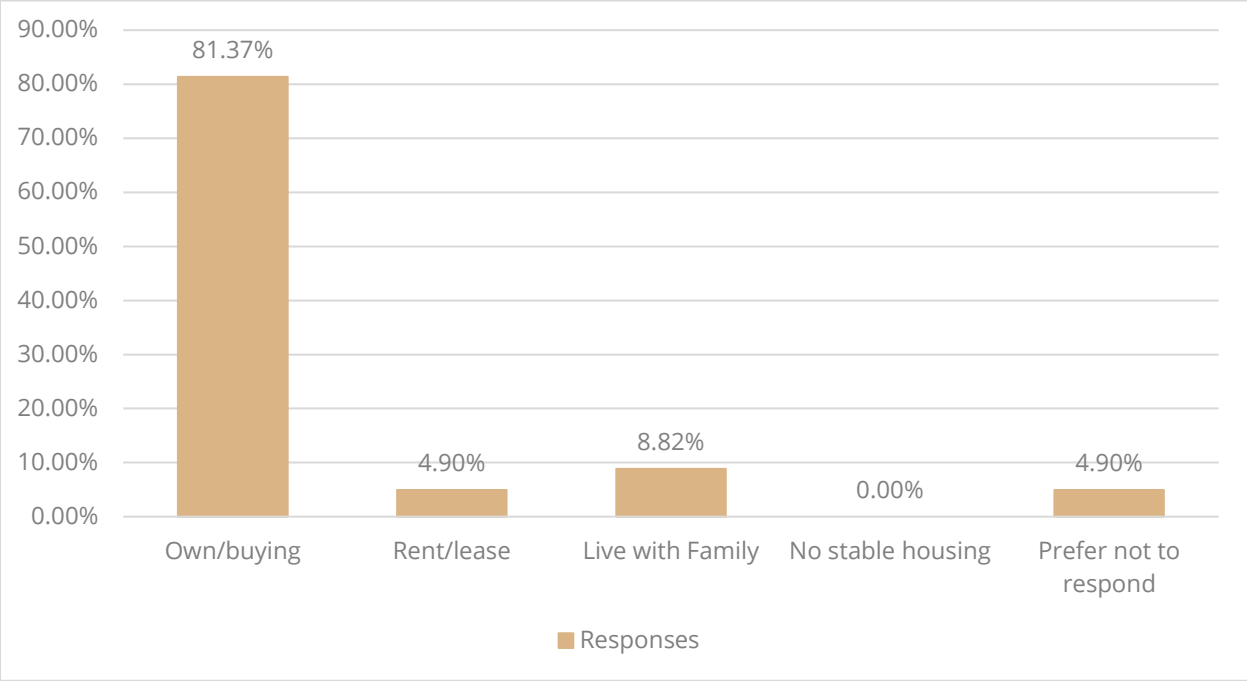
Q16. Which of the following issues, if any, have restricted the housing options you were able to consider? (Please select all that apply.)



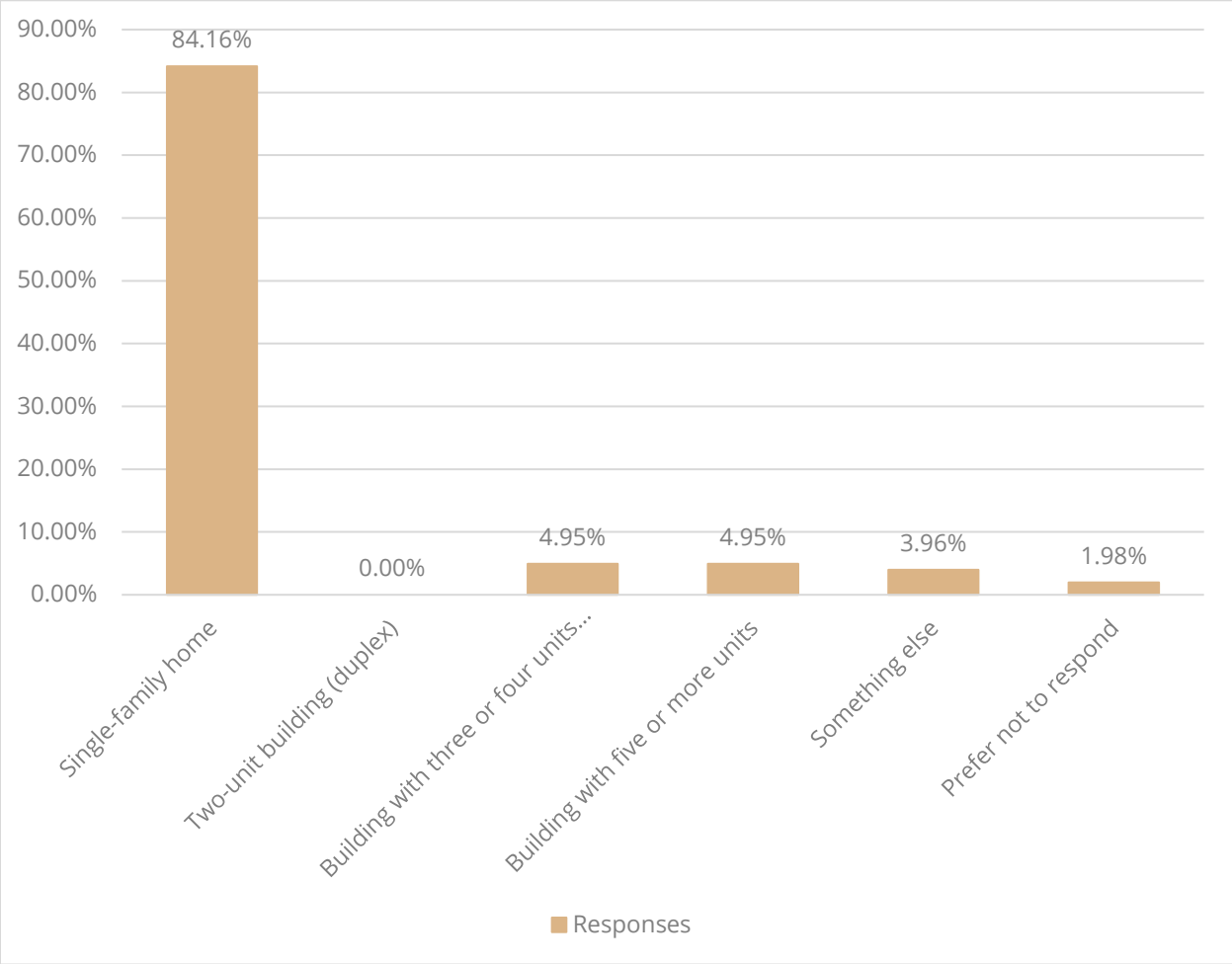
Q16. "Other" responses.

#	OTHER (PLEASE SPECIFY)	DATE
1	The overall cost/the size of a mortgage loan required was not feasible	6/2/2022 9:19 AM
2	I couldn't afford a house anywhere else in the Bay Area, Pinole is affordable	5/20/2022 6:04 PM
3	No small senior condos to buy	5/9/2022 10:02 AM

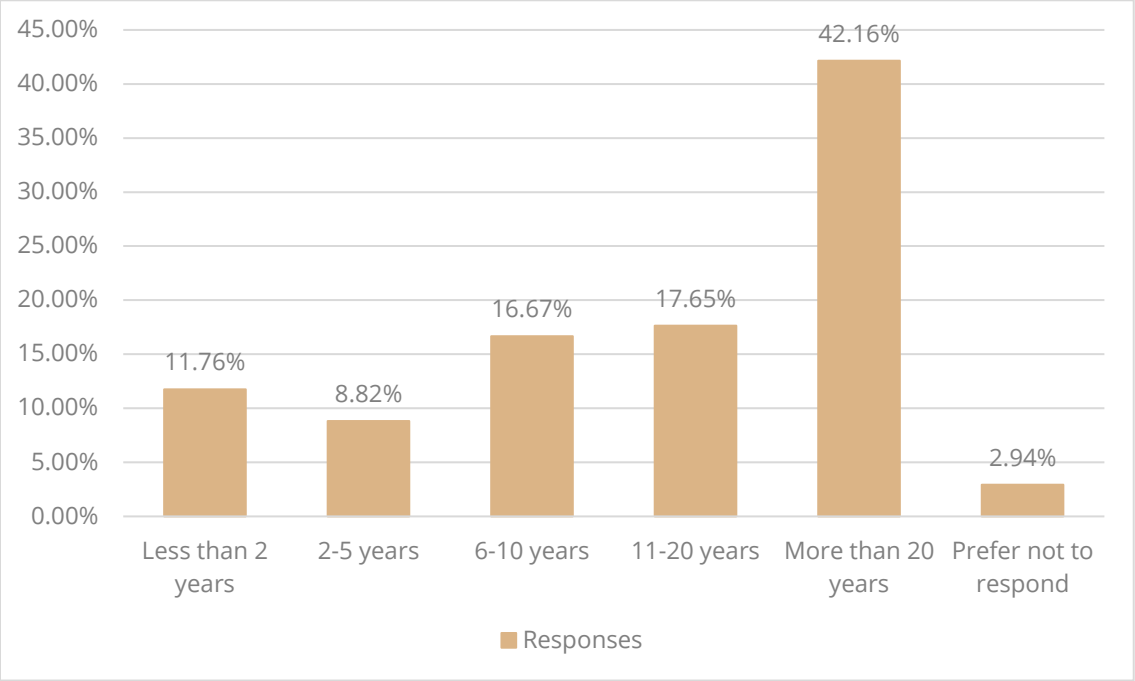
Q17. Do you currently own the home or apartment where you live, do you rent, do you live with family, or do you not have stable housing?



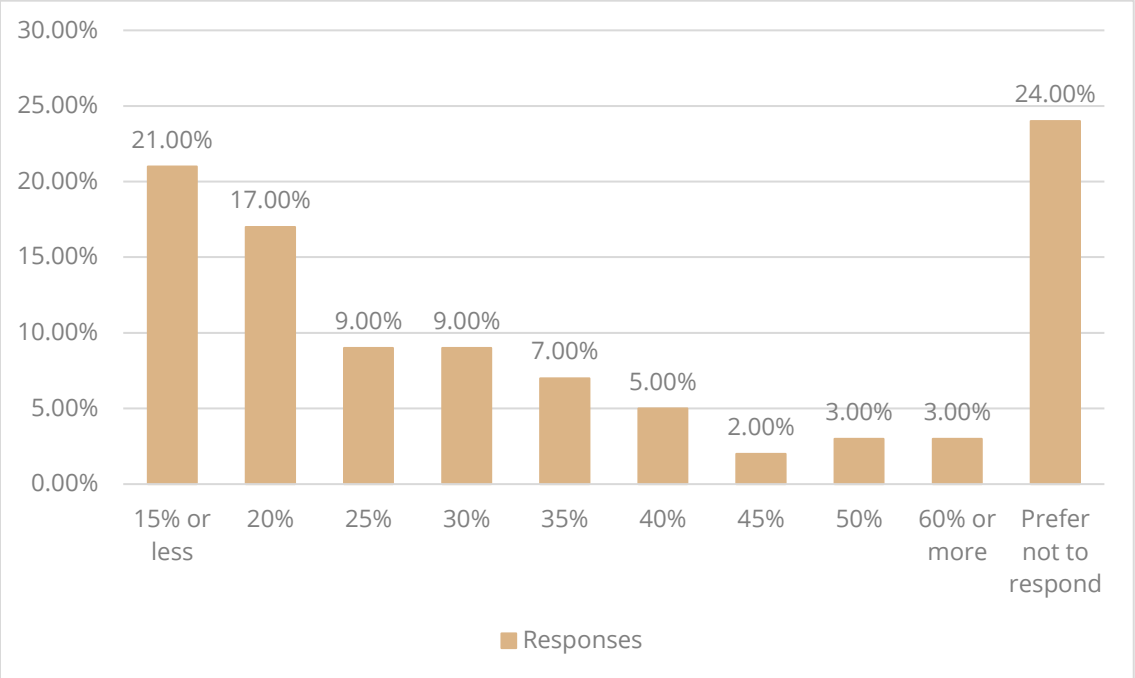
Q18. Do you live in a:



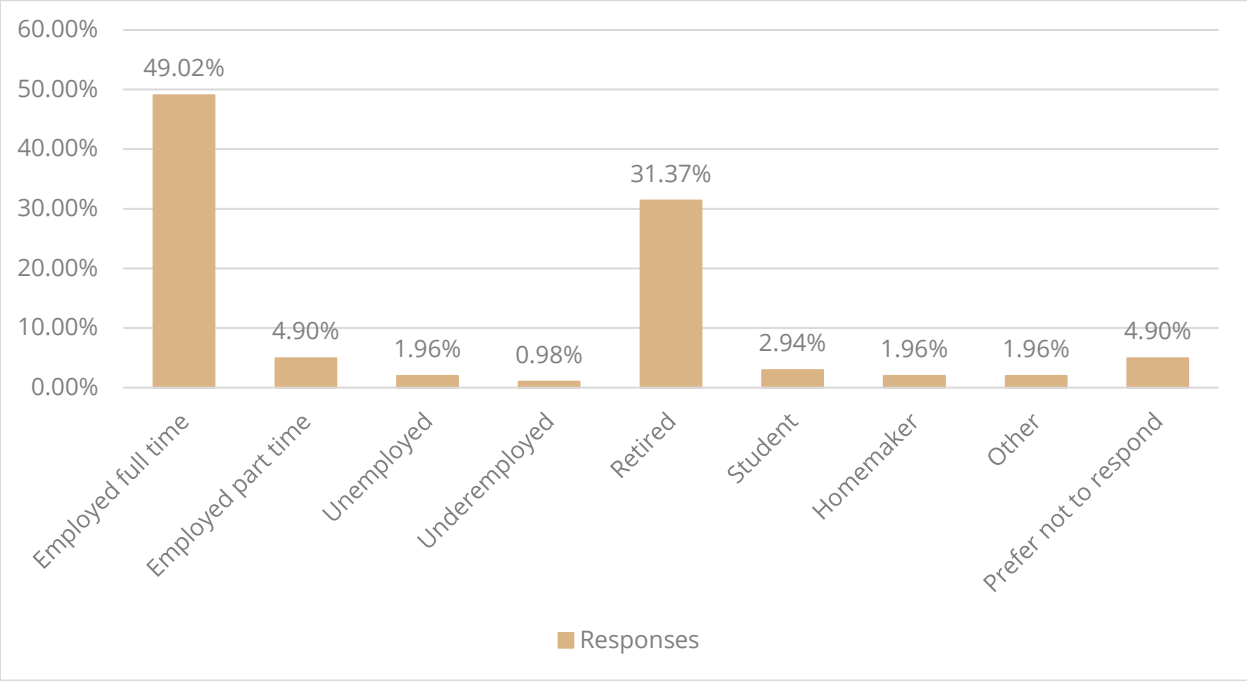
Q19. How many years have you lived at your current address?



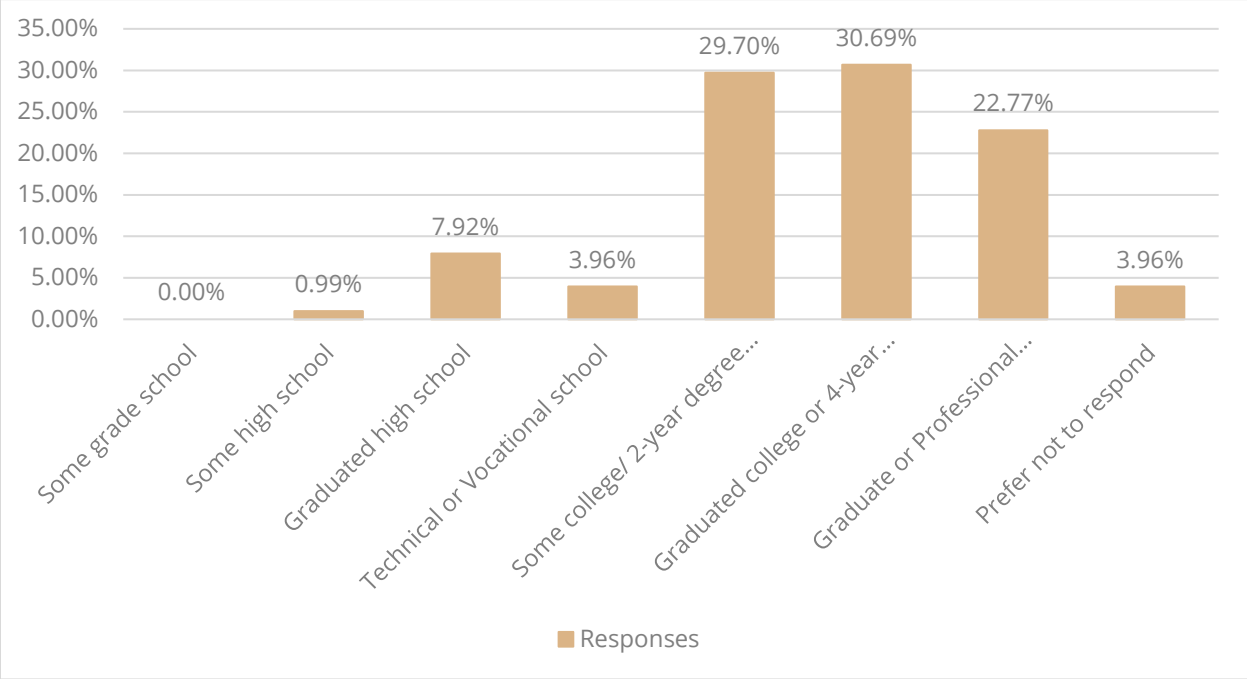
Q20. Approximately what percentage of your gross household income do you spend on housing? Example: If your monthly gross income is $4,000 and you spend $1,500/month on rent, you would spend 37% of your household income on housing.



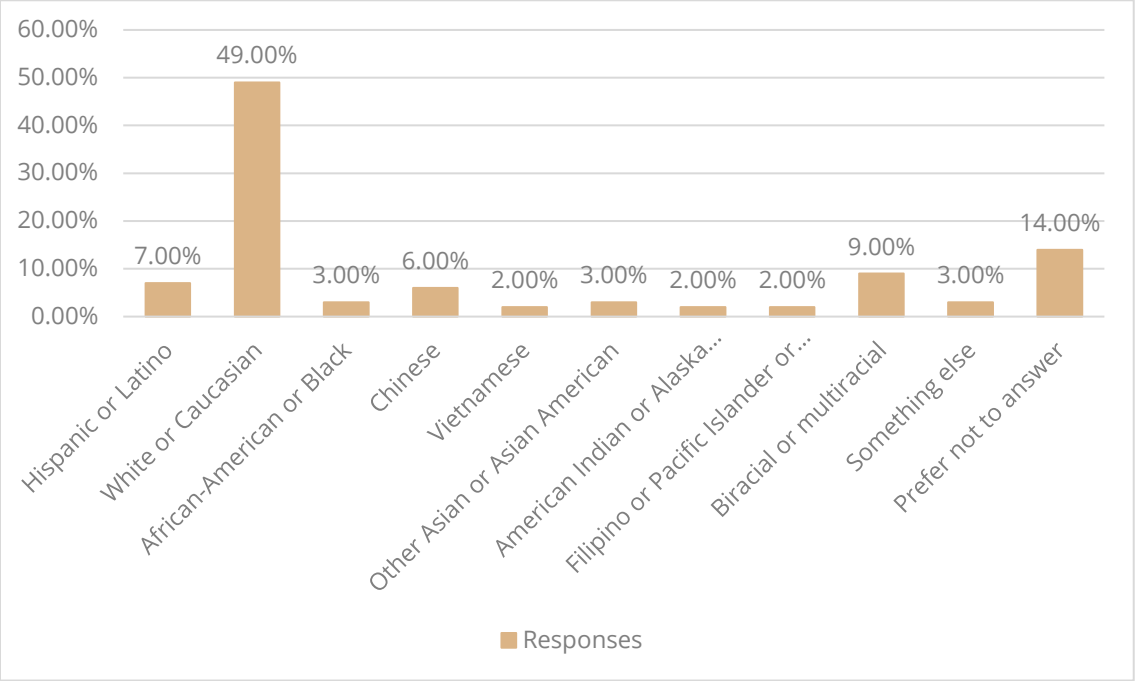
Q21. In terms of your job status, are you:



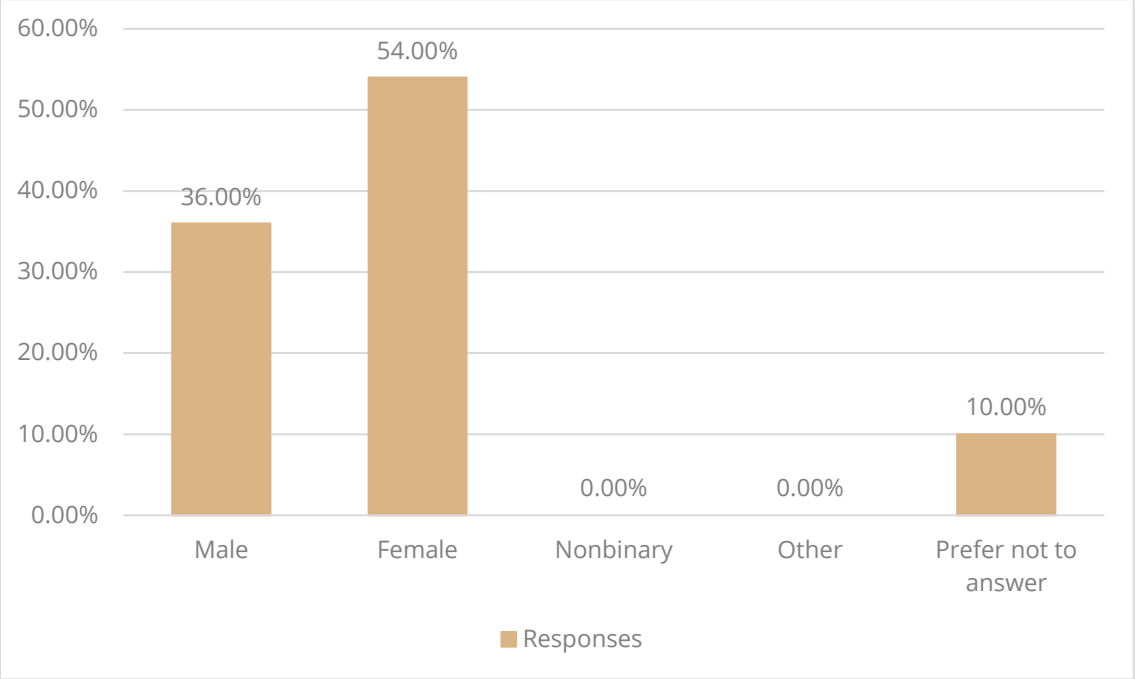
Q22. What is the last grade you completed in school?



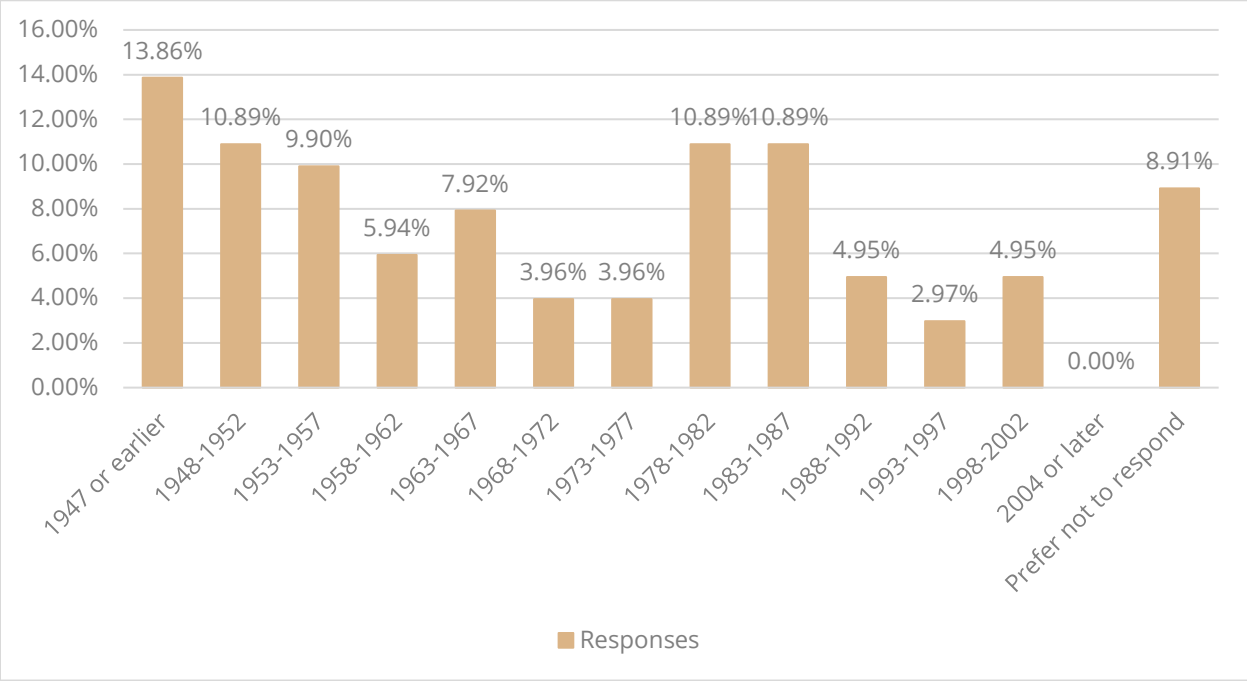
Q23. Do you consider yourself to be:



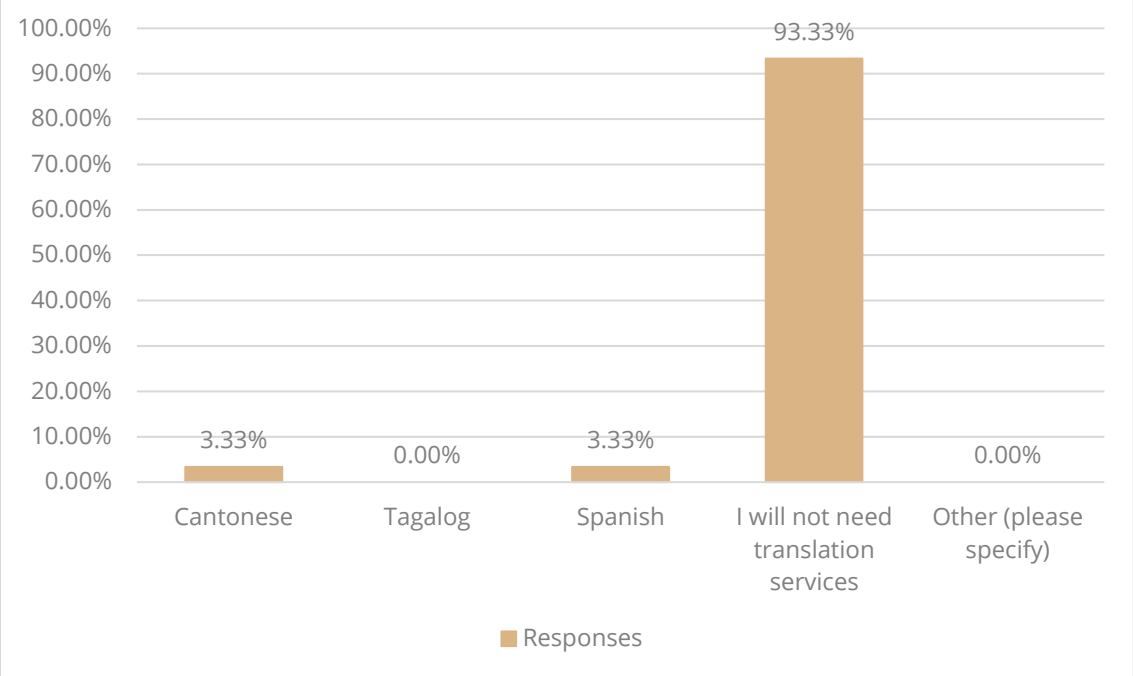
Q24. Do you identify as male, female, nonbinary, or something else?



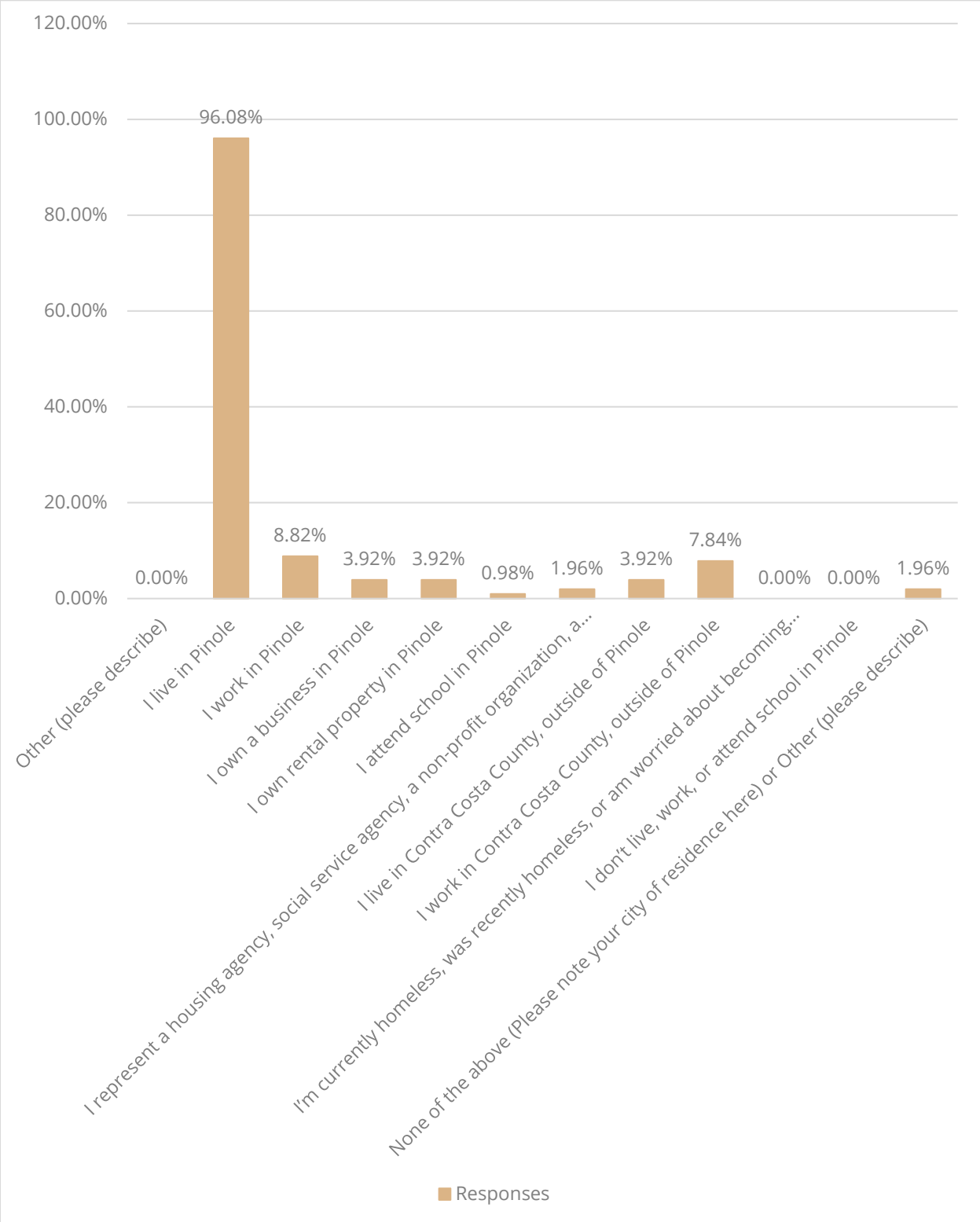
Q25. In what year were you born?



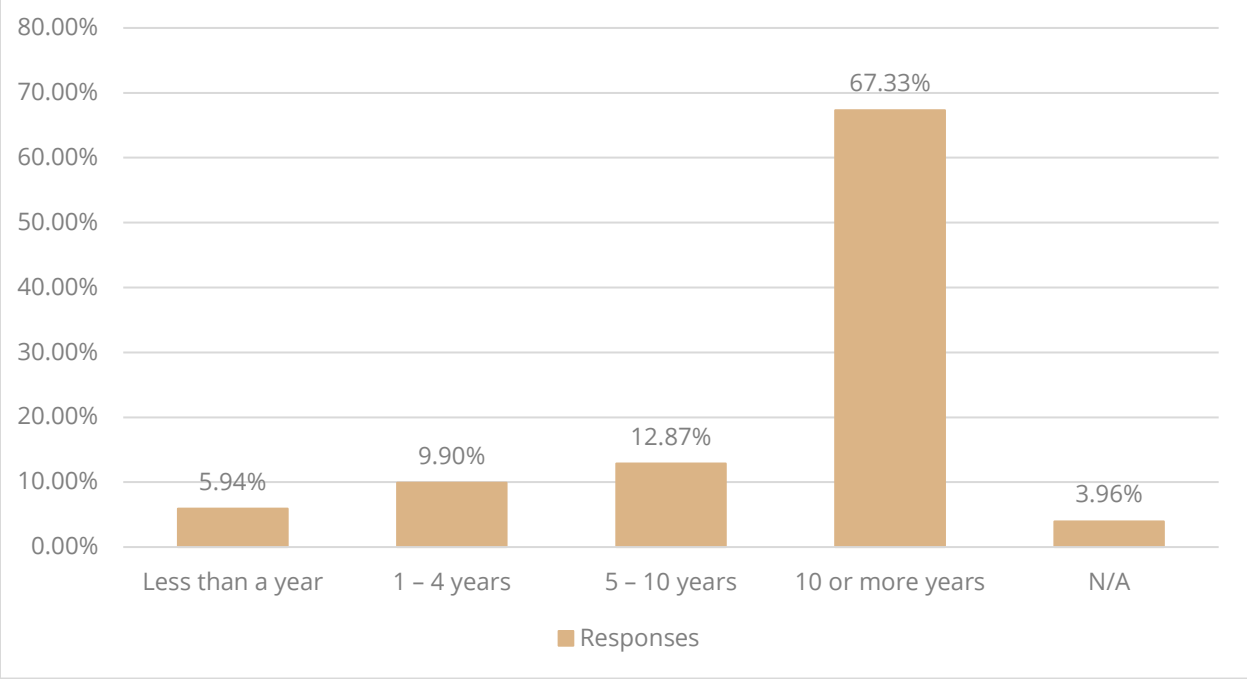
Q26. We want to ensure everyone can participate in this process. Community workshops will be held in English. If a live translator would be helpful for you to participate in community workshops, what language would you prefer?



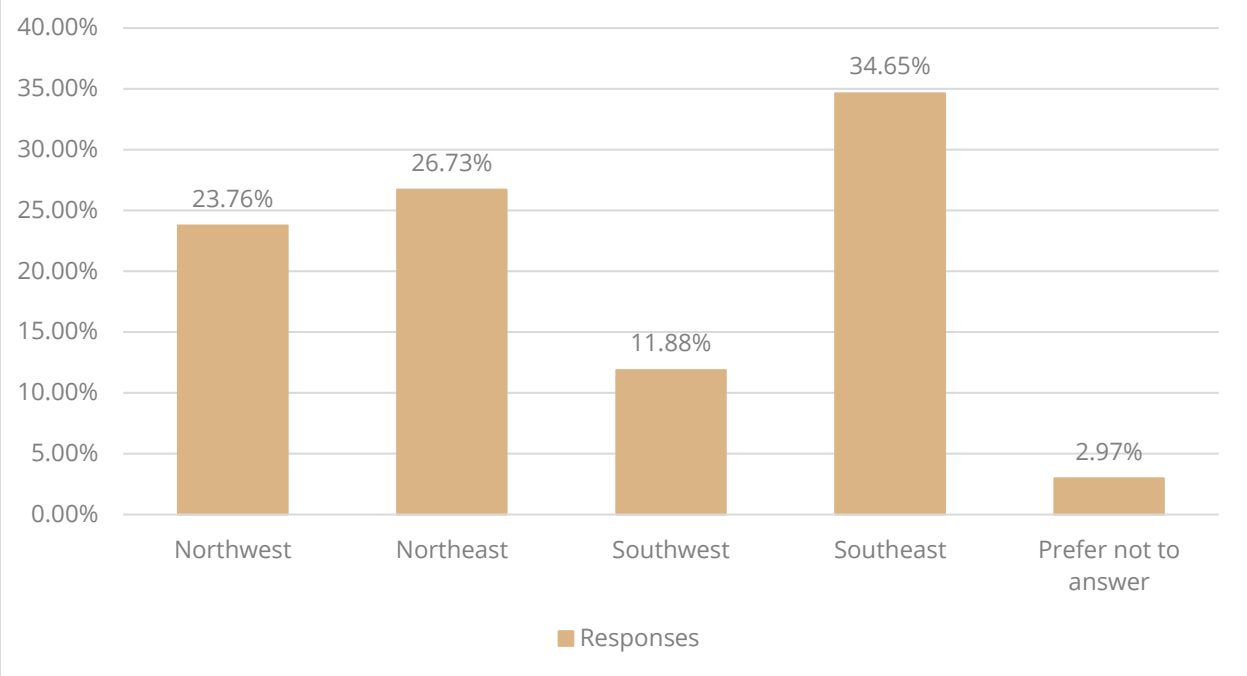
Q27. Please note your connection to the City of Pinole. (Please select all that apply.)



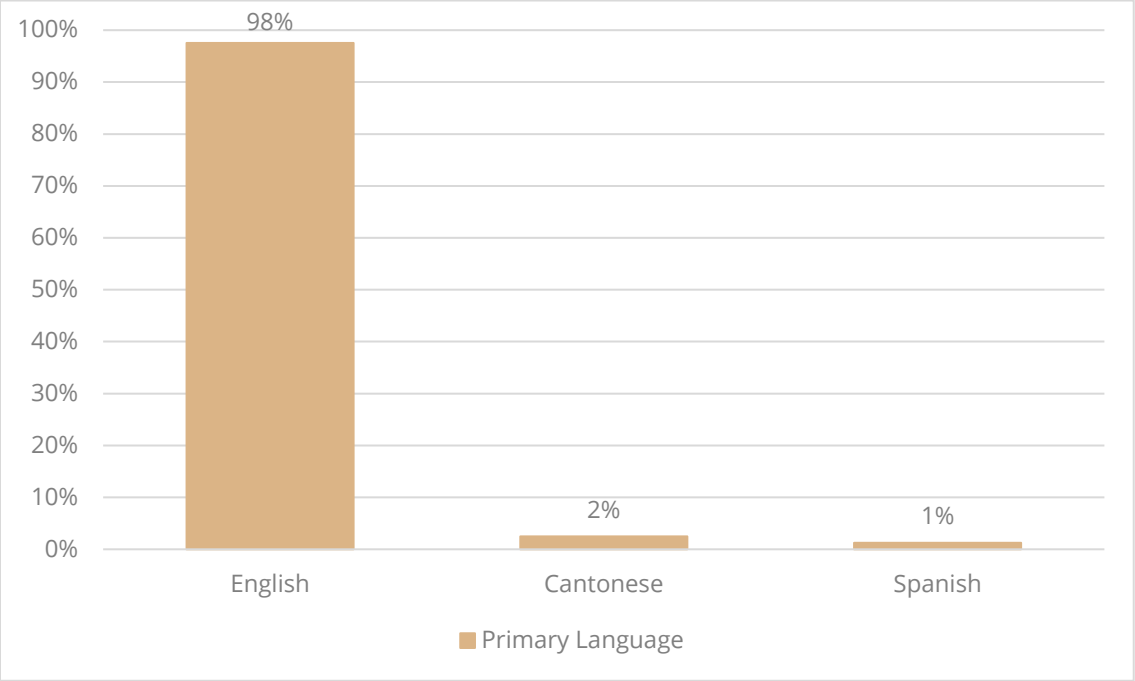
Q28. How long have you had this connection in Pinole?

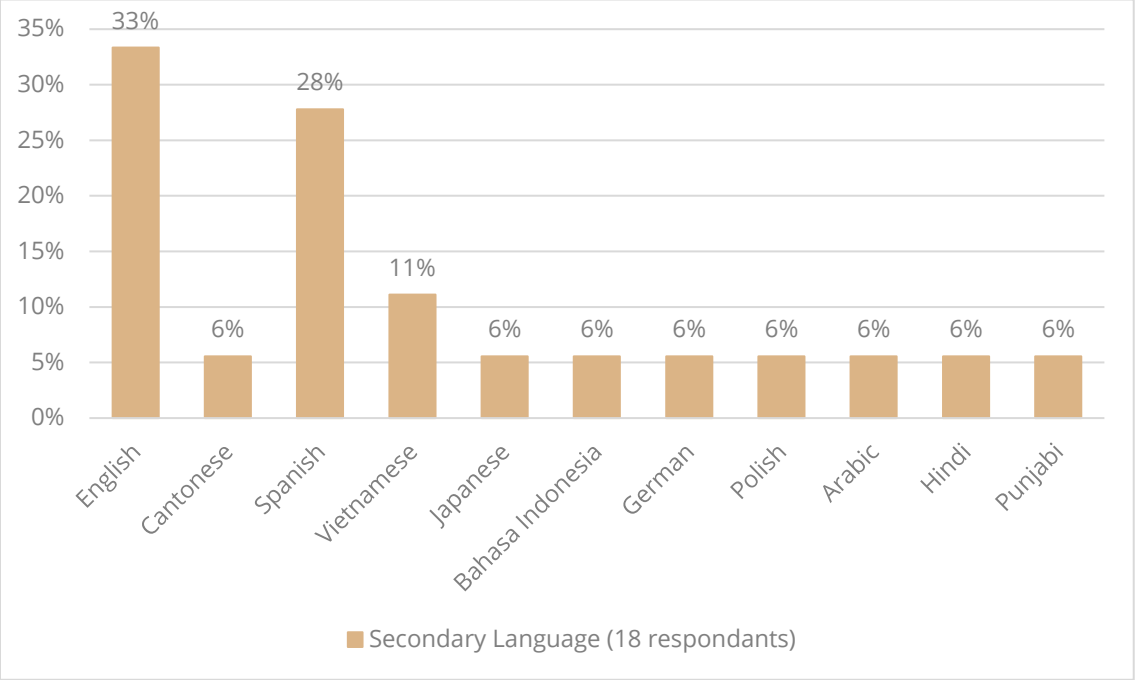


Q29. Using the map of Pinole's census tracts, please indicate in which part of Pinole you live, work, or spend the most your time. (Select one.)

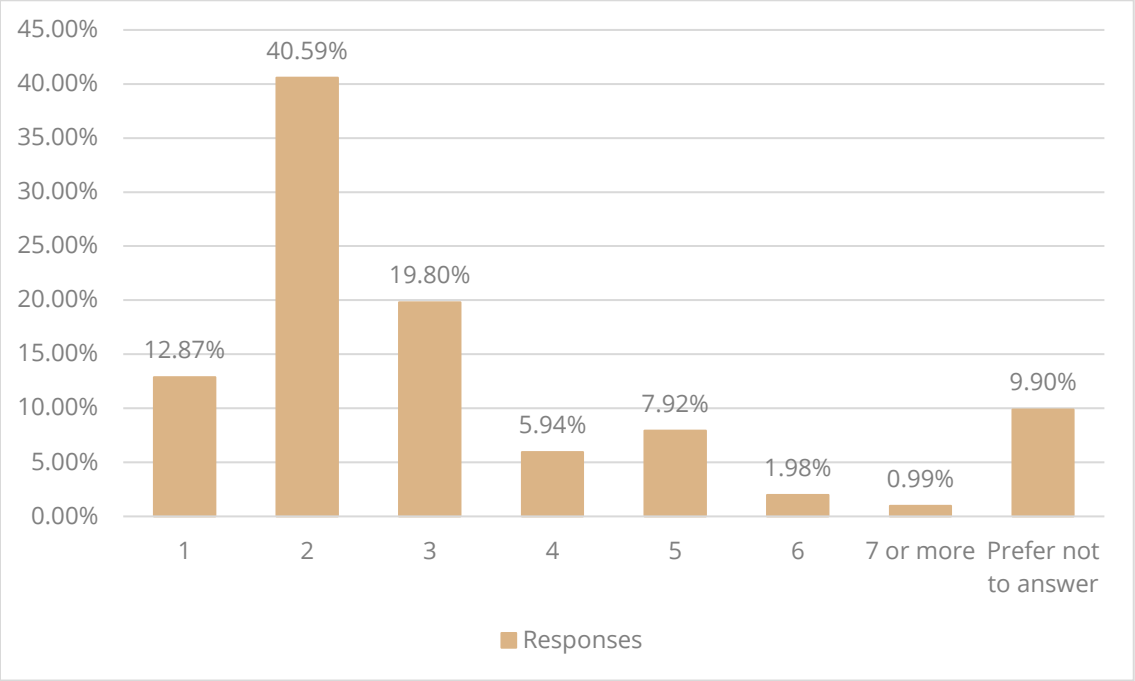


Q30. Please specify the primary language and any other secondary languages spoken in your household:

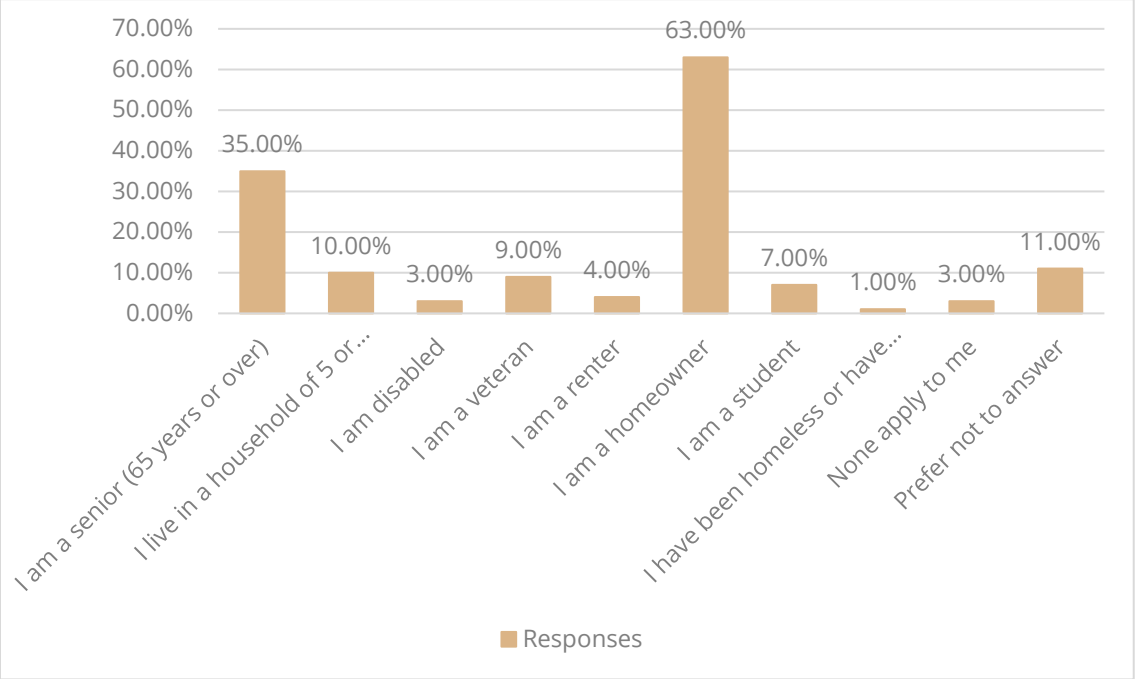




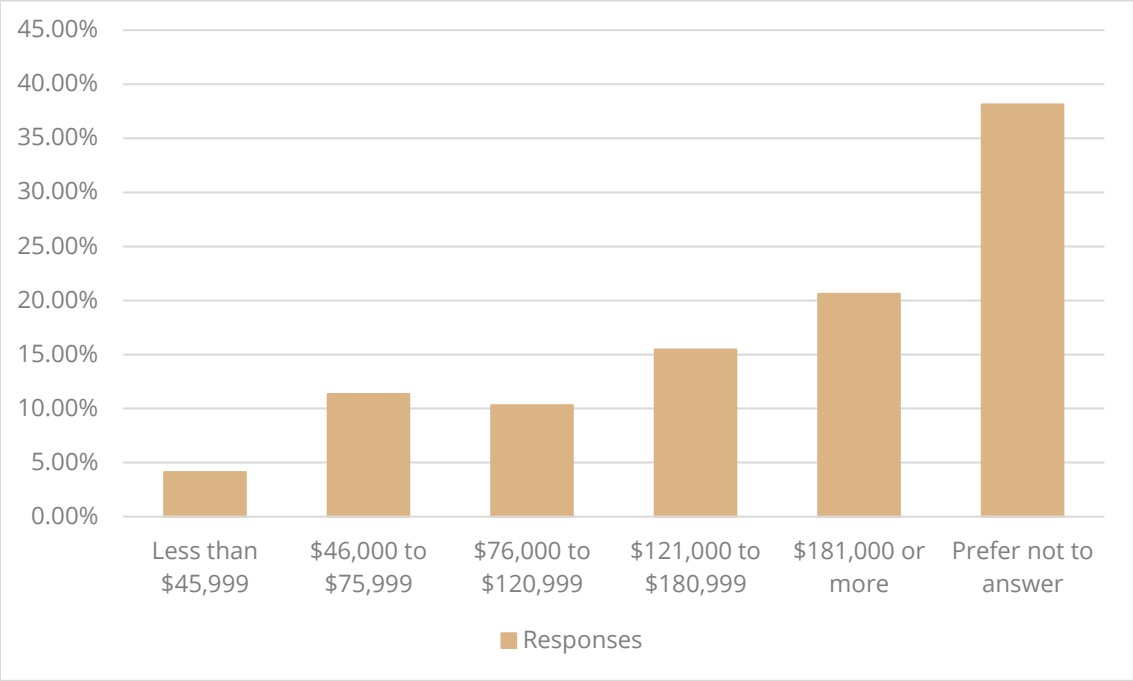
Q31. How many people including yourself live in your household?



Q32. Please select all that apply to you:



Q33. Please share the total (gross) annual household income for all adults in your household.



STAKEHOLDER INPUT

To gain additional insight from stakeholders, the City held consultations with a number of stakeholder groups. Two virtual stakeholder focus groups were held via Zoom. They were held at different times and days of the week to accommodate different schedules. The first was held on Monday, June 27, 2022, at 12:00 p.m. and the second was on Thursday, June 30, 2022, at 4:00 p.m.

The first focus group experienced technical difficulties, so registered attendees were invited to participate in one-on-one interviews at a time of their choosing. Neither of the two registered participants chose to participate at a later date.

The second focus group had five attendees representing three different organizations: the Friends of Pinole Creek Watershed, Pinole Valley Community Church, and BGAM Property Management. A summary of the focus group feedback is provided below.

In addition to the two focus groups, stakeholders were offered an opportunity to provide their individual responses to the stakeholder interview questions in writing or via a one-on-on scheduled phone call or video conference. Two individuals provided one-on-one input.

In the focus groups and interviews, the stakeholders were asked the following questions:

1. Please describe your agency or role in the City.
2. What would you say are your agency's top priorities in the next 2-3 years?
3. What do you think is the best strategy to build more housing to meet the City of Pinole's Regional Housing Needs Allocation (RHNA) goals?
4. What segment of the City's population do you think is most vulnerable in terms of having affordable housing?
5. How do you think the City can assist that population segment?
6. What do you think the greatest challenge may be in terms of housing needs for the City?
7. Do you have any other thoughts or comments that you would like to share?

The following stakeholder groups were represented at the second focus group:

- Friends of Pinole Creek Watershed (June 30, 2022)
- Pinole Valley Community Church (June 30, 2022)
- BGAM Property Management (June 30, 2022)

The following stakeholders were interviewed in a one-on-one format:

- Pinole Rotary Club (July 25, 2022)
- Contra Costa Association of Realtors (July 26, 2022)

Below is a summary of stakeholder feedback:

A. Stakeholder Focus Group #2 (June 30, 2022)

The key themes that were important to Pinole stakeholders were as follows:

- Grow awareness of the specialness of Pinole
- Educate people to "do their part" and not litter
- Habitat restoration and protection needs to be considered when locating housing sites
- Housing is too expensive
- There is not enough housing located within a reasonable distance to parks and open spaces
- Commercial retail has suffered due to COVID-19 – can we reuse this land for housing?
- Incentivize developers to including housing in their nonresidential retail projects
- Concern for low income and the young and old – populations on low or fixed incomes, people living on the fringes
- Impact fees are a constraint on development
- Place new housing near transportation
- Schools in Pinole do not have a strong reputation
- Pinole is a commercial "black hole"
- Running out of real estate
- Pinole needs to meet housing objectives while keeping it a nice place to live – enforcing standards
- Put an emphasis on community events for community building

B. Pinole Rotary Club (July 25, 2022)

In the stakeholder interviews, participants were asked to describe their agency's role in the City and what their top priorities are in the next few years. The Pinole Rotary Club is a community service organization that is currently prioritizing developing new events to revive in-person community engagement post-pandemic and increasing growth of the organization. Opportunities for community engagement include a crab feed, community cleanup, and creek cleanup.

The Pinole Rotary Club believes that there is evidence of effort being made to increase housing in the community, but it's taking a long time. The City hasn't had a lot of housing development. One suggested strategy to develop more affordable housing would be to consider such development on vacant land along San Pablo Avenue, which is currently mostly industrial. There is misinformation about what affordable housing represents. More

education is needed about what affordable housing means. There is a lack of housing for first-time homebuyers and lower-income earners (retail clerks, public service employees such as police and teachers, etc.)

The two most vulnerable segments of the population are seniors who want to downsize to a small apartment because they don't want to take care of large property and want to stay in the City and lower-income earners as mentioned above.

The Rotary Club stated that the City could assist these segments of the population by analyzing the area's needs and prioritizing the needs of those individuals. Some seniors want to move but are not able to move anywhere else in the City. The City should also incentivize accessible dwelling units, make sure fees are studied, and reduce restrictions to make this type of housing more available.

The greatest challenge the City faces with regard to housing needs is a lack of information and clarification about what affordable housing projects are and how they benefit the community. The Rotary Club believes that education on this topic will allow citizens to take a more active role in supporting affordable housing efforts in the City. There is a lot of misinformation being circulated on social media by individuals in the community. More town hall events where residents can hear from experts in the field and get factual information would be helpful. The pandemic has led to disconnection in the community, and efforts should be taken to rebuild that in-person sense of community. Town hall events would also help with that.

C. Contra Costa Association of Realtors (July 26, 2022)

When asked about their agency's role in the City and their top priorities over the next few years, the Contra Costa Association of Realtors (CCAR) stated they are a trade organization representing over 4,000 members, including 500 in West County of Contra Costa County. The organization's primary role is to work to protect homeowners' property rights and protect members' ability to conduct business.

Strategies recommended for building more housing in Pinole include incentivizing accessory dwelling units and looking at case studies to see what others are doing outside California to come up with creative housing solutions. Some examples include conversion of abandoned industrial buildings and shopping malls and construction of apartments using shipping containers.

CCAR sees the middle class as the most vulnerable in terms of having affordable housing. The low-income population is always a concern, but there are also not enough options for middle-income earners who don't qualify for low-income income limits (both rental and homeownership).

CCAR recommends that the City advocate for housing solutions that specifically use the term "work-force housing." There is too much stigma with the term "affordable housing," and many people associate affordable housing only with Section 8 rentals. More education is

needed about what work-force housing is. The City should encourage new development and programs that help the middle class get into homes. Work-force housing should be included in low-income properties, so there are move-up opportunities when residents no longer qualify for the low-income units.

CCAR recommended a couple programs for those with limited incomes. Richmond Community Foundation Connects has a program called the Black Wealth Builder's Fund[26], which helps Black potential homebuyers with down payment assistance through a zero percent-interest loan, to be paid back only when the home is refinanced or sold. California Association of Realtors Housing Affordability Fund[27] is another similar program, which is a closing cost assistance grant program that helps first-time homebuyers who are members of an "underserved community" (especially black and Latino individuals).

The greatest challenges CCAR sees with housing needs in the City is cost and timing of housing development. There is limited housing supply and availability of land. Costs of real estate, land, labor, and construction are all high in this area and make building new housing difficult.

CCAR has observed that there is a misconception that younger generations want apartments; many still want the opportunity for small, traditional single-family homes in which they can start families.

[26] https://give.richmondcf.org/campaigns/17536-black-wealth-builder-s-fund

[27] https://www.car.org/difference/haf/hafclosingcostgrantprogram

COMMUNITY WORKSHOPS (PUBLIC OUTREACH MEETINGS)

Due to office/business closures related to the COVID-19 pandemic, the City of Pinole hosted two Community Workshops (public outreach meetings) online using the Zoom platform.

- The first Community Workshop was held via Zoom on Wednesday, May 11, 2022, and had seven community member attendees. This meeting provided an overview of the three major components of the project: Update the Housing Element, Update the Health and Safety Element, and Creation of a new Environmental Justice Element.

- The second Community Workshop was held via Zoom on Thursday, June 9, 2022, and had 18 community members attendees. The meeting provided an overview of key housing policies that could be incorporated into the updated Housing Element.

A question-and-answer period was held during both Community Workshops. During this time, questions/comments received were answered verbally and written in the text box on the Zoom meeting platform. An electronic poll was also conducted during each Community Workshop. The results of each Community Workshop are provided below.

COMMUNITY WORKSHOP #1 (MAY 11, 2022)

Live Poll Results

Question 1

Poll | 1 question | 6 of 7 (85%) participated

1. Are you listening in Tagalog, Cantonese, English, or Spanish? (Single Choice) *

6/6 (100%) answered

Tagalog	(0/6) 0%
Cantonese	(0/6) 0%
English	(6/6) 100%
Spanish	(0/6) 0%

Question 2

Poll | 1 question | 8 of 8 (100%) participated

1. How long have you lived/worked in the City? (Single Choice) *

8/8 (100%) answered

Less than 5 years	(3/8) 38%
5 - 10 years	(0/8) 0%
More than 10 years	(5/8) 63%
I do not live/work in Pinole	(0/8) 0%

Question 3

Poll | 1 question | 7 of 9 (77%) participated

1. Please select those that apply to you: (Multiple Choice) *

7/7 (100%) answered

Homeowner	(5/7) 71%
Renter	(2/7) 29%
Landlord	(0/7) 0%
Other (please note using Q&A box)	(0/7) 0%

Question 4

Poll | 1 question | 11 of 11 (100%) participated

1. What type of housing do you live in? (Single Choice) *

11/11 (100%) answered

Single-family dwelling	(11/11) 100%
Accessory dwelling unit	(0/11) 0%
Duplex, Triplex, Quadplex	(0/11) 0%
Condominium	(0/11) 0%
Apartment Building	(0/11) 0%
Mobile Home	(0/11) 0%
Assisted/Group/Senior Housing	(0/11) 0%

Question 5

Poll | 1 question | 8 of 11 (72%) participated

1. Please choose the appropriate area where you live/work (Single Choice) *

8/8 (100%) answered

Northwest	(2/8) 25%
Northeast	(3/8) 38%
Southwest	(1/8) 13%
Southeast	(2/8) 25%
Unsure	(0/8) 0%

Question 6

Poll | 1 question | 8 of 12 (66%) participated

1. What are the top housing issues facing people in Pinole? (Single Choice) *

8/8 (100%) answered

Difficulty paying rent, mortgage, down-payment, etc.	(4/8) 50%
Lack of suitable or needed housing type (size, senior, group)	(1/8) 13%
ADA accessibility	(0/8) 0%
Substandard housing quality/maintenance	(0/8) 0%
Housing segregation and discrimination	(0/8) 0%
Access to transit/commute times	(3/8) 38%
Overcrowding	(0/8) 0%
Homelessness	(0/8) 0%
Other? (Please Describe)	(0/8) 0%

Question 7

Poll | 1 question | 7 of 12 (58%) participated

1. Please provide your top three (3) programs to improve housing access in Pinole? (Multiple Choice) *

7/7 (100%) answered

Extend price control period on existing affordable units	(3/7) 43%
Provide incentives to developers that restrict a portion of units to be affordable	(3/7) 43%
Require affordable units in new developments	(4/7) 57%
Allow more higher-density (multi-family) housing	(3/7) 43%
Simplify the process to approve projects	(0/7) 0%
Provide access to low-cost pre-designed plans for Accessory Dwelling Units (ADU)	(4/7) 57%
Other (please specify)	(0/7) 0%

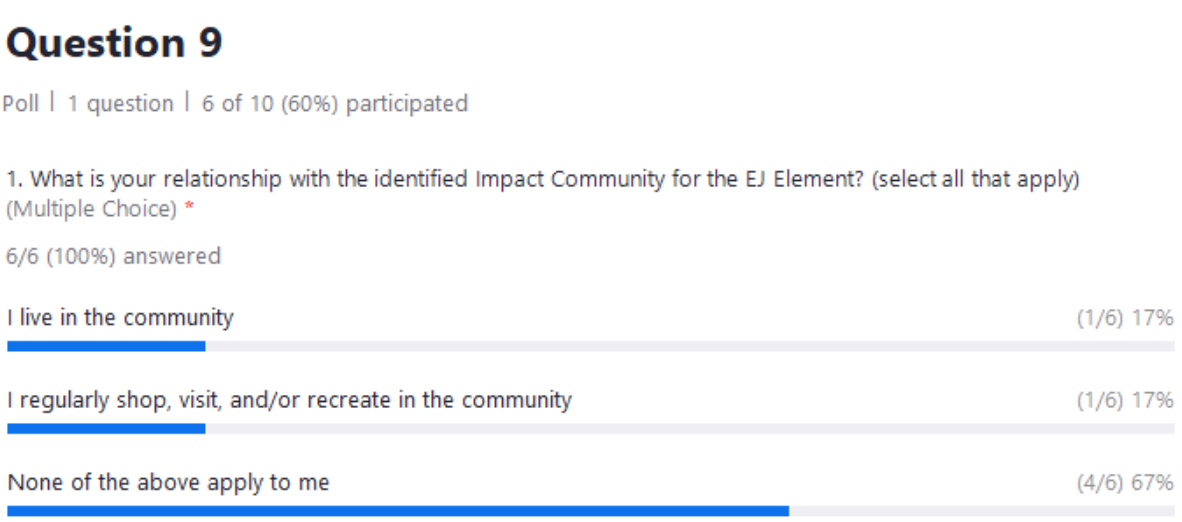
Question 8

Poll | 1 question | 7 of 10 (70%) participated

1. Which of the following areas would you like the EJ Element to focus on? (Multiple Choice) *

7/7 (100%) answered

Access to healthy food, facilities, nature, transit, etc.	(5/7) 71%
Access to medical care	(3/7) 43%
Access to healthy air quality, water quality, reduced pollution	(3/7) 43%
Preserving future generation's right to live, work, and enjoy Pinole	(2/7) 29%



QUESTION-AND-ANSWER SESSION

Question 1: We have mostly watershed land left and traffic is horrible. A RHNA of 500 is a lot for a 5-square-mile town. We should appeal for less because we only have bus transportation. We don't have a ferry terminal or Amtrak station.

Answer 1: Thank you, Annmarie. The RHNA allocations are firmly set by the State and ABAG [Association of Bay Area Governments]. Pinole has a relatively smaller increase than many other cities.

Question 2: ADUs are gross and smelly.

Answer 2: The condition of ADUs are not inherently different than any other form of housing. Maintenance is up to the owner. Many cities are preparing preapproved designs to encourage attractive and affordable ADU construction.

Question 3: Too fast on survey please.

Answer 3: Thank you. We will have time for Q&A. You can type any time and we will address at the end.

Question 4: Covid/pandemic precautions

Answer 4: Thank you. Yes, we have included Health Crises as a topic in the Safety Element.

Question 5: Reduction of flammable vegetation needs to be addressed in the city; many property owners do not comply.

Answer 5: Thank you. We will include fuel modification and fire safe design policies as well as enforcement in the Health and Safety Element.

Question 6: I would like to see the City of Pinole address code enforcement better. Many property owners do not take care of their front yards. Junk stacked up, weeds. We need to take pride in our neighborhoods.

Answer 6: Thank you for your comment. Enforcement is often one of the programs of the Housing Element.

Question 7: Hospitals are gone. We have to go to John Muir or the county hospital or Kaiser if you have it.

Answer 7: Thank you. We understand the concern and will address distance to quality medical care in the Environmental Justice Element.

Question 8: Was civic engagement supposed to be an option on that poll?

Answer 8: Feel free to use the Q&A tool to comment if we missed your poll answer.

Question 9: I was able to select an option for question 8, but it seems as though it only had 4 out of the 5 options to choose from. I was curious if Civic Engagement was supposed to be part of question 8 or the question was meant to emphasize the other options?

Answer 9: Apologies - we can note your preference to highlight civic engagement in our response. Thank you!

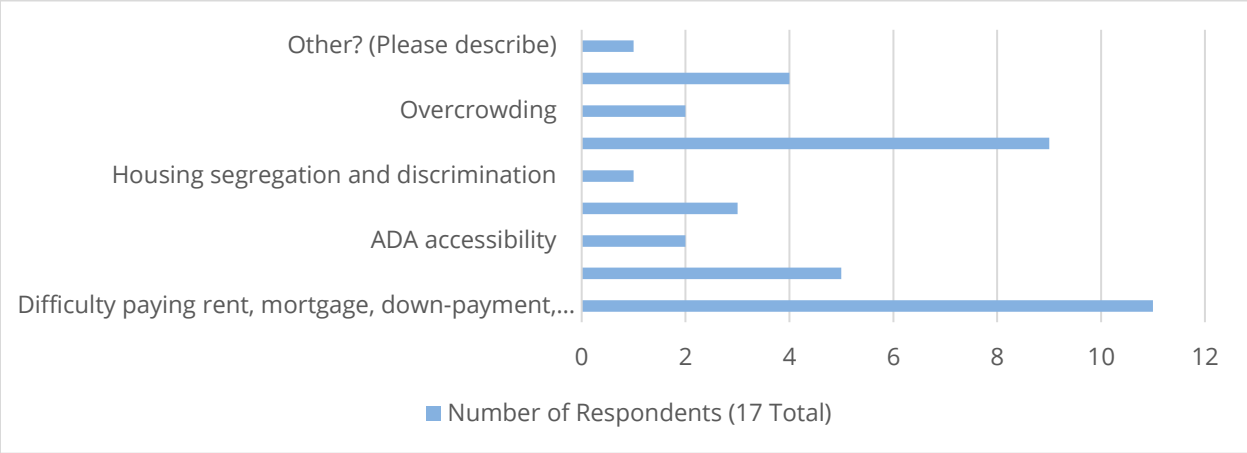
Question 10: I noticed that all the respondents (at least at the start of the meeting) were using the English room. Is there a way the city could do more targeted outreach to Spanish/Cantonese/Tagalog-speaking communities in Pinole?

Answer 10: Great question! We are recording this session in all three languages, and these will be available on the project website. The surveys are also available in all four languages. The project team and City sent postcards to all households in Pinole with QR codes to the survey and Zoom meeting. The postcards included information in the four selected languages that translation services are available. The team is also contacting stakeholders, including religious institutions and service organizations, who can help us reach their constituents.

COMMUNITY WORKSHOP #2 (JUNE 9, 2022)

Live Poll Results

Poll Question 1: What are the top housing issues facing people in Pinole?



Question-and-Answer Session

Question 1: Can you define climate health risks?

Answer 1: From the CDC: "Climate change, together with other natural and human-made health stressors, influences human health and disease in numerous ways. Some existing health threats will intensify, and new health threats will emerge. Not everyone is equally at risk. Important considerations include age, economic resources, and location.

In the U.S., public health can be affected by disruptions of physical, biological, and ecological systems, including disturbances originating here and elsewhere. The health effects of these disruptions include increased respiratory and cardiovascular disease, injuries and premature deaths related to extreme weather events, changes in the prevalence and geographical distribution of food- and water-borne illnesses and other infectious diseases, and threats to mental health."

Question 2: May I please get a copy for this and the previous slide deck?

Answer 2: Yes. Recordings will be uploaded on the website: LandUsePlanningForPinole.com. Also, if you send an email to contactus@landuseplanningforpinole.com, we can reply with a PDF copy.

Question 3: What is the median income for the area?

Answer 3: The California Department of Housing and Community Development has a 2021 median income for Contra Costa County of $125,600 for a family of four. The 2021 values have served as the basis of our data assessment.

Question 4: Clarification of blue on previous slide?

Answer 4: The blue indicates projects in the pipeline that are counted toward the City's RHNA (Regional Housing Needs Allocation).

Question 5: Are you sure about the income levels in the earlier slide? Looking at the 2021 Contra Costa CDBG, it looks like low income for a household of four is capped at $109,600 which you have as the floor of above moderate, when it should be floor of moderate.

Answer 5: Noted. Low income is between $68,500 and $109,600. Moderate income is between $109,500 and $150,700, with the median income of $125,600.

Question 6: Does senior housing fall under low-income housing?

Answer 6: Senior housing can fall under multiple income levels. For a senior housing development to be considered low-income housing, an affordability covenant would need to be included for those units that would count toward low-income housing.

Question 7: For the Affirmatively Furthering Fair Housing, how is a commitment to meaningful actions measured? Is there a metric that will be reported or any other reporting requirement?

Answer 7: The City will need to determine metrics unique to each specific program/action. For instance, for neighborhood connectivity improvements, the metric could be a number of specific sidewalk segments. Or for housing preservation, the City could commit to issuing X number of grants, or a certain service for a specific period of time, to maintain homes.

The City reports its progress on Housing Element implementation to the State annually in the Housing Element Annual Progress Report. This report is also filed with the City Council.

Question 8: What is the demographic breakdown of Pinole compared to Contra Costa County?

Answer 8: The Housing Element includes an assessment on the demographics of Pinole and Contra Costa County, including age, race, ethnicity, employment, household trends, tenure, income, vacancy, and housing costs, among other factors. This analysis will be released with the Draft Element.

Question 9: In the poll, is suitable housing the same as affordable housing?

Answer 9: For the Housing Element, suitable housing refers to housing that is safe, accessible, and habitable.

Question 10: Require affordable housing in developments.

Answer 10: Noted. This would fall under an Inclusionary Housing Ordinance.

Question 11: How can we require developers to mitigate transportation impacts?

Answer 11: Transportation impacts are addressed by the California Environmental Quality Act (CEQA). Projects subject to CEQA are required to assess transportation impacts and mitigate any impacts that exceed the City's thresholds.

Question 12: Greener buildings. White roads, plants on the roof, grey water, more solar panels, plant more trees and CA Native pollinator plants.

Answer 12: This is great feedback! Especially for the Environmental Justice and Housing Elements.

APPENDIX D: DEVELOPER LETTERS

MRK PARTNERS INC

Lilly Whalen
Community Development Director
City of Pinole
2131 Pear Street
Pinole, CA 94564

February 6, 2023

Dear Lilly,

As you know, MRK Partners Inc. (via Pinole Venture LP) submitted a development application to the City of Pinole in 2021 to construct 179 units of affordable housing for seniors at 600 Roble Avenue. In January 2022 the project was issued permits and construction began shortly thereafter. We are currently at approximately 40% completion, with delivery of the new apartments targeted for year end 2023.

Our experience working with the City on this project has been positive overall. Navigating an often daunting landscape of overlapping Federal, State, County, and City regulations is no easy task, especially when operating under the tight deadlines required for tax credit applications in California. City staff understood these requirements and the timing needs in order to make the project a success, and it was clear the City was truly a partner throughout. We look forward to wrapping up this project over the next year and delivering new affordable housing stock to Pinole, and we would welcome the opportunity to work with the City again on a future development.

Sincerely,

Sydne Garchik

Manager, Pinole Venture LP

Principal, MRK Partners, Inc.

sgarchik@mrkpartners.com

(424) 999-4588

2711 N. Sepulveda Blvd. #526 Manhattan Beach, CA 90266 (O) 424-999-4580

SAHA
SATELLITE AFFORDABLE HOUSING ASSOCIATES

1835 Alcatraz Avenue
Berkeley, CA 94703
P 510.647.0700
F 510.647.0820

WWW.SAHAHOMES.ORG

February 7, 2023

Lilly Whalen
Community Development Director
City of Pinole
2131 Pear Street
Pinole, CA 94564

RE: 811 San Pablo Avenue, Pinole

Dear Ms. Whalen,

I am writing this letter on behalf of Satellite Affordable Housing Associates (SAHA) to emphasize our commitment to completing the construction of 811 San Pablo ("the project") within the next 8 years (by 2031). As you are aware, SAHA and the City of Pinole entered into a Disposition and Development Agreement in July 2021 to acquire and develop the vacant land located at 811 San Pablo Avenue, Pinole. The project will provide 33 units of affordable housing for low-income veterans, including households experiencing disability and chronic homelessness.

In Contra Costa County, there were 127 Veterans identified in the Point-in-Time Count conducted in January 2020. Over the last three years, the County has observed a 6% increase in veteran homelessness. The 811 San Pablo project represents a unique opportunity to address this issue and increase both the County and City of Pinole's supply of much needed affordable housing for low-income veteran households. This opportunity was made possible by the City's comparatively easy design review process, effort in advocating for the project, and staff support for permit applications throughout the past year and a half.

In addition to the City's short entitlement timeframe (within four months of submittal), its financial assistance for land and construction loan funds also contributed a great benefit to the project. By having local funding committed and site control, SAHA was able to garner additional funds from the Contra Costa County, California Department of Housing & Community Development, California Tax Credit Allocation Committee and California Debt Limit Allocation Committee. The project will begin construction in May 2023 with projected

SAHA
SATELLITE AFFORDABLE HOUSING ASSOCIATES

1835 Alcatraz Avenue
Berkeley, CA 94703
P 510.647.0700
F 510.647.0820

WWW.SAHAHOMES.ORG

construction completion to be August 2024.

On behalf of SAHA, we look forward to continue our work with the City on this project, and developing more projects in Pinole in the future.

Sincerely,

Susan Friedland
Chief Executive Officer

ROIC
RETAIL OPPORTUNITY INVESTMENTS CORP.

February 7,2023

Lilly Whalen
Community Development Director
City of Pinole
Community Development Department
2131 Pear Street, Pinole, CA 94564

RE: Pinole Vista - Redevelopment of the Kmart Site

Dear Lilly,

Thank you for reaching out to Chris regarding the 223 Unit Pinole Vista Housing Project.

ROIC has enjoyed working with the City of Pinole and appreciates the collaborative entitlement process.

We were attracted to the Pinole opportunity because it lines up nicely with ROIC's goal of reimagining outdated concepts and adding vitality to their shopping centers. The revisioning of the Kmart site is a great example of how synergies can be opened between a proposed residential use and an adjacent retail shopping center. From an environmental perspective, creating a place where people can live, shop, and dine without having to get into a car is a real positive.

ROIC's intent is to have the redevelopment of the site take place by 2031. The current challenge is the inflationary pressure on building materials and rising interest rates.

We look forward to working with the City of Pinole during the building permit process.

Sincerely,

Rich Schoebel
Chief Operating Officer
RETAIL OPPORTUNITY INVESTMENTS CORP.

Retail Opportunity Investments Corp.
11250 El Camino Real Suite 200, San Diego, CA 92130 Ph: (858) 677-0900 Fx: (858) 408-3668
NASDAQ: ROIC

From: Trent Sanson <trent@denovahomes.com>
Sent: Friday, February 10, 2023 3:02 PM
To: Lilly Whalen <lwhalen@ci.pinole.ca.us>; David Hanham <dhanham@ci.pinole.ca.us>; Justin Shiu <jshiu@ci.pinole.ca.us>
Subject: Appian Village - 154 unit multifamily project

***** EXTERNAL MESSAGE *****

Good afternoon Lilly, Dave, and Justin. Happy Friday! I hope all is well with you all.

Please accept this email as our formal correspondence demonstrating our ongoing desire and commitment to work towards bringing our project, Appian Village (containing 154 multi-family housing units), to life. Since the Planning Commission approved our project and granted us our entitlements back on April 11, 2022, we have closed escrow on the property and continued to heavily invest in our property and project.

Since closing escrow, we have commenced with the following activities to further invest in the project and hope shows our commitment to seeing it be built sooner than later (or at least within the next 8 years for the City's next RHNA/Housing Element cycle); on top of our immediate investment in Pinole to acquire the property outright from the previous land owners:

- Demolition – being an abandoned and old hospital facility, we have commenced and are

nearing completion of the massive demolition efforts to clear the property of its previous hospital uses to clear the way for future redevelopment to proceed with grading and improvements for the future housing

- Plan Preparation and Plan Checking -
  - Paid the hundreds of thousands of dollars to the City's building and engineering divisions for parallel and ongoing plan check efforts for all horizontal plans (grading plans, improvement plans, final map) and vertical plans (master building plan review for each multi-family building) for future building permit issuances once land development for the necessary infrastructure is completed
  - We have submitted all related plans to EBMud for their separate but parallel review of the water plans for them to service the project with other city services
  - We have prepared and submitted all related joint trench/dry utility plans and applications to PG&E for their review of the future electric infrastructure (this is an all electric project with no gas infrastructure) and communications with phone/internet providers
  - HOA/DRE preparations – we have continued to invest in preparing the needed various CC&Rs and condo plans to be ready to submit the CA Department of Real Estate when ready … but also need to be transparent that due to market conditions have put a slight pause on those efforts as we may need to pivot and re-evaluate the project becoming a rental community rather than for-sale, but that is still to be determined while we advance the construction plans through plan check and evaluate the ever evolving national economy and local market conditions as a result

We are committed to continuing processing our project through plan check and continue advancing the project forward and investing in Pinole here at Appian Village, and hope to be able to start land development activities as soon as we can (given ongoing evolution of market conditions however), but I do not see any reason why this project won't be constructed within the next 8 year RHNA/Housing Element cycle with how far along we are already since approvals/entitlements were first granted.

My team and I at DeNova Homes develop all over the greater Bay Area in multiple counties and jurisdictions (projects as small as 7 lots in Walnut Creek or 15 lots in Calistoga, mid-sized apartment/townhome projects spread across the Bay Area of various sizes ranging from 25 multifamily units in Fairfield up to 172 multifamily units in Livermore, all the way up to 500+ unit master plans in various areas in eastern Contra Costa County), but what attracted us to our property/project and wanting to invest in Pinole was the unique nature of this property being a promoted housing site in the Appian Way Land Use Plan that was within the Three Corridors Specific Plan (Three Corridors Specific Plan - City of Pinole, CA) where we knew we could collaboratively and constructively work with City Staff and Leadership in Pinole to develop an economically viable project that we and the City of Pinole could all be proud of for generations to come while helping achieve the housing goals for Pinole and the State of California given the ongoing housing crisis our communities face.

It has been a pleasure collaborating and working with all members of Pinole City Staff across all departments, naturally we will never agree on everything but we truly value us being able to

collaboratively and productively work together to achieve all of our goals with our project to make not only beautiful but viable to build. We look forward to continuing our ongoing project review and plan checking efforts to work towards getting this project built as soon as we can (but again I do not see any reason why it would take the entire 8 years of the current RHNA/Housing Element cycle to achieve those goals).

Based on our respect and great working relationship with City Staff we hope we can find another property owner to work with in Pinole for us to do more projects in the near and distant future!

Please do not hesitate to give me a call with any questions. Thank you all for everyone's continued thoughtful consideration and support to bring Appian Village to life!

All the best,

Trent Sanson
Vice President of Land Acquisition & Entitlements
DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520
Office: (925) 852-0541
Cell: (925) 382-0245
Fax: (925) 685-0660

Building a Better Community®

501(c)(3) Public Charity
Tax ID NO. 83-0606549
https://www.yellowroofloundation.org/

CHAPTER 7: CIRCULATION

CIRCULATION

TABLE OF CONTENTS

Introduction 7.0-1
Purpose 7.0-1
Relationship to Other General Plan Elements 7.0-1
Issues and Objectives 7.0-2
Local and Regional Requirements 7.0-2
Pinole's Existing Circulation System 7.0-3
Bicycling Facilities and Programs 7.0-4
Pedestrian Systems 7.0-7
Other Transportation Systems 7.0-7
Airports 7.0-7
Parking 7.0-7
Existing Transportation Programs 7.0-7
Traffic Calming Program 7.0-7
Transportation Demand Management Program 7.0-8
East Bay Smart Corridor Program 7.0-8
I-80 Integrated Corridor Mobility Project 7.0-8
FOCUS 7.0-8
Pinole's Future Circulation Conditions 7.0-13
Issues this Element Addresses 7.0-14
Goals, Policies and Actions 7.0-19

FIGURES

Figure 7.1 WestCAT and AC Transit Bus Service 7.0-5
Figure 7.2 Bicyclists Lanes and Roadways 7.0-9
Figure 7.3 Major Roadways 7.0-11
Figure 7.4 LOS Thresholds 7.0-15
Figure 7.5 Old Town Parking District 7.0-17

CIRCULATION

VISION STATEMENT

Pinole will maintain and improve a well-planned, multimodal circulation system. The City will promote accessible, economically viable and environmentally sound transportation options that meet the needs of residents, employers, employees and visitors for safe, convenient and efficient travel by a variety of methods.

INTRODUCTION

This element of the General Plan describes the existing transportation conditions in the City of Pinole. It describes the various modes in the existing transportation system, the existing traffic volumes on area roadways, and current levels of service. Relevant planning documents and policies and planned roadway improvements for the area are also described.

A Circulation Element has been required as part of local general plans since 1955. Guidelines adopted by the California Office of Planning and Research emphasize the need to develop a "balanced, multimodal transportation system." Cost efficiency and protection of environmental quality, including air quality, require attention to non-auto transportation facilities and careful coordination with the Land Use and Economic Development Element (Chapter 5). Section 65302(b) of the Government Code summarizes state law requirements:

> *A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities all correlated with the land use element of the plan.*

PURPOSE

Traffic congestion and other circulation constraints are major considerations in determining appropriate land uses and responding to future conditions that will affect the quality of life in Pinole. The Circulation Element provides data concerning existing and future conditions as a factual basis for community goals, policies and implementing actions for existing and proposed roadway improvements and other transportation needs.

Pinole's Circulation Element addresses such issues as regional traffic congestion, traffic impacts on neighborhoods, public transit, trails and parking. More than other elements, the Circulation and Land Use elements act in concert to help achieve a vision of sustainability for the city. This element expresses a vision for the future where sustainable options of transportation, in conjunction with thoughtful development, provide for the needs of existing residents and businesses while preserving choices for future generations.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Chapter 4: The Growth Management Element encourages future growth to locate along the primary travel corridors through the community and in areas that are or can easily be served by transit.

Chapter 5: The Land Use and Economic Development Element establishes land use designations that guide future Pinole growth and demands on the circulation system.

Chapter 8: The Community Services and Facilities Element sets policies for the future maintenance of the road network in Pinole.

Chapter 10: The Natural Resources and Open Space element addresses pedestrian trails and linkages for Pinole.

Chapter 11: The Sustainability Element encourages transit options for Pinole and guides future growth to Pinole's transit corridors. This element also addresses greenhouse gas (GHG) reductions that may be realized by reducing automobile trips.

ISSUES AND OBJECTIVES

LOCAL AND REGIONAL REQUIREMENTS

A number of agencies and pieces of legislation govern the growth and maintenance of regional and local transportation systems. The Metropolitan Transportation Commission (MTC) is the regional organization responsible for prioritizing transportation projects.

In November 2004, voters approved Measure J, extending the Contra Costa County Transportation Improvement and Growth Management Program (Measure C, 1988) by 25 years. Measure C is enacted by the Contra Costa Transit Authority (CCTA). Full details of pertinent Measure J requirements can be found in the Growth Management Element. Below are highlights of Measure J that relate to the Circulation Element.

Measure J continues a 0.5 percent countywide sales tax through the year 2034 that will be used to address existing major regional transportation problems. To qualify for its share of the sales tax, the City of Pinole will:

1. Adopt a development mitigation program (adopted by Resolution 2008-92 on June 17, 2008);

2. Provide diverse housing options for people who live and work in Pinole (refer to Chapter 6 – Housing Element);

3. Participate in cooperative multi-jurisdictional planning (Pinole continues to be an active participant on the West Contra Costa Transportation Advisory Committee);

4. Maintain the adopted Urban Limit Line (ULL) (adopted by Resolution 2007-12 on February 6, 2007;

5. Implement a five-year capital improvement program (the 5-year CIP is updated annually); and

6. Adopt a Transportation Systems Management Ordinance (adopted by Ordinance 2006-06 on June 20, 2006).

CIRCULATION

Pinole has an adopted Growth Management Element as part of its General Plan, as required by Measure J. In addition, Measure J requires that tax revenues be dedicated to transportation projects in Contra Costa County and to the implementation of a Growth Management Program by all the cities and the County. Specifically, Measure J provides funding for three categories of transportation projects:

1. Transportation projects identified in Measure J;

2. Paratransit programs;

3. Transportation projects funded by Local Street Maintenance and Improvement or "Return-to-Source" funds.

Pinole has met and will continue to meet all Measure J requirements.

The West Contra Costa Transportation Advisory Committee (WCCTAC) is one of four Regional Transportation Planning Committees in Contra Costa County, and the committee of which Pinole is a member. The Regional Transportation Planning Committees were created to manage the 1988 Measure C 1/2 cent transportation sales tax projects and programs, as well as its extension, Measure J, approved by Contra Costa voters in 2004. In addition to managing revenues from Measures C and J, WCCTAC also administers the subregional transportation mitigation fee program (STMP) and participates in defining and implementing policies, programs and projects to improve local and regional transportation and air quality.

PINOLE'S EXISTING CIRCULATION SYSTEM

The roadway network in Pinole is made up of Interstate 80 (I-80), operated by the California Department of Transportation, arterials, collectors, and local streets. Roadways in Pinole also support pedestrian and bicycle facilities, though there are some deficiencies in those areas that are discussed below. Two railroad lines run along the San Pablo Bay shoreline and support both passenger (Amtrak) and freight rail service (Union Pacific and Burlington Northern Santa Fe). This circulation network connects to neighboring jurisdictions which offer access to ferry service, passenger rail service, and the Bay Area Regional Transit (BART) system. Routes of regional significance in Pinole are I-80, San Pablo Avenue, and Appian Way. The Background Report contains more details of Pinole's transportation services and facilities.

Transit Systems

Transit systems provide a motorized alternative to private vehicles. As discussed in the Sustainability Element (Chapter 11), local governments are taking on responsibility for combating climate change. This is done primarily through reducing greenhouse gas (GHG) emissions, a large portion of which are caused by automobile transportation. By reducing vehicle miles traveled and single-occupancy vehicle use, and encouraging the use of other transit options, Pinole can meet GHG reduction targets, meet state government requirements for reducing GHG emissions, contribute to efforts to combat climate change and become more sustainable.

Bus Service

Bus service in Pinole is provided by the West Contra Costa Transit Authority (WestCAT) and the Alameda Contra Costa Transit Authority (AC Transit). Bus service facilities run primarily along Pinole's main transportation corridors: San Pablo Avenue, Pinole Valley Road and Appian Way.

Passenger Rail Service

The San Francisco Bay Area Rapid Transit District (BART) provides regional transit service to Alameda, San Francisco, Contra Costa and San Mateo counties. There is currently no BART service in Pinole. However, WestCAT operates the J bus route, which connects to the BART station at El Cerrito del Norte. In addition, the Orinda BART station is approximately 12 miles from the city and the Richmond BART station is approximately 6 miles from the city.

Amtrak operates passenger rail service for three routes that traverse western Contra Costa County. While there is no station in Pinole, the closest stations are an Amtrak station at the Richmond BART station (approximately 6 miles) and the Martinez station (approximately 9 miles), and there are plans to build a ferry and Amtrak station in neighboring Hercules. Two of Amtrak's routes that stop in Richmond are intrastate services, the Capitol Corridor serving Sacramento/San Jose and the San Joaquin serving Oakland/Bakersfield. The other route is the California Zephyr, an interstate service serving Emeryville/Chicago. The Coast Starlight route, which serves Los Angeles and Seattle, also shares the existing track.

Freight Rail Service

The Union Pacific and Burlington Northern Santa Fe railroads operate freight services that pass through Pinole. The Union Pacific tracks are located along the San Pablo Bay shoreline, which limits possible public access to the shoreline. Amtrak passenger trains share these tracks with the freight trains.

BICYCLING FACILITIES AND PROGRAMS

Pinole currently has few designated bicycle facilities. Reasons for this include disconnection, lack of signage, lack of roadway crossing aids, topography, and lack of bicycle lanes, and road width issues make it difficult to encourage the use of bicycles as a more sustainable transportation alternative.

Bicyclists need parking facilities to access various places and services. Bicycle rack parking is located at City Hall and Fernandez Park. According to the Contra Costa Countywide Bicycle and Pedestrian Plan, Pinole requires adequate bike parking facilities at transportation centers, public parks and buildings, recreational facilities, commercial centers, and large multi-family residential projects. Other facilities that may enhance the bicycle system include directional signage indicating points of interest and mileage, water fountains, bicycle loops and bicycle showers at private facilities, and bike boxes at intersections to facilitate high-volume left turns.

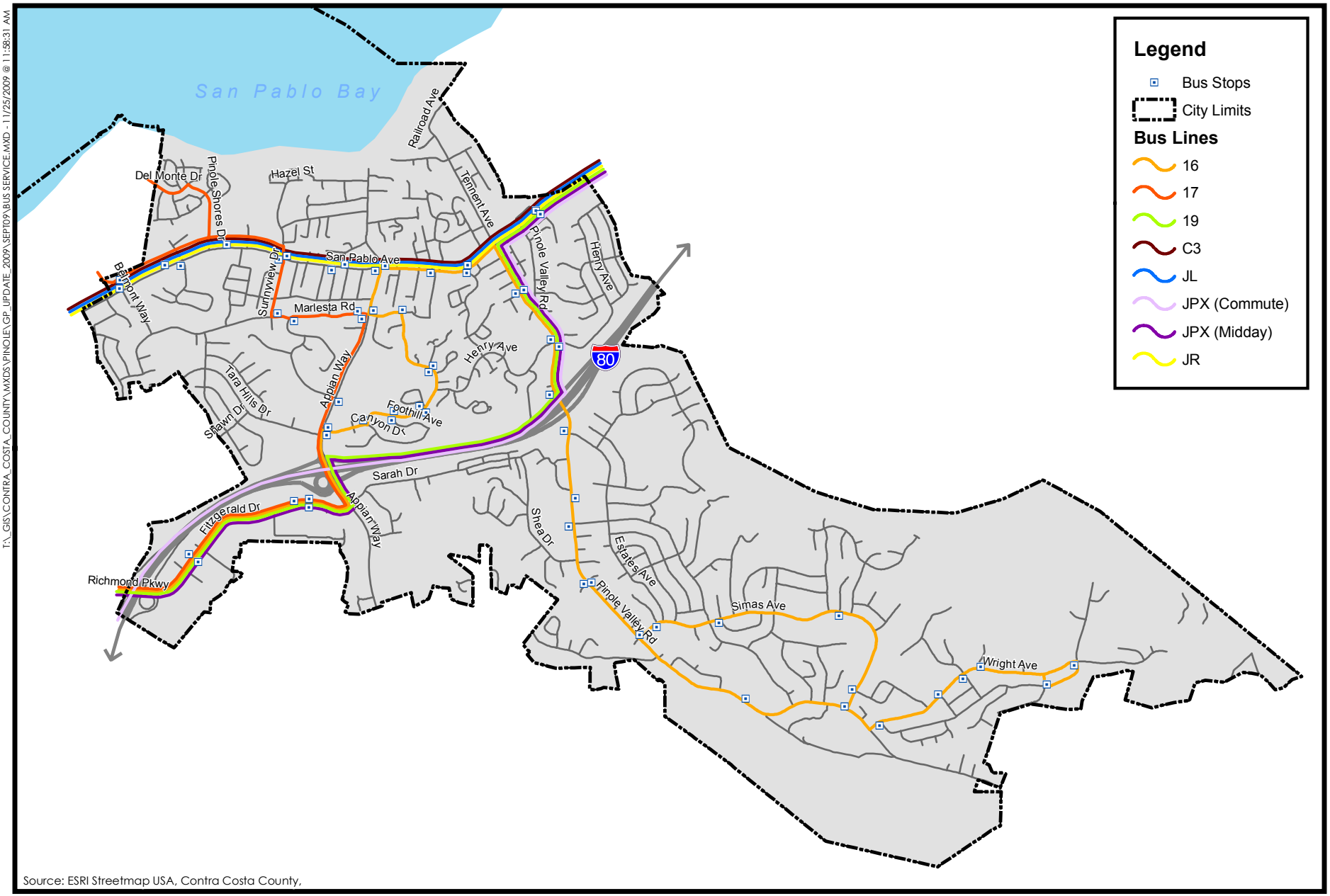


Figure 7.1
WestCAT and AC Transit Bus Service

PEDESTRIAN SYSTEMS

Due to the age of existing infrastructure, many sidewalks in Pinole are too narrow to meet the Americans with Disabilities Act (ADA) standards and have utility poles and other obstructions in the pedestrian pathway. Certain sidewalks in Pinole also are too narrow to facilitate convenient pedestrian travel. Most signalized intersections have marked crosswalks on all roads and pedestrian-activated signals. Intersections close to I-80 prohibit pedestrian crossing across some road segments, though some pedestrians cross in spite of these prohibitions. Only one intersection has audible crossing signals (San Pablo Avenue at Sunnyview Drive) and none have audible actuation. Marked crosswalks are also generally found at unsignalized intersections on some legs. Pedestrian curb ramps are located at most intersections except at some T-intersections; however, many ramps are steep and are not optimally positioned to lead into the crosswalk. Additionally, many existing pedestrian ramps lack high-contrast textured markings that optimally delineate the pedestrian and vehicle areas of the intersection.

The city's multi-use paths along Pinole Creek and in Bayfront Park at the Bay Trail provide recreational and transportation opportunities to walkers. The Pinole Creek Trail provides connections to several activity centers, but the Bay Trail must still be completed along the Bay shoreline as discussed in the Community Services and Facilities Element (Chapter 8) and Natural Resources and Open Space Element (Chapter 10). Disconnection, inadequate signage and width issues for bicyclists are equally problematic for pedestrians. Additionally, pathway connections from Tennent Avenue and Railroad Avenue to the Bay Trail are unpaved and unsigned. Neighborhood access to the Pinole Creek Trail is provided at Prune Street but discouraged at Plum Street. The Old Town area also includes convenient transit stops along portions of San Pablo Avenue and Tennent Avenue that are easily accessible to pedestrians.

OTHER TRANSPORTATION SYSTEMS

AIRPORTS

The closest airports to Pinole are Oakland International Airport, which is 27 miles away, and San Francisco International Airport, which is 34 miles away. Buchanan Field is a local airport that does not currently support commercial airline service and is located in Concord, approximately 15 miles east of Pinole.

PARKING

Parking in Pinole is generally readily available except in Old Town, though off-street parking lots and metered on-street parking have not been used as a method to manage parking demand.

EXISTING TRANSPORTATION PROGRAMS

TRAFFIC CALMING PROGRAM

Neighborhoods wishing to install or remove speed humps on local or collector streets within residential areas may submit an application to the Public Works Department. According to the adopted residential traffic calming policy approved by the City Council on April 21, 2009, the

installation or removal of speed humps requires approval from 65 percent of the property owners within a defined area determined by the Public Works Department

TRANSPORTATION DEMAND MANAGEMENT PROGRAM

Developed because of the growth management requirement of Measure C, a transportation demand management program, 511 Contra Costa, was created to promote alternatives to the single-occupant vehicle, such as carpooling, vanpooling, telecommuting, biking, transit and walking in Contra Costa County. The program has three offices in the county. Pinole is represented by the office located in San Pablo.

EAST BAY SMART CORRIDOR PROGRAM

The City of Pinole is a partner of the East Bay SMART Corridors program, the goals of which are to "better manage congestion and incidents along regional routes, improve transportation mobility, efficiency and safety, and to provide timely, multi-modal transportation information to agency transportation managers and to the public"[1] along three major arterial corridors including the San Pablo Avenue corridor, which runs through Pinole.

I-80 INTEGRATED CORRIDOR MOBILITY PROJECT

The I-80 Integrated Corridor Mobility (I-80 ICM) project is sponsored by the Alameda County Congestion Management Agency, WCCTAC, CCTA, California Department of Transportation (Caltrans), MTC, local agencies including the City of Pinole and local transit agencies in Alameda and Contra Costa counties. The I-80 ICM project's goal is to enhance the current transportation network along I-80 and its parallel arterials, such as San Pablo Avenue, by building an integrated system that would improve the safety and mobility of all users.

FOCUS

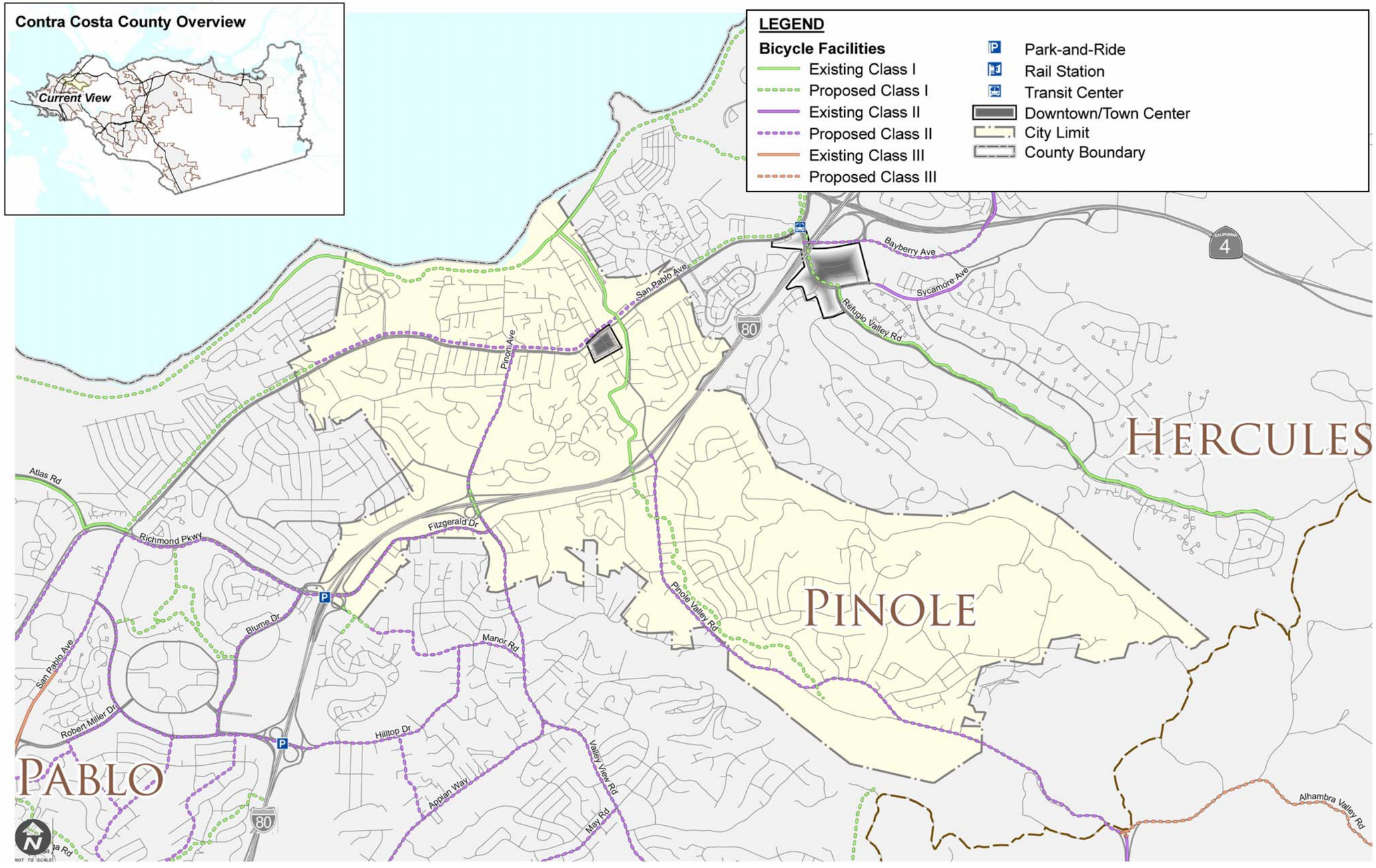
FOCUS, short for the Focusing Our Vision initiative, is a regional planning initiative undertaken by the Association of Bay Area Governments (ABAG) and the MTC in coordination with the Bay Area Air Quality Management District (BAAQMD) and the Bay Conservation and Development Commission (BCDC) to support regional development patterns that are compact and transit-oriented.

As part of the FOCUS program, all three of Pinole's major corridors have been designated as potential or planned Priority Development Areas (PDA). PDAs are eligible for capital infrastructure funds, planning grants and technical assistance.

Designation of PDAs in Pinole expresses the City's priorities for managed growth and sustainability. This is one way the City is continuing to work with regional agencies to accommodate growth and plan future development in a more sustainable manner.

[1] East Bay Smart Corridor Program, 2007. http://www.smartcorridors.net/about.php

T:_CS\Work\Pinole, City of\GPU\Graphics\Figures



Source: Contra Costa County Countywide Bicycle and Pedestrian Plan 2009

Not to Scale

N

Figure 7.2
Bicyclists Lanes and Roadways

PMC

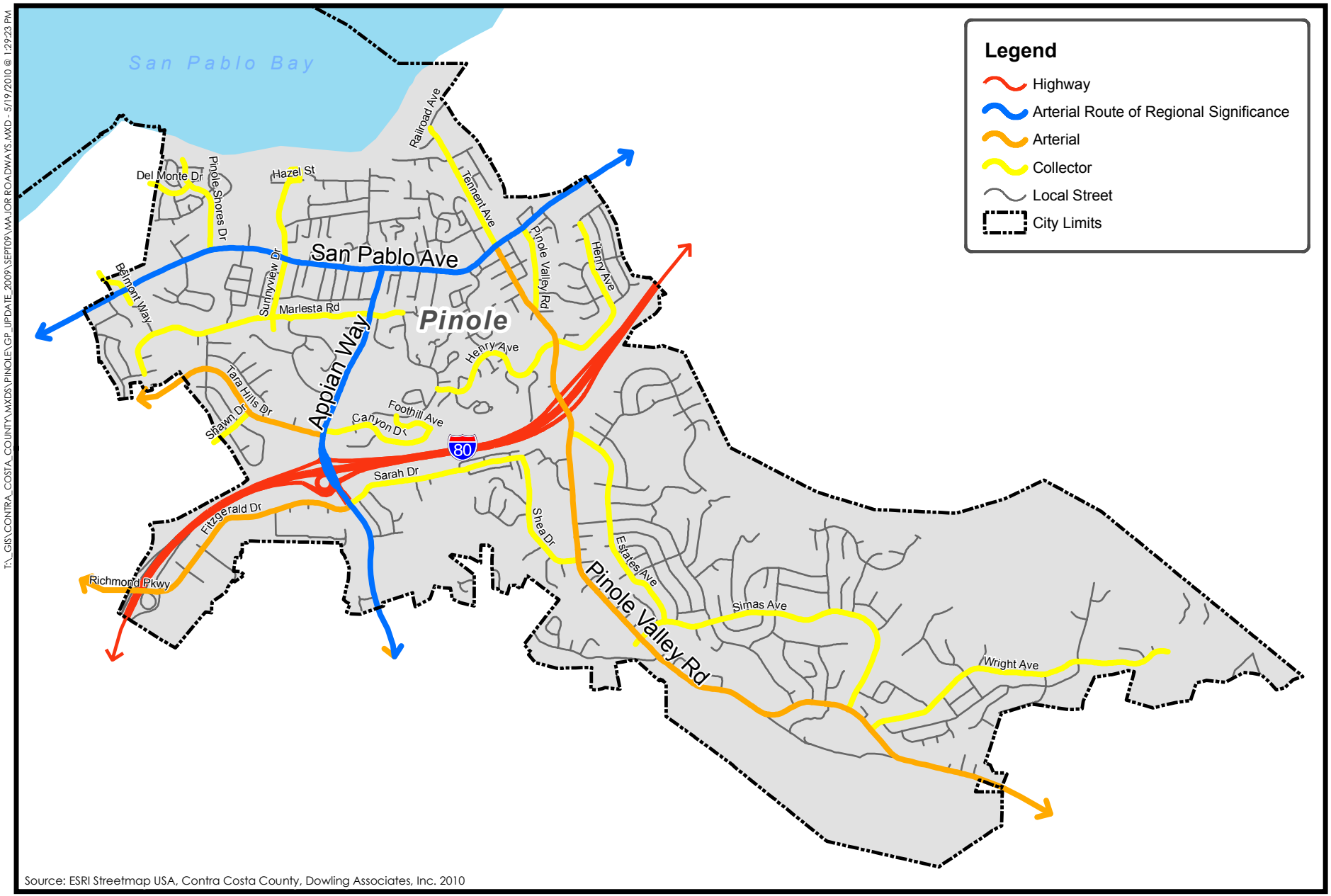


Figure 7.3
Major Roadways

PMC®

Regional agencies are working with cities to provide technical assistance and grants and to facilitate development within PDAs. Future funding opportunities are anticipated in partnership with state agencies and other sources to focus regional development within PDAs as part of a long-term strategy to accommodate future growth in a more sustainable manner.

PINOLE'S FUTURE CIRCULATION CONDITIONS

Future traffic conditions for Pinole are projected using the CCTA Travel Demand Model. Level of service (LOS) is a measure of effectiveness by which traffic engineers measure auto and truck service on existing or planned roadways. The definitions of the LOS measures are:

A. Traffic flowing freely

B. Generally unimpeded traffic flow

C. Slower but stable flow with minor delays

D. Reduced speeds and increased delays

E. Slow speeds and significant delays

F. Stop-and-go traffic, high level of delay

According to projected volumes, the future auto traffic conditions in Pinole will generally function at acceptable LOS, with only two intersections and four road segments that will eventually function at LOS E or LOS F. Please see **Figure 7.4**. While most of Pinole's roadway system will continue to function within acceptable levels, increases in daily volumes in segments along San Pablo Avenue, Appian Way and Pinole Valley Road will slowly begin to exceed the capacity of the roadway. Since increase in daily volumes is minimally due to growth in Pinole, the increase in daily volumes can mostly be attributed to growth adjacent areas, such as Hercules, San Pablo and the unincorporated county, as well as the lack of alternate transportation options. Another cause of the degradation in operations can be attributed to the diversion of through traffic from the congested I-80 onto local streets. The anticipated growth in both the San Francisco Bay Area and the Sacramento region is expected to result in increased demand on the I-80 corridor.

Traffic improvements that would widen San Pablo Avenue in Old Town in order to avoid LOS F, or support vehicular circulation at the expense of pedestrian circulation, have the distinct potential to change the historic character of Old Town Pinole, damage the economic vitality of the area, and potentially decrease public safety and enjoyment. The viability of the City being able to purchase additional public right-of-way in that area is not feasible.

For these reasons, and with the overarching theme of sustainability in mind, the City has chosen to adopt policies to enhance bicycle, pedestrian and public transit options.

As part of the ongoing effort to encourage future development along the three main transportation corridors in Pinole (San Pablo Avenue, Pinole Valley Road and Appian Way), the

City will adopt the Three Corridors Specific Plan. This Specific Plan provides new land use designations, design standards and transit opportunities for the three corridors. One of the development projects that the Specific Plan encourages is the narrowing of San Pablo Avenue through Old Town Pinole. The road would be narrowed down to two lanes, a bike lane added, and pedestrian facilities enhanced, which would slow down traffic, discourage the use of San Pablo Avenue as a bypass for I-80, and encourage economic activity in the Old Town area.

The City will encourage economic development in Old Town that supports this area as a destination and the vibrant cultural heart of the community and discourage the use of San Pablo Avenue in Old Town as a bypass for I-80. Old Town will continue to be served by shared parking facilities and on-street parking as specified in the Zoning Code in order to preserve the character of Old Town. Please see **Figure 7.5** for a map of the Old Town Parking District. In addition, the City will encourage road improvements that increase pedestrian safety, especially in areas such as Old Town where there are destinations easily accessed by pedestrians. To this end, the City will support vehicle LOS F as the traffic circulation threshold for the Old Town section of San Pablo Avenue.

It should be noted that several planning efforts are under way to address regional traffic issues that may improve the LOS in Old Town. They include (1) the I-80 Corridor Study by the Sacramento Area Council of Governments, ABAG, the MTC, and the Solano Transportation Authority; and (2) the I-80 Integrated Corridor Mobility Project. Further, the WCCTAC (West Contra Costa Transportation Advisory Committee) Action Plan includes objectives to help alleviate congestion along the I-80 corridor and could reduce the traffic impacts on the local streets in Pinole. The City will continue to work with regional agencies toward improving transportation conditions in Pinole.

ISSUES THIS ELEMENT ADDRESSES

This element provides goals, policies and actions that address the following issues, many of which were raised at public meetings for the Three Corridors Specific Plan, as well as during research to prepare for the update of the General Plan. Some areas of Pinole's circulation system that are addressed in the goals, policies and actions are:

- Expanding and enhancing the pedestrian trail system in Pinole.
- Concentration of future development and circulation improvements around Pinole's three primary transportation corridors: San Pablo Avenue, Pinole Valley Road and Appian Way (also see the Land Use and Economic Development Element (Chapter 5) and the Sustainability Element (Chapter 11)).
- Improvements to Pinole's bicycle facilities.
- More walkable streets with wider sidewalks, pedestrian buffers, and more signalized crossings with higher visibility and actuation.
- Maintain level of service (LOS) standards for traffic operations, except in Old Town, where the City will work with CCTA to reduce the threshold to LOS F.

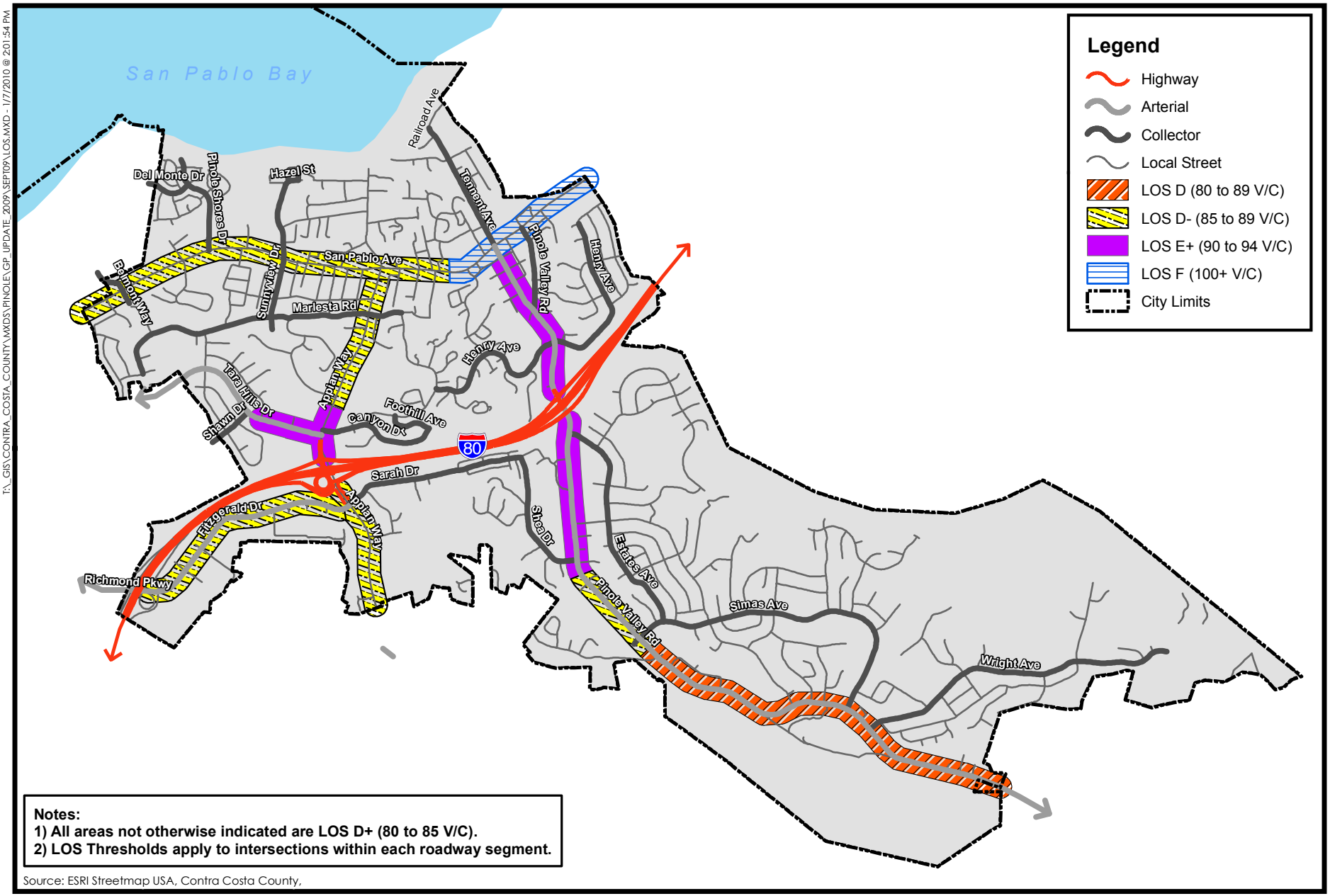


Figure 7.4
LOS Thresholds

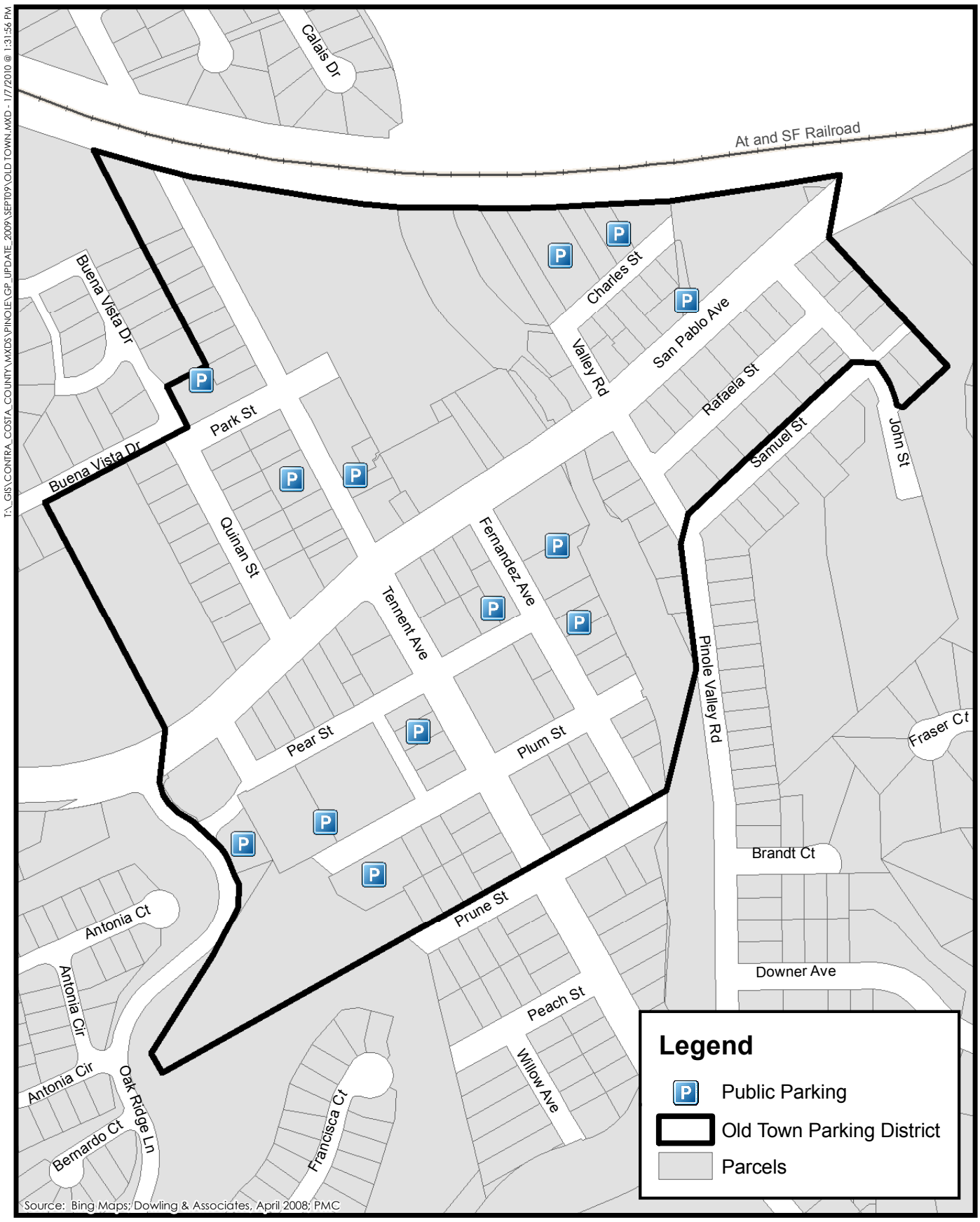


Figure 7.5
Old Town Parking District

- Plan for future growth and meet Measure J requirements (see Background Report and the Growth Management Element (Chapter 4)).

- Keep Pinole accessible for all members of the community.

GOALS, POLICIES AND ACTIONS

The goals of this element are as follows and are listed subsequently with corresponding policies and actions.

- Goal CE.1: Reduce vehicle miles traveled and encourage the use of public transit.

- Goal CE.2: Achieve a coordinated regional and local transportation system that minimizes traffic congestion and efficiently serves users.

- 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.

- Goal CE.4: Establish programs to support sidewalk, trail and street enhancements, where feasible.

- Goal CE.5: Provide adequate parking and loading facilities while encouraging alternative means of transportation.

- Goal CE.6: Reduce the amount of peak hour automobile congestion on city streets, as appropriate.

- Goal CE.7: Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders.

- Goal CE.8: Provide a safe network of well-maintained pedestrian walkways throughout Pinole that encourages walking as a form of non-motorized transportation.

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).

Action CE.1.1.1 Adopt and implement the Three Corridors Specific Plan.

Action CE.1.1.2 Adopt a Resolution of Support for the designation of Appian Way, San Pablo Avenue and Pinole Valley Road as Preferred Development Areas (PDAs).

Action CE.1.1.3 Apply for grants and other funding, as appropriate to implement the PDAs.

POLICY CE.1.2 Coordinate development of the circulation system with sustainable land use planning.

Action CE.1.2.1 Give priority to projects that will contribute to a reduction in vehicle miles traveled per capita, while maintaining economic vitality and sustainability.

Action CE.1.2.2 Require development to provide bus, bicycle, pedestrian and alternative fuel vehicle facilities, as appropriate.

Action CE.1.2.3 Provide safe and convenient access for pedestrians and bicyclists, wherever feasible.

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.

Action CE.1.3.1 Consult with transit providers during review of development proposals.

Action CE.1.3.2 Include facilities that support alternative modes of transportation (pedestrian, bicycles, public transit, electric vehicles, etc.) where feasible.

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

Action CE.1.4.1 Study the feasibility of increasing public transit frequency in areas currently served, and continue evaluating the possibility of expanding service to areas currently without service.

Action CE.1.4.2 Include links to public transit resources, bike trails maps, pedestrian trails maps and carpool/van pool information on the City's website.

Action CE.1.4.3 Pursue extension of rapid bus service to Pinole and enhance transit facilities that serve Pinole users.

Action CE.1.4.4 Support provision of wayfinding signage and markers for transit stops and multi-use trails.

POLICY CE.1.5 Encourage transit facilities that will provide good access to major public facilities and employment centers in the city.

Action CE.1.5.1 Enhance existing and provide additional bus shelters and other amenities that support transit use, where feasible and appropriate.

POLICY CE.1.6 Encourage transit services between major employment centers in each area of the city and surrounding communities.

Action CE.1.6.1 The City shall continue to work cooperatively with local and regional transit with transportation agencies and other jurisdictions such as BART, WCCTAC, Transit Providers, West County Jurisdictions, CCTA, Railroads, to maximize connectivity to existing or proposed transit stations within the GPU Planning Area.

Action CE.1.6.2 Work with WestCAT, AC Transit and other transit providers to support expanded transit lines and increased frequency of service on major transit arterials.

GOAL CE.2 Achieve a coordinated regional and local transportation system that minimizes traffic congestion and efficiently serves users.

POLICY CE.2.1 Local circulation system improvements should be consistent with the goals and objectives stated in the Metropolitan Transportation Commission (MTC) Regional Transportation Plan.

Action CE.2.1.1 Work with local and regional jurisdictions in the preparation of regional and State-mandated regional plans.

Action CE.2.1.2 Work with WCCTAC to develop and update the Action Plan for Routes of Regional Significance, to establish Multimodal Transportation Service Objectives (MTSOs), and to coordinate planning for projects and programs of regional importance.

Action CE.2.1.3 Work with emergency service providers to ensure the transportation system facilitates efficient service delivery and protects public safety.

POLICY CE.2.2 Identify needed improvements to the highway/interstate facilities in the city and in order to aid Caltrans in implementing necessary programs on the state highway system and its interchanges/intersections with local roadways.

Action CE.2.2.1 Work with Caltrans and adjacent jurisdictions to improve the operational performance of I-80 and local transit corridors designated Priority Development Areas (San Pablo Avenue, Appian Way and Pinole Valley Road).

Action CE.2.2.2 Work with Caltrans in analyzing the performance of freeway interchanges located in the General Plan area and seek appropriate improvements.

Action CE.2.2.3 Improve the principal arterial gateways to Pinole to facilitate the movement of traffic flowing into and out of the city.

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 CE.3.1 Apply the traffic service objectives indicated on Figure 7.4 [of the Circulation Element] for the identified roadways. LOS (level of service) and volume to capacity (V/C) thresholds are defined as follows:

Level of Service A (50 to 59 V/C): Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B (60 to 69 V/C): Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C (70 to 79 V/C): Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches. LOS C+ = 70 to 75 V/C. LOS C- = 75 to 79 V/C.

Level of Service D (80 to 89 V/C): Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks. LOS D+ = 80 to 85 V/C. LOS D- = 85 to 89 V/C.

Level of Service E (90 to 99 V/C): Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections. LOS E+ = 90 to 94 V/C.

Level of Service F (100+ V/C): Describes stop-and-go traffic characterized by traffic jams and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Action CE.3.1.1 Work with WCCTAC and CCTA to revise the Action Plan level of service standard for San Pablo Avenue within Old Town to LOS F and for Appian Way between Mann Drive and I-80 to LOS E as well as new MTSO's that reflect non-motorized LOS to create a more pedestrian-friendly environment and facilitate pedestrian and bicycle access and circulation.

Action CE.3.1.2 Project applicants shall provide a traffic study forecasting traffic impacts, identifying deficient roadways and intersections, and providing an implementation plan for needed improvements to the satisfaction of the Public Works Director/City Engineer.

Action CE.3.1.3 The City shall develop a Roadway/Trail Master Plan to improve the sidewalk, bike trail, pedestrian trail and roadway system, as necessary for buildout of the General Plan.

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

POLICY CE.3.3 All projects shall pay their fair share of the cost for project impacts on the circulation network in order to ensure that established levels of service are met.

Action CE.3.3.1 Establish a mechanism for collecting appropriate fees from development projects that will offset negative impacts on LOS thresholds.

Action CE.3.3.2 Adopt traffic impact fees that are based upon peak hour trip generation.

POLICY CE.3.4 Reduce traffic congestion at key intersections throughout the city, as appropriate and in line with the overall sustainability goals of the City.

Action CE.3.4.1 Construct necessary improvements to intersections to ensure that the applicable levels of service mentioned in Policy CE.3.1 are achieved.

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

POLICY CE.4.1 Pinole will coordinate local transportation plans and programs with the CCTA to ensure eligibility for state and federal funding.

POLICY CE.4.2 Pinole will coordinate local funding with the Regional Transportation Plan (RTP) to ensure eligibility for maximum available funding under the Regional Transportation Improvement Plan (RTIP).

POLICY CE.4.3 The City will assess transit and multimodal impact fees on new developments to fund public transportation infrastructure, bicycle infrastructure, pedestrian infrastructure and other multimodal accommodations, as appropriate.

Action CE.4.3.1 Study multimodal impact fees to determine an appropriate amount and means of assessing them.

POLICY CE.4.4 Prioritize transportation funding to support public transit and other non-auto modes of transportation.

Action CE.4.4.1 Before funding transportation improvements that increase roadway capacity and vehicle miles traveled, the City will evaluate the feasibility and effectiveness of funding projects that support alternative modes of transportation and reduced vehicle miles traveled, including transit and bicycle and pedestrian access.

Action CE.4.4.2 Roadways experiencing or forecast to experience worse than applicable level of service conditions (unstable or forced traffic flows) shall be improved, unless economic conditions, community character issues or

public health, safety or welfare factors are such that needed improvements would be detrimental to other City goals and objectives.

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.

POLICY CE.5.1 Provide off-street parking to employees; however preferential parking at several locations in the city shall be made available to vanpools, carpools, alternative fuel vehicles and other transit users, where feasible and appropriate.

Action CE.5.1.1 Continue to encourage shared parking facilities for both private businesses and public agencies.

Action CE.5.1.2 Continue to maintain the Old Town parking district as described in **Figure 7.5**.

POLICY CE.5.2 Reserve on-street parking in commercial areas for short-term users.

Action CE.5.2.1 Consider as needed the use of timed/metered parking to discourage long-term parking in Old Town, provided resources are available for enforcement.

POLICY CE.5.3 Work with various government agencies to provide secure parking at park-and-ride lots and transit stations.

POLICY CE.5.4 Establish parking policies and requirements that support alternative modes of transportation.

Action CE.5.4.1 Allow reduction of minimum on-site parking requirements for development that includes exceptional features that support multiple modes of transportation.

Action CE.5.4.2 Encourage shared parking programs in mixed-use and transit-oriented development areas.

GOAL CE.6 Reduce the amount of peak hour automobile congestion on city streets, as appropriate.

POLICY CE.6.1 Encourage the use of carpooling and vanpooling to maintain an acceptable LOS on city streets and I-80.

Action CE.6.1.1 Designate a certain percentage of parking spaces for ride-sharing vehicles.

Action CE.6.1.2 Require the development of Transportation Management Associations (TMA) for large employers and commercial/industrial complexes. These TMAs would develop plans to encourage their employees to use some form of collective transportation to commute to and from work. These plans should not only include information regarding rideshare lists and available transit, but may also include provision of transit passes, preferential parking and other incentives to participating employees.

POLICY CE.6.2 Implement transportation demand management strategies in conjunction with land uses in order to prevent future traffic congestion in the city.

Action CE.6.2.1 Coordinate with ride-sharing programs to provide up-to-date lists of potential riders and to educate the public on commuting options.

Action CE.6.2.2 Encourage the development of employer-funded vanpool and shuttle bus services to new employment centers.

Action CE.6.2.3 Encourage employer provision of information on alternative modes of transit.

Action CE.6.2.4 Encourage employers to offer flextime arrangements to their employees in order to reduce the percentage of trips made during peak hours.

Action CE.6.2.5 Work with schools to encourage carpooling and a flexible class schedule in order to reduce the percentage of trips made during peak hours.

Action CE.6.2.6 Establish and apply minimum carpool requirements for all nonresidential developments.

POLICY CE.6.3 Strive to achieve a 30 percent reduction in the total number of peak period employee trips.

Action CE.6.3.1 Encourage and utilize shuttles to serve neighborhoods, employment centers and major destinations.

Action CE.6.3.2 Work with existing shuttle service providers to coordinate their services with other forms of transit, special events and work centers.

Action CE.6.3.3 Encourage home offices, live/work sites and satellite work centers in appropriate locations.

Action CE.6.3.4 Encourage telecommuting options through public outreach and with new and existing employers, as appropriate.

Action CE.6.3.5 Explore the potential for creation of a transportation assessment district to help fund transportation improvements and repairs throughout the city.

Action CE.6.3.6 Explore the creation of a network of park-and-ride facilities to support and encourage the use of regional transit.

Action CE.6.3.7 Identify and correct gaps in the pedestrian travel network, whenever feasible.

Action CE.6.3.8 Work with WestCAT and AC Transit to construct additional bus turnouts along the following Pinole Roadways: San Pablo Avenue, Pinole Valley Road, Appian Way, and Fitzgerald Drive.

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

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

Action CE.7.1.1 Develop street design and bikeway design standards to address all street users, autos, public transit, bicycles and pedestrians of all ages and abilities.

Action CE.7.1.2 Prepare and regularly update a Pinole bikeways map and make it available on the City's website.

Action CE.7.1.3 Provide safe access to public transportation and other non-motorized uses through construction of dedicated bicycle paths.

POLICY CE.7.2 Establish standards for new development and redevelopment projects to support bicycle use.

Action CE.7.2.1 Establish engineering standards for pedestrian and bicycle facilities.

Action CE.7.2.2 Require provision of adequate, convenient and secure bike parking in conjunction with private development.

Action CE.7.2.3 Provide public bike parking as funding is available.

Action CE.7.2.4 Require projects to include bicycle facilities, as appropriate.

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

Action CE.7.3.1 Where feasible, provide bike racks along these trails at safe, lighted locations.

Action CE.7.3.2 Pursue enhanced funding for bicycle and pedestrian facilities and access projects.

Action CE.7.3.3 Adopt bicycle parking standards that encourage and facilitate bicycle travel.

Action CE.7.3.4 Minimize bicycle/pedestrian/motor vehicle conflicts by providing proper trail, street and intersection design and separation.

POLICY CE.7.4 Establish bicycle safety as a priority through ongoing public education.

Action CE.7.4.1 Assist in the development and dissemination of public education programs to promote bicycle safety.

GOAL CE.8 Provide a safe network of well-maintained pedestrian walkways throughout Pinole that encourages walking as a form of non-motorized transportation.

POLICY CE.8.1 Require development to provide pedestrian walkways that are safe, interconnected and accessible by all members of the community

Action CE.8.1.1 As feasible, ensure that all intersections in areas with pedestrian usage are signalized with curb ramps, bulbouts, high-contrast crosswalks and pedestrian actuation, and other safety measures.

Action CE.8.1.2 Where feasible, use landscaping or physical barriers on high-capacity arterials to separate vehicles and pedestrians.

POLICY CE.8.2 Encourage the community to take advantage of Pinole's pedestrian facilities and recreational opportunities and increase non-motorized modes of transportation.

POLICY CE.8.3 Design access ways to school facilities that will ensure public safety.

Action CE.8.3.1 In conjunction with the public school system and other appropriate public facilities and programs, assist in developing public education programs to promote pedestrian safety.

Action CE.8.3.2 Ensure that all intersections near schools are signalized with curb ramps, high-contrast crosswalks and pedestrian actuation, where feasible.

Action CE.8.3.3 Actively support the Safe Routes to Schools program, including making use of available funding and technical assistance.

POLICY CE.8.4 Encourage the location of basic shopping and services within walkable distances to residential areas.

Action CE.8.4.1 Use strategic planning to establish land use patterns that encourage mixed-use, walkable development.

CHAPTER 8: COMMUNITY SERVICES AND FACILITIES

COMMUNITY SERVICES AND FACILITIES

TABLE OF CONTENTS

Introduction 8.0-1
Purpose 8.0-1
Relationship to Other General Plan Elements 8.0-2
Issues and Considerations 8.0-3
Civic and Community Facilities 8.0-3
Police 8.0-4
Fire 8.0-5
Parks, Trails and Recreational Facilities 8.0-9
Health-Related Facilities 8.0-11
Educational Facilities 8.0-13
Water Service 8.0-13
Wastewater Service 8.0-14
Storm Drainage and Flooding 8.0-25
Solid Waste and Recycling 8.0-26
Energy and Communication Systems 8.0-29
Issues this Element Addresses 8.0-30
Goals, Policies and Actions 8.0-31

TABLES

Table 8.1a Actual Flow Data 8.0-23
Table 8.1b Dry Weather Flow 8.0-23
Table 8.1c Solids Loading 8.0-233

FIGURES

Figure 8.1 Pinole Fire Department Boundary and Service Area 8.0-7
Figure 8.2 City of Pinole – EBMUD Water Supply System 8.0-15
Figure 8.3 City of Pinole - Sewer Collection System 8.0-17
Figure 8.4 West County Wastewater Service Area 8.0-19
Figure 8.5 City of Pinole – Diagram of the Pinole/Hercules Water Pollution Control Plant 8.0-21
Figure 8.6 City of Pinole – Storm Drain Collection System 8.0-27

COMMUNITY SERVICES AND FACILITIES

VISION STATEMENT

Pinole will provide services that are responsive to community needs and to ensure that the citizens of Pinole have access to their city government officials and services, as well as other local and regional services that affect the community.

Pinole will maintain and improve facilities and infrastructure, as funding is available, to continue providing a high level of service to all areas of the community and accommodate planned growth.

INTRODUCTION

While Pinole is fortunate to have well-maintained City facilities that support community services, existing infrastructure is of an age that requires investment in maintenance and modernization to extend the life of the facilities and to respond to community needs. Financial constraints, aging infrastructure and expanding regulatory obligations have combined to make the continued provision of City services one of the primary challenges facing Pinole.

The services that are considered in this element include those housed in City Hall, the Public Safety Building, parks and recreational facilities (including the Senior Center and Youth Center), and the Pinole/Hercules Water Pollution Control Plant. This element also discusses services and facilities provided by other agencies, including schools, library, health care, domestic water supply, solid waste disposal, energy and communication. The facilities that are discussed in this element include the infrastructure, equipment and buildings that support these public and quasi-public services.

The facilities discussed in this element include the infrastructure, equipment and buildings that support the governmental functions provided by the City of Pinole.

For each community service area, the General Plan sets forth the goals, policies and implementing actions that will be required to maintain adequate facilities to accommodate both current needs and anticipated demand from new growth. Some of the services and facilities discussed in this element are managed by organizations and agencies (e.g., schools, libraries) that are not controlled by the City of Pinole. Nevertheless, the General Plan expresses the City's objectives for the operation, maintenance and expansion of both City and non-City facilities and services.

The General Plan land use designations create the potential for additional development in Pinole. The Community Services and Facilities Element establishes the framework to ensure that necessary capital improvements and operational changes are made to provide adequate services to future potential development. Of the services and facilities discussed in this element, sewage disposal and the provision of emergency services are the two that will require the greatest facilities improvements and operational changes to respond to existing service demand and accommodate future growth.

PURPOSE

The Community Services and Facilities Element is an optional element under state law but is included in Pinole's General Plan to address important issues related to how new development

under this General Plan will affect the City's ability to provide adequate community services and facilities. This element concerns the public infrastructure and facilities that support community functions and allow for the growth of the community. Operational and programmatic issues are considered, but this chapter is primarily concerned with the provision of capital facilities. It also expresses a vision for the future where sustainable development and land use practices provide for the needs of existing residents and businesses while preserving choices for future generations.[1]

The primary tools for implementing the Community Services and Facilities Element are infrastructure and facilities master plans (i.e., water, wastewater, storm drainage, parks) and the five-year Capital Improvement Program (CIP).

Specifically, this element addresses the following service and facility topics:

- Civic/Community
- Police
- Fire
- Parks, Trails, Open Space and Recreational Facilities
- Community Health
- Education
- Water
- Wastewater
- Stormwater
- Solid Waste and Recycling
- Roads
- Energy and Communication

Please see the Background Report for important background information about each of the above topics.

This General Plan aims to build partnerships between the City and other public agencies that provide services to the City of Pinole.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Chapter 3: The Community Character Element contains goals and policies to maximize preservation of Pinole's historic resources, including Pinole's public buildings, and integration and interaction with Pinole's education facilities, services and programs.

Chapter 4: The Growth Management Element plans the future growth of Pinole, which will have impacts on Pinole's ability to provide community services and facilities.

[1] Sustainable development practices refer to the use of architectural and planning methods that address the needs of the present without compromising the ability of future generations to meet their own needs. Specific examples include the use of solar panels for energy conservation, placing jobs near housing to reduce vehicle trips, and infill development in urban areas to reduce the consumption of agricultural land. Policies related to sustainability are identified with a symbol.

Chapter 7: Bicycle and pedestrian facilities are discussed in the Circulation Element.

Chapter 9: The Health and Safety Element further examines Pinole's emergency response capabilities.

Chapter 10: Open space trails are discussed in the Natural Resources and Open Space Element.

Chapter 11: The Sustainability Element discusses ways for Pinole's City operations to become more sustainable and for Pinole to incorporate more green building practices, including ways affecting community services and facilities.

ISSUES AND CONSIDERATIONS

As discussed in greater detail in this element, a number of improvements will be needed to maintain quality service into the future. The following list identifies some of the more important service and facility issues to be addressed in Pinole:

1. Expand and upgrade the Pinole/Hercules Water Pollution Control Plant to avoid wet weather discharge into San Pablo Bay through the shallow water outlet.
2. Implement operational changes and provide building and equipment upgrades to ensure sustainable fire protection services into the future.
3. Complete the Bay Trail connection through Pinole.
4. Implement the Pinole Creek Vision Plan and Pinole Creek Greenway Master Plan.
5. Expand park area to provide adequate facilities for Pinole residents.
6. Develop a plan to satisfy Corporation Yard needs for the future.
7. Maintain County library services and facilities in the city.
8. Reinvest in existing infrastructure to maintain, and extend, its useful life.
9. Continually upgrade communication systems, and support an emergency notification system to communicate with the community during hazardous events.

CIVIC AND COMMUNITY FACILITIES

Civic and community facilities include public buildings that house the various functions and services provided by the City of Pinole: City Hall; public safety (police and fire) stations; the library; recreational structures, such as pools, recreation centers and theaters; health-related facilities; corporation or maintenance facilities; and large capital equipment items with long-term usage, such as fire engines and street maintenance vehicles. In general, civic and community facilities in Pinole are appropriately sized and designed to support their intended use and have

benefited from active maintenance. Existing facilities, however, are approaching an age where they are depreciating more quickly than capital is being invested to maintain them. Maintaining older infrastructure (e.g., sewer, roadway and storm drain systems) and extending its useful life is critical to Pinole's future.

Future Civic and Community Facility Needs

The members of the community, and the departments that provide services in Pinole, have identified the following service goals and objectives that may require modifications to existing facilities.

- Pinole should make public buildings and facilities more sustainable by adding solar panels to City facilities.
- The City should make community services accessible to all areas of the community by providing transportation connections between areas and services or by bringing community services and facilities to underserved areas of the community.
- Pinole should upgrade all public buildings to current security standards.
- The City should maintain a functional Emergency Operations Center (EOC) in a state of readiness. This may require creation of a dedicated EOC that is not shared by other users.
- The City should dedicate land for a Corporation Yard that provides adequate space for current and future storage and operational needs.

Pinole's Public Safety Building at 880 Tennent Avenue

POLICE

Police Facilities and Services

The Pinole Police Department shares the Public Safety Building with the Pinole Fire Department. From this base of operations, the Police Department patrols all areas within the city limits of Pinole, responds to and investigates crime, responds to all calls on school property and assists with animal control problems. Pinole Police regularly provide emergency "first in" response to East Bay Regional Parks areas and are also responsible for responding to criminal activity on Interstate 80.

The West Bay Communications Center (Pinole dispatch) currently dispatches police services for the cities of Pinole and Hercules. At times, police officers are dispatched to areas outside their jurisdiction to assist other agencies.

Future Police Facility Needs

The Pinole Police Department expects to continue providing police services to the geographic area they presently serve, but may, due to fiscal constraints, have to reduce service levels and eliminate programs. Several police facilities and programs require an update, including the following:

- Expansion of and improved access to the secured patrol parking area at the Public Safety Building.
- Expansion of the Property/Evidence Room and enhanced facilities to ensure safe storage of material.
- Upgrades and/or changes to the computer-aided dispatch and records management system.
- Equipment upgrades to participate in the East Bay Regional Communication System (EBRCS), a Joint Powers Authority (JPA) established to improve inter-agency emergency communication. Pinole is presently an active member of EBRCS.

FIRE

Fire Facilities and Programs

The City of Pinole Fire Department maintains Station 73, the primary station located in the Public Safety Building adjacent to City Hall in Old Town, and Station 74, located on Pinole Valley Road. Fire and medical dispatch is handled by the Contra Costa County Regional Fire Communications Center in Pleasant Hill. The Emergency Operations Center (EOC) is a shared community meeting room located off the lobby of the Public Safety Building and is used to coordinate and manage large-scale emergency response efforts.

The City of Pinole Fire Department provides full fire and rescue services, fire suppression, medical advanced life support, rescue and hazardous materials response. The Fire Department promotes disaster preparedness, fire prevention and safety in the city by providing free services and safety devices, public outreach (schools, businesses) and public education and/or training courses (safety demonstrations including child car seat safety and earthquake preparedness), maintenance (station upgrades, etc.) and biannual commercial inspections.

Pinole shares responsibility for fire and emergency medical services with Contra Costa County Consolidated Fire Protection District (Con Fire) and Rodeo/Hercules as part of a regional group called Battalion 7. In response to a 9-1-1 call, the Battalion 7 fire engine closest to the emergency is dispatched, regardless of jurisdictional boundaries. This program has reduced response times and assures that adequate numbers of engines automatically respond to each emergency without additional requests for aid.

Figure 8.1 shows the Pinole Fire Department Boundary and Service Area as recently determined by the Contra Costa County Local Agency Formation Commission.

Please see the Background Report for more details on specific public safety facilities, and please see the Health and Safety Element (Chapter 9) for more information on Pinole's response to emergency situations.

Future Fire Facility Needs

The Contra Costa County Local Agency Formation Commission (LAFCO) produced a Municipal Service Review (MSR) which, when examined in conjunction with Pinole's city budget, found that the current level of service from the fire department is unsustainable. This finding has prompted the City to consider various service options to improve staffing efficiencies and to address funding challenges associated with maintaining two fire stations. To maintain exceptional fire services, the City will need to establish a multifaceted approach to fire protection that includes the following:

1. Operational planning that critically examines existing and anticipated needs and resources within the region and that takes advantage of opportunities that may result from consolidation of services, overlapping service areas and shared emergency service responsibility in and around Pinole. Operational changes could include:

    - Maintaining the Pinole Fire Department as an independent department;
    - Consolidating the Pinole Fire Department with the Rodeo/Hercules Fire Protection District, with Con Fire, or with both together;
    - Entering into an agreement to share a fire station with other service providers; and/or
    - Establishing alternative staffing models.

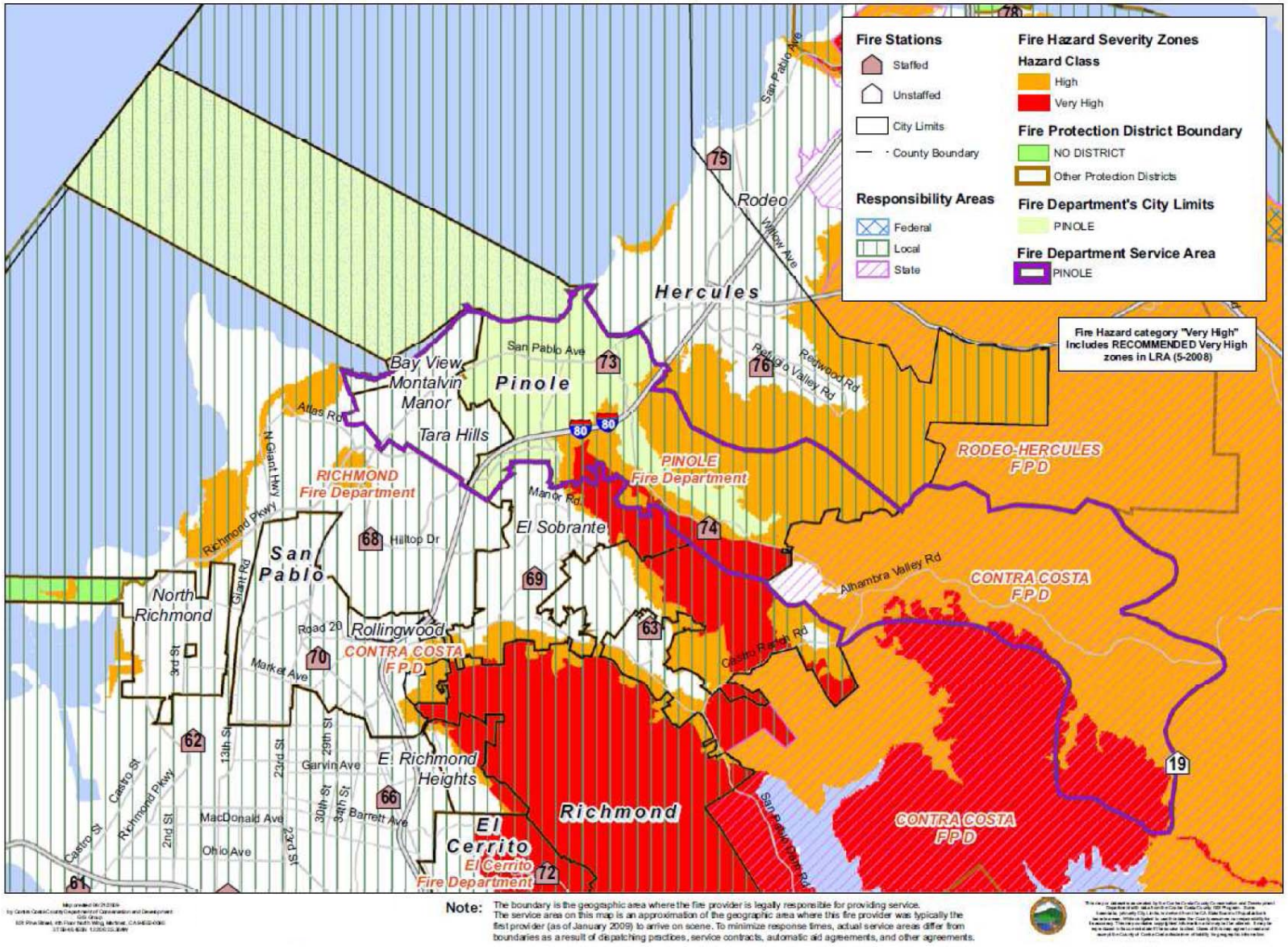
2. Fire facilities planning to optimize fire protection in Pinole by ensuring personnel and apparatus are strategically located to maximize coverage. Facility planning could include:

    - Consolidating fire services within one station; and/or
    - Construction of new facilities in a location that more efficiently serves all neighborhoods in Pinole as well as immediately surrounding areas.

3. Improved open space management to reduce wildfire risks and match maintenance expectations and obligations. Open space management options could include:

    - Changing ownership arrangements so that open space would be managed by a land trust, other public organizations or private entities; and/or
    - Improved, all-weather access through open space to improve access to and from Hercules and El Sobrante to shorten response times and improve mutual aid.

T:_CS\Work\Pinole, City of\FIGURES Graphic Development - General Plan Update - 26-0185



Source: Contra Costa County Local Agency Formation Commission, Municipal Service Review: Fire and Emergency Medical Service Providers, August 12, 2009

0 .5 1
Miles

N

Figure 8.1
Pinole Fire Department Boundary and Service Area

PMC®

PARKS, TRAILS AND RECREATIONAL FACILITIES

Recreation Facilities and Programs

Pinole has a very active and successful Recreation Department. The Pinole Recreation Department's primary service area is the City of Pinole, but all programs accept nonresidents. Nonresident participants come from all areas surrounding Pinole.

Pinole's recreation facilities include:

- Pinole Youth Center
- Tiny Tots
- Pinole Senior Center
- Pinole Tennis Courts
- Pinole Swim Center
- School of Performing Arts
- Pinole Playhouse (Memorial Hall), a 100-person theater
- Pinole Sports & Fitness Center (operated in collaboration with West Contra Costa Unified School District)
- The Farmers Market
- Community events such as Summer Sounds in the Park, Outdoor Cinema, and the Holiday Tree Lighting Festival

The Recreation Department also provides facilities for Pinole's parks such as play equipment, ball fields, picnic areas and basketball courts.

Please see the Background Report for more details on specific Recreation Department facilities.

Parks Facilities and Programs

The City has approximately 358 acres of land that are occupied by thirteen parks, including one regional park, four community parks, and five neighborhood parks. The City also has six school sites with park areas totaling an additional 16.5 acres (see table below). Open space areas are discussed in the Natural Resources and Open Space Element (Chapter 10).

Park	Acreage
Bayfront Park	92 acres
Fernandez Park	7 acres
Pinole Valley Park	197 acres
Pinole Valley Adobe Grove & Dog Parks	34 acres
Amber Swartz Park	4 acres
Canyon Drive Park	.5 acres
Louis Francis Park	2.5 acres
Meadow Park	1.5 acres
Pinon Park	.5 acres
Wilson Point East Bay Regional Park	64.5 acres
Hugh Young Park	1 acre
Sarah Drive Park	11 acres
View Park	2.5 acres
Total	**358 acres**

School	Acreage
Collins Elementary	2 acres
Ellerhorst Elementary	1.5 acres
Shannon Elementary	3 acres
Elizabeth Stewart School	1 acre
Pinole Middle School	1.5 acres
Pinole Valley High School	7 acres
Total	16.5 acres

Source: City of Pinole Recreation Department, March 2010

Trails Facilities and Programs

The City of Pinole maintains local pedestrian and hiking trails for recreational use by residents and visitors. The San Francisco Bay Trail runs along the northern edge of the city adjacent to San Pablo Bay and is maintained by the East Bay Regional Parks District. The Pinole Creek Trail provides access to San Pablo Bay and the Bay Trail from properties abutting Interstate 80 to the south.

Please see the Natural Resources and Open Space Element (Chapter 10) for more information on Pinole's open space trails.

Future Parks, Trails and Recreation Facility Needs

The Pinole Recreation Department expects to expand in the future as school enrollment increases. They will likely be adding additional fitness and sports activities plus on-site after-school programs at almost all Pinole schools. In order to accommodate some of these expanded services, additional facilities will need to be added to some schools. Because almost 75 percent of the department budget is recovered from fees paid for services and by fundraising activities, budget constraints will not limit Recreation Department services as much as those of other City departments. Since 2001, the Recreation Department has continued to grow and expand in response to a strong community desire for active and safe recreation programs.

Park facilities will need to expand in the future. Pinole currently has approximately 1.8 acres of parks for every 1,000 residents, while the National Recreation and Parks Association recommends having 2.5 acres of parks per 1,000 residents and the California Quimby Act recommends 3 to 5 acres per 1,000 residents. Areas of the city are underserved and do not have a park within walking or bicycling distance.

A number of trail improvements should be implemented during the life of the General Plan, including the following:

- The trail along Pinole Creek should be connected to East Bay Municipal Utility District (EBMUD) watershed lands by a continuous trail from the city's Bayshore to the city's ridges. One route could begin at Pinole Valley High School, extend to Duncan Canyon, cross Rancho Road and run alongside either Galbreth Road or Pinole Valley Road to connect with Adobe Road in Pinole Valley Park.

- Completion of the Bay Trail along the San Pablo Bay shoreline in Pinole remains a priority project.

- Implementation of the Pinole Creek Vision Plan and the Pinole Creek Greenway Master Plan would result in enhanced recreation trails and access to environmental resources within Pinole.

- Goals, policies and actions also include provisions for the development of new hiking trails and the creation of new protected public open space for passive recreation.

HEALTH-RELATED FACILITIES

Hospital Facilities and Programs

The John Muir Medical Center, Walnut Creek campus, is the only trauma center for Contra Costa County and parts of Solano County. Oakland Children's Hospital provides trauma services for children, and Doctors Medical Center in San Pablo provides the nearest emergency room services. Contra Costa Regional Medical Center in Martinez (a County-owned hospital), Los Medanos Community Hospital in Pittsburg, John Muir Medical Center campuses in Walnut Creek and Concord, and Doctors Medical Center in San Pablo are the primary medical service providers for Contra Costa County. There are also several hospitals, County health centers, and public health clinics located in and around the rest of the county. Those health care facilities

located in close enough proximity to Pinole to provide many primary health care services include the Richmond Health Center, the North Richmond Center for Health, the Martinez Family Practice Center and the Martinez Specialty Center.

Medical Support Facilities and Programs

Pinole's Fire Department provides emergency medical response service to the city and has an automatic aid agreement with Con Fire and the Rodeo-Hercules Fire District. Other medical support options include Kaiser medical offices in Pinole (no emergency room care), Kaiser offices in Richmond, and the County facility in Martinez. Some trauma victims are transported to John Muir Medical Center in Walnut Creek by air or ground. All air transport of trauma patients is routed to the John Muir Medical Center. Ground-transported trauma cases are routed either to the John Muir Medical Center for acute trauma or to Doctors Medical Center for other emergency medical attention.

The Pinole Fire Department is not the patient transport provider for the City of Pinole. American Medical Response (AMR) currently provides countywide emergency transport. Typical emergency medical services involve first response by paramedics followed by AMR ambulance response. AMR units are positioned to provide time-efficient response in West Contra Costa County. It is not uncommon for Fire Department paramedics to assist or maintain patient care in emergencies and administer care during ambulance transport.

Pinole has a high number of medical offices including doctors, dentists and other medical professionals that help serve the medical needs of the city. Many of these facilities were built around the now closed Doctors Hospital. While these facilities do not provide emergency services, they provide valuable medical care services to the community.

Senior Services Facilities and Programs

Pinole has several facilities and programs for local seniors. The Senior Village of Pinole offers opportunities for independent and assisted living for adults. The Pinole Senior Center is a very popular program and facility, as described in the Background Report, and provides social, educational, recreational, health, nutritional, and consumer services and activities. Bay Park is a retirement residence and a facility for seniors.

Future Health-Related Facility Needs

Pinole will continue to encourage the location and growth of health-related facilities in the city. Pinole will also take advantage of opportunities to reuse the existing Doctors Hospital site for medical purposes when considering redevelopment options for this site.

Ellerhorst Elementary School in Pinole

EDUCATIONAL FACILITIES

School Facilities and Programs

Public elementary, middle and high schools in Pinole are governed by the West Contra Costa Unified School District (WCCUSD). The WCCUSD has adequate capacity, particularly in Pinole. There are also private schools and preschools throughout Pinole.

Future Educational Facility Needs

Current enrollment and projected population growth shows that the school district currently has the capacity to handle any future student population in Pinole. Due to declining enrollment and budget constraints, the WCCUSD is closing school sites in the district. While Pinole schools will remain open for the foreseeable future, the City should develop contingency plans for reuse of school sites should closure take place. The City will continue to collaborate with the West Contra Costa County Unified School District in planning for quality school sites and facilities for Pinole's youth in grades kindergarten through 12.

The City will also continue to advocate for safe transportation and circulation at school sites (also see the Circulation Element, Chapter 7). Currently, there are safety concerns with travel to and from school sites, particularly the high school. Traffic on heavily traveled roads and a lack of clearly marked crosswalks and bicycle lanes create conditions that may inhibit safe pedestrian and bicycle travel going to and from the schools.

Library Facilities and Programs

There is one library in the City of Pinole. The Pinole Library is a branch of, and is operated by, the Contra Costa County library system. Located on Pinole Valley Road, the library was renovated in 2002.

Future Library Facilities Needs

Though the library is operated by the County, the City has contributed funds for capital improvement projects and maintenance in order to defray County costs of library operation. The City cannot maintain this practice indefinitely, and the County continues to struggle to maintain existing levels of service. The library administration has expressed an interest in leasing library space in another location as a way to avoid the maintenance costs associated with ownership.

WATER SERVICE

Water Supply Facilities and Programs

The City of Pinole obtains its water supply from the East Bay Municipal Utility District (EBMUD), which serves western and central Contra Costa County (see the Background Report). Please see **Figure 8.2** for an illustration of the EBMUD water supply system.

Water Treatment and Distribution Facilities and Programs

The City of Pinole's water is treated at the EBMUD Sobrante treatment plant. Water is filtered, disinfected and subject to fluoridation and corrosion control.

EBMUD's Laboratory Services Division is a full-service environmental laboratory, which performs water quality analysis throughout each day to ensure the safety of drinking water.

The district's capital improvement program for the water system primarily involves maintaining infrastructure, constructing water supply improvements and regulatory compliance strategies. The capital improvement program is expected to provide adequate capacity for future growth in Pinole.

The Pinole/Hercules Water Pollution Control Plant in Pinole

WASTEWATER SERVICE

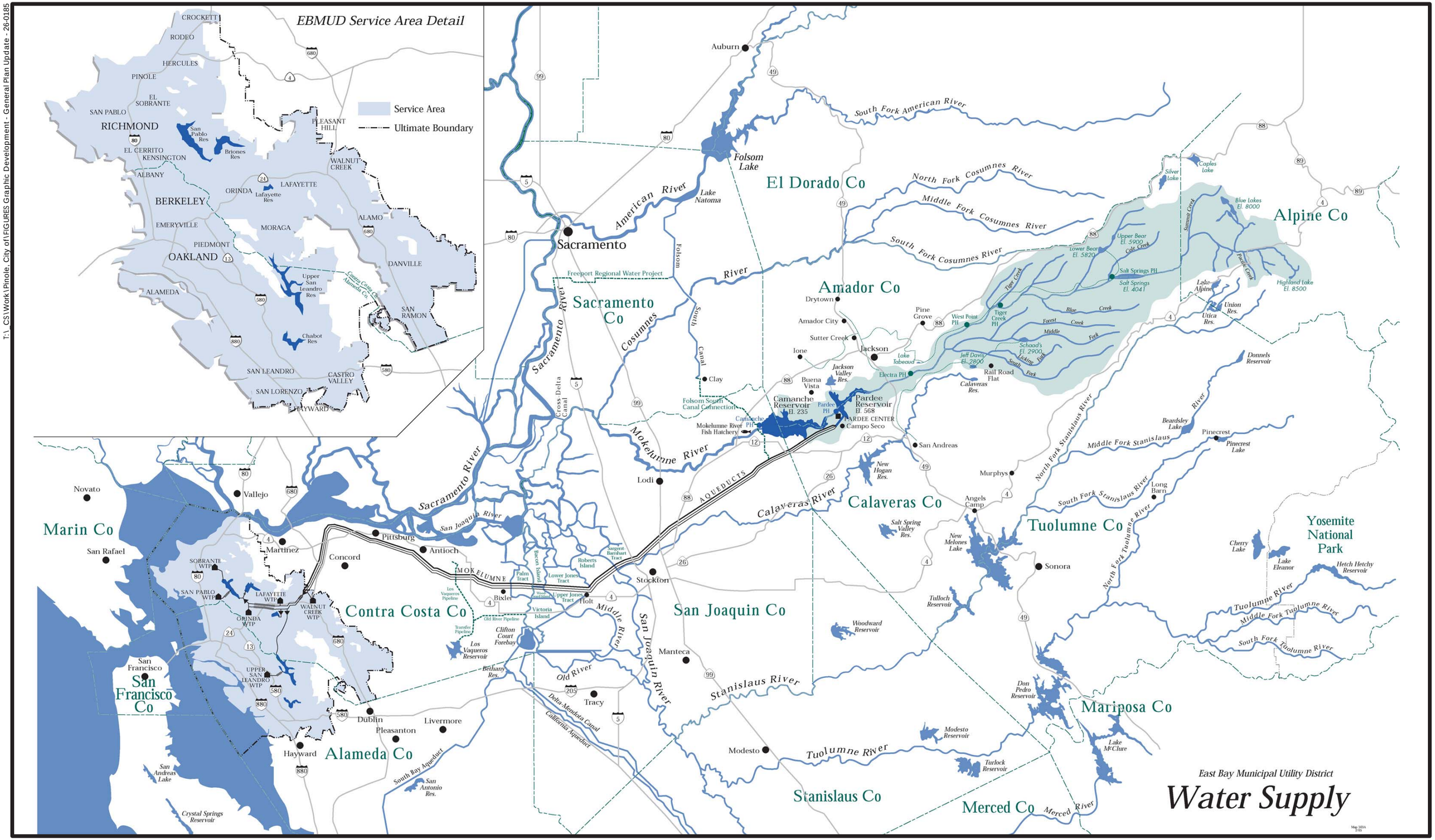
Wastewater Facilities and Programs

The City of Pinole Public Works Department and West County Wastewater District (WCWD) maintain the City's sewer system, as shown in **Figure 8.3**. The City of Pinole is responsible for the collection and treatment of wastewater flows to their lift stations and treatment plant, the Pinole/Hercules Water Pollution Control Plant (WPCP). The Pinole/Hercules WPCP is owned and operated by a Joint Powers Authority comprising the cities of Pinole and Hercules. The facility treats wastewater from both cities to secondary standards prior to discharge to San Pablo Bay. There are two operational discharge outfalls (deepwater and shallow water). The deepwater outfall is shared with the Rodeo Sanitary District and is permitted by the Regional Water Quality Control Board (RWQCB). The shallow water outfall is not permitted but has been used during wet weather conditions when influent flows exceed the capacity of the deepwater outfall.

Currently, the Pinole/Hercules WPCP is permitted (as the plant was updated in the 1980s) to treat 4.06 million gallons per day (mgd) average dry weather flow and 10.3 mgd peak wet weather flow, but the plant has experienced wet weather flows of almost 20 mgd, which exceed permitted capacity (see **Tables 8.1a, b** and **c**). During the WPCP upgrade in the 1980s, the assumed total solids loading was 165 parts per million (ppm). Under peak wet weather conditions, it has sometimes been necessary to blend flows and discharge through the unpermitted shallow water outfall. The RWQCB has ordered WPCP upgrades to correct this condition. This condition means that the Pinole/Hercules WPCP sometimes has trouble serving existing development in Pinole and Hercules and would certainly have trouble supporting new development. Should this situation not be addressed, there is likely to be an imposed limit on future growth in the community.

WCWD is responsible for collection and treatment of flows tributary to their lift stations and treatment plant. Approximately 0.4 square miles in Pinole lie within the WCWD (see **Figure 8.4**).

T:\ CS\Work\Pinole, City of\FIGURES Graphic Development - General Plan Update - 26-0185



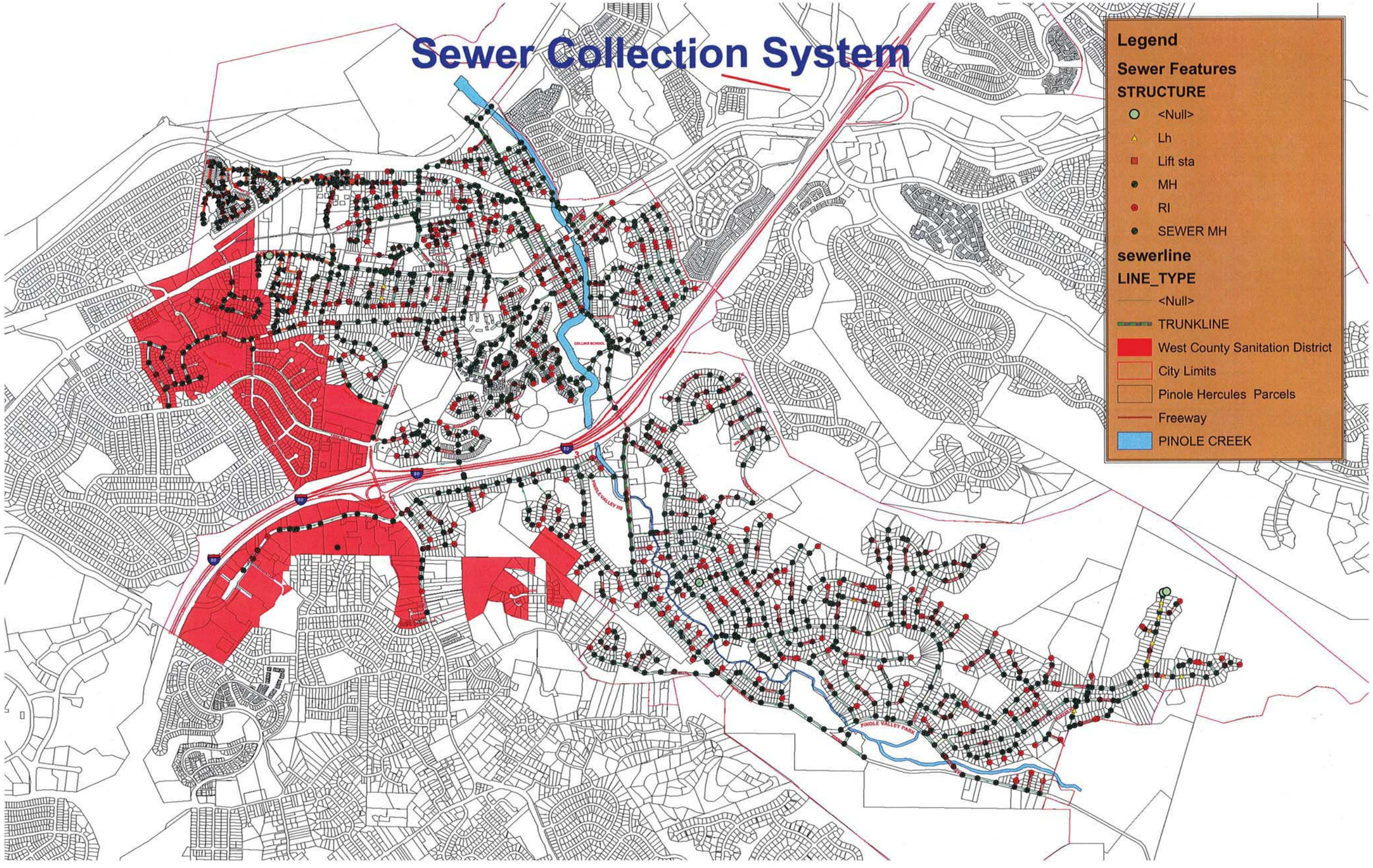
N

FIGURE 8.2
CITY OF PINOLE - EBMUD WATER SUPPLY SYSTEM

PMC®

T:_CS\Work\Pinole, City of\FIGURES Graphic Development - General Plan Update - 26-0185

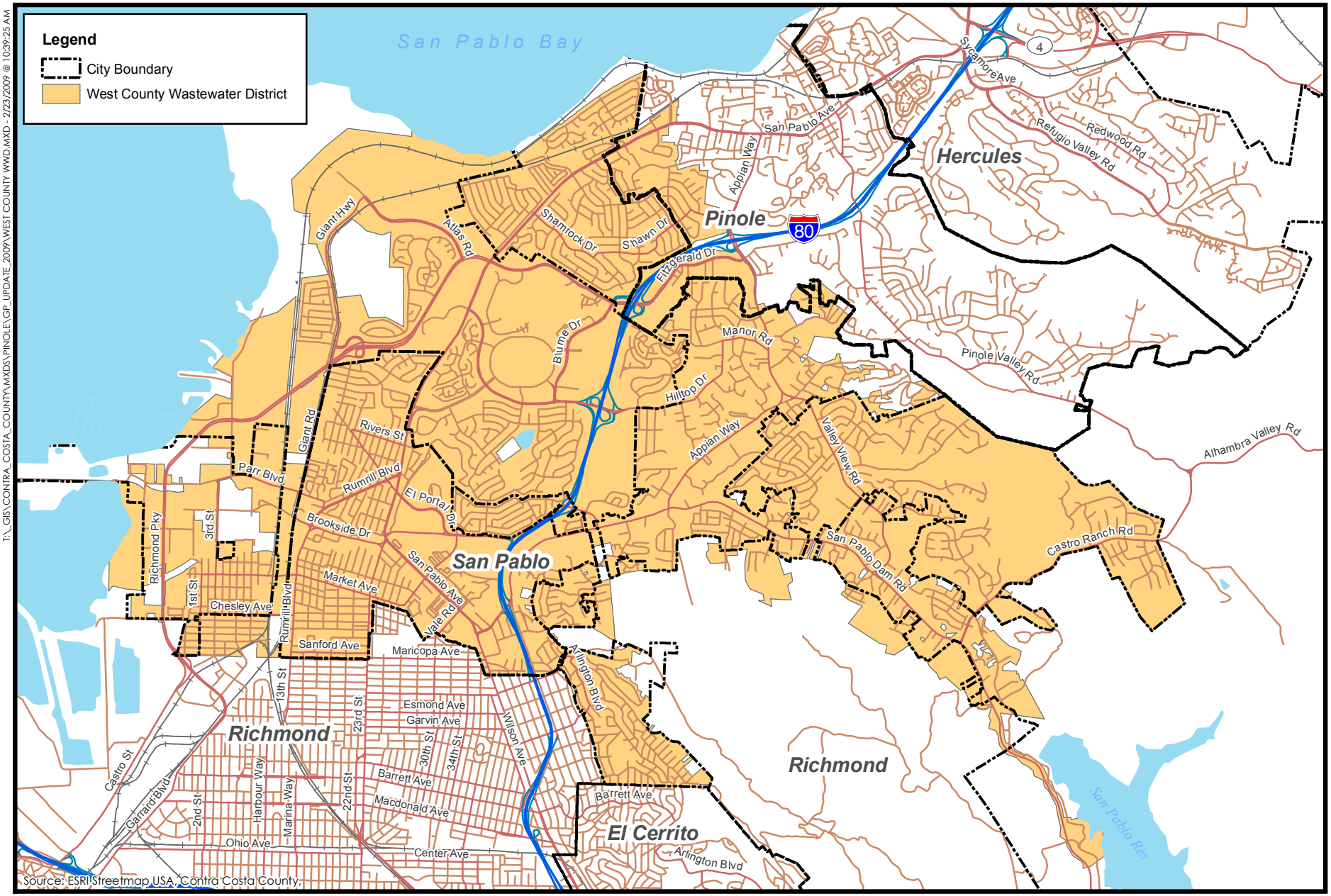
Sewer Collection System



N

FIGURE 8.3
CITY OF PINOLE - SEWER COLLECTION SYSTEM

PMC®



T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP_UPDATE_2009\WEST COUNTY WWD.MXD - 2/23/2009 @ 10:39:25 AM

FIGURE 8.4
WEST COUNTY WASTEWATER SERVICE AREA

PMC

T:_CS\Work\Pinole, City of\FIGURES Graphic Development - General Plan Update - 26-0185

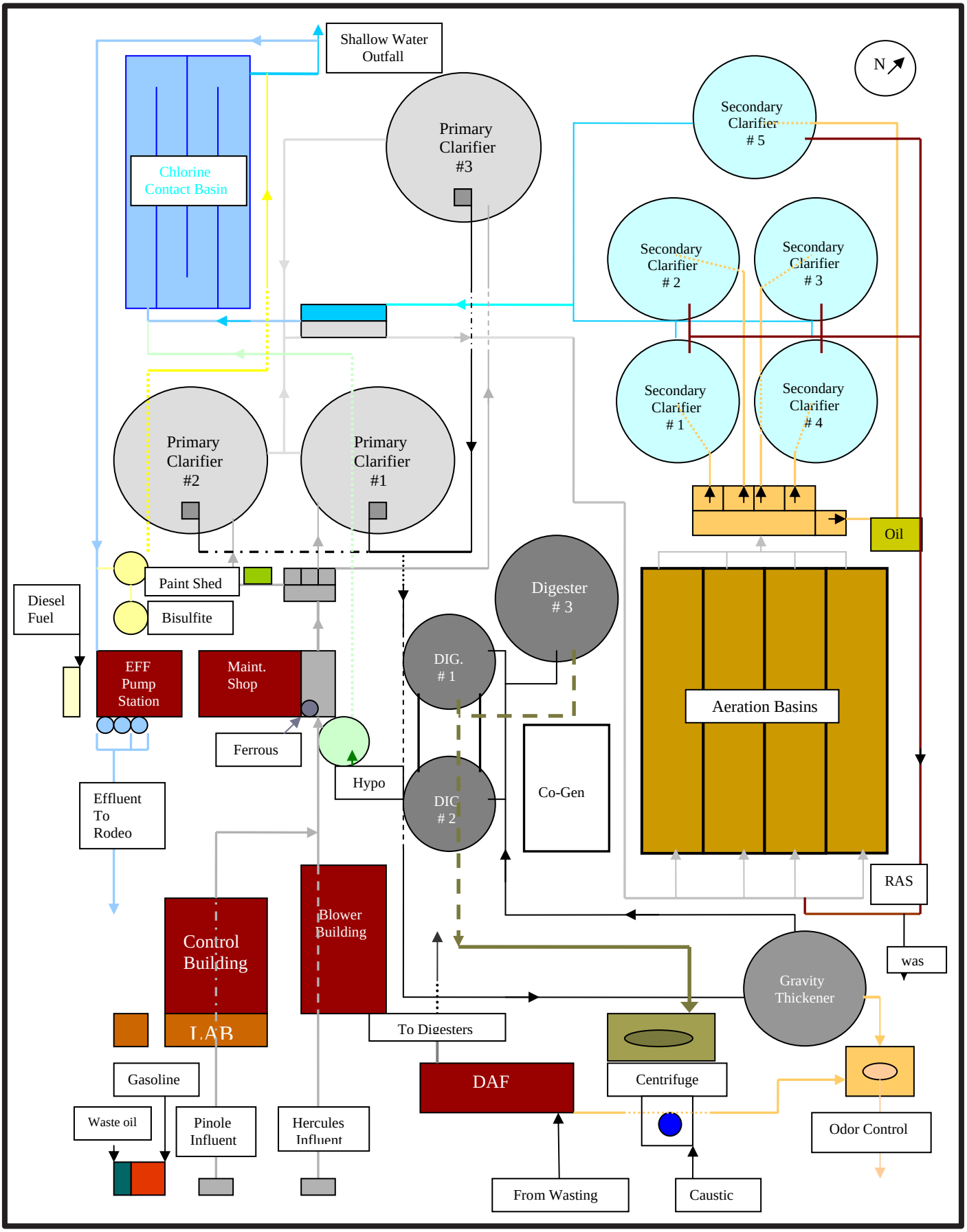


FIGURE 8.5

CITY OF PINOLE - DIAGRAM OF THE PINOLE / HERCULES WATER POLLUTION CONTROL PLANT

Table 8.1a
Actual Flow Data

	Currently	As Designed
Dry Weather Flow	3.0 mgd	4.06 mgd
Wet Weather Flow	20+ mgd	10.3 mgd
Total Solids Loading	325 ppm	165 ppm

Source: JPA staff report, January 28, 2009

Table 8.1b
Dry Weather Flow

Dry Weather Flow	Hercules	Pinole	Combined
Current flows at WPCP	1.60 mgd	1.40 mgd	3.00 mgd
Anticipated growth through the year 2030	0.63 mgd	0.30 mgd	0.93 mgd
Total	2.23 mgd	1.70 mgd	3.93 mgd

Source: JPA staff report, January 28, 2009

Since the greatest anticipated 2030 flow amount is anticipated to be 3.93 mgd, which is below the existing capacity of 4.06 mgd, the average dry weather capacity of the WPCP will not need to be expanded at this time.

Table 8.1c
Solids Loading

	Concentration in Parts per Million
Design (as improved in WPCP upgrades made in 1980s)	167 ppm
Combined	325 ppm
Pinole	400 ppm
Hercules	240 ppm

Source: JPA staff report, January 28, 2009

Table 8.1c shows that the plant improvements that were made in the 1980s significantly underestimated solids loading. This imbalance in processing solids has reduced the actual capacity of the WPCP from 4.06 mgd to 3.2 mgd. Improving the WPCP's ability to process solids, such as by the use of clarifiers and aeration basins, will improve the capacity of the plant.

Future Wastewater Service Facility Needs

The WCWD has adequate capacity to continue providing services within their small portion of Pinole's service area.

The WPCP needs to be upgraded to accommodate wet weather flows, to improve solids processing and to ensure there is adequate capacity for future growth in Pinole and Hercules. In addition to capacity issues at the plant, there are other issues related to the collection system and treatment process that the City should encourage the Joint Powers Authority (JPA) to address.

- The City's sewer system has a significant amount of inflow and infiltration that may be reduced by lining older, leaking pipes and eliminating sources of inflow.

- Future sea level rise due to climate change could impact the Bay shoreline and particularly the area in and around the Pinole/Hercules WPCP. Preliminary estimates from the San Francisco Bay Conservation and Development Commission (BCDC) estimate that the sea level could increase by as much as 55 inches by 2100. Though this is an evolving issue and the actual change in sea level and the areas that will be impacted are uncertain, the potential for an increase should be taken into consideration when designing improvements at the WPCP.

- Pinole will work collaboratively with the City of Hercules to evaluate, select, design and implement improvements to the WPCP. Improvements may include some of the following:

  – Upgrade from secondary to tertiary treatment and install a new, permitted outfall in Pinole Creek for discharge of tertiary-treated effluent. Abandon the two existing outfalls.

  – Install a new, larger capacity pipeline and outfall at the Rodeo Sanitary District.

  – Upgrade the existing deepwater outfall and include the addition of a smaller tertiary facility to handle increased wet weather flows.

  – Decommission and dismantle the existing Pinole/Hercules WPCP and divert all existing flows to the WCWD facilities.

  – Divert all flows from the City of Hercules to the WCWD facilities while the City of Pinole flows would continue to be treated at the Pinole/Hercules WPCP, which would then need only minor facility upgrades (such as to the deepwater outfall pipeline).

  – Install a primary effluent flow equalization tank near the Pinole/Hercules WPCP and make other minor improvements to the Pinole/Hercules WPCP such as a larger pipeline to the deepwater outfall. The improvements need to increase the capacity of the Pinole/Hercules WPCP and allow for flows over that capacity to receive primary treatment before delivery to the flow equalization facility.

  – Upgrade infrastructure at the WPCP to support continued operations, including installation of a fire hydrant.

The JPA has narrowed upgrade options for the WPCP to three choices:

1. Secondary treatment of flows at the WPCP and constructing a new land outfall line to the deepwater outfall in Rodeo;

2. Secondary treatment at the WPCP, constructing an underground tank to be used during wet weather events, and constructing a new land outfall line to the deepwater outfall in Rodeo; or

3. Diverting all flows from Hercules to the WCWD facilities while only the City of Pinole's flows would be treated at the WPCP.

The first option, improving the outfall line, was submitted to the RWQCB as the chosen WPCP improvement plan on June 1, 2009.

STORM DRAINAGE AND FLOODING

Flooding in Pinole generally occurs as the result of either:

- Storm runoff originating within the Pinole Creek watershed and flooding lowlands because drainage channels and pipes are poorly maintained or inadequately sized to transport surface water to San Pablo Bay.

- The lower reach of Pinole Creek is filled with water from both storm runoff and a high tide. Under these conditions, storm runoff may exceed channel capacity and overtop the creek banks. The elevation of the water surface in the Bay varies depending on the tide and wind and wave effects.

For more information regarding flooding hazards in the city, please see the Health and Safety Element (Chapter 9). **Figure 8.6** illustrates the City of Pinole's storm drain collection system.

Future Storm Drain and Watershed Facility Needs

Damaged, poorly maintained or inadequately sized storm drains in the city result in localized flooding during the rainy season and will need to be repaired or replaced.

The Pinole Creek flood protection improvements were not designed to accommodate a 100-year storm event. This condition could be exacerbated by changes in sea level. Because there are limited opportunities to improve flood protection at the outfall, the City is working with the Contra Costa Flood Control District and the East Bay Municipal Utility District to identify opportunities to create an upstream detention basin in order to meter peak wet weather flows and reduce the potential for downstream flooding. The Pinole Creek Watershed Vision Plan and Pinole Creek Greenway Master Plan include restoration of the lower flood control channel to improve creek habitat while providing flood protection and recreation enhancements.

The City should develop a management plan and/or implementation strategy to implement the Contra Costa Clean Water Program and the National Pollutant Discharge Elimination System (NPDES) permit.

Road Facilities and Operations

The City of Pinole owns 6 arterial streets, 19 collector streets, and a large number of local streets. As the owner, Pinole is responsible for the design, construction, repair and maintenance of roads to ensure safe and efficient use of public streets. To fulfill this obligation, the Public Works Department administers surfacing and maintenance programs, including street sweeping, and coordinates with utility companies, neighboring cities, transit service providers and Caltrans to ensure circulation issues are properly coordinated.

Future Roadway Facilities and Operational Needs

Growth in the region and in surrounding communities will continue to place a burden on the city's road network. This growth will likely result in the need for roadway expansion to maintain levels of service and an increased demand for road maintenance.

SOLID WASTE AND RECYCLING

Solid Waste Collection and Disposal Facilities and Programs

Richmond Sanitary Services (RSS) provides weekly solid waste collection and disposal services to residents and businesses in Pinole.

The West Contra Costa Integrated Waste Management Authority (WCCIWMA) is a joint powers agency made up of the cities of El Cerrito, Hercules, Pinole, Richmond, and San Pablo and Contra Costa County and oversees the solid waste services for these cities and areas.

Solid waste from Pinole is transported to the Portero Hills Landfill in Suisun City in Solano County (25 miles away) for disposal. The WCCIWMA has a contract with Portero Hills Landfill through 2014, at which point the contract will be renegotiated. The estimated remaining capacity of the Portero Hills Landfill is 38.1 percent.

Richmond Sanitary Service provides weekly solid waste and recycling collection to Pinole.

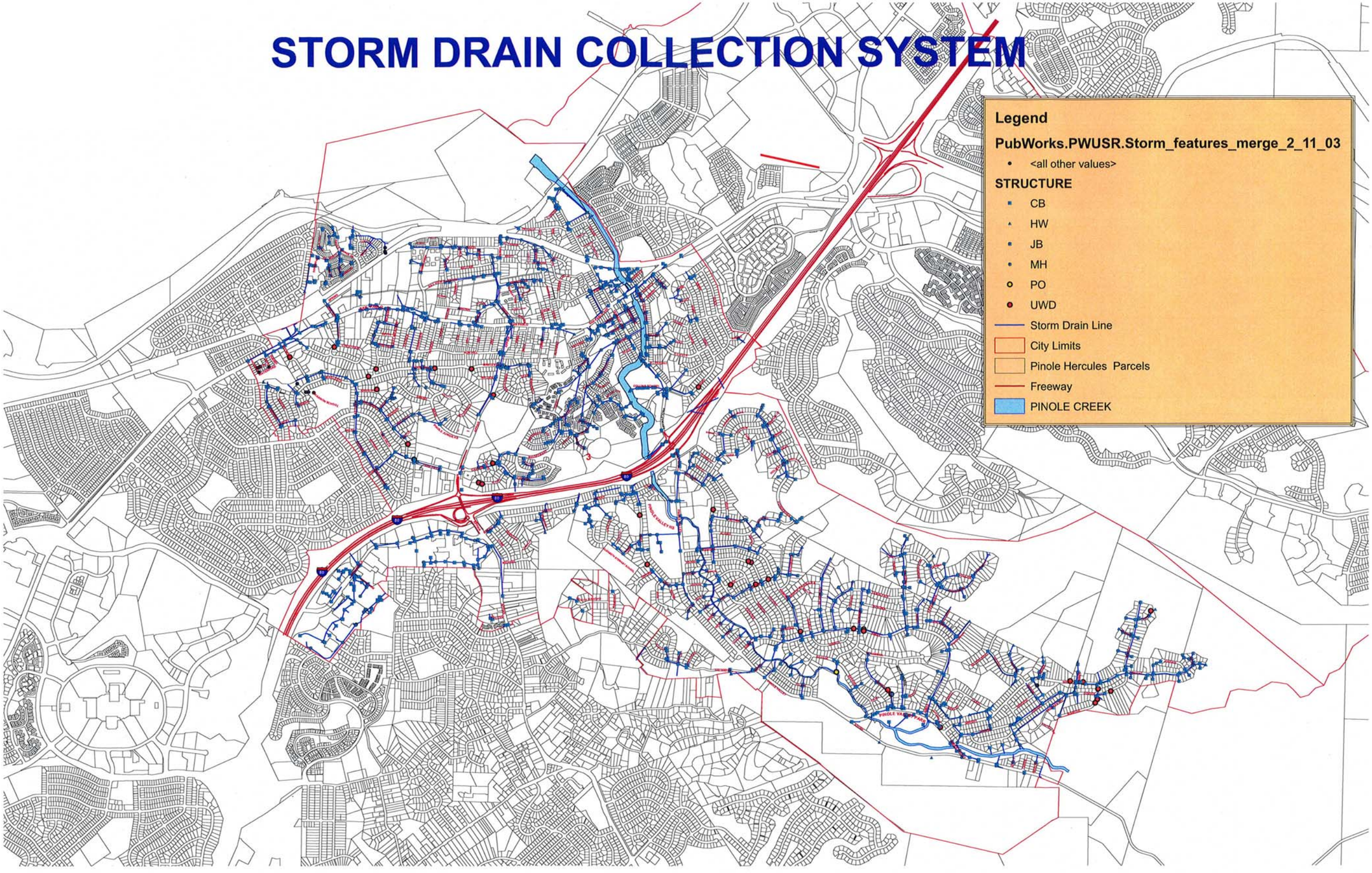
Recycling and Green Waste Facilities and Programs

The California Integrated Waste Management Act of 1989 (Assembly Bill 939) required each city and county to divert 50 percent of its waste stream from landfill disposal by the year 2000. RSS provides biweekly curbside recycling and green waste services for residents in Pinole, as part of the Contra Costa County Waste Reduction and Recycling program. RSS is obligated by contract to continue services through the year 2011. The city's diversion rate is within the state goal.

RSS delivers recyclables to the West Contra Costa Integrated Waste Management Authority Integrated Resource Recovery Facility (IRRF) in North Richmond. WCCIWMA has general oversight of the facility and sets rates for facility operations, recyclables processing and marketing. Household hazardous waste is also managed by the WCCIWMA.

T:_CS\Work\Pinole, City of\FIGURES Graphic Development - General Plan Update - 26-0185

STORM DRAIN COLLECTION SYSTEM



N

FIGURE 8.6
CITY OF PINOLE - STORM DRAIN COLLECTION SYSTEM

PMC®

Future Solid Waste and Recycling Facility Needs

Pinole currently has several programs to encourage recycling and other sustainable behaviors, such as the community-wide swap meet and electronic waste recycling program. For more information regarding waste and recycling, please see the Sustainability Element (Chapter 11).

ENERGY AND COMMUNICATION SYSTEMS

The City of Pinole operates a noncommercial community access cable television station and maintains a City website to facilitate the exchange of community information. The City also maintains a fiber optic network of facilities as a deterrent to crime and to assist with police investigations.

The City of Pinole does not presently own or operate energy production facilities but is beginning to install solar power generators to reduce demand for gas and electric power.

Electrical and Gas Facilities and Programs

Pacific Gas and Electric (PG&E) provides electricity and natural gas to the City of Pinole. The majority of energy that PG&E provides the City is renewable (57 percent), and the remaining energy sources are gas (42 percent) and coal (1 percent).

With the city approaching buildout, it is likely that PG&E will have no difficulty in maintaining this service.

Alternative Energy and Energy Efficiency Facilities and Programs

The City Council reduced the fees for a solar electric permit in Pinole to $300 per residence in March 2008 to encourage solar energy installations.

General Plan policies promote citizen awareness of energy conservation programs and seek to improve energy conservation through the Residential Rehabilitation Program.

PG&E has numerous programs to promote energy efficiency, many of which are free to public agencies. PG&E's Energy Partners Program provides assistance for energy conservation improvements.

A number of programs have evolved at the state and national level (e.g., the American Reinvestment and Recovery Act and the Energy Efficiency and Conservation Block Grants Program) that have the potential to support energy conservation in Pinole. For more discussion of energy efficiency programs, please see the Sustainability Element (Chapter 11).

Telephone, Telecommunications, and Television Facilities and Programs

AT&T Communications provides local telephone service to the city, and cable television service is provided through Comcast. It is a goal of the General Plan to continue to provide the ability to maintain these services to meet the needs of city residents and businesses in the future.

The Pinole community public access broadcasting cable TV station broadcasts to Pinole, Hercules, Crockett, Rodeo, Tara Hills and parts of El Sobrante. This operation is administered by the Recreation Department and is housed in the Youth Center.

Both the City of Pinole and Contra Costa County have experienced a dramatic increase in demand for telecommunications products and services in the last decade as this industry has emerged to provide a new form of customer phone and related services.

Future Energy and Communication Facilities and Program Needs

The City of Pinole plans to take advantage of technological advancements to maintain open, transparent, efficient communication. While technology advances at a pace that makes it difficult to identify the City's facility and programming needs into the future, Pinole will increase storage capacity and operating efficiency and take advantage of visual technological enhancements in order to convey information of community interest, improve civic services and business transactions, and defray City costs.

ISSUES THIS ELEMENT ADDRESSES

This element provides goals, policies and actions that address the following issues, many of which were raised at public meetings during research to prepare for the update of the General Plan:

- Making efficient use of available City resources to strategically maintain and upgrade facilities.
- Establishing standards and objectives for maintaining excellent, sustainable emergency services.
- Maintaining and expanding City parks and park facilities.
- Expanding and enhancing the trail system in Pinole.
- Upgrading wastewater collection and treatment facilities and operations to meet all permit requirements and provide adequate service to the service area, including future anticipated development, in a sustainable, efficient and environmentally sensitive way.
- Developing a plan to satisfy the City's current and future Corporation Yard needs.
- Maintaining accessible library services and facilities in the city.
- Improving energy efficiency in City operations.

GOALS, POLICIES AND ACTIONS

The goals of this element are as follows and are listed subsequently with corresponding policies and implementation actions.

- Goal CS.1: Provide safe, attractive and efficiently designed infrastructure and sustainable facilities to serve the public.
- Goal CS.2: Ensure and maintain a high level of public safety in the community.
- Goal CS.3: Provide adequate and high quality recreational opportunities for the community.
- Goal CS.4: Ensure the provision of adequate and high-quality educational facilities to serve the community.
- Goal CS.5: Provide safe, economical and dependable water service.
- Goal CS.6: Provide adequate, economical and dependable wastewater collection service and treatment.
- Goal CS.7: Minimize flooding.
- Goal CS.8: Provide safe, sanitary and environmentally acceptable solid waste management and recycling services.
- Goal CS.9: Provide economical and dependable community services while conserving energy resources.
- Goal CS.10: Provide safe, efficient roadway infrastructure to support multiple modes of transportation and to meet existing and future circulation needs.
- Goal CS.11: Provide reliable communication and information management services to provide timely, easily accessible information about City actions, activities, programs and services.

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.

Action CS.1.1.1 Continue to upgrade the Public Safety Building to ensure adequate parking and evidence storage.

Action CS.1.1.2 Develop and implement a plan to update safety features on public buildings, including necessary security upgrades to the Emergency Operations Center.

Action CS.1.1.3 Conduct a study of the feasibility of establishing new neighborhood community centers or outreach services in areas not presently served.

Action CS.1.1.4 The City shall increase the energy efficiency and hazard resistance of public buildings.

POLICY CS.1.2 The City will collect development fees at a sufficient level to finance those public building and facility needs created and/or contributed by new development.

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

Action CS.1.3.1 Explore the possibility of providing mobile City services and satellite offices.

Action CS.1.3.2 Explore the possibility of developing a community shuttle service that would transport community members to and from City facilities.

Action CS.1.3.3 Ensure that all public buildings and facilities are compliant with accessibility standards and meet the access needs of physically challenged individuals.

Action CS.1.3.4 The City shall periodically prepare and update the Recreation Park and Facility Master Plan to monitor the condition of recreation facilities and to ensure community needs are adequately addressed.

POLICY CS.1.4 Incorporate Crime Prevention Through Environmental Design (CPTED) principles in projects and improvements.

Action CS.1.4.1 Review Structure Designs. Involve law enforcement agencies in review of the design of new and rehabilitated buildings, including lighting and landscaping, to identify ways to increase resident safety.

POLICY CS.1.5 The City will strive to provide convenient and secure options for storage, organization and operation of City property.

Action CS.1.5.1 Conduct a study to determine the needs Pinole has for a Corporation Yard and where the best location for said yard will be.

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

POLICY CS.2.1 The Police Department will strive to provide on-scene response to emergency incidents in the city within 5 minutes.

Action CS.2.1.1 Explore alternative funding options to increase police services to the community.

POLICY CS.2.2 The Police Department will work in partnership with citizens and community organizations to expand community-based crime prevention programs.

Action CS.2.2.1 The City will work with criminal justice agencies and community groups to support programs that offer information about community policing, reporting of child and adult abuse and neglect, and other crime prevention techniques.

Action CS.2.2.2 The City will support efforts to strengthen and expand neighborhood watch programs and encourage businesses to participate in these programs.

Action CS.2.2.3 Work with law enforcement agencies and community groups to promote cleanup, graffiti removal and other neighborhood beautification efforts.

POLICY CS.2.3 The Fire Department or assisting fire services providers will strive to provide on-scene response to emergency incidents in the city within 5 minutes 90 percent of the time as funding is available.

Action CS.2.3.1 Continue working with members of Battalion 7 and other emergency services providers to optimize the allocation of resources and most efficiently provide mutual aid in Pinole and surrounding communities.

Action CS.2.3.2 Explore organizational and facility changes that could support the continuation of services in a more cost-effective manner.

Action CS.2.3.3 Implement organizational changes and necessary capital improvements through the annual budget and Capital Improvement Program, and explore alternative funding opportunities to support such changes.

Action CS.2.3.4 The City will encourage public education regarding fire prevention, safety and first aid medical procedures.

Action CS.2.3.5 The Fire Department will strive to provide on-scene response to emergency incidents in the city within 5 minutes 90% of the time.

Action CS.2.3.6 The City will develop a Fire Safety Operations Assessment that identifies and compares different approaches to the provision of emergency

services and identifies needed facilities and an appropriate organizational structure to provide cost-effective fire and emergency medical services.

Action CS.2.3.7 In order to continue to provide fire service, the City shall solidify funding for fire services by seeking an extension of the City's Utility Tax. If the City's Utility Tax is not renewed, alternative funding sources shall be researched to ensure adequate funding for City fire services.

POLICY CS.2.4 The City will develop an Open Space Management Plan to identify alternative means of managing open space areas for fire protection and to improve access to, and through, open space areas.

Action CS.2.4.1 Examine alternative open space ownership structures that could reduce the City's fire safety maintenance obligations.

Action CS.2.4.2 Examine opportunities to create all-weather emergency vehicle access through open space in order to shorten response times and improve mutual aid between Pinole, Hercules and El Sobrante.

POLICY CS.2.5 The City, its citizens, businesses and services will be prepared for effective response and recovery in the event of emergencies or disasters.

Action CS.2.5.1 Work with public safety and health and human services agencies countywide to maintain interagency and public communications systems that will provide mutual aid and be reliable during and following an emergency.

Action CS.2.5.2 Establish educational materials and offer seminars in schools and other civic and neighborhood locations to teach citizens how to prepare for emergencies.

Action CS.2.5.3 Work with neighborhood groups and other civic organizations to establish councils that will conduct a variety of disaster-preparedness functions, including emergency response training and removal of vegetation around buildings in areas prone to high or very high fire hazard.

Action CS.2.5.4 Locate and design emergency buildings and vital utilities, communication systems and other public facilities so that they can remain operational during and after an emergency or disaster.

Action CS.2.5.5 Develop Evacuation Plans. Work with agencies that provide emergency preparedness, response and recovery services to formulate definitive plans and procedures for evacuation of hazard-prone areas.

Action CS.2.5.6 The City will continue to work with regional partners on the development and implementation of and necessary updates to a hazard mitigation plan

to help protect the public in the event of likely natural and man-made hazard events.

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

Action CS.2.6.1 Prepare an inventory of the Corporation Yard facility and service needs and identify alternative locations for housing the Corporation Yard.

Action CS.2.6.2 Make needed improvements to the Public Safety Building as funds become available. Improvements include, but are not limited to, security upgrades, expansion of the Property/Evidence Room, and expansion of, and reconfigured access to, the secure parking area.

Action CS.2.6.3 Upgrade the Emergency Operations Center (EOC) to maintain a state of readiness, which may require setting aside dedicated space for the EOC.

Action CS.2.6.4 The City will create an ongoing maintenance fund for all public facilities with a focus on preventative maintenance to reduce long-term costs.

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.

Action CS.3.1.1 The City will utilize the Recreation Park and Facility Master Plan to identify areas that are underserved by recreation facilities and identify opportunity sites that may satisfy existing and projected park and recreation needs.

Action CS.3.1.2 The City will work with community organizations, nonprofit and civic groups, and local schools to provide high-quality recreation programs that address the recreation needs of all ages and cultural interests of the community.

Action CS.3.1.3 The City will seek available funding opportunities to support recreation in Pinole and to leverage available City and Redevelopment Agency financial resources.

POLICY CS.3.2 Educate the public on all of Pinole's possibilities for the use of leisure time.

Action CS.3.2.1 Utilize available media outlets, including but not limited to print, radio, television, and internet to inform the public on community opportunities to use Pinole's recreation options.

Action CS.3.2.2 Explore possibilities with the school district and local medical offices to offer educational programs on health and well-being that combine with utilization of Pinole's recreation options.

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

Action CS.3.3.1 Complete a map of Pinole's trail system and offer copies to the community.

Action CS.3.3.2 Develop and implement a plan to close the gap in the Bay Trail along Pinole's shoreline.

Action CS.3.3.3 Participate in the San Francisco Bay Area Water Trail.

Action CS.3.3.4 Implement the trail improvements identified in the Pinole Creek Greenway Master Plan.

Action CS.3.3.5 Work with the East Bay Regional Parks District to extend trail connections from San Pablo Bay to southern ridgelines in and adjacent to Pinole.

Action CS.3.3.6 Explore alternative funding options to acquire land to expand Pinole's trail system.

Action CS.3.3.7 Where possible, secure rights to public access and incorporate trail improvements in development proposals.

POLICY CS.3.4 The City shall strive to provide a minimum of 3 acres of land for a neighborhood or regional park for every 1,000 residents or 5.0 acres of dedicated open space for every 1,000 residents.

Action CS.3.4.1 Prepare and implement a Recreation Facility Master Plan to ensure that the amount of available recreation space is adequate to meet ongoing recreation service needs over time.

Action CS.3.4.2 Future park sites should be planned for neighborhoods that do not currently have a park within walking or bicycling distance.

Action CS.3.4.3 Review of development proposals shall be organized in conjunction with the Recreation Department in order to designate sites for new parks and recreation facilities.

Action CS.3.4.4 Consider allowing incentives such as density bonuses for development projects that provide parks and/or recreational open space.

Action CS.3.4.5 Implement a program to acquire recreational open space areas and permanently protect the land from other future development.

Action CS.3.4.6 Utilize community facilities districts, Mello-Roos and/or lighting districts to provide funding for ongoing maintenance and operation of parks and recreation facilities.

Action CS.3.4.7 The City shall seek out opportunities to work with other government agencies, local land trusts, and other stakeholder groups and organizations to expand park and recreation opportunities within or in close proximity to Pinole.

GOAL CS.4 Ensure the provision of adequate and high-quality educational facilities to serve the community.

POLICY CS.4.1 The City will assist the West Contra Costa Unified School District to ensure mitigation of impacts on school facilities from new growth within Pinole.

POLICY CS.4.2 The City will cooperate with the West Contra Costa Unified School District to obtain funds from other sources to provide high-quality public educational facilities.

POLICY CS.4.3 The City will seek opportunities to improve connections between school facilities and the community.

Action CS.4.3.1 Develop and implement a program to increase vehicle, bicycle and pedestrian safety and provide safe routes to each Pinole school.

Action CS.4.3.2 The City shall work with the West Contra Costa Unified School District and private education providers to maximize transportation options to and from schools that reduce greenhouse gas emissions and ensure safe routes to schools for all students.

POLICY CS.4.4 Assist the West Contra Costa Unified School District with identifying suitable future uses for any school sites determined to be no longer suitable by the district.

POLICY CS.4.5 The City will continue to support the County to ensure that high-quality library facilities and services remain in the city.

Action CS.4.5.1 Provide optimum daily access to library services.

Action CS.4.5.2 Provide quality library services in a cost-effective manner.

Action CS.4.5.3 Examine options for grants and other alternative funding to increase library services.

Action CS.4.5.4 Encourage community groups and organizations to interact and include library services in their programs.

Action CS.4.5.5 Use technology to optimize the development and delivery of library resources and services.

Action CS.4.5.6 Continue to provide a strong central library with extension services and facilities for people who do not have reasonable access to the main library.

Action CS.4.5.7 Cooperate with other public and private agencies to improve library services.

Action CS.4.5.8 Assist the County and library with exploring alternative sites for the library in Pinole.

GOAL CS.5 Provide safe, economical and dependable water service.

POLICY CS.5.1 The City will make improvements to the water supply system to maintain system capability and reliability.

POLICY CS.5.2 The City will continue to promote the conservation of water by all users.

Action CS.5.2.1 The City shall investigate establishing new guidelines requiring water use restrictions for irrigation systems and use of drought-resistant and native plants in landscaping.

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.

Action CS.6.1.1 The City shall ensure that all parts of the wastewater collection system are maintained in adequately safe condition.

Action CS.6.1.2 The City shall implement treatment plant improvements as necessary to ensure that all permit requirements are met and the system is adequate to accept and treat all flows.

Action CS.6.1.3 The City will continue to implement a program to inspect and repair the City's sewer collection system to reduce both infiltration and inflow.

Action CS.6.1.4 New sewer collection and transmission systems shall be designed and constructed to minimize potential inflow and infiltration, and the existing collection system will be upgraded to reduce inflow and infiltration.

POLICY CS.6.2 The City will strive to provide sufficient capacity at the Pinole/Hercules Water Pollution Control Plant to serve anticipated demand in the service area.

Action CS.6.2.1 The Pinole Public Works Department shall be given the opportunity to review and make recommendations on all new development proposals to ensure there is adequate capacity to serve the project.

Action CS.6.2.2 The City will strive to prepare a capital replacement plant management report and update as needed to implement Goal CS.6.

Action CS.6.2.3 The City will strive to update the Water Pollution Control Plant to improve the plant's ability to process solids to solve the imbalance in solids processing that has reduced the actual capacity of the plant.

Action CS.6.2.4 All future development shall demonstrate that there is sufficient sewer/wastewater treatment capacity to accommodate the proposed development and that the required sewer/wastewater infrastructure is in place before issuance of Certificate of Occupancy. Furthermore, all on-site and off-site sewer conveyance systems shall be in place prior to the issuance of Certificate of Occupancy and all financing shall be assured to the satisfaction of the City.

POLICY CS.6.3 The City will assure that all improvements to the sewer system necessitated by the approval of new projects are proportionately financed by the project sponsor.

POLICY CS.6.4 The City shall promote beneficial uses of wastewater biosolids and effluent.

POLICY CS.6.5 Encourage public and private wastewater dischargers to minimize contamination of surface water and groundwater.

Action CS.6.5.1 The City will strive to minimize the use of hypochlorite in the treatment of wastewater and explore other feasible treatment options.

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.

Action CS.7.1.1 The City will prepare a storm drain master plan to inventory existing facilities and identify system constraints and infrastructure needs.

POLICY CS.7.2 The City will require new developments to minimize the amount of off-site drainage by retaining stormwater for on-site percolation, provide adequate drainage facilities for remaining off-site flows, maintain natural drainage channels, and avoid alteration of off-site drainage courses.

POLICY CS.7.3 The City will work with the East Bay Municipal Utility District to create a flood water diversion area to reduce the potential for downstream flooding.

Action CS.7.3.1 The City will continue to work together with the East Bay Municipal Utility District and Contra Costa Flood Control District and other regional partners to develop detention basins in the upper reaches of the Pinole Creek watershed to benefit biological resources and reduce flooding hazards.

POLICY CS.7.4 The City will continue implementing the Pinole Creek Vision Plan and Pinole Creek Greenway Master Plan to optimize resource protection and recreation opportunities while reducing the potential for flooding.

Action CS.7.4.1 The City will continue to work with the Contra Costa Flood Control District and other regional partners to establish a long-term funding source for Pinole Creek flood control maintenance and habitat restoration efforts.

GOAL CS.8 Provide safe, sanitary and environmentally acceptable solid waste management and recycling services.

POLICY CS.8.1 The City will continue to encourage efforts to reduce, recycle and compost as many materials as possible to minimize demand for future waste disposal facilities.

Action CS.8.1.1 Continue to work with the West Contra Costa Integrated Waste Management Authority in order to meet or exceed the waste diversion requirements from AB 939 or subsequent legislation to reduce waste entering the landfill by increasing the diversion rate.

Action CS.8.1.2 Encourage Pinole residents, businesses and industries to reduce the use of non-biodegradable and non-recyclable materials, including reduced use of packaging and use of reusable, rather than disposable, products.

Action CS.8.1.3 New construction sites, as required by State Law, shall provide for the salvage, reuse or recycling of construction and demolition materials.

Action CS.8.1.4 Public buildings will incorporate on-site storage facilities for recycled materials.

POLICY CS.8.2 Educate the public and provide opportunities to utilize waste reduction techniques.

Action CS.8.2.1 Distribute public education materials on solid waste source reduction, recycling and composting, and the proper handling of household hazardous waste.

Action CS.8.2.2 Increase opportunities for safe disposal or recycling of electronic waste (e-waste) and hazardous waste by residents and businesses in Pinole.

Action CS.8.2.3 Continue community-wide efforts, such as the regular area swap meets, to minimize waste.

POLICY CS.8.3 The City will continue to reduce litter to the maximum extent possible.

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.

Action CS.9.1.1 Continue to encourage the use of solar energy, both active and passive, in the orientation and design of all new construction projects.

Action CS.9.1.2 Continue efforts to convert public buildings to solar power wherever possible.

Action CS.9.1.3 Where possible, the City will replace vehicles in the motor pool with energy-efficient vehicles or vehicles that use alternative forms of energy.

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

POLICY CS.10.1 The City will continue to communicate with adjoining jurisdictions and regional agencies regarding coordination of the region's transportation planning and maintenance and improvement of transit options.

Action CS.10.1.1 The City will continue to actively participate on the West Contra Costa Transportation Advisory Committee (WCCTAC).

Action CS.10.1.2 The City will work with WestCAT, AC Transit and other transit providers to support expanded transit lines and increased frequency of service on major transit arterials.

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.

Action CS.10.2.1 The City will continue to update the pavement management program to ensure roadway infrastructure is adequately maintained.

Action CS.10.2.2 The City will prepare a citywide sidewalk conditions inventory and incorporate necessary improvements in the Capital Improvement Program to ensure safe pedestrian access throughout the community.

Action CS.10.2.3 The City will systematically construct new sidewalks at locations determined through the sidewalk condition inventory and the Transportation and Pedestrian Safety (TAPS) Advisory Committee.

GOAL CS.11 Provide reliable communication and information management services to provide timely, easily accessible information about City actions, activities, programs and services.

POLICY CS.11.1 The City will maintain public access cable television to support communication in Pinole and to surrounding communities.

Action CS.11.1.1 The City will utilize public access television to regularly share information and broadcast important City events.

POLICY CS.11.2 The City will optimize Internet communication and other available media communication methods as a sustainable way to provide and receive information from Pinole citizens and as a means of conducting City business in an open, transparent and efficient fashion.

Action CS.11.2.1 The City will maintain an easily navigable website and post useful information about available City services, events and programs.

Action CS.11.2.2 The City will make strategic equipment purchases to keep pace with evolving technology and ensure efficient, accessible communication.

POLICY CS.11.3 The City will continue its efforts to transition from paper to various electronic media to address limited storage capacity, improve information retrieval efficiency and save financial resources.

Action CS.11.3.1 The City will expand the range of information and services accessible exclusively through the Internet as technology evolves to improve efficiency and conserve financial resources.

Action CS.11.3.2 The City will provide links on its website to information from other organizations that benefits the public and addresses frequently asked questions.

POLICY CS.11.4 The City will strive to ensure reliable communications systems during natural and man-made emergencies.

Action CS.11.4.1 The City will seek improved information management and communications technologies to improve service delivery and conserve financial resources.

POLICY CS.11.5 The City will use fiber optic communications to enhance public services and provide visual communication to improve security throughout the city.

Action CS.11.5.1 The City will prepare a Fiber Optic System Master Plan to ensure that needed infrastructure is planned for, and ultimately installed, throughout the city.

Action CS.11.5.2 The City will establish public/private partnerships to share fiber optic technology and defray City expenses from installing and operating a fiber optic network.

CHAPTER 9: HEALTH AND SAFETY

HEALTH AND SAFETY

TABLE OF CONTENTS

Introduction 9.0-1
Purpose 9.0-2
Relationship to Other General Plan Elements 9.0-3
Related Plans and Programs 9.0-3
Issues and Considerations 9.0-4
Safety Setting 9.0-4
Health Setting 9.0-20
Issues this Element Addresses 9.0-27
Goals, Policies and Actions 9.0-28

FIGURES

Figure 9.1 Potential Geologic Hazards 9.0-7
Figure 9.2 Faults Hazard Map 9.0-9
Figure 9.3 Flood Map 9.0-11
Figure 9.4 Wildland Fire Hazard Map 9.0-15
Figure 9.5 Hazardous Materials Sites 9.0-17
Figure 9.6 Future Noise Contours 9.0-25

HEALTH AND SAFETY

VISION STATEMENT

Pinole will be a community that is prepared to cope with natural and man-made hazards. The City will anticipate the health and safety issues of air quality, water quality, noise, flooding hazard, earthquake hazard, fire hazard, and access to emergency health care services and other safety issues comprehensively to protect residents, workers and visitors within the community. The City will emphasize proper planning, innovative design, appropriate improvements, ongoing hazard preparedness education and civic responsibility to maximize long-term safety in Pinole. Quality design can increase actual and perceived safety by creating defensible space and increasing activity in and enjoyment of public places.

INTRODUCTION

A community's health and safety is influenced by many man-made and naturally occurring assets and hazards. While community assets are critical to residents' well-being, this section focuses primarily on the threats to community health and safety.

Threats to health and safety include air and water quality degradation, excessive noise, inadequate health care access, seismic risks, hazardous materials, crime, fire risk and flooding. The City's response to these issues will determine its success in maintaining and attracting residents and businesses. Pinole will address health and safety issues comprehensively, to ensure an enjoyable, safe and healthy environment for the residents, workforce and visitors to Pinole.

Among the issues the General Plan seeks to address are:

1. Enhancing flood protection by implementing the Pinole Creek Greenway Master Plan and exploring opportunities for floodwater detention in the upper reaches of the watershed.

2. Creating a railroad quiet zone through Pinole and protecting sensitive land uses from new background and construction noise.

3. Ongoing participation in local and regional emergency preparedness planning efforts.

4. Seeking to improve air quality through more compact development patterns and efforts to reduce vehicle emissions.

5. Seeking to improve San Pablo Bay, aquifer, and surface water quality in Pinole.

6. Maintaining exceptional emergency services with dwindling financial resources.

7. Addressing health and safety issues related to the transportation of hazardous materials through Pinole by truck, rail and pipeline.

8. Addressing health and safety issues related to natural hazards including wildland fire and earthquakes.

HEALTH AND SAFETY

PURPOSE

The Health and Safety Element seeks to recognize and remedy both present and anticipated concerns about the ongoing well-being of the city's residents, workforce and visitors. The goals, policies and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides and other hazards. Additionally, this element addresses safety and hazards related to surface and groundwater contamination, the potential release of hazardous materials into the community, and general issues related to health care and police and fire protection services. By identifying these hazards and the appropriate abatement provisions, the Health and Safety Element will effectively reduce the potential for loss of life, property damage, and economic and social disruption from catastrophic events.

The Health and Safety Element addresses issues that will ensure the community's well-being from man-made and naturally occurring hazards.

This element combines the noise, water and air quality analysis required by the State to be included in the Health and Safety Element, and guides land use patterns in a way that minimizes the exposure of city residents to excessive natural and man-made hazards. The goal of the element's noise section is to identify the major sources of noise in the city and discuss the City's role in ensuring comfortable and safe noise levels throughout the community.

This element addresses air quality issues by establishing a framework for working with other communities in the region and the Bay Area Air Quality Management District (BAAQMD) to improve air quality in the Bay Area. The element's air quality section underscores the effects on air quality brought about by land use patterns and the resulting transportation behavior. The goals, policies and actions outlined in this element focus on improving air quality through embracing regional coordination, "smart growth" land use concepts, transportation demand management, energy conservation, encouraging cleaner industries and vehicles, and public education.

This element also addresses water quality issues. The element describes local efforts to satisfy the federal Clean Water Act and describes efforts to require on-site stormwater treatment in conjunction with new development to satisfy ongoing Regional Water Quality Control Board permit requirements.

Finally, this element addresses the significance of health care accessibility and affordability in Pinole. This element will outline health care that serves various sectors of the population, as well as the types of health care facilities that serve Pinole. In addition, attention will be given to initiatives that the City or related agencies have begun or are in the process of developing to increase accessibility to health care for the entire population.

By addressing all the components mentioned above, the City can maintain high levels of service while implementing necessary programs and capital improvements to ensure the community's well-being.

HEALTH AND SAFETY

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Health and Safety Element works in conjunction with several of the other General Plan elements. Most specifically, it relates to the Community Services and Facilities Element to ensure the timely provision of public services and infrastructure, the Land Use and Economic Development Element and Community Character Element to promote safety through design, and the Sustainability Element which links land use, environmental protection and economic development to ensure a healthy community. The four health issues addressed in this element (air quality, water quality, noise, and health services) relate to other General Plan elements as described below.

Air quality, particularly as it relates to greenhouse gas (GHG) emissions, is a critical global issue that Pinole intends to address at a local level. Air quality is tied to the Land Use and Economic Development Element through policies related to land use patterns and density, and policies that encourage infill development to reduce air pollution. There are also ties to the Circulation Element as circulation systems around Pinole contribute greatly to GHG emissions.

Water quality is an important safety concern since the amount of impervious surface limits natural filtration, increases stormwater flows and urban runoff in the community, and causes the accumulation of contaminants in water bodies in Pinole. The water quality component is tied to the Land Use and Economic Development Element through policies related to land use patterns and density, and policies that encourage infill development in already urbanized areas. This component also relates to the Sustainability Element and efforts to protect natural resources in the Natural Resources and Open Space Element.

The noise component relates to several other elements in the General Plan, including the Land Use and Economic Development Element, Community Character Element, and Circulation Element. The Land Use and Economic Development Element and Community Character Element establish land use patterns and development/design policies to ensure land use compatibilities that include potential noise issues. The Circulation Element identifies the City's roadway network that is used in projecting transportation noise sources.

The health services component relates particularly to the Community Services and Facilities Element because the City's ability to provide adequate community services and facilities is dependent on ensuring adequate public infrastructure and facilities to accommodate new development under the General Plan.

RELATED PLANS AND PROGRAMS

The Health and Safety Element relates to several other plans and programs and the agencies who administer them, including the Federal Emergency Management Agency (FEMA), the California Emergency Management Agency (CalEMA) and the Pinole Emergency Operations Plan (EOP). The full list of related plans and programs and information about each is located in the **Appendix**. Many of the policies, programs and actions contained in the General Plan will be implemented through the City's Capital Improvement Program (CIP).

ISSUES AND CONSIDERATIONS

SAFETY SETTING

A responsive public health and safety system is critical to Pinole's future. Police and fire services must serve all areas of the community with an equal and adequate level of service.

The City actively promotes programs to protect its residents and property from noise nuisances, seismic and geologic hazards, flooding, air quality, and man-made hazards. The City maintains an Emergency Operations Plan and is working with Contra Costa County to prepare a regional Emergency Response Plan to support and direct public safety actions during times of emergency. Together, these plans and programs help make Pinole a safe community in which to live, work and recreate. The following discussion summarizes the safety issues for Pinole. Additional details can be found in the General Plan Environmental Impact Report and in the Background Report.

Seismic and Geologic Hazards

The Pinole Planning Area is located at the northwest end of the East Bay Hills, next to San Pablo Bay. While large portions of Pinole exhibit generally stable soils and geologic conditions, steeply sloped hillsides and mud deposits along Pinole Creek and San Pablo Bay experience instability during heavy rains or seismic events (see **Figure 9.1**).

The Planning Area is located approximately 1.5 miles to 3.9 miles northeast of the Hayward Fault and the Rodgers Creek/Healdsburg fault zone underneath San Pablo Bay (see **Figure 9.2**). The Planning Area is also located about 18 to 20 miles northeast of the San Andreas fault zone. The Green Valley-Concord fault trend is located approximately 12 miles east of the Planning Area. Though the San Andreas fault system, which forms the boundary between the North American and Pacific plates, is the principal source of earthquakes in California, given its proximity to Pinole, the Hayward Fault poses the greatest seismic threat to the city.[1]

Ground movement, soil liquefaction and landslides in susceptible areas can be expected to result in damage during a seismic event. The City's 1995 General Plan identifies the primary geologic and geotechnical concerns in Pinole as slope stability, earthquake ground shaking and fault ground rupture.

Fault ground rupture is a concern during a seismic event. Ground rupture is a visible breaking and displacement of the earth's surface along the trace of the fault, which may be of the order of several meters in the case of major earthquakes. Ground rupture is a major risk for large engineering structures

Given its proximity to Pinole, the Hayward Fault poses the greatest threat to the city.

[1] The North American Plate is a tectonic plate covering most of North America, Greenland and parts of Siberia and Iceland. It extends eastward to the Mid-Atlantic Ridge and westward to the Chersky Range in eastern Siberia. The North American Plate meets the Pacific Plate along the western coastline of California. The tectonic boundary between these two plates forms the San Andreas Fault. All land west of the fault on the Pacific Plate is moving slowly to the northwest, while all land east of the fault is moving southwest (relatively southeast as measured at the fault) under the influence of plate tectonics.

such as dams, bridges and nuclear power stations. According to data obtained by the United States Geologic Survey (USGS) and released to the public in 1999, there is a 70 percent likelihood of a 6.7 magnitude or greater earthquake between 2000 and 2030. The USGS has emphasized the need for the heavily urbanized East Bay to be prepared should a major earthquake strike.

Geologic Hazards

Geologic hazard concerns identified in the 1995 General Plan's Safety Background Report include ground subsidence and settlement, erosion, slope stability and foundation conditions. Details on each are given in the Background Report.

Regional landslide mapping has indicated the presence of extensive slope stability hazards in Pinole, with the hazard typically more pronounced on steeper slopes. The hazards can include relatively large, loose debris flows. **Figure 9.1** shows geologic hazards that include landslide hazard classifications for portions of Pinole and in the City's Sphere of Influence. Recently, slope stability has been a prevalent issue in the city. In April 2006, a large landslide was induced by heavy rainfall on Interstate 80 between Pinole Valley Road and Appian Way, closing the westbound No. 4 lane for a few months.

Seismic Hazards

Seismic hazard concerns identified in the 1995 General Plan's Safety Background Report include fault ground rupture, greatest potential secondary seismic events, and moderate to low potential secondary seismic events.

Damage to buildings and utilities in Pinole is likely to be on those sites underlain by deep, loose compressible deposits.

Figure 9.2 depicts faults (both certain and concealed) and the Alquist-Priolo Fault Zone in the region.

A major earthquake may also trigger an industrial disaster. The City's EOP identifies this possibility as a particular concern for western Contra Costa County and Pinole. Western Contra Costa County contains a high concentration of petroleum and chemical industries. As a result, large quantities of potentially explosive, flammable and poisonous materials are being stored, processed and transported in the county and through Pinole. Because industrial structures and transport facilities may sustain significant damage in a major earthquake, the EOP establishes protocols for addressing potential failures.

The City's EOP includes the possible impacts on housing, population, transportation, medical services, communication, utilities, and facilities and buildings in Pinole in the case of a major earthquake. The Background Report contains more information on seismic hazards.

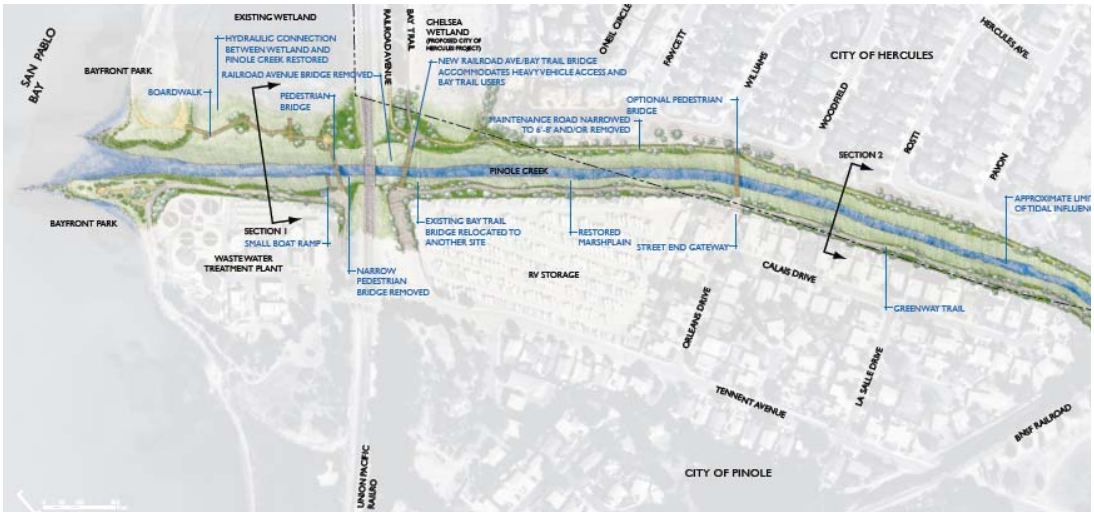
Flooding Hazards

Flooding hazards were identified in the 1995 General Plan's Safety Background Report. Flood hazards result from localized flooding and standing water that occur during brief, intense storms when runoff exceeds storm drain capacity. The potential for flooding also exists at locations along Pinole Creek. Creek flows along Pinole Creek would not be contained within the existing creek bank during a 100-year storm event. The creek channel was designed to carry projected flows from a 50-year storm event. Consequently, the City has worked with the Contra Costa County Flood Protection District to explore two approaches to enhancing flood protection: (1) increasing channel capacity in the lower reaches of the creek and (2) reducing stormwater flows in the creek by diverting stormwater to a detention basin in the upper reaches of the watershed. Maintenance of the channel is essential to successful flood protection. The Flood Protection District does not have a dedicated source of funding to maintain Pinole Creek. Flood protection could be improved by identifying potential funding sources to correct this condition.

Localized flooding and standing water may occur during brief, intense storms.

Figure 9.3 illustrates the City's flood hazards, including areas in the 100-year flood zone and areas between the 100-year and 500-year flood zones. It is anticipated that existing flood maps will be changing to include additional areas of floodways.

Areas of possible impacts due to flooding in Pinole include the Pinole-Hercules Water Pollution Control Plant (WPCP) and the freeway underpass at Interstate 80 and Pinole Valley Road. The WPCP is impacted by flooding of the creek when tidal surge and heavy rain runoff occurs. The ability for the facility to vent/drain is hampered by these conditions.



Pinole Creek Greenway Master Plan, Restoration Design Group, LLC, 2007

T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP_2010_UPDATES\GEOLOGIC HAZARDS.MXD - 5/18/2010 @ 3:29:32 PM

San Pablo Bay

Legend

- Fault
- Fault (approximately located)
- Fault (concealed)
- City Limits
- Dam Inundation

Liquefaction Susceptibility

- Very High
- Moderate
- Low

Landslide Distribution

- Few Landslides
- Many Landslides

Source: USGS Open File 06-1037 6B, USGS Open File 97-745 C, California Geological Survey, 2000; Contra Costa County, City of Pinole, PMC 2009

1,000 0 1,000

FEET

N

Figure 9.1
Potential Geologic Hazards

PMC

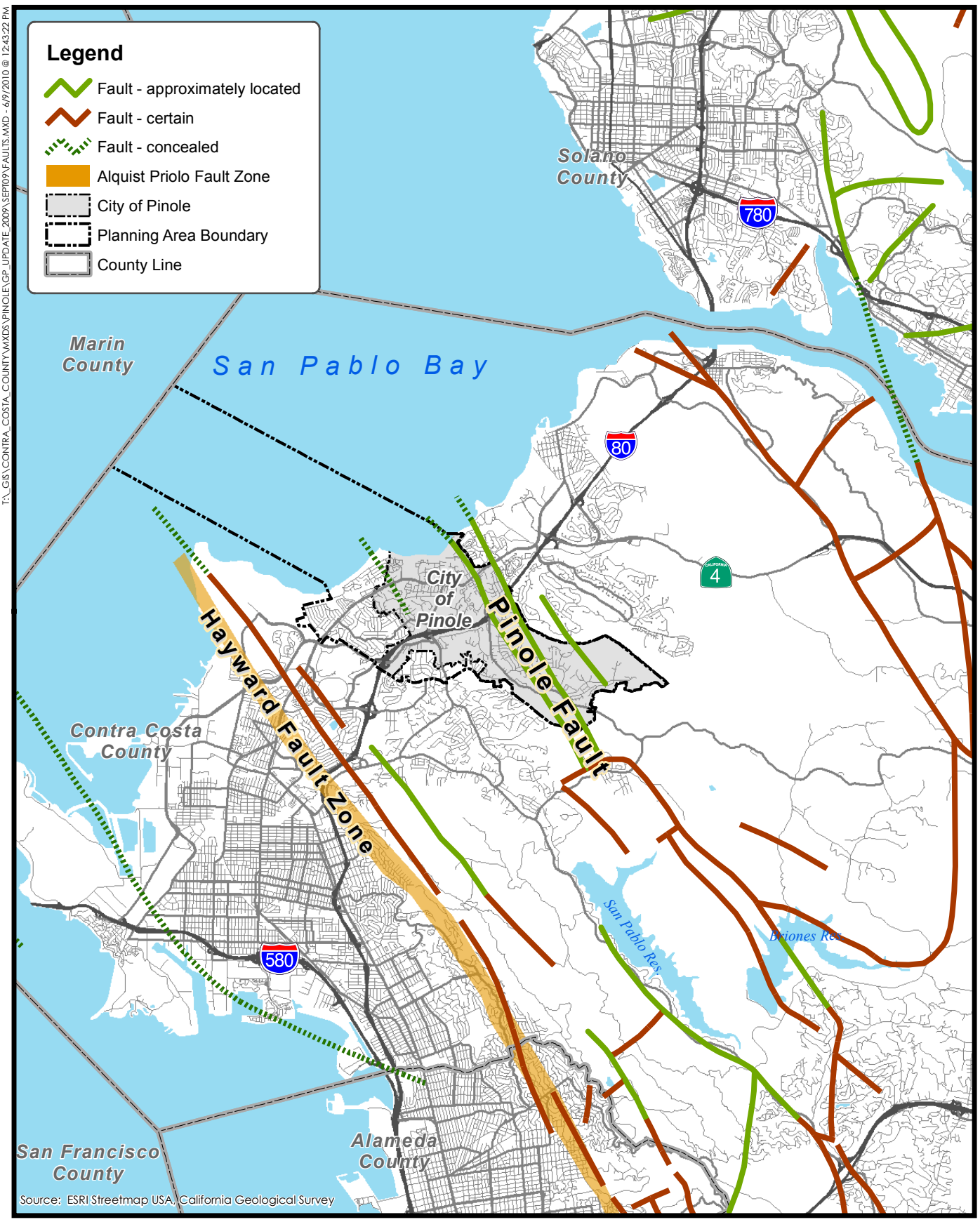
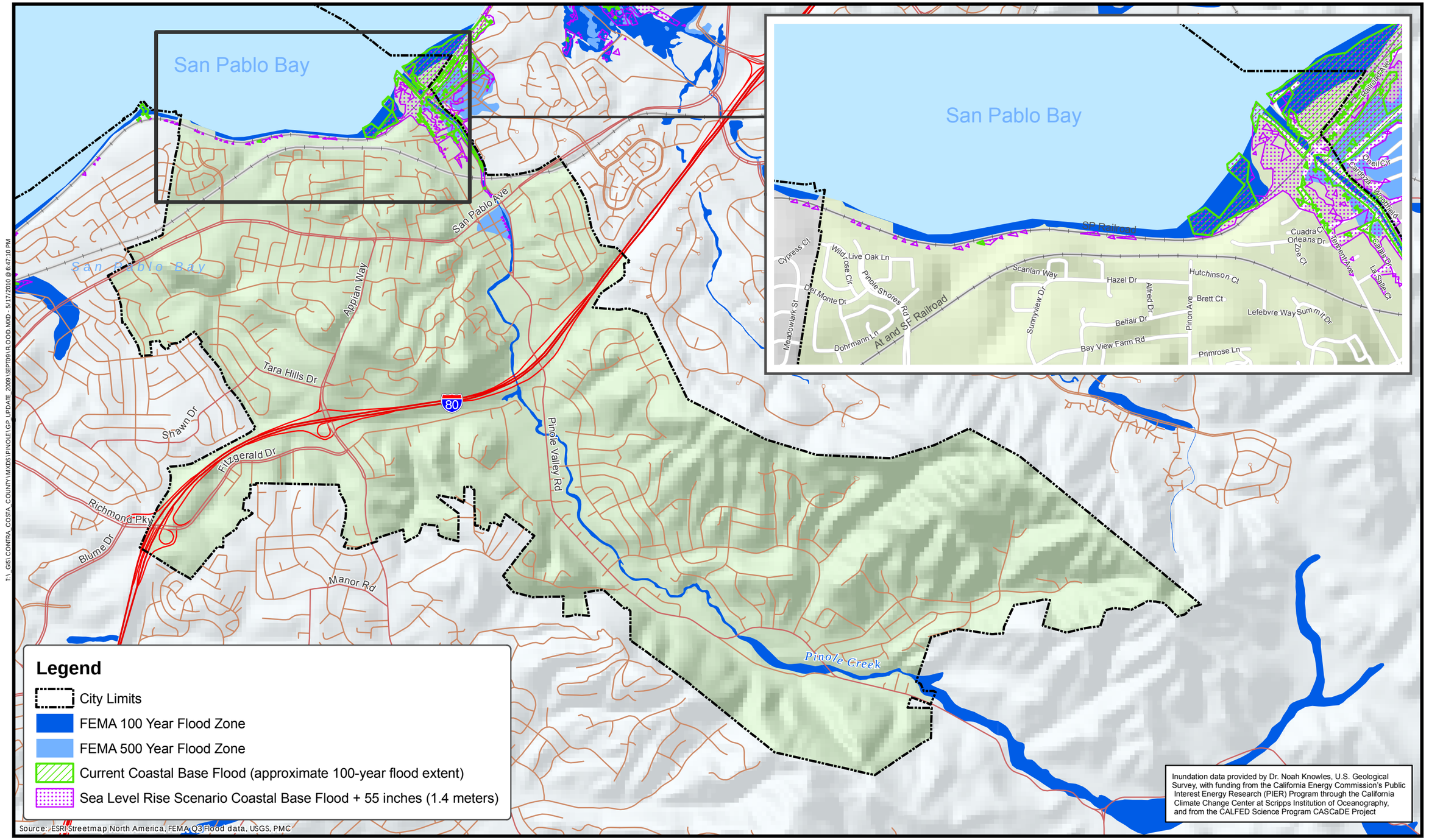


Figure 9.2
Faults Hazard Map

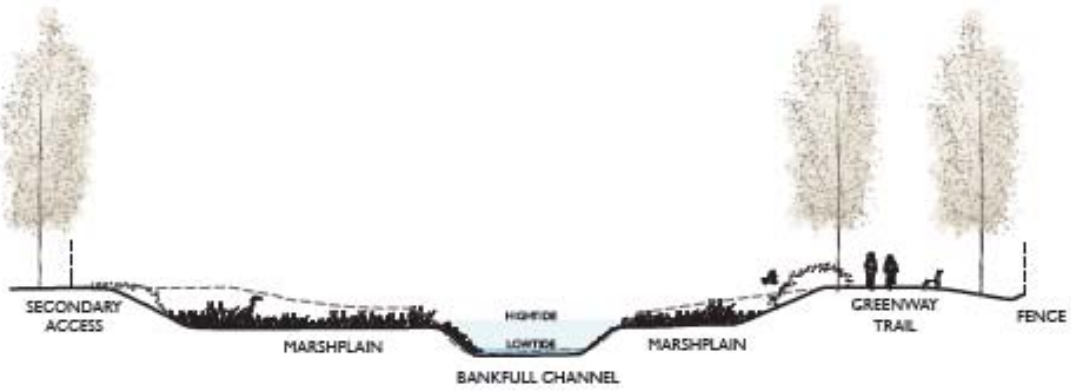


T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP_UPDATE_2009\SEPT09\R_OOD.MXD - 5/17/2010 @ 6:47:10 PM

Figure 9.3
Flood Map

Wildland fire is a persistent threat to residential neighborhoods in the hillside areas in Pinole.

The Pinole Creek Watershed Vision Plan includes a proposed lower flood control channel restoration project that aims to improve creek habitat while enhancing flood protection. The flood control channel restoration design has been submitted to the U.S. Army Corps of Engineers for potential implementation under the Section 1135 program, which allows the Corps to revisit and restore prior projects that have had detrimental resource impacts. The Pinole Creek Greenway Master Plan seeks to improve the level of flood protection, as well as habitat quality and diversity, while improving opportunities for recreation.



Pinole Creek Greenway Master Plan, Restoration Design Group, 2007

The Pinole Emergency Operations Plan (EOP) addresses flooding in the city. The EOP was updated and adopted in May 2006. The Background Report contains more information on flood hazards in the City of Pinole.

Wildland Fire Hazards

In January 2009, the Pinole Fire Department received notification of the adjusted "Very High Fire Hazard Severity Zone" (VHFHSZ) from the California Department of Forestry and Fire Protection (CalFire). The review and reclassification of certain areas that are prone to wildfire was done under authority of California Government Code Sections 51175–51189 as a means to address the wildfire threat statewide. Once in place, this designation places certain restrictive building codes on development in the area. For the City of Pinole, the reclassified area involves the Sobrante Ridge boundary of the city from Duncan Canyon south through the slopes above Pinole Valley Park. Only a few buildable parcels are actually encompassed in the fire zone within the city limits, although many homes are adjacent to this zone.

Management, maintenance and use restriction issues will evolve as the City designates the new classification of the area by ordinance. The VHFHSZ is shown in **Figure 9.4**, which shows fire hazard areas in the city's regions. Additionally, moderate fire severity areas are located directly south of the city's southern border. This issue is

also discussed in the Natural Resources and Open Space Element (Chapter 10).

Vegetation management exists with interjurisdictional and interdepartmental cooperation. In general, the Fire Department manages open space boundary issues and requires a 30-foot abated separation between flammable vegetation and any property. Additional distances may be required depending upon the slope or other factors.

The Fire Department also maintains the fire roads and fire breaks in the city's open space areas and patrols the open space with assistance from the Pinole Police Department. Please see the Community Services and Facilities Element (Chapter 8) for more information about public safety services in Pinole.

East Bay Municipal Utility Division (EBMUD) maintains a Fire Management Plan which includes the Pinole Valley watershed basin located within Pinole's Sphere of Influence. EBMUD provides fire suppression and protection services on watershed lands. See the Land Use and Economic Development Element (Chapter 5) for a discussion and diagram of Pinole's Sphere of Influence, and the Community Services and Facilities Element for further discussion of EBMUD.

Hazardous Materials and Waste

Hazardous materials consist of any substance which has the potential to cause injury and can include flammable liquids and gases, poisons, corrosives, explosives, radioactive materials, and medical supplies and wastes. In Pinole, hazardous materials are transported over highways, in underground pipelines and by rail. Such materials are also often found in locations that have a long history of development, such as the City of Pinole. When these materials are found, there is a responsibility to clean them up and/or mitigate the effects of the materials on the environment.

The storage and cleanup (remediation) of hazardous sites is largely regulated by a series of federal, state and local agencies, including the U.S. Environmental Protection Agency (EPA), the California Environmental Protection Agency (Cal EPA) and the California Department of Toxic Substance Control. The latter maintains a list of hazardous wastes and substances. The Contra Costa County Health Department, Hazardous Materials Division specifically administers permitting and land use related to hazardous materials in the City of Pinole. The Fire Department works within the recently adopted County Hazardous Materials Plan.

The storage and transportation of hazardous materials to and from nearby refineries in the cities of Richmond, Rodeo and Martinez has the potential to impact Pinole and degrade air and water quality in the community.

The State of California identified 23 hazardous materials sites in Pinole as of February 2009, including underground storage tanks (USTs), leaking underground fuel tanks (LUFTs), and abandoned or leaking pipelines; 19 sites involved LUFTs. **Figure 9.5** includes the location of hazardous sites in the City of Pinole as of 2009. The primary risk they pose is leaking of gasoline and diesel fuel hydrocarbons and related compounds into the soil and groundwater. Six previously identified sites have undergone successful remediation, which usually involves removal of the LUFT and any contaminated soil. Several of the remaining LUFTs in the city have undergone interim remediation.

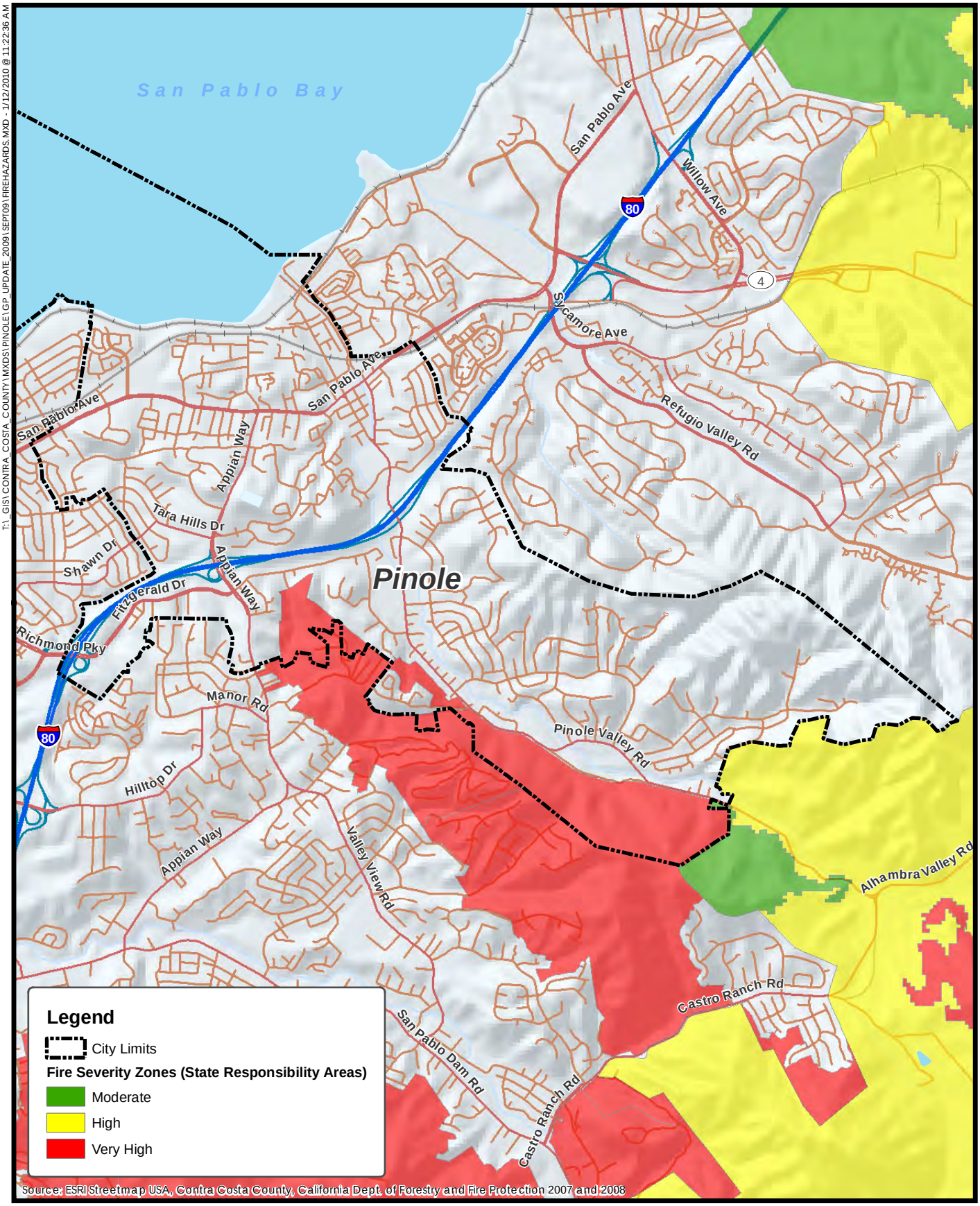
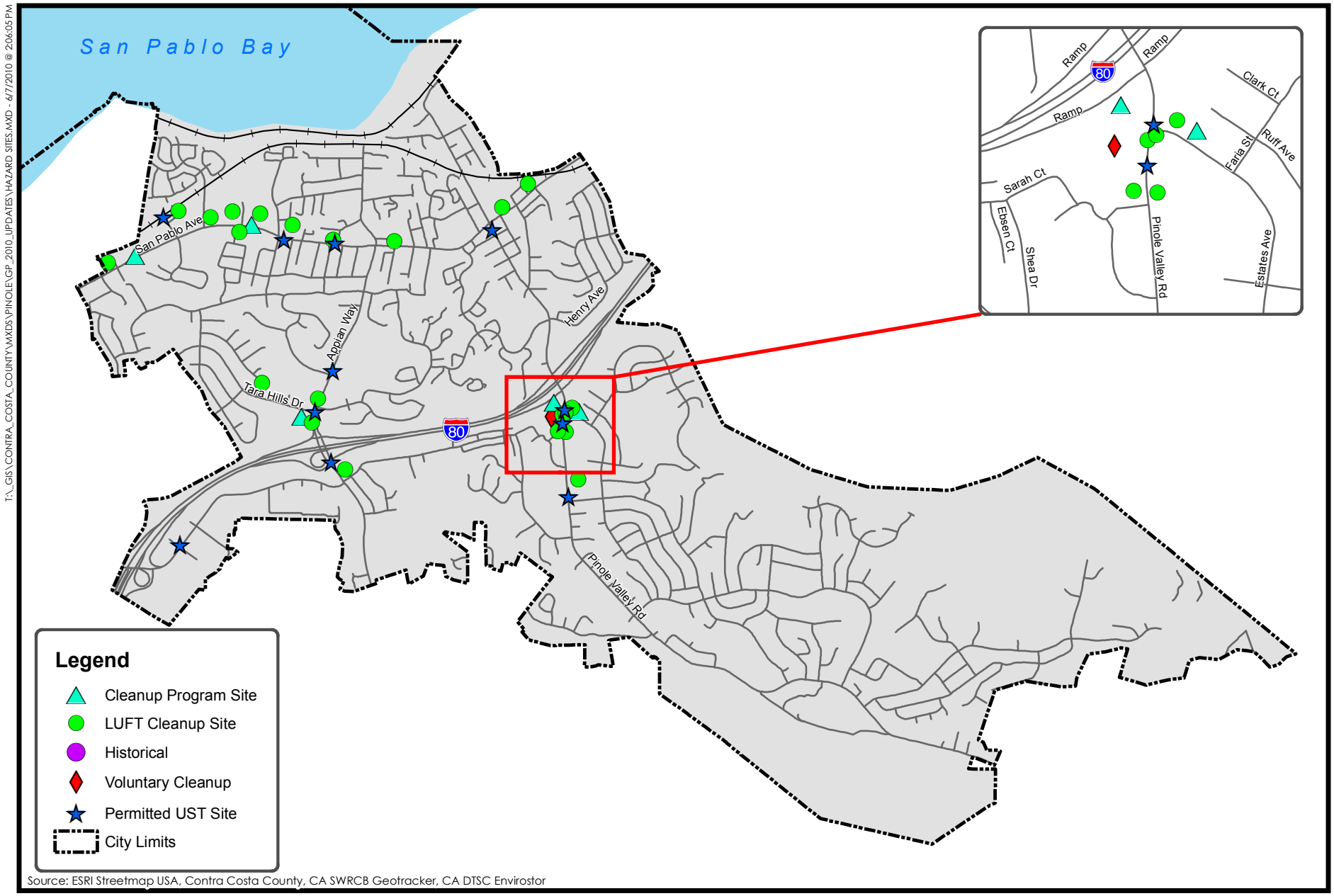


Figure 9.4
Wildland Fire Hazard Map



T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP_2010_UPDATES\HAZARD SITES.MXD - 6/7/2010 @ 2:06:05 PM

Figure 9.5
Hazardous Materials Sites

Law Enforcement

Police protection services in the City of Pinole are provided by the City's Police Department, which is responsible for services related to the enhancement and maintenance of public safety in Pinole. These services include preventing and controlling conduct that is threatening to life and property, aiding individuals who are in danger of physical harm, protecting constitutional guarantees, facilitating the movement of people and vehicles, assisting those who cannot care for themselves, resolving conflict, identifying potential problems in the community, creating a feeling of security in the community, and developing and implementing strategies and programs which enhance delivery of police services to the community. Law enforcement services are explored more thoroughly in the Community Services and Facilities Element (Chapter 8).

Fire Protection

The City of Pinole Fire Department provides fire protection services within the city limits and has long-term contracts to serve several county unincorporated neighborhoods adjacent to the city. The Fire Department's mission is to provide for the safety and welfare of the public through preservation of life, property and the environment. The Fire Department promotes disaster preparedness, fire prevention and safety in the city by providing free services and safety devices, public outreach (schools, businesses) and public education and/or training courses (safety demonstrations including child car seat safety and earthquake preparedness), maintenance (station upgrades, etc.) and biannual inspections (commercial occupancies). Fire protection services are explored more thoroughly in the Community Services and Facilities Element.

Emergency Preparedness

In 2006, the City of Pinole updated and adopted an Emergency Operations Plan (EOP). The goal of the EOP is to effectively and efficiently organize and coordinate the City's response to major emergencies. The EOP is designed to be implemented and exercised prior to an emergency. The plan identifies four phases of emergency management: preparedness, mitigation, response, and recovery.

The Emergency Operations Plan aims to organize and coordinate the City's response to major emergencies.

To ensure preparedness for an emergency, the EOP identifies the responsibilities of the following departments in an emergency situation: Fire, Police, Public Works, Finance, the City Manager's Office, the Community Development Group, Administrative Services, and the Emergency Operations Center. These departments, as directed by the EOP, are responsible for developing and maintaining standard operational procedures.

The City's "Mutual Aid System" is the system which allows for the mobilization of resources to and from emergency response agencies, local governments, operational areas, regions and the state, with the intent of providing adequate resources to requesting agencies. The City of Pinole is in the Contra Costa County Operational Area, which is in the OES Coastal Region (administratively) and Fire/Rescue Region II, and requests mutual aid through this region. The City's EOP describes Pinole's Mutual Aid System extensively.

The City's EOP is consistent with the Emergency Operation Plans of Contra Costa County and the State of California's Disaster and Civil Defense Master Mutual Aid Agreement. The Master Mutual Aid Agreement details that all of the resources and facilities of the State, its various departments and agencies, and all its political subdivisions, municipal corporations, and other public agencies be made available to prevent and combat the effect of disasters which may result from such calamities as flood, fire, earthquake, pestilence, war, sabotage and riot. The agreement also states that it is desirable that each of the parties should voluntarily assist each other in the event of disaster with fire, police, medical and health, communication, and transportation services and facilities.

In addition to the EOP, the City of Pinole is participating with Contra Costa County, neighboring cities and special districts to prepare a Natural Hazards Mitigation Plan (NHMP) to address regional emergency preparedness.

For more information on the City's emergency preparedness, please see the Background Report.

Homeland Security

Homeland security is of growing concern in the United States and therefore homeland security is an important aspect of the City of Pinole's health and safety. The City's Emergency Operations Plan addresses national security issues related to the city. The EOP identifies sites in Contra Costa County that may be subject to attack. These sites include the large petroleum refineries and other industry, local, state or federal government facilities, power and communications facilities, other utilities, dense population areas and major transportation centers such as BART stations.

California has published a Terrorism Response Plan (1998) and Contra Costa County has developed a Terrorism Annex to the Operational Area EOP (1999). The Terrorism Working Group was developed in Contra Costa to address terrorism response planning.

HEALTH SETTING

Air Quality

Pinole is located in western Contra Costa County, which is part of the nine-county San Francisco Bay Air Basin and the Northern Alameda and Western Contra Costa Counties Climatological Subregion. This subregion stretches 20 miles from the Richmond area through Oakland to San Leandro. Its western boundary is defined by the San Francisco Bay and its eastern boundary by the Oakland-Berkeley Hills. The hills are a significant barrier to air flow since they have an approximate ridgeline height of 1,500 feet.

The air pollution potential of areas close to the marine air is minor, due to frequent ventilation and less influx of high pollutant concentrations from upwind sources. However, the occurrence of light winds (mainly during the night and early morning) may set the scene for occasional elevated pollutant levels. Pinole is downwind and surrounded by air pollution sources, notably the Chevron Refinery, that could intensify pollutant levels.

Air Pollutants of Concern in the Bay Area and Pinole

Most of the federal ambient air quality standards are met in the Bay Area. However, as of February 2009, the Bay Area was designated as a nonattainment area for the federal 8-hour ozone standard. The more stringent state standards for ozone and particulate matter (PM_{10} and $PM_{2.5}$) are exceeded.

Several air quality monitoring stations are located in the proximity of Pinole including:

- Richmond – 7th Street
- Richmond – Point Richmond
- Rodeo – Third Street
- San Pablo – Rumrill

Greenhouse Gases

In the City of Pinole, climate change could impact air quality and increase health problems. The State of California is undertaking programs and policies to decrease its greenhouse gas (GHG) emissions. Please see the Background Report for more information on those policies, such as Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006.

The EPA's U.S. Inventory of Greenhouse Gas Emissions and Sinks demonstrates that electricity, transportation and industrial sectors account for most of the anthropocentric emissions of criteria pollutants and GHG emissions between 1990 and 2004.[2] A draft GHG emissions inventory for the City of Pinole was submitted to the City in January 2009. In addition, the Bay Area Air Quality Management District recently produced the Source Inventory of Bay Area Greenhouse Gas Emissions by county. Neither the California Air Resources Board (CARB) nor BAAQMD maintain an inventory of any GHG emissions by city.

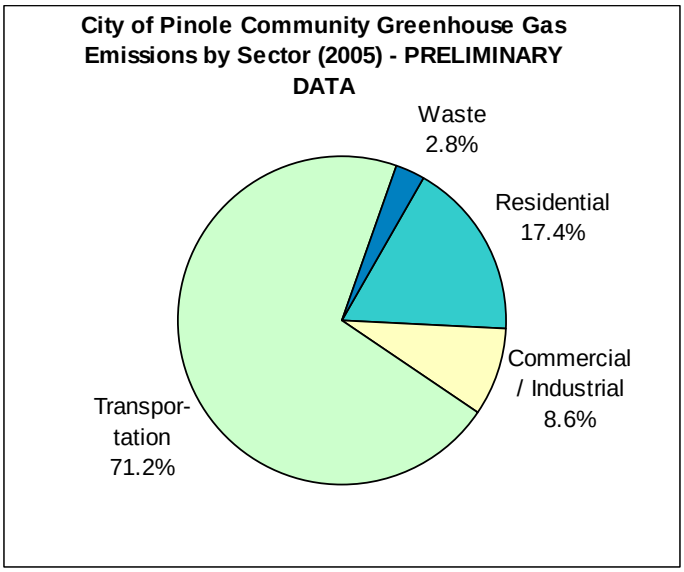
Climate change could impact air quality and water resources and increase health problems in Pinole.

Greenhouse Gas Inventory

The City of Pinole is developing a GHG inventory to calculate emissions caused by activities within Pinole's boundaries. This inventory quantifies GHGs from municipal and community activities, including energy consumption, vehicle miles traveled and waste production, and provides a baseline against which future emissions reductions can be measured. A preliminary analysis shows that the community of Pinole, including government operations, emitted approximately 159,369 metric tons of carbon dioxide equivalent (CO2e) in 2005. The

[2] Environmental Protection Agency, the U.S. Inventory of Greenhouse Gas Emissions and Sinks: 1990–2004, April 2006.

transportation sector is the largest emitter (71 percent), producing approximately 113,452 metric tons of CO2e in 2005. Emissions from the residential, commercial and industrial sectors accounted for a combined 26 percent of the total, and the remaining 3 percent was the result of emissions from waste sent to landfills in 2005. This GHG inventory will inform Pinole's efforts to reduce GHG emissions and prepare for the effects of global climate change while at the same time ensuring local planning and environmental documents are compliant with state legislation such as AB 32 and Senate Bill (SB) 97.



GHG reduction in Pinole will be challenging due to the high percentage of emissions from transportation as the result of high traffic volumes on Interstate 80 through Pinole. These trips are the result of land use changes in surrounding communities and will not significantly change as the result of land use changes in the City of Pinole.

Other Air Quality Issues

Other air quality issues of concern in the Bay Area include nuisance impacts of odors and dust. In Pinole, surrounding refineries, particularly the downwind refinery in Richmond, emit odors and particulate matter that can impact Pinole. BAAQMD has enacted an odorous substances control program as part of its effort to control the use and emission of odorous substances and nuisance dust in the Bay Area.

Sensitive Receptors and Pollution Sources

BAAQMD defines sensitive receptors as facilities where sensitive receptor population groups (children, the elderly, the acutely ill and the chronically ill) are likely to be located. These land uses include schools, retirement homes, convalescent homes, hospitals and medical clinics. Such sensitive receptors are spread through most parts of Pinole.

The BAAQMD inventory lists no major emitting facilities for criteria pollutants in Pinole. The current inventory does, however, identify dry cleaners and gas stations as sources of toxic air contaminants (TACs) in Pinole. None of the sources of TACs in Pinole are considered as facilities with health risks requiring public notification under BAAQMD's Air Toxics Hot Spots Program. Larger industrial uses located at the west end of San Pablo Avenue store materials that can become airborne and contribute to a degradation of air quality in the vicinity of these properties and result in nuisance.

Water Quality

Federal and state laws govern water quality and regulate the major sources of water pollution. The laws are implemented regionally through the San Francisco Bay Regional Water Quality Control Board (RWQCB). The Pinole Planning Area is drained primarily by the Pinole Creek and Garrity Creek watersheds. The quality of surface water and groundwater is affected by land uses and activities in these watersheds, as well as by underlying geologic conditions.

Cities are required to implement Stormwater Management Plans (SWMP) with performance standards and controls to reduce pollutants in stormwater discharge. The City of Pinole has, and will continue to promulgate, policies and standards that govern water quality and watershed protection issues to control surface runoff.

The City East Bay Municipal Utility District (EBMUD) provides domestic water service to the City of Pinole.

Noise

Major noise sources in the City of Pinole are vehicular and rail noise.

The ambient noise environment in Pinole is defined primarily by traffic on Interstate 80, which runs northeast to southwest through the community.[3] The ambient noise environment is also influenced by two existing rail transportation lines located at the northern edge of the community. At locations removed from Interstate 80 and the railroads, the ambient noise environment tends to be defined by local traffic and typical neighborhood noise sources. No significant noise-producing commercial or industrial activities are identified in the City of Pinole.

Roadways and Railroads

The major noise sources in the City of Pinole are vehicular and rail traffic. The level of vehicular noise generally varies with the volume of traffic, the number of trucks or buses, the speed of traffic and the distance from the roadway. Noise generated by vehicular traffic in Pinole is greatest along Interstate 80 and San Pablo Avenue. Two rail lines traverse the city, the Burlington Northern Santa Fe (BNSF) and the Union Pacific. There are no significant sources of aircraft or industrial noise in the City of Pinole. The noise contours are shown on **Figure 9.6**.

The General Plan includes policies that would support a request to designate railroad quiet zones around crossings in the city. Quiet zones would relieve the railroad of a requirement to signal the train's approach to crossings by blowing the train whistle. This signal, particularly late at night and early in the morning, can be disruptive to adjoining properties. To ensure public safety, the City should consider enhancing traffic controls at the Tennent Avenue crossing.

Non-Transportation Noise Sources

Industrial noise sources (auto repair, wrecking yards, equipments lots, etc.) are generally significant only in industrial areas. However, there are locations where undeveloped properties or current noise-sensitive areas abut industrial activities. Commercial, recreational and public service facility activities can also produce noise that affects adjacent sensitive land uses.

[3] The "ambient" noise level can be defined as the all-encompassing noise level associated with a given noise environment.

From a land use planning perspective, there are two goals for controlling fixed-source noise: to prevent the introduction of new noise-producing uses in noise-sensitive areas and to prevent encroachment of noise-sensitive uses upon existing noise-producing facilities. The first goal can be achieved by applying noise performance standards to proposed new noise-producing uses. The second goal can be met by requiring that new noise-sensitive uses in proximity to noise-producing facilities include mitigation measures to ensure compliance with those noise performance standards.

Some general types of existing fixed noise sources in the City of Pinole are general service commercial and light industrial uses, parks and school playing fields, and airplane flyovers.

Site-specific noise analyses would be performed where noise-sensitive land uses are proposed in proximity to these (or similar) noise sources, or where similar sources are proposed to be located near noise-sensitive land uses. Please see the Background Report for more details.

Temporary Noise

Other noise generators in Pinole tend to be temporary and/or transitory and may be associated with special events and non-stationary sources, including emergency vehicles. By their nature, such short-term and transitory noise events are typically tolerable, but the City of Pinole continues to look for opportunities to minimize noise from such sources. For example, the City seeks to minimize noise associated with emergency vehicles by establishing control at signalized intersections in order to minimize the length of time that vehicles using sirens are stationary.

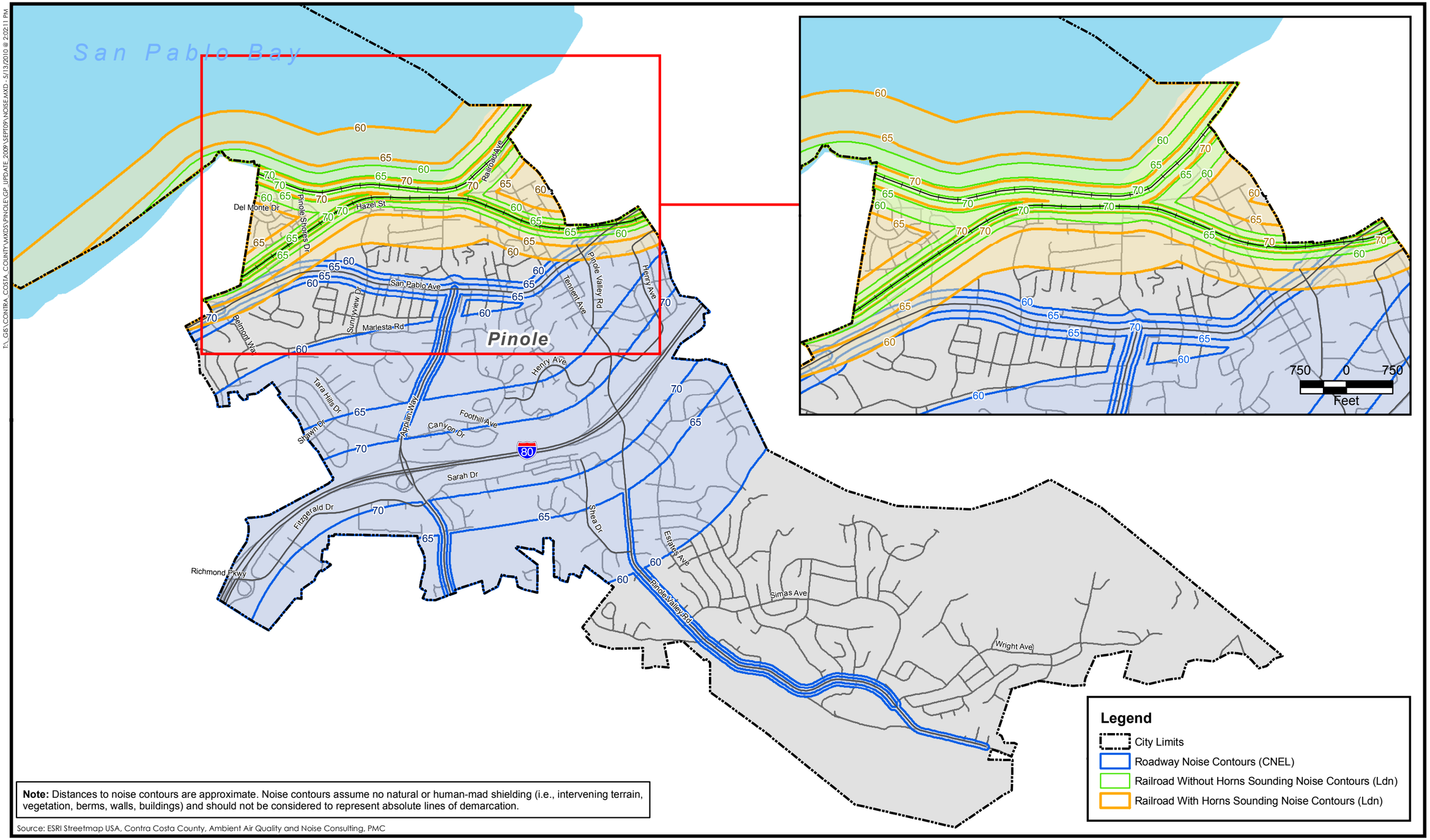
Health Services

There are no hospitals or urgent care centers in the City of Pinole.

New Kaiser medical offices were built in the City of Pinole along Pinole Valley Road just north of Interstate 80. The facility opened January 12, 2009. The Pinole campus of Doctors Hospital closed prior to 2005, though there is a possibility of a medical center being located in the building in the future. A significant portion of the city's jobs are in the medical and health field, so it would benefit both the employment sector and the health and safety of the city's residents to have another medical use established in the Doctors Hospital building or elsewhere in the city.

Issues with health care facilities and services are addressed in greater detail in the Community Services and Facilities Element (Chapter 8), which describes the health services available to the residents of Pinole.

T:_GIS\CONTRA_COSTA_COUNTY\MXDS\PINOLE\GP_UPDATE 2009\SEPT09\NOISE.MXD - 5/13/2010 @ 2:02:11 PM



Note: Distances to noise contours are approximate. Noise contours assume no natural or human-mad shielding (i.e., intervening terrain, vegetation, berms, walls, buildings) and should not be considered to represent absolute lines of demarcation.

Source: ESRI Streetmap USA, Contra Costa County, Ambient Air Quality and Noise Consulting, PMC

Figure 9.6
Future Noise Contours

PMC

ISSUES THIS ELEMENT ADDRESSES

This element provides goals, policies and actions that address the following issues, many of which were raised at public meetings during research to prepare for the update of the General Plan:

- Taking further actions to prevent flooding along Pinole Creek and improve stormwater drainage when possible, and measures to minimize damage from flooding and drainage issues when preventive actions are insufficient.
- Managing geologic and seismic hazards through rehabilitation and renovation of older buildings, and using inspection as a way to ensure new structures will be safe in the event of any likely geologic or seismic hazards.
- Improving traffic and pedestrian safety and taking measures to prevent accidents.
- Preparing to respond to major emergencies that could threaten the community and its citizens.
- Creating procedures to decrease the likelihood of harm to humans or the ecosystem in the event of a release of toxic or hazardous materials.
- Preventing further groundwater contamination while cleaning existing contaminated areas to minimize harm to humans and the ecosystem.
- Providing adequate police and fire protection in all areas of the city.
- Addressing both real and perceived safety concerns in the community through design of public and private projects, as well as enhanced activities and services.
- Reversing increases in regional air pollution, reducing local greenhouse gas emissions, and achieving attainment for ozone levels at both the federal and state standards.
- Improving visibility of scenic vistas.
- Making Pinole a healthier community in which to live.
- Creating opportunities to decrease the number of vehicle miles traveled, length of trips, and traffic congestion.
- Improving air quality through land use and circulation patterns to discourage fossil fuel-powered transport.
- Improving water quality through land use and site design controls to reduce surface water pollutant discharge.

- Creating more choices for multiple forms of transportation and strengthening pedestrian and bicycle mobility.
- Reducing noise from vehicle traffic, especially in residential areas.
- Controlling noise from industrial uses and aggregate operations.
- Maintaining livability in more compact neighborhoods.

GOALS, POLICIES AND ACTIONS

- 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.
- Goal HS.3: Minimize hazards of soil erosion, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability and seismic activity.
- 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.
- Goal HS.5: Support land use patterns and densities that lessen air and water quality impacts.
- Goal HS.6: Support multiple forms of transportation and a circulation system design that reduces vehicle trips and emissions.
- Goal HS.7: Ensure that all new development meets or exceeds state and federal water quality standards.
- Goal HS.8: Ensure all new development complies with the noise standards established in the Pinole Health and Safety Element, and prevent all new noise sources from increasing the existing noise levels above acceptable standards.
- Goal HS.9: Eliminate or reduce noise from existing objectionable noise sources.
- Goal HS.10: Ensure that environmental and public service conditions are adequate to support a healthy community.

HEALTH AND SAFETY

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.

POLICY HS.1.1 Permit development only in those areas and with design features that mitigate potential danger to the health, safety and welfare of the residents.

Action HS.1.1.1 Maintain detailed hazard maps for use in development review.

Action HS.1.1.2 Maintain and implement the Emergency Operations Plan (EOP), including necessary training, emergency preparedness drills and community education.

Action HS.1.1.3 Adopt a Very High Fire Hazard Severity Zone (VHFHSZ) ordinance to implement regulations.

Action HS.1.1.4 Apply Crime Prevention Through Environmental Design (CPTED) principles when planning for public and private improvements.

Action HS.1.1.5 Maintain and expand where feasible the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Police Department advice and experience.

POLICY HS.1.2 Require appropriate studies to assess identified hazards and ensure that impacts are adequately mitigated.

Action HS.1.2.1 Regulate new pipeline development through the Use Permit process. Require new development to screen, protect or underground all utilities and provide underground connections to improve public safety as well as the city's appearance.

Action HS.1.2.2 Evaluate ongoing fire protection and emergency medical service delivery in the community, and identify sites for potential relocation of existing fire stations on the General Plan Land Use Map to improve service coverage and decrease response times.

POLICY HS.1.3 Create programs and practices that provide information and education to the citizens of Pinole related to hazards, emergency preparedness and other safety issues.

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

POLICY HS.2.1 Implement the Pinole Creek Vision Plan, Greenway Master Plan, and Restoration Project.

Action HS.2.1.1 Work with creek restoration stakeholders to implement the Pinole Creek Vision Plan and Greenway Master Plan during review of specific development proposals.

Action HS.2.1.2 Continue to seek funding to implement the Pinole Creek Vision Plan, Greenway Master Plan, and Restoration Project.

Action HS.2.1.3 Establish land use controls for properties that abut Pinole Creek in order to minimize potential conflicts between flood, resource protection and recreational goals. Adopt new development regulations that require applicants for new development projects to adhere ot pertinent local, state, and federal agency requirements. City development regulation for properties that abut the Creek shall specify appropriate land uses and ensure that new projects will take into account issues including flow velocity, sediment load, and volume within Pinole Creek.

POLICY HS.2.2 Work with the Contra Costa County Flood Control District and other property owners in the Pinole Creek watershed, particularly the East Bay Municipal Utility District (EBMUD), to establish a diversion basin that could reduce stormwater flows during severe storm conditions.

Action HS.2.2.1 Establish a land use designation for land to be set aside for detention basin purposes and seek out opportunities to establish detention basins to better protect the community from flooding hazards.

POLICY HS.2.3 Continue implementing a Clean Water Program to reduce surface water discharge through project design (e.g., reduce water runoff by minimizing impervious surfaces, use green areas for drainage) and to monitor compliance with the National Pollution Discharge Elimination Systems (NPDES) permit program and the Clean Water Act.

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.

Action HS.2.4.1 Create a long-range plan to govern the San Pablo Bay waterfront and any other areas that may be impacted by changes in sea level.

Action HS.2.4.2 The City of Pinole shall work with the Bay Conservation and Development Commission (BCDC) to implement strategies to adapt to Bay-related impacts of climate change. The City shall work with BCDC to develop a vulnerability analyses for its shoreline and to address shoreline management issues that cross jurisdictional boundaries.

Action HS.2.4.3 The City will continue to implement the Municipal Code flood protection standards for development within a FEMA-designated Special Flood Hazard Area and will coordinate with FEMA and other agencies in the

evaluation and mitigation of future flooding hazards that may occur as a result of sea level rise.

Action HS.2.4.4 The City shall pursue funding for adequate protection from sea level rise and continued subsidence and construction in areas threatened by sea level rise and/or settlement.

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.

Action HS.2.5.1 Require project applicants to investigate and report on project impacts on stormwater runoff and the wastewater treatment plant and ensure that project-specific impacts are mitigated.

Action HS.2.5.2 Seek funding to upgrade facilities to reduce inflow and infiltration and treat runoff.

GOAL HS.3 Minimize hazards of soil erosion, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability and seismic activity.

POLICY HS.3.1 Require geotechnical studies for development proposals. Such studies should determine the actual extent of geotechnical hazards, optimum location for structures, the advisability of special structural requirements, and the feasibility and desirability of a proposed facility in a specified location.

Action HS.3.1.1 Continually update the geologic hazard map with new information provided by geotechnical studies.

POLICY HS.3.2 Require soils and geologic review of development proposals in accordance with City procedures to assess potential seismic hazards, liquefaction, land sliding, mud sliding, erosion, sedimentation, hydromodification and settlement in order to determine whether these hazards can be adequately mitigated.

POLICY HS.3.3 Require that all geologic hazards be adequately addressed and mitigated through project development. Development proposed in areas of potential geological hazards should not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties.

POLICY HS.3.4 Assure existing and new structures are designed to protect people and property from seismic hazards. Evaluate new development on sites which may have involved hazardous materials prior to development approvals.

Action HS.3.4.1 Update the Building Code and other codes as necessary to address earthquake, fire and other hazards, and support programs for the identification, abatement or mitigation of existing hazardous structures.

Action HS.3.4.2 Implement actions to address safety issues related to unreinforced masonry buildings in coordination with historic preservation policies and programs.

Action HS.3.4.3 Ensure that sites in Pinole which are contaminated with hazardous substances are cleaned through decontamination of soils, treatment, and filtration of groundwater.

POLICY HS.3.5 Require proper handling, storage, disposal and cleanup of hazardous materials to prevent leakage, potential explosions, fires or the escape of harmful gases and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.

Action HS.3.5.1 Work with Contra Costa County and other regional partners to implement the County Hazardous Waste Management Plan and notify the public about locations and opportunities to properly dispose of household hazardous materials.

Action HS.3.5.2 Use the Conditional Use Permit and Encroachment Permit process to ensure pipeline safety when construction occurs. New developments should screen, protect or underground all gas, electric and communication lines, screen facilities (e.g., transformers) as safety and conditions require, and provide underground connections when feasible, to improve public safety and the city's appearance.

Action HS.3.5.3 A comprehensive investigation of hazardous materials storage tanks should be undertaken for specific sites when development is proposed. The potential hazard of any tanks or former tank sites found should then be evaluated using California EPA and local regulatory guidelines, and sites shall be remediated as needed.

Action HS.3.5.4 At the time of new development, any known or discovered hazardous material should be cleaned up and any impacts mitigated as required by the governing law.

POLICY HS.3.6 Support measures to responsibly manage hazardous waste to protect public health, safety and the environment, and support state and federal safety legislation to strengthen requirements for hazardous materials transport.

POLICY HS.3.7 Limit development and require appropriate control measures in conjunction with proposed development in areas susceptible to erosion.

Action HS.3.7.1 Consider adoption of a habitat protection ordinance that would identify and protect areas of biological value, including streams, creeks and wetlands. The ordinance would include setbacks from creeks, guidelines for avoidance of filling of creeks or wetlands and destruction of riparian

vegetation, standards for compensation of habitat loss and requirements for mitigation, monitoring and habitat enhancement plans. The ordinance would also cover implementation and enforcement of specific criteria to ensure that safety, natural resources and aesthetic values of Pinole Creek, other creeks and major drainages are protected and enhanced.

Action HS.3.7.2 Establish riparian and stream restoration programs that include stormwater treatment, erosion control measures, stream cleanup projects and revegetation plans for denuded areas. These programs may also result in the removal of invasive, non-native vegetation that would be replaced with native plant materials to stabilize slopes and enhance wildlife habitat.

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.

Action HS.4.1.1 Maintain and implement the Emergency Operations Plan (EOP), including periodic training exercises.

Action HS.4.1.2 Continue working with Contra Costa County and other concerned agencies to adopt a regional Emergency Response Plan (ERP).

Action HS.4.1.3 The City Fire Department staff shall review newly proposed or modified roadway designs (e.g., median modifications and speed humps) to ensure that they do not significantly impair movement of emergency vehicles and equipment.

Action HS.4.1.4 Locate and design emergency buildings and vital utilities, communication systems and other public facilities so that they remain operational during and after an emergency or disaster.

Action HS.4.1.5 Establish an emergency warning/notification system in Pinole to notify the public during a natural or man-made disaster. Provide a public communication system to help advise the public about how best to respond during the recovery phase of a disaster and notify the community when safety has been restored.

Action HS.4.1.6 The City shall increase the number of individuals that receive Citizen Emergency Response Training to increase emergency preparedness within the city and encourage greater self-reliance during and after a natural or man-made hazard event.

POLICY HS.4.2 Undertake disaster preparedness planning in cooperation with other public agencies and appropriate public interest organizations.

Action HS.4.2.1 Publicize disaster plans and promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding and fire. Maintain detailed hazard maps for use in development review.

Action HS.4.2.2 Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.

Action HS.4.2.3 Coordinate with local, regional, state and federal agencies regarding a potential rise in sea level.

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

Action HS.4.3.1 Develop a fiber optic network plan that can provide visual access for emergency services providers and assist with crime prevention and the monitoring of critical public facilities (e.g., storm drain and flood protection facilities).

Action HS.4.3.2 Incorporate necessary improvements into new and substantially remodeled structures to ensure that emergency service providers are able to transmit and receive radio communications within structures.

GOAL HS.5 Support land use patterns and densities that lessen air and water quality impacts.

POLICY HS.5.1 Promote strategic land use patterns for businesses that reduce the number and length of motor vehicle trips and that encourage multiple forms of transportation for employees and patrons.

Action HS.5.1.1 Support the location of ancillary employee services, including child care, restaurants, banking facilities and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.

POLICY HS.5.2 Encourage mixed-use developments that put residences in close proximity to services, employment, transit, schools and civic facilities/services.

Action HS.5.2.1 Encourage compact, transit-oriented development within one-quarter to one-half mile of transit stations and transit service stops along transit corridors.

Action HS.5.2.2 Continue to work with transportation and transit agencies and organizations to improve transit service and encourage increased ridership.

Action HS.5.2.3 Adopt and implement the Three Corridors Specific Plan for commercial corridors along San Pablo Avenue, Pinole Valley Road and Appian Way, establishing mixed-use development land use designations and design guidelines that encourage walkable communities, improved bicycle facilities and improved public transit facilities.

POLICY HS.5.3 Improve land use planning to minimize air and water quality pollution.

Action HS.5.3.1 Change zoning and land use policies to limit land use conflicts between residential areas and sources of diesel pollution.

Action HS.5.3.2 Reduce pollution from construction equipment.

Action HS.5.3.3 Work with federal, state and local agencies coordinate decisions that respect each agency's goals.

Action HS.5.3.4 Evaluate creation of an environmental justice ordinance and ensure community outreach to incorporate environmental justice principles into new project development review.

Action HS.5.3.5 Adopt a green building ordinance to reduce construction waste, improve water conservation and reduce reliance on nonrenewable resources. This ordinance should identify practices that can be employed in the design, construction and operation of projects that will protect air and water quality in Pinole.

Action HS.5.3.6 The City shall update the Zoning Code to identify the location of existing odor sources within Pinole.

Action HS.5.3.7 When new development that would be a source of odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the BAAQMD CEQA Air Quality Guidelines) or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD.

When new residential or other sensitive receptors are proposed near existing sources of odors, either adequate buffer distances shall be provided (based on recommendations and requirements of the BAAQMD CEQA Air Quality Guidelines) or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels.

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.

Action HS.6.1.1 Include street design features that facilitate biking and walking trips in both new and established areas.

Action HS.6.1.2 Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.

POLICY HS.6.2 Reduce greenhouse gas emissions.

Action HS.6.2.1 Create partnerships of community groups, businesses and agencies to develop strategies to reduce air and water pollution.

Action HS.6.2.2 The City of Pinole should create a model for other large employers in the city that makes use of programs to reduce single-occupant vehicle trips, support the use of alternative fuels and encourage alternative modes of transportation. Such programs could include:

- Creating rideshare/carpooling incentives for employees who commute together.
- Replacing City-owned vehicles with alternative fuel vehicles.
- Ensuring that necessary infrastructure is in place (e.g., showers, bike racks, shared automobile leasing stations) and available to employees and visitors who rely on such facilities to support alternative modes of transportation.

Action HS.6.2.3 Perform additional outdoor air monitoring and enforce mandated truck and bus routes.

Action HS.6.2.4 Wherever possible, use low impact design (LID), green barriers and sound barriers to reduce sound impacts and greenhouse gas emissions, and require on-site stormwater pretreatment. In particular, all new development in close proximity to Interstate 80 and Pinole Creek should include a landscape buffer between Interstate 80 and development areas to improve air quality.

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

Action HS.7.1.1 Enforce the National Pollution Discharge Elimination System (NPDES) permit regulations.

Action HS.7.1.2 Prohibit development in areas that are particularly susceptible to erosion and sediment loss.

Action HS.7.1.3 Provide public information about water quality and best management practices.

Action HS.7.1.4 Implement the Stormwater Management Plan.

POLICY HS.7.2 Where appropriate, maximize infiltration of rainwater into the soil.

Action HS.7.2.1 Ensure that impervious surfaces created in new development and redevelopment is designed to optimize infiltration.

Action HS.7.2.2 Minimize or eliminate direct connections between impervious surfaces and storm drains.

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

Action HS.7.3.1 Provide regular maintenance and monitoring of stormwater collection and treatment facilities to ensure that they are operating effectively.

Action HS.7.3.2 Regularly inspect commercial, industrial and public facilities to ensure proper connections to the sanitary system and avoid illicit discharge.

POLICY HS.7.4 Preserve natural water bodies and drainage systems in a natural condition wherever possible.

Action HS.7.4.1 Limit disturbance of natural water bodies and drainage systems to only those activities related to public recreation and circulation or to activities designed to enhance environmental conditions.

Action HS.7.4.2 Participate in local and regional restoration projects to improve water quality in the watersheds.

POLICY HS.7.5 Reduce pollutant loading in the wastewater system.

Action HS.7.5.1 Apply best management practices to sanitary sewer system discharges.

Action HS.7.5.2 Establish protocol for reducing the use of pesticides in City parks and other public spaces maintained by the City.

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.

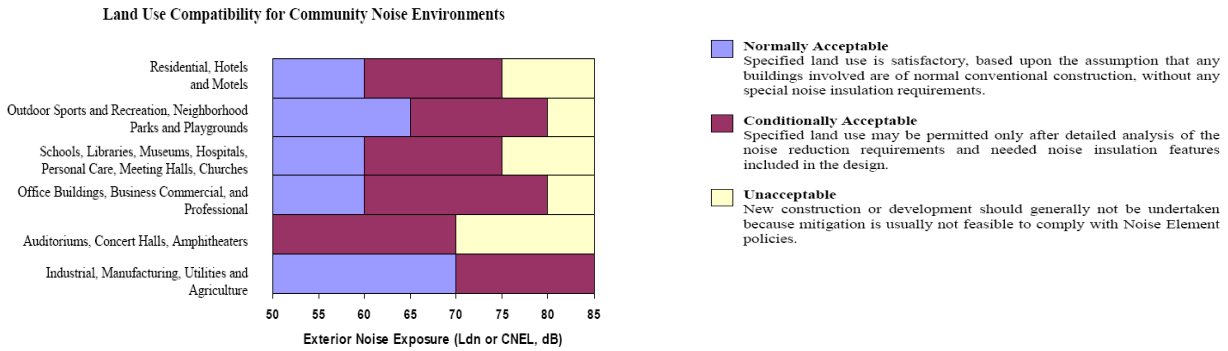
Action HS.7.6.1 Require project applicants to investigate and report on project impacts on the wastewater treatment plant and assure that the project mitigates for any impacts.

Action HS.7.6.2 Seek funding to upgrade facilities in order to reduce inflow and infiltration.

Action HS.7.6.3 Establish a sewer lateral rehabilitation program that requires property owners to inspect and rehabilitate sewer laterals at the time property is sold.

GOAL HS.8 Ensure all new development complies with the noise standards established in the Pinole Health and Safety Element, and prevent all new noise sources from increasing the existing noise levels above acceptable standards.

POLICY HS.8.1 New development projects should meet acceptable exterior noise level standards. The normally acceptable noise standards for new land uses are established in Land Use Compatibility for Community Exterior Noise Environments (as shown below).



Action HS.8.1.1 Adopt a noise ordinance with noise level performance standards, including maximum allowable noise exposure, ambient versus nuisance noise, method of measuring noise, and enforcement procedures.

Action HS.8.1.2 Review development proposals to assure consistency with noise standards. Require new development of noise-creating uses to conform to the City's noise level standards.

Action HS.8.1.3 Require a combination of design features to reduce noise impacts on adjacent properties through the following and other means, as appropriate:

- Screen and control noise sources such as parking, outdoor activities and mechanical equipment.

- Increase setbacks for noise sources from adjacent dwellings.
- Modify building designs and site planning to reduce noise exposure through a combination of sound attenuation (e.g., sound-rated windows and ventilation systems, insulation, physical and landscape buffers) and site planning (e.g., increased separation and private open area buffers) to reduce noise exposure.
- Control hours of operation, including deliveries and trash pickup, to minimize noise impacts.
- Require additional landscaping to assist with buffering where feasible.

Action HS.8.1.4 New development of noise-sensitive land uses will not be permitted in areas exposed to existing or planned transportation noise sources that exceed the levels specified in Policy HS.8.1, unless the project design includes measures to reduce exterior and interior noise levels to those specified in Policy HS.8.1 of the proposed General Plan Update.

Action HS.8.1.5 Require the use of temporary construction noise control measures including the use of temporary noise barriers, temporary relocation of noise-sensitive land uses, or other appropriate measures as mitigation for noise generated during construction of public and/or private projects.

POLICY HS.8.2 Ensure that proposed nonresidential land uses likely to exceed the City's standards do not create noise disturbances in existing noise-sensitive areas.

Action HS.8.2.1 Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.

Action HS.8.2.2 Require that any potential noise impacts identified during the acoustical analysis be mitigated in the project design to the maximum extent feasible.

Action HS.8.2.3 Prepare and periodically update a map of citywide noise-sensitive areas.

POLICY HS.8.3 Work with the railroads and adjoining communities to seek quiet zone status for rail lines through Pinole.

POLICY HS.8.4 Require site-specific noise studies for noise-sensitive projects which may be affected by railroad noise, and incorporate noise attenuation measures into the project design to reduce any impacts.

GOAL HS.9 Eliminate or reduce noise from existing objectionable noise sources.

POLICY HS.9.1 Noise created by commercial or industrial sources associated with new projects or developments should be controlled so as not to exceed the noise level standards set forth in the table below (Maximum Allowable Noise Exposure for Stationary Noise Sources), as measured at any affected residential land use.

Action HS.9.1.1 Adopt the following allowable noise standards:

Maximum Allowable Noise Exposure for Stationary Noise Sources[1]

	Daytime [5] (7 AM to 10 PM)	Nighttime [2, 5] (10 PM to 7 AM)
Hourly L_{eq}, dB [3]	55	45
Maximum Level, dB [3]	70	65
Maximum Level, dB – Impulsive Noise [4]	65	60

1. *As determined at the property line of the receiving land use. When determining effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.*
2. *Applies only where the receiving land use operates or is occupied during nighttime hours.*
3. *Sound level measurements shall be made with "slow" meter response.*
4. *Sound level measurements shall be made with "fast" meter response.*
5. *Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.*

POLICY HS.9.2 Require new noise sources to use best available control technology (BACT) to minimize noise emissions.

Action HS.9.2.1 Noise control techniques used should be what most effectively mitigates the noise impacts of the development. Such measures may include building setbacks, building orientation and noise barriers. If a noise barrier is required for mitigation of exterior noise levels, it should be constructed of tight-fitting, massive materials (1-inch-thick wood, stucco, masonry, etc.) and should be of sufficient height to interrupt line of sight between the source and receiver. Line of sight should be determined by drawing a straight line between the effective heights of the noise source and receiver.

POLICY HS.9.3 Work with the railroad companies to reduce existing rail noise in Pinole.

Action HS.9.3.1 Establish a quiet zone designation at the railroad crossings in Pinole. Work with railroad companies to determine and install required safety devices to acquire the designation.

GOAL HS.10 Ensure that environmental and public service conditions are adequate to support a healthy community.

POLICY HS.10.1 Ensure resources and programs are available for the health needs of the entire community, including children and senior citizens.

Action HS.10.1.1 The City should continue to work with local health care providers to ensure the availability of adequate levels of health care services and facilities.

Action HS.10.1.2 To the extent practical, the City shall support the efforts of public and private providers to make available the full range of medical care to all segments of the population.

Action HS.10.1.3 Identify health services that are not readily available in the community and seek to improve access to these services over time.

Action HS.10.1.4 The City should consult with area medical service providers to consider the establishment of urgent care facilities or other appropriate medical service facilities in outlying areas of the community.

Action HS.10.1.5 The City should encourage the development of medical center or hospital uses in the Doctors Hospital building.

POLICY HS.10.2 Ensure that adequate access to healthy foods and access to recreation and open space are available to help prevent obesity.

Action HS.10.2.1 Improve conditions for walking and bicycling in neighborhoods surrounding schools. Install crosswalks, colored pavement, curb bulbouts and other improvements to ensure safety for pedestrians and bicyclists.

Action HS.10.2.2 Collaborate with school districts to form joint use of facilities agreements for use of pools and sports/recreation facilities.

Action HS.10.2.3 Encourage and support efforts by schools to help shape curriculum at schools and improve access to information related to nutrition and exercise.

Action HS.10.2.4 Ensure that educational facilities are located in areas that will encourage walking and physical activity to promote student health.

Action HS.10.2.5 Help schools set up community gardens by identifying land adjacent to schools that can be used as a garden or by making City staff available to assist the school in starting a garden.

Action HS.10.2.6 Explore using zoning regulations to help create a healthier environment for children by limiting or restricting the number of fast-food outlets near schools.

POLICY HS.10.3 Encourage availability of healthy and sustainable food for residents of Pinole through active community participation.

Action HS.10.3.1 Encourage establishment of community gardens or agricultural parks on vacant properties, designated open space and rural lands, and in suitable locations on public property to increase the availability of locally grown fresh produce in the community.

POLICY HS.10.4 Support and encourage educational programs and practices that improve public health, and work cooperatively with the medical community to support healthy lifestyles, including improved diets, exercise, smoking cessation and diabetes prevention and treatment, in order to support a healthy community.

Action HS.10.4.1 Integrate healthy life choices into City recreation programs for all age groups.

Action HS.10.4.2 Participate in programs, events and ongoing outreach efforts that disseminate information about maintenance of physical and mental health and illness prevention.

Action HS.10.4.3 Continue to encourage physical activity and provide a broad range of recreational activities in the community.

CHAPTER 10: NATURAL RESOURCES AND OPEN SPACE

NATURAL RESOURCES AND OPEN SPACE

TABLE OF CONTENTS

Introduction 10.0-1
Purpose 10.0-1
Relationship to Other General Plan Elements 10.0-2
Issues and Considerations 10.0-2
Natural Resources Setting 10.0-3
Plant and Animal Habitat 10.0-3
Open Space Setting 10.0-7
Visual Resources 10.0-13
Goals, Policies, and Implementation Actions 10.0-14
Goals 10.0-14
Policies and Implementation Actions 10.0-14

TABLES

Table 10.1 Existing Habitats Found within the City of Pinole 10.0-4
Table 10.2 Unimproved Parks and Open Public Space Areas in Pinole 10.0-8

FIGURES

Figure 10.1 Habitat Map 10.0-5
Figure 10.2 Soils Map 10.0-9
Figure 10.3 North West Region of the East Bay Regional Park District 10.0-11
Figure 10.4 Pinole Visual Resources 10.0-17

NATURAL RESOURCES AND OPEN SPACE

VISION STATEMENT

Pinole has set a major goal to preserve, enhance and strengthen natural resources and open space.

The built environment will be sensitive and complementary to Pinole's natural resources. Ridgelines, creek corridors, trees, open space areas, and the bayfront will enhance the City's community character and quality of life.

Open space will complement both the City's natural assets and the city and regional parks.

INTRODUCTION

Natural resources and open space areas within Pinole provide the opportunity for humans to interact with nature in an urban setting. Ensuring appropriate management and protection of the City's numerous natural resources, including biological, water, and visual resources, will positively contribute to Pinole's environmental health and quality of life for residents. This element provides the framework within which the City will manage existing natural resources and open spaces to ensure long-term sustainability while exploring new opportunities for conservation and preservation.

The Natural Resources and Open Space Element address issues of open space preservation and natural resource conservation

Recreation facilities, Parks and Trails are addressed in the Community Services and Facilities Element (Chapter 8).

PURPOSE

The Natural Resources and Open Space Element, a legally required element, is included in this General Plan to address and establish policies addressing the issues of natural resource conservation and open space preservation within the City limits. Open space in Pinole includes lands that are formally designated as open space by the General Plan, and lands that are designated for Parks and Recreation by the General Plan but are largely undeveloped. Pinole's natural resources and open spaces are some of the City's greatest assets. They serve to strengthen community identity, create a sense of place, and enhance Pinole's quality of life. This Element addresses resource conservation concerns within Pinole, including enhancement of the environment through resource conservation and preservation of biological resources. Policies addressing water and energy conservation are included in the Community Services and Facilities Element. This Element identifies the need to protect and preserve existing open space and natural recreational areas, the need to maintain those areas and create additional open space and natural recreation areas for the enjoyment of residents and the protection of the environment. It also expresses a vision for the future where "sustainable develop-

Open space land is any parcel or area of land or water which is essentially unimproved and devoted to an open space use… and which is designated on a local, regional or state open space plan as: (1) Open space for the preservation of natural resources, (2) Open space used for the managed production of resources. (3) Open space for outdoor recreation, or (4) Open space for public health and safety…

ment"[1] and conservation practices provide for the needs of existing residents and businesses while preserving choices for future generations. Of particular importance to the Pinole Community is the preservation and enhancement of the Pinole Creek and Watershed, access and use of the Shoreline along San Pablo Bay, protection of the ridgelines around Pinole and the addition of a portion of the Bay Trail in Pinole. The goals, policies, and implementation actions in this Element will foster the preservation of Pinole's many valuable natural resources, including life, habitat, water resources, soils, and mineral resources.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The goals, policies and implementation actions in the Natural Resources and Open Space Element highlight and complement those in other elements of this General Plan:

Chapter 3: The Community Character Element contains goals and policies to maximize preservation of Pinole's identity, public buildings, services and programs.

Chapter 5: The Land Use and Economic Development Element contains goals and policies related to natural and man-made hazards, development constraints, conservation policies that affect the potential siting of land uses, open space policies, and policies that integrate parks and open space into development are all addressed

Chapter 7: The Circulation Element addresses pedestrian trails, linkages for Pinole and movement throughout the community.

Chapter 8: The Community Services and Facilities discusses open space trails in Pinole Chapter

Chapter 9: The Health and Safety Element contains goals and policies related to water quality.

ISSUES AND CONSIDERATIONS

During public workshops and discussions with the Steering Committee and City Staff, many issues were raised regarding Natural Resources and Open Space. The goals, policies and implementation actions in this Element attempt to address these issues.

1. Existing public access to Pinole Creek and the Shoreline is limited. Efforts to restore Pinole Creek, implement the Bay Water Trail launch and the San Francisco Bay Trail will help to maximize recreational opportunities in Pinole's natural areas.

2. Long-term strategic protection of resources, including additional open spaces, is needed to ensure that Pinole's high quality of life is maintained. Additional coordination with re-

[1] Sustainable development practices refer to the use of architectural and planning methods that address the needs of the present without compromising the ability of future generations to meet their own needs. Specific examples include the use of solar panels for energy conservation, placing jobs near housing to reduce vehicle trips, and infill development in urban areas to reduce the consumption of agricultural land. Policies related to Sustainability are identified with a symbol.

NATURAL RESOURCES AND OPEN SPACE

While it is the Natural Resources and Open Space Element that primarily addresses issues of biological, visual, and water resources, several other Elements, particularly the Sustainability, Land Use and Economic Development, Community Services and Facilities, Health and Safety, Growth Management and Community Character Elements are also concerned with the community's open space and natural resources.

gional and state-wide conservation organizations and agencies is needed to ensure long-term protection.

3. The Pinole Creek Restoration project provides plans for needed riparian habitat protection and restoration. Cooperation with other agencies and organizations will be needed to accomplish creek restoration goals. Additional opportunities for riparian habitat protection and restoration should be explored and implemented.

4. Existing creek and San Pablo Bay setbacks (100 feet from bayshore and 50 feet from creek) need to be expanded to protect and mitigate against the impact of new development near sensitive resources.

5. Ridgelines should be protected from development so they may serve the residents of Pinole as recreational and open space resources, community buffers and visual resources.

6. Pinole's wetlands are threatened by impacts from development.

7. Open space areas are challenged by lack of adequate funding to assure that they are properly maintained.

8. Both passive and active recreation needs should be addressed in open space areas.

NATURAL RESOURCES SETTING

Located on the edge of San Pablo Bay, Pinole's natural resources include the San Pablo Bay shoreline, creeks and ridges. These open spaces provide environmental protection and conservation to numerous biotic resources. Pinole's open space is dispersed throughout the City, but is also fragmented and discontinuous. A more contiguous system of protected open space and habitat for natural communities is a desirable outcome of this General Plan.

View of Pinole Creek

PLANT AND ANIMAL HABITAT

The geography and climate of Pinole result in a number of distinct habitat types, ranging from tall riparian forest and well established coast live oak-bay forest to open grassland and salt marsh. A total of 8 habitat types exist within the plan area including annual grasslands, saline emergent wetlands (salt marsh), coastal oak woodland, and coastal scrub (see **Figure 10.1**). The Characteristics of these observed plant and animal habitats can be found in the Background Report. The acreages of habitat types mapped within the City are detailed in **Table 10.1**.

Special-Status Species' Habitats and Wetlands in Pinole

Because the vegetation of Pinole ranges from highly disturbed annual grassland to coastal oak woodland and saline emergent wetland (salt marsh), it is likely that the City supports one or more of the special-status species known to occur in the region.

The steep slopes of the surrounding hillsides appear to be well drained and are not likely to support wetlands or other features which would fall under the jurisdiction of the U.S. Army Corps of Engineers. The lower slopes and valley floor are largely developed and landscape does not appear to support any areas where water is ponded or where jurisdictional features may occur. Pinole Creek, which drains through the middle of the city, is a perennial creek and is likely to support wetlands or other jurisdictional features along the channel and its tributaries.

Threatened and Endangered Species

The California Department of Fish and game have determined that the San Pablo Bay watershed is home to more than ten threatened or endangered species. The San Pablo Bay watershed (Reference Number 18050002) is grouped in the highest category, Priority I (Impaired), by the State of California. The San Pablo Bay watershed is home to over 10 threatened or endangered species.

Invasive Species

The City of Pinole is home to several invasive species. Invasive plant species such as giant reed (*Arundo donax*), Scotch broom (*Cytisus scoparius*), yellow star thistle (*Centaurea solstitialis*), Himalayan blackberry (*Rubus discolor*) and many others are established in segments of Pinole Creek.

Table 10.1
Existing Habitats Found within the City of Pinole

Habitats Mapped In the City of Pinole	Acreage of Each Habitat Type Mapped in the City of Pinole (acres)
Annual Grassland	716.71
Saline Emergent Wetland (Salt Marsh)	9.69
Estuarine (Tidal Flats)	57.87
Coastal Scrub	9.52
Coastal Oak Woodland	498.76
Perennial Creek (Pinole Creek)	31.96
Open Water (San Pablo Bay Conservation Area)	157.22
Urban	1,964.61
Total Acreage Delineated	3,489.55

Source: PMC, Baseline Biological Report, 2006

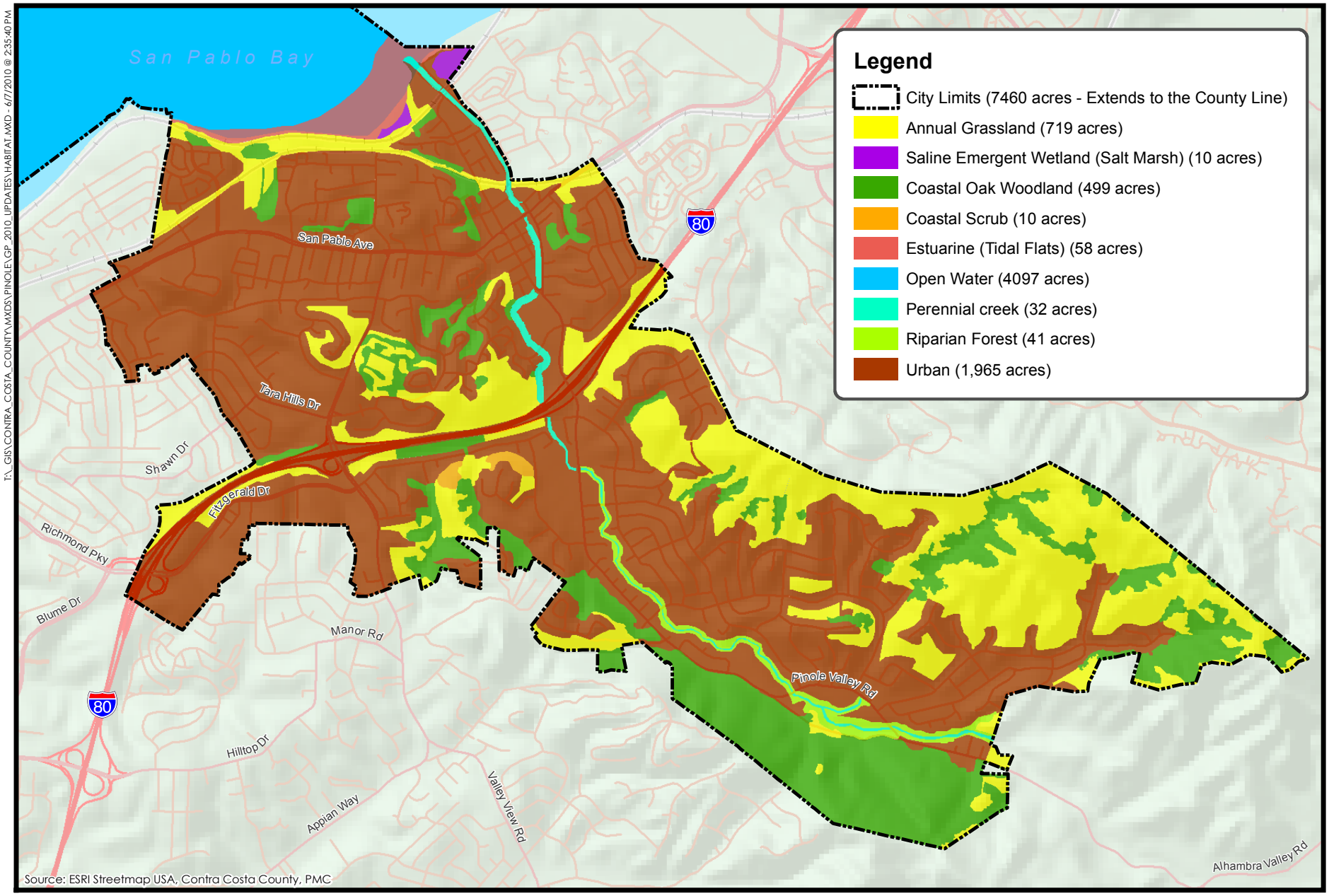


Figure 10-1
Habitat Map
PMC®

Soils Resources

There are 23 mapped soil series within the City of Pinole. These soil units can be seen on the map presented as **Figure 10.2**. The soils themselves are described in the Background Report.

OPEN SPACE SETTING

Open spaces, trails, and natural resources provide active and passive recreation opportunities for residents and visitors. Providing a protected open space network for the future of Pinole is a cornerstone of sustainable community development. Pinole's existing open spaces include lands held by the City of Pinole as parkland and trails, and lands held by the East Bay Regional Park District as regional parklands. These lands provide City residents with an array of recreational opportunities, complemented by City-owned and maintained neighborhood parks.

Part of the Bay Trail in Pinole

The City intends to add to its open space system over time to accommodate future recreation needs and protect natural resources as opportunities arise and long-term land management and maintenance partnerships can be formed.

Please refer to the Community Services and Facilities Element (Chapter 8) for a full discussion on parks, trails and recreational facilities.

Existing Open Space

Residents of Pinole benefit from substantial open space and natural resources in various forms of ownership. The City itself has large holdings, while other parcels are held by homeowners associations, the West Contra Costa Unified School District, and the Contra Costa County Flood Control District, EBMUD, as well as private landowners. There is also an extensive array of regional open space lands in and adjacent to the City. These, combined with marsh and wetland sites along San Pablo Bay add to the availability of recreational open space in Pinole.

Despite the abundance of parks and open space in and adjacent to the City, the current system is fragmented and does not function as an integrated community-wide open space and recreation system or contiguous wildlife habitat. Policies contained in this Plan provide an organizing framework for Pinole's open space resources.

Regional Open Space Preserves

City-Owned Unimproved Parkland

Residents in Pinole use existing open space areas to walk, appreciate the area's natural beauty, hike, bird-watch, jog, and to socialize with friends.[2] There are several unimproved park and open public space areas in the City of Pinole. These preserves cover approximately 343.5 acres in the City limits (see **Table 10.2**).

Table 10.2
Unimproved Parks and Open Public Space Areas in Pinole

Park	Acreage
Bayfront Park	92.0
Pinole Valley Park	197.0
Pinole Valley Adobe Grove & Dog Parks	34.0
Amber Swartz Park	4.0
Wilson Point East Bay Regional Park	64.5
Hugh Young Park	1.0
Sarah Drive Park	11.0
Total	**343.5**

Source: City of Pinole Recreation Department, March 2010

Additional land has been preserved in Pinole Valley Park and the Crown Ridge Subdivision (Marsten Ranch).

The Fire and Public Works Departments are jointly responsible for the maintenance of open space and parks in Pinole. The Fire Department's maintenance responsibilities include vegetation control for fire prevention and safety. The Public Works Department is responsible for all other maintenance activities.

The Recreation and Facility Master Plan identifies three park categories, including undeveloped parks. Undeveloped parks are defined as open space with no amenities. The Recreation Park and Facility Master Plan does not provide standards, guidelines or management plans for the undeveloped parks. Without standards, guidelines or management plans for undeveloped parks, Pinole's City-owned open spaces may not be permanently protected. Additionally, the lack of management plans makes it difficult for the City to appropriately balance the competing needs of natural resources, people and varying recreational uses in open spaces. Policies contained in this element provide a framework for beginning to protect open spaces independent of other City park lands, and balance the needs of habitat *and* people on open space lands.

[2] June, 2007 General Plan Update Survey for Pinole Parks and Open Space.

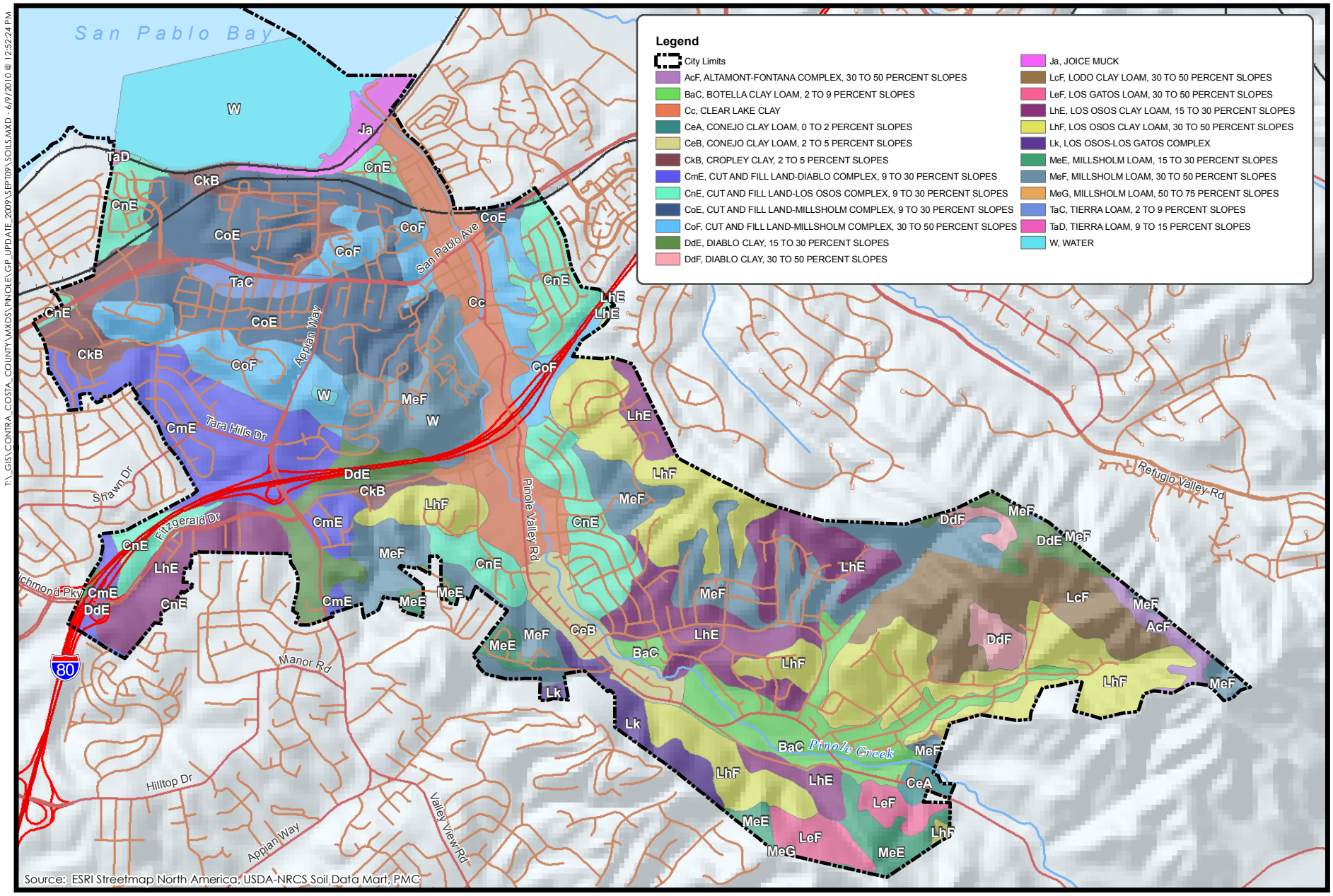


Figure 10.2 Soils

Soils Map

PMC®

Figure 10.3
North West Region of the East Bay Regional Park District

Source: http://www.ebparks.org/parks#se accessed 2/16/09)

This page intentionally left blank.

Regional and Local Trails

City of Pinole Trails

Residents in Pinole use the City's trails to run, bike, walk, and to find solitude. The City of Pinole Recreation Department maintains both regional and local pedestrian and hiking trails for recreational use by residents and visitors. Pinole's paved pedestrian trails include:

- Pinole Creek Trail (from I-80 to Bayfront Park);
- Portions of the Bay Trail (1/6 of a mile) located at the end of Pinole Shores Drive;
- (1/4 of a mile) around Bayfront Park; and
- Sarah Drive Trail (1/6 of a mile) leading to Hoke Court and Stewart Elementary School.

The City of Pinole Recreation Department does not maintain an inventory or map of trails in unimproved parks, but plans to prepare an inventory of trail facilities and develop a list of trails with a map of and directions to each trail.

Trails, including the San Francisco Bay Trail, are discussed further in the Circulation Element, (Chapter 7) and the Sustainability Element (Chapter 11)

VISUAL RESOURCES

The diverse open space system in Pinole contributes to the community's unique visual qualities. The City's San Pablo Bay shoreline, creeks (particularly Pinole Creek), ridgelines and other areas, as well as the historic qualities of Old Town, are focal points recognizable from many locations in the City. Preservation of existing and future open space areas will ensure the continuation of the City's unique visual qualities.

The Community Character Element (Chapter 3) discusses built visual resources in Pinole and their contribution to the community's character.

GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

What follows are the goals corresponding policies and implementation actions of this element.

GOALS

- Goal OS1: Ensure the preservation of natural resources by determining appropriate land use and compatibility with natural resources and open space.
- Goal OS2: Sustain, protect, and enhance natural communities, including special-status plants, special status wildlife, and comply with all applicable Federal, State and local regulatory and trustee agencies.
- Goal OS3: Protect, preserve, and restore open spaces.
- Goal OS4: Provide a network of trails linking open spaces and recreation opportunities.
- Goal OS5: Provide community stewardship of open spaces.
- Goal OS6: Protect scenic visual resources that help define and distinguish Pinole as a unique and desirable community.
- Goal OS7: Secure adequate funding for on-going open space preservation and stewardship.
- Goal OS8: Ensure Excellent Water Quality and Secure Water Supply for Human and Natural Communities.

POLICIES AND IMPLEMENTATION ACTIONS

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

POLICY OS.1.1 Habitat Preservation. The City shall protect and preserve open space and remaining natural areas. Preserve oak/woodland, riparian vegetation, creeks, fisheries, saltwater and freshwater marsh, native bunchgrass grasslands, wildlife corridors and sensitive nesting sites. Loss of these habitats should be fully offset through creation of habitat of equal value. Compensation rate for habitat re-creation shall be determined by a qualified biologist in consultation with resource agencies.

Action OS.1.1.1 Develop a Habitat Protection plan that includes an inventory of resources, and identifies measures that may be undertaken to protect the resource, including:

a. Resource protection; and

b. Creating restoration objectives.

Action OS.1.1.2 The City will continue pursuing Riparian and Stream Restoration Programs, particularly as they relate to implementation of the Pinole Watershed Vision Plan, Pinole Creek Master Plan, and Pinole Creek Demonstration Project.

Action OS.1.1.3 Prepare an Open Space Plan that includes an inventory of existing open space lands and identifies Open Space management goals and objectives.

Action OS.1.1.4 Require a minimum 100-foot setback from the top of creek banks (Pinole Creek, Catty Creek, Duncan Canyon/Cole Creek, Shady Draw, Faria Creek, and Roble Creek) for development and associated above-ground infrastructure. Analyze the adequacy of a 100-foot setback as a part of project and environmental review, and require a larger setback where necessary to mitigate project impacts.

Action OS.1.1.5 The City shall require biological resources evaluation for discretionary projects in areas identified to contain or possibly contain plant and/or wildlife species designated by state and federal agencies as rare, threatened, or endangered. This evaluation shall be conducted prior to the authorization of any ground disturbance.

For proposed projects in which plant and/or wildlife species designated by state and federal agencies as rare, threatened, or endangered are found, the City shall require feasible mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species such that their decline would impact the viability of the species. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying fees towards to an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations. Feasible mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment. Mitigation shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.

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.

Action OS.1.2.1 The City will continue to communicate with resource agencies on Fish and Wildlife issues and potential impacts. This consultation will include early consultation with the U.S. Fish and Wildlife Services and the California Department of Fish and game as part of environmental review for development proposals.

Action OS.1.2.2 The City will involve Federal, State and local agencies in the formulation of resource protection and habitat restoration plans.

POLICY OS.1.3 Hillsides, Ridgelines, and View Corridors. Retain and protect sensitive hillside and ridgeline habitat, tree groves, and view corridors as shown on **Figure 10.4**.

Action OS.1.3.1 Explore the possibility of establishing guidelines or development standards to retain ridgelines as community separators and to preserve the visual attributes of Pinole's hillsides.

Action OS.1.3.2 Ensure that new development protects visually prominent existing physical features within Pinole.

POLICY OS.1.4 Protect and Mitigate Wetlands. All projects shall avoid impacts where feasible. If not feasible, projects shall mitigate impacts to wetlands consistent with Federal and State Policies to ensure there is no net loss in a regional context. Protect wetlands through careful environmental review of proposed development applications. The City shall recognize the U.S. Army Corps of Engineers as the designated permitting agency that regulates wetlands.

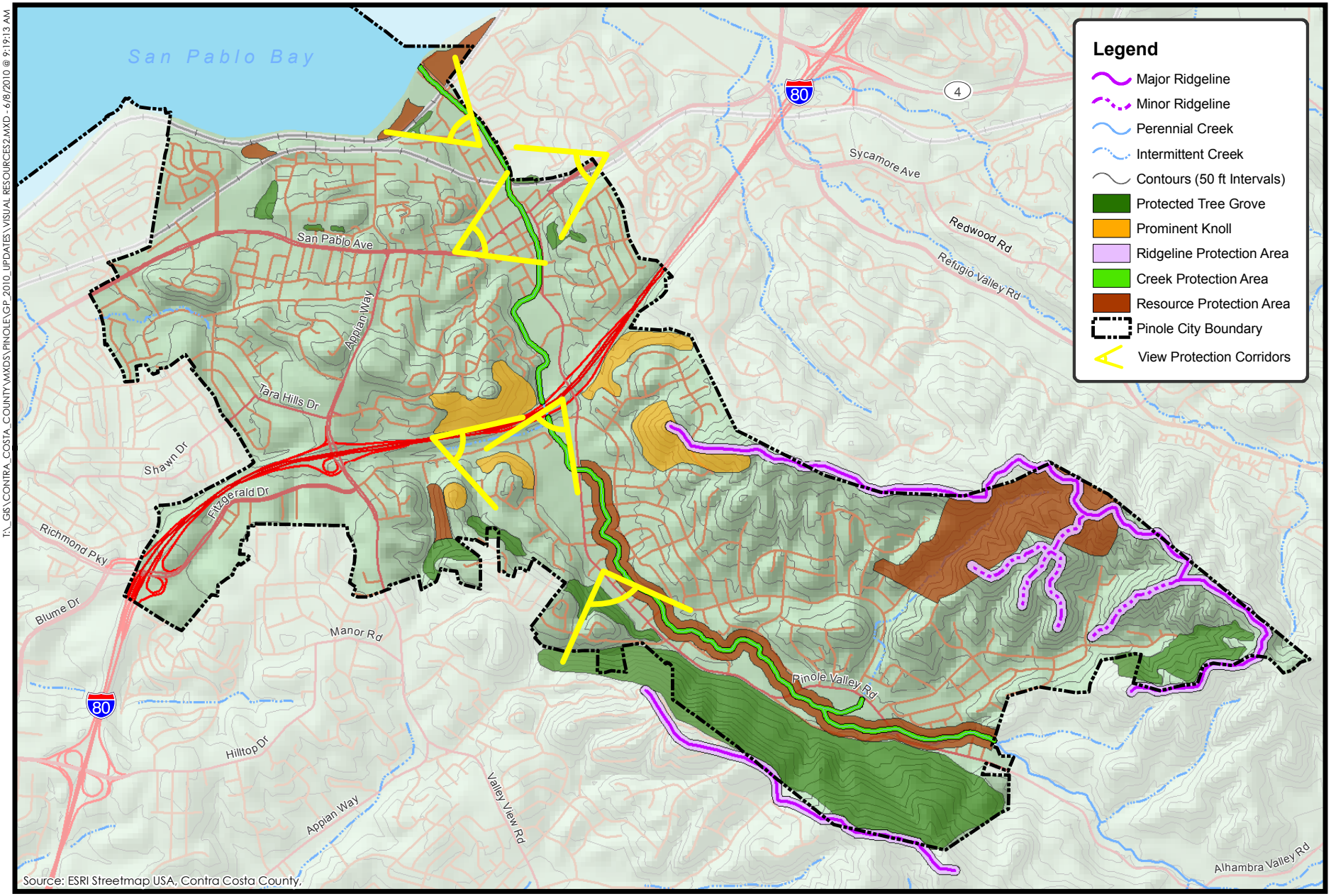


Figure 10.4
Pinole Visual Resources

PMC®

Action OS.1.4.1 Consider developing a Wetland inventory that identifies the location and extent of wetlands within the City of Pinole.

Action OS.1.4.2 Explore establishing development standards that can be used to avoid and protect wetland resources.

Action OS.1.4.3 Continue to coordinate with Federal and State Agencies to ensure that necessary permits are issued for work in or near to identified wetlands.

Action OS.1.4.4 Continue to employ mitigation measures to reduce potential wetland impacts to a less than significant level.

Action OS.1.4.5 Continue to incorporate passive surface runoff management into project design in order to protect water quality and preserve natural drainage functions.

Action OS.1.4.6 Continue efforts to restore natural waterway functions within the Pinole Watershed.

POLICY OS.1.5 Integrated Management. Work toward integrated management of tidal areas and drainages within the City limits.

Action OS.1.5.1 Require new developments to minimize the amount of off-site drainage, maintain natural drainage channels, and avoid alteration of off-site drainage courses and impacts on downstream resources and tidal areas.

POLICY OS.1.6 Access to Wetlands. Provide appropriate access to wetlands.

Action OS.1.6.1 Explore developing guidelines and standards that will ensure visual access to Pinole wetlands while establishing limits on physical access in order to protect wetlands resources.

POLICY OS.1.7 Transitional Zones. The City will condition or modify development approvals to ensure that natural transitions along the edges of different habitat types are preserved and enhanced because of their importance to wildlife. Maintain proper buffers between sensitive habitat and conflicting land uses. Habitat types of particular concern are those along the margins of riparian corridors, marshlands, and oak woodlands. Preserves and areas with special conservation status must have compatible surrounding land uses.

Action OS.1.7.1 Establish development standards that protect upland areas surrounding riparian habitat, and buffer areas adjacent to oak woodlands and other resources. These policies may include:

a. Creek setbacks;

b. Ridgeline separation; and

c. Tree protection measures.

POLICY OS.1.8 Habitat Restoration. The City shall implement a re-vegetation plan which aims to identify and prioritize areas planned for habitat restoration. Areas planned for restoration may provide special-status species habitat, connectivity of wildlife corridors, transitional zones in between natural areas and incompatible land uses, or expansion of ecological functions such as flood management and water quality.

Action OS.1.8.1 Support restoration objectives for local habitat types identified in regional environmental planning documents. Where reasonably possible, attempt to restore lost or damaged habitat.

Action OS.1.8.2 Establish riparian and stream restoration programs that include erosion control measures, stream clean-up projects, and revegetation plans for denuded areas.

GOAL OS.2 Sustain, protect, and enhance natural communities, including special-status plants, special status wildlife, and comply with all applicable Federal, State and local regulatory and trustee agencies.

POLICY OS.2.1 Protection of Native Vegetation. Protect, preserve and create the conditions that will promote the preservation of significant trees and other vegetation, particularly native to California and the region.

Action OS.2.1.1 Periodically evaluate the tree preservation zoning regulations to ensure that adequate tree protection is provided.

Action OS.2.1.2 The City will continue to implement tree protection programs to preserve significant trees or groves of trees as part of the City's heritage.

POLICY OS.2.2 Invasive Species. The City shall attempt to prevent further expansion of invasive species and protect against noxious weeds through public education and development review of projects that occur adjacent to natural areas. These efforts shall include requiring the planting of native vegetation that supports native terrestrial and aquatic animal species.

POLICY OS.2.3 Invasive Species. Consider adopting guidelines and standards to help protect against the continued spread of invasive species; seek out opportunities to replace invasive, non-native vegetation with native vegetation on public property; and support efforts that enhance habitat by replacing invasive, non-native vegetation with native California plant species over time within the City.

Action OS.2.3.1 The City shall work with local agencies to develop an approach to controlling the spread of non-native invasive species and reducing their extent on both

public and private land, including developing an invasive species removal program.

Action OS.2.3.2 New development should incorporate native vegetation into landscape plans and discourage the use of invasive, non-native plant species.

Riparian Areas

POLICY OS.2.4 Riparian Areas and Creek Setbacks. Lands adjacent to riparian areas shall be protected as public or private permanent open space through dedication or easements. Riparian vegetation outside the setback should also be protected. Riparian areas within the City include but are not limited to: (1) Pinole Creek (2) Catty Creek (3) Duncan Canyon/Cole Creek; (4) Shady Draw; (5) Faria Creek and (6) Roble Creek and shall be protected from further degradation and enhanced during review of adjacent proposed development.

Action OS.2.4.1 Continue implementing the Pinole Creek Watershed Vision Plan and pursue related riparian and stream restoration programs.

Action OS.2.4.2 Establish minimum separation between creeks and adjoining development.

POLICY OS.2.5 Riparian Habitat Restoration. Require restoration or replanting of riparian vegetation to the extent feasible, projects shall mitigate impacts to wetlands consistent with Federal and State policies to ensure that there is no lest loss in a regional context.

POLICY OS.2.6 Riparian Mitigation. Impacts to riparian habitats shall be mitigated at a no net loss of existing function and value based on field survey and analysis of the riparian habitat to be impacted.

POLICY OS.2.7 Integrated Creek Management. The City will encourage and cooperate with Contra Costa County and other responsible agencies to plan and implement an integrated management plan for the long-term conservation and restoration of the riparian corridor along the Pinole Creek

Wildlife Corridors

POLICY OS.2.8 Maintain and Improve Wildlife Movement Corridors. Continuous wildlife habitat, including corridors free of human disruption, shall be preserved and where necessary created by interconnecting open spaces, wildlife habitat and corridors.

POLICY OS.2.9 Wildlife Movement Corridor Mitigation. The City will condition development permits in accordance with applicable mitigation measures to ensure that important corridors for wildlife movement and dispersal are protected. Features of particular importance to wildlife include riparian corridors, wetlands, bay

shorelines, and protected natural areas with cover and water. Linkages and corridors shall be provided to maintain connections between habitat areas.

Action OS.2.9.1 Consider adopting an Open Space Management Plan that includes criteria to ensure free movement of wildlife throughout the City.

GOAL OS.3 Protect, preserve, and restore open spaces.

POLICY OS.3.1 Continuous Open Space Planning. Plan for connectivity of open spaces and wildlife habitat and corridors using species area plans, neighborhood plans, subdivision maps or other applicable planning processes, consistent with Open Space Guidelines.

POLICY OS.3.2 Regional Planning. Coordinate with Contra Costa County and adjoining jurisdictions, federal and state agencies to assure regional connectivity of open space and wildlife corridors.

POLICY OS.3.3 Cluster Development. Encourage cluster development and other creative site planning techniques to preserve open space, trails and visual, habitat, recreation and archaeological resources.

POLICY OS.3.4 Conserve Sensitive Resources. The City shall direct development away from "sensitive biological resource" areas, unless effective mitigation measures can be implemented.

Action OS.3.4.1 The City shall adopt policies to conserve and enhance the City's biological resources in a manner which facilitates orderly development and reflects the sensitivities and constraints of these resources.

POLICY OS.3.5 Buffers for Sensitive Resources. When activities close to open space resources within or outside the urban area could harm these resources, the City will require buffers between the activities and the resources. The City will actively encourage individuals, organizations and other agencies to follow this policy. Buffers associated with new development shall be on the site of the development, rather than on neighboring land containing the open space resource. Buffers provide distance in the form of setbacks, within which certain features or activities are not allowed or conditionally allowed. Buffers shall also use techniques such as planting and wildlife-compatible fencing. Buffers shall be adequate for the most sensitive species in the protected area, as determined by a qualified professional and shall complement the protected area's habitat values. Buffers shall be required in the following situations:

- Between urban development – including parks and public facilities – and natural habitat such as creeks, wetlands, rocky outcrops and grassland features to address noise, lighting, storm runoff, spread of invasive, non-native species, and access by people and pets.

- Between agricultural operations and natural habitat, to address noise, chemical use, sediment transport, and livestock access.

Action OS.3.5.1 Consider establishing creek setbacks in order to ensure adequate separation between development and riparian resources, and to preserve opportunities for public access to, and along creek corridors.

Policy OS.3.6 Minimize Environmental Impacts. Encourage development patterns which minimize impacts on the City's biological, visual, and cultural resources, and integrate development with open space areas.

Action OS.3.6.1 Continue to employ mitigations to reduce potential impacts to wetland resources to a less than significant level.

Action OS.3.6.2 Establish standards to protect wetlands resources within the City of Pinole.

Policy OS.3.7 Preserve Natural Features. Retain sensitive habitat areas in their natural state, where possible, and protect from inappropriate development and landscaping. New development shall incorporate natural features present on the site such as a creek, steep topography or natural vegetation, where feasible, unless appropriate mitigation measures can be incorporated.

Action OS.3.7.1 Continue to notify and consult early with the California Department of Fish and Game and the Army Corps of Engineers, BCDC and any other trustee agencies when development projects are proposed in locations where there may be impacts to fish and wildlife and their habitats.

Action OS.3.7.2 Require applicants to provide an environmental assessment in compliance with CEQA provisions for development proposed on sites that may contain sensitive biological or wetland resources. Require the assessment to be conducted by a qualified professional to determine the presence of any sensitive resources, to assess the potential impacts, and to identify measures for protecting the resource and surrounding habitat.

Action OS.3.7.4 Development projects shall be modified to avoid impacts on sensitive resources, or impacts shall be mitigated by providing on-site or (as a lowest priority) off-site replacement.

Policy OS.3.8 Protect Listed and Non-listed Special-status Species. Limit development in areas which support listed and non-listed special-status species. If development of these areas must occur, any loss of habitat should be fully compensated on-site. If off-mitigation is necessary, it should occur within the Pinole planning area whenever possible, and must be accompanied by plans and a monitoring program prepared by a qualified biologist.

POLICY OS.3.9 Biological Resource Evaluation. The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance.

POLICY OS.3.10 Mitigation for Special-status Species. For those areas in which special-status species are found or are likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to those species. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.

Action OS.3.10.1 Protect Biodiversity. Continue to protect areas known to support a high degree of biological diversity and that may contain species known to be rare or protected under the State or Federal Endangered Species Act. These include the City's tidal wetlands, freshwater wetlands and riparian forest.

Education

POLICY OS.3.11 Environmental Education. Promote community involvement with development of increased environmental awareness and encourage the development of public environmental education.

Action OS.3.11.1 Develop Environmental Education Programs with schools and other agencies to help environmental awareness, through informational signage, school programs, restoration and clean-up workdays, and events.

POLICY OS.3.12 Balance Recreation and Habitat Needs in Open Space. Provide for a variety of recreational activities in open space areas within the City of Pinole while ensuring the protection of important habitat through environmental education and development of Open Space Management Plan

POLICY OS.3.13 Public Use and Access to Open Space. Clearly delineate public access areas from those areas to be protected from human disturbance through adequate signage and enforcement of regulations through environmental education and development of Open Space Management Plans

POLICY OS.3.14 Open Space Preservation and Management. Maintain and effectively manage an integrated pattern of open space areas for preservation of natural resources, visual resources, and for recreational use. The City may consider passing a habitat protection ordinance that would identify and protect areas of biological value, including streams, creeks and wetlands as well as include

setbacks from creeks, guidelines for avoidance of filing of creeks or wetlands and destruction of riparian vegetation, standards for compensation of habitat loss (as established by a qualified biologist), and requirements for mitigation, monitoring and habitat enhancement plans..

- **Action OS.3.14.1** Preservation through the Development Review Process. Maximize open space preservation through the private development review process and other approaches that minimize ongoing City costs and liability exposure and still achieve City open space goals.

- **GOAL OS.4** Provide a network of trails linking the public to open spaces and recreation opportunities.

POLICY OS.4.1 Coordinate with other City-wide and regional trail planning efforts to establish a comprehensive network of trails through and Open Space Plan in Pinole

- **Action OS.4.1.1** The City shall work with trail users and interested parties to create a trail map showing existing trails in and around Pinole.

A trail in Pinole

GOAL OS.5 Provide community stewardship of open spaces.

POLICY OS.5.1 Encourage community engagement in open space stewardship through community events and education partnerships.

Action OS.5.1.1 Identify and support opportunities for installation of Interpretive Signage Plan and distribution of education materials that increase public awareness of local natural resources and how human and other animal populations can coexist.

Action OS.5.1.2 Support efforts that encourage low-impact, passive recreational and educational uses in marsh and tidal land areas within the Pinole Planning area.

POLICY OS.5.2 Coordinate with local educational institutions to encourage environmental education efforts to protect natural resources.

GOAL OS.6 Protect scenic visual resources that help define and distinguish Pinole as a unique and desirable community.

POLICY OS.6.1 Protect Existing Visual Resources. Protect the City of Pinole's character by protecting key visual resource areas.

Action OS.6.1.1 Make use of land dedications and scenic easements to preserve visual resources.

Action OS.6.1.2 Establish guidelines or standards to preserve ridgelines as community separators and to preserve Pinole's open hillsides as a visual resource.

POLICY OS.6.1 Scenic Resources. To further the image of Pinole, preserve significant knolls, stands of trees, rock outcrops and ridgelines within the city through scenic easements, where feasible, and ridgeline preservation measures.

POLICY OS.6.2 View Protection. Preserve prominent views of scenic resources and the bay, and consider visual access and view corridors when reviewing development proposals through requirement of scenic easements, where feasible, and ridgeline preservation policies.

Action OS.6.2.1 Require assessment of critical public views and ridgelines as part of the project review process to assure that projects protect natural resources through proper site planning, building design and landscaping.

POLICY OS.6.3 Open Space Separators. Maintain a continuous open space separator between Pinole and the cities of Hercules (Pinole Ridge), and El Sobrante/ Richmond (El Sobrante Ridge) through scenic easements and view protection measures.

POLICY OS.6.4 Major and Minor Ridgelines. Preserve major and minor ridgelines. Where possible, properties shall provide for a ridgeline setback of 400 feet horizontally from major ridgelines, 100 feet from minor ridgelines and a vertical setback of 100 feet from both.)

POLICY OS.6.5 Ridgeline Protection. Natural contours and vegetation on ridgelines shall be maintained. Locate and design structures and other public and private improvements so as to minimize cut and fill areas that will impact public views, safety and surrounding uses, and avoid building profiles (silhouettes) being located above the ridgeline when viewed from public streets and designated public access areas.

GOAL OS.7 Secure funding for ongoing open space preservation and stewardship.

POLICY OS 7.1 Funding for Maintenance. Pursue efforts and partnerships that help provide for a sustainable open space system through adequate funding for maintenance and management of open space

Action OS.7.1.1 Apply for grant opportunities that support open space enhancement, restoration, and protection objectives.

Action OS.7.1.2 Explore opportunities to provide funding for maintenance of existing publicly owned open space area.

GOAL OS.8 Conserve and enhance excellent water quality and secure water supply for human and natural communities.

POLICY OS.8.1 Manage and encourage water sustainably through planning, conservation, reclamation and recycling.

Action OS.8.1.1 The City will collaborate with local, regional and state water suppliers and water resource managers to comprehensively plan for a sustainable water supply.

Action OS.8.1.2 Will coordinate water resource management planning with other conservation planning efforts, such as open space and park planning, and creek restoration.

Action OS.8.1.3 Continue to work with the East Bay Municipal Water District to create a master plan for reclaimed water infrastructure (a "purple pipe" system) in Pinole.

Action OS.8.1.4 Participate in ongoing EBMUD water conservation programs to provide education and outreach materials and support water conservation efforts in Pinole.

Action OS.8.1.5 Continue to coordinate with wastewater system operators to identify and implement programs for the reuse of treated wastewater, particularly in landscaping and public facilities.

Action OS.8.1.6 Explore mechanisms with EBMUD to install infrastructure to transport existing or future supplies of reclaimed water ("purple pipe") or pay an in-lieu fee equal to the cost of installation, to be used toward the implementation of the Citywide system.

POLICY OS.8.2 Low Impact Development. Integrate Low Impact Development (LID) practices in all new development to reduce, treat, infiltrate and manage runoff flows caused by storms, urban runoff and impervious surfaces.

Action OS.8.2.1 Pursue Municipal Code changes that support LID development.

POLICY OS.8.3 Groundwater Recharge. Encourage natural groundwater recharge and identify groundwater recharge opportunities to combine groundwater recharge with habitat protection and recreational land uses, as part of other conservation planning efforts such as open space and park planning and creek restoration, where appropriate.

POLICY OS.8.4 Groundwater Quality. Collaborate with local and regional water resource managers to identify and monitor areas where hazardous waste and other pollutants may negatively impact groundwater quality.

Action OS.8.4.1 Groundwater Quality Protection. Require appropriately designated filters adjacent to all manmade storm drainage channels.

POLICY OS.8.5 Prevent Water Pollution. Take actions to prevent water pollution, consistent with federal and state water policies and standards.

Action OS.8.5.1 Continue to employ pollution prevention techniques in all city operations and maintenance activities, consistent with Contra Costa County Clean Water Program regulations.

POLICY OS.8.6 Water for Riparian Communities. Protect water sources for water-dependent species and the health of riparian communities

Action OS.8.6.1 Continue on-going riparian protection and enhancement efforts as expressed in the Pinole Creek Watershed Vision Plan, and implement existing surface run-off protection programs.

POLICY OS.8.7 Interagency Water Resource Projects. Help implement interagency projects, such as expansion of wastewater treatment capacity, joint development of new treatment or distribution infrastructure, water exchanges, and reclaimed water sales with local, regional and state water suppliers and water resource managers to ensure a sustainable water supply.

Action OS.8.7.1 The City shall ensure that the intensity and timing of new development are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval.

Action OS.8.7.2 Support efforts and partnerships that coordinate water resource management planning with other conservation planning efforts, such as open space and park planning, and creek restoration.

Action OS.8.7.3 Work cooperatively with applicable agencies to encourage water conservation by disseminating education and outreach materials and providing local water conservation incentives.

Action OS.8.7.4 Work cooperatively with other wastewater system operators to identify and implement projects that result in reuse of treated wastewater, particularly in landscaping and public facilities, consistent with public health requirements.

POLICY OS.8.8 Protect creeks and San Pablo Bay within the Planning Area by implementing stormwater pollution-prevention activities.

Action OS.8.8.1 Minimize public and private use of pesticides that may harm water quality within the Pinole Creek Watershed and Planning Area through education and outreach efforts.

Action OS.8.8.2 Implement a comprehensive municipal stormwater pollution-prevention program in compliance with requirements of the California Regional Water Quality Control Board's stormwater National Pollutant Discharge Elimination System (NPDES) permit.

Action OS.8.8.3 Avoid excessive grading and disturbance of vegetation and soils, retain native vegetation and significant trees, and maintain natural drainage patterns by requiring proposed development to conform to natural land forms, where feasible.

Action OS.8.8.4 Continue to work cooperatively with other agencies and community groups to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources in the Pinole Creek Watershed and the Planning Area.

Action OS.8.8.5 Reduce directly connected impervious area by limiting the overall coverage of paving and roofs, directing runoff from impervious areas to adjacent pervious areas, and selecting permeable pavements and surface treatments to enhance water quality.

Action OS.8.8.6 Require new development projects to incorporate facilities and measures to treat stormwater before discharge from the site. The facilities shall be included in required Stormwater Control Plans and sized to meet NPDES permit requirements. Projects shall protect water quality by incorporating Low Impact Development (LID) design to detain, treat, and infiltrate runoff by minimizing impervious area; such as use of pervious pavements and green roofs, disperse runoff to landscaped areas; and/or route runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the project area.

Action OS.8.8.7 Support and participate in regional efforts to protect water quality and enhance recreation opportunities by preserving and restoring riparian and wetland habitat within the Planning Area and the Pinole Creek Watershed.

CHAPTER 11: SUSTAINABILITY

SUSTAINABILITY

TABLE OF CONTENTS

Introduction 11.0-1
Sustainability in Pinole 11.0-2
Relationship to Other General Plan Elements 11.0-3
Issues and Objectives 11.0-4
Social Systems 11.0-4
Economic Systems 11.0-5
Environmental Systems 11.0-5
Climate Change 11.0-7
Goals, Policies and Implementation Actions in Other Elements 11.0-8
Goals, Policies and Implementation Actions 11.0-9

SUSTAINABILITY

INTRODUCTION

The role of local governments is becoming increasingly important in combating climate change through setting policies for future community actions. The Pinole General Plan incorporates sustainable policies and programs throughout all elements of the plan. The Sustainability Element creates a framework within which the City will link these elements and identify programs to implement sustainable policies and practices to improve the quality of life and public health, increase energy efficiency and reduce waste by utilizing more sustainable and compact development patterns, encourage alternative forms of transportation, and establish programs to minimize the waste stream and improve water quality.

Pinole places high value on civic and economic self-sufficiency and maintaining a mix of housing options to allow Pinole seniors to "age in place" without leaving their community and support system, and to allow Pinole's youth to remain in the community as they start families.

The Sustainability Element supports land use patterns and programs that will enhance opportunities to improve ecological conditions, enhance the local economy, and provide equal job, housing, education, recreation, and transportation opportunities. The Sustainability Element is also the General Plan chapter that most allows Pinole to address local climate change issues by setting goals and policies to guide Pinole's efforts to reduce greenhouse gas emissions (GHGs), encourage renewable energy sources, expand local use of green technology, and educate Pinole's residents on how they can live fully while preserving Pinole for future generations.

Below is a visual representation of the concept of sustainability in Pinole. The overarching themes of fiscal health, community tapestry, and environmental stewardship shape the goals, policies, and actions in this element, as well as the General Plan.

SUSTAINABILITY

SUSTAINABILITY FOR PINOLE

- **A sustainable Pinole is a community where members meet their needs and express their greatest potential in the present and plan and act for the ability to maintain these ideals indefinitely.**
- **It is a place where people live, work and thrive in a healthy and vibrant community. In a sustainable Pinole,**
  - **the natural environment is protected and enhanced,**
  - **the community's small-town character and history is celebrated and preserved,**
  - **there is economic opportunity and security for businesses and economic variety for residents,**
  - **each member of the community's needs are provided for,**
  - **the community is visually and physically connected,**
  - **opportunities to play and relax are abundant,**
  - **arts are encouraged and promoted, and**
  - **decision making takes a whole-systems approach and includes the entire community.**
- **Having a sustainable Pinole is a journey rather than a destination. The immediate and long-term well-being of the city and its citizens is protected and enhanced while providing the highest quality of life possible.**

Since sustainability is at the core of the General Plan, sustainable policies are described within each element. To make sustainable policies easier to recognize, they are identified with a recognizable icon. The Sustainability Element describes existing City programs and policies that support sustainable land use and describe new goals, policies, objectives and programs that will keep Pinole sustainable in the future.

SUSTAINABILITY IN PINOLE

Given its small size and the built out nature of the community, Pinole is already practicing sustainable development in a variety of ways in order to optimize use of limited resources. Notable among the City's recent programs are:

- Partnership with the County and other sustainability partners
- Acceptance of the Pinole Creek Vision, Master Plan and Restoration Project.
- Consideration of alternative sewage disposal and treatment.
- Waste management through an e-waste program and City-sponsored community garage sales and/or other recycling events.

- Examination of opportunities to extend solar power to public buildings.

- Completion of a Greenhouse Gas Inventory to establish a baseline level of greenhouse gas (GHG) emissions within Pinole.

- PDAs. All three of Pinole's main corridors (San Pablo Avenue, Pinole Valley Road and Appian Way) have been designated as Potential Priority Development Areas (PDAs) by ABAG. As part of a region-wide planning effort, Pinole seeks to focus housing development along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit.

Moderate Density Housing on a Multi-Modal Transportation Corridor

- Three Corridor Specific Plan – The City has prepared a draft plan for the three main commercial corridors in Pinole (as discussed further in the Land Use and Economic Development Element and Circulation Element) and will adopt a Specific Plan to promote more compact development along these corridors, mixed housing types, alternative design guidelines, enhancement of the cultural resource of Old Town Pinole, alternative modes of transportation and an improved jobs/housing balance.

- Stormwater Management – Pinole has joined the State of California and Contra Costa County in implementing programs that reduce impervious surfaces and clean stormwater runoff before it enters San Pablo Bay.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

A Sustainability Element is not a State-mandated general plan element. The City of Pinole is the first community in Contra Costa County to prepare a sustainability element to help guide future land use within the City. The Sustainability Element of the Pinole General Plan is adopted pursuant to the authority granted to local jurisdictions by Section 65303 of the Government Code of the State of California, which states:

The general plan may include any other elements or address other subjects which, in the judgment of legislative body, relate to the physical development of the county or city.

Individual General Plan Elements must be consistent with each other. The General Plan Elements that must be coordinated with the Sustainability Element to ensure consistency include Land Use and Economic Development (density and location of land uses), Community Services and Facilities (energy, conservation, green building, etc.), Natural Resources and Open Space Element (man-made hazards, development constraints, and open space policies),

Health and Safety, Housing, and Circulation (movement through the community, including bicycle and pedestrian circulation).

SUSTAINABILITY

The City of Pinole has previously established many sustainable policies and programs which are detailed in the Background Report.

Pinole Senior Center

ISSUES AND OBJECTIVES

The following issues reflect the values important to the residents of Pinole, as well as address the areas of concern. Each issue area defines an objective that Pinole will use to set goals that will lead the City to become more sustainable.

- Social Sustainability: Fostering community participation (in the planning process and in the community itself), access to public resources/open space, physical access to the community (transportation), equal access to a variety of housing opportunities that are compatible with the City's workforce, fostering a vibrant community that draws a mix of people from different age groups, cultural backgrounds, and interests.

- Economic Sustainability: Access to a variety of local jobs, fostering local green businesses and products (reduces need for transportation of goods that consumes fossil fuels), reliance on local businesses to serve local needs, promotion of home-based businesses, and community-supported agriculture.

- Environmental Sustainability: Protecting and conserving natural resources and habitats, promoting renewable energy, climate change mitigation and adaptation, reducing waste, promoting alternative energy sources, and ensuring a healthy ecosystem.

SOCIAL SYSTEMS

The City will support convenient and equal access to community services, diverse housing opportunities, and expanded awareness of and support for sustainable programs and practices that serve residents of all ages.

- Maintain a safe city for all residents of the community.

- Maintain excellent community services that meet the local government, recreation, and community facility needs of all residents.

- Provide workforce affordable housing that meets Pinole's share of regional needs, conserve existing housing and residential neighborhoods, provide housing opportunities for diverse population. Ensure that housing opportunities exist in Pinole for those working in the city limits.

- Public outreach to inform and develop community support for sustainability programs.

- Promote programs that assist seniors to "age in place."

SUSTAINABILITY

ECONOMIC SYSTEMS

The City will support creation and maintenance of a thriving business environment comprising a diverse mix of commercial, retail and professional services that is compatible with Pinole's residential character and natural environment.

- Encourage jobs/housing balance.
- Provide adequate housing for all income levels.
- Encourage the expansion of telecommunications infrastructure.
- Provide a fair and predictable land use planning process.
- Encourage green jobs and opportunities for green industry.
- Foster initiatives that positively affect the city's business climate and strengthen business operations in Pinole.
- Promote home-based businesses and live/work opportunities consistent with the zoning ordinance.
- Work to maintain diversity in economic sectors to withstand economic fluctuations and provide needed goods and services required to meet community needs.
- Identify sources of sustainable funding for ongoing community programs.

San Pablo Bay

ENVIRONMENTAL SYSTEMS

The City will maintain a sense of environmental responsibility which entails living in balance with the natural coastal, riparian and hillside environmental subsystems within Pinole. The city's rich and varied natural features, scenic vistas, ecosystems, and biodiversity should be protected from further intrusion, disruption, consumption and fragmentation.

Pinole's environmental responsibility covers several different areas: greenhouse gas emissions, water resources, solid waste, transportation, compact development, open space, environmentally sensitive lands.

- Promote sustainable energy, water, and resource use.
- Encourage energy-efficient "green buildings" as certified by the U.S. Green Building Council's LEED Program or equivalent certification.

- Expand the use of green practices in both the public and private sectors.
- Address the City's contribution to climate change while preparing for the potential impacts from climate change on the community.
- Establish a green building and environmentally preferable purchasing program for City operations and facilities.
- Support ongoing and expanded recycling efforts within the community.
- Reduce hillside erosion and threats to coastal ecosystem health, as discussed further in the Health and Safety Element (Chapter 9).

Greenhouse Gas Emissions. The City will manage its own operations to be as pollution-free as possible. The City will work with other agencies and organizations to help educate citizens in ways to reduce greenhouse gas emissions and employ best available practices in City operations. "Best available practices" means behavior and technologies that produce the least air pollutants for a desired outcome, considering available equipment, life-cycle costs, recycled material content, social and environmental side effects and the regulations of other agencies.

Sustainable Water Resources. The City will prudently manage water resources to sustain plant and animal life, support urban activities, and protect public health and safety. The City will manage water use and disposal to:

- Pursue long-term reductions in the volume of discharge to the San Pablo Bay (Bay) through reuse of wastewater and the increase of Low Impact Development.

Water Efficient Gardening

- Pursue long-term reductions of the mass discharge of each pollutant to the creeks and Bay through a combination of effluent reuse, pollutant decreases and stormwater pollutant decreases.
- Pursue long-term reductions of pollutant concentrations in the ecosystem (air, water and land) from the residuals generated by the water pollution control and treatment plants.
- Ensure a sustainable water supply to support the expected future growth of Pinole.
- Use natural systems to maintain and enhance environmental quality by having them perform such functions as cleaning air and water, and controlling storm water runoff.

Solid Waste. The City will promote efforts designed to reduce the amount of solid waste generated and ensure that generated waste is recycled or efficiently disposed of in an environmentally safe manner.

Transportation. The City will promote accessible, attractive, economically viable and environmentally sound transportation options that meet the needs of residents, employers, employees and visitors for safe, convenient and efficient travel by a variety of methods. This element will encourage concentration of future development along Pinole's three primary transportation corridors and will set a policy to replace the City's vehicle fleet with hybrid fuel and other viable alternative fuel vehicles.

Compact Development. The physical form of the city will support energy efficiency and the use of sustainable energy sources through more compact development and diverse housing opportunities to achieve more efficient use of public facilities and services, and land resources, and to improve the jobs/housing balance.

Open Space. The City will seek to conserve lands of scenic and recreational value and to use open space and parks to serve as community buffers between Pinole and its neighbors. Preserving open space and reforestation can also help Pinole offset greenhouse gas emissions.

Environmentally Sensitive Lands. The City will endeavor to conserve natural habitat, preserve connections between habitats, minimize impact to watershed functions including water quality and flood protection, and avoid natural hazards.

CLIMATE CHANGE

Though greenhouse gas emissions were discussed above in Environmental Systems, climate change has become such a priority for local governments that it is a separate issue area for Pinole to address. The City has set goals, policies, and implementation actions that guide Pinole's efforts to address climate change while also preparing the city for the adverse effects of climate change.

A large part of the City's response to climate change will be reducing the City's greenhouse gas (GHG) emissions from energy, waste, and transportation sources while embracing the expansion of the city's green infrastructure and green technology and industry. By addressing climate change and reducing GHG emissions, Pinole will become a more sustainable city. Reducing GHG emissions improves a city's air quality, improves public health, boosts the local economy, and reduces damage to the city's environmental systems.

AB 32, the Global Warming Solutions Act of 2006, codified the State's goal of reducing GHG emissions to 1990 levels by 2020. This act defined a number of milestones to be met by the State and vested principle authority in the California Air Resources Board (CARB). In addition, there are a number of other important statutes and regulations affecting GHG emissions and providing incentive funding to support climate change action efforts. The Background Report addresses the regulatory framework in more detail.

Potential Impacts

There are have been many studies in the past few years that have found that human activities are a major influence on climate change by changing the composition of the atmosphere and modifying the land surface. Increases of GHGs in the atmosphere result in an increase in

average global temperatures.[1] In 2006, climate modeling was performed by the California Energy Commission that determined possible future impacts of climate change in California. The results showed increasing smog and unhealthy air, hotter and more dangerous temperatures in the summer, less snowfall which means reduced water supplies, increasing numbers of wildfires, and a rise in sea level by as much as 3 meters by the end of the century. See the Health and Safety Element (Chapter 9) for more discussion on these impacts and their effects on Pinole.

Local Government Actions

In June, 2009, the California Air Pollution Control Officers Association (CAPCOA) prepared a report on ways for local governments to address climate change. They determined that there are five core areas of local government operations responsible for climate change. Those areas are energy use, waste and recycling, water delivery and wastewater treatment, transportation, and the built environment. Pinole has addressed those five core areas in the goals, policies, and implementation actions set in this Element and in the Community Character Element, Growth Management Element, Land Use and Economic Development Element, Circulation Element, Community Services and Facilities Element, and Natural Resources and Open Space Element.

GOALS, POLICIES AND IMPLEMENTATION ACTIONS IN OTHER ELEMENTS

All of the other General Plan Elements help enhance the sustainability of Pinole. As mentioned above, the specific policies that are considered sustainable are identified by the leaf symbol. In this General Plan, some of the major areas of sustainable development and policies that will affect and improve sustainable growth for Pinole for now and into the future are:

1. Create opportunities for more compact development along transportation corridors.
2. Promote alternative modes of transportation.
3. Preserve Industry and promote Green Industry.
4. Create opportunities for diverse housing types affordable to all income levels.
5. Protect open space, resources and sensitive habitats.
6. Protect and promote a healthy community.

These policies will support a sustainable community by reducing Pinole's dependence on non-renewable natural resources and its production of wastes, while improving livability and

[1] Model Policies for Greenhouse Gases in General Plans: A Resource for Local Government to Incorporate General Plan Policies to Reduce Greenhouse Gas Emissions. California Air Pollution Control Officers Association. June 2009.

promoting sustainable socio-economic and environmental well-being of Pinole and all its inhabitants.

GOALS, POLICIES AND IMPLEMENTATION ACTIONS

The goals of this element are as follows and are listed subsequently with corresponding policies and implementation actions.

- Goal SE.1: Become a "Model City" that demonstrates how sustainable practices can be incorporated in the municipal, commercial and residential functions of a city.
- Goal SE.2: Create a nurturing and enriching environment where learning about sustainable practices begins from the earliest ages and is available to all community members, businesses and decision makers.
- Goal SE.3: The City will reduce its contribution to climate change and mitigate and adapt to the effects of climate change as appropriate.
- Goal SE.4: Optimize energy efficiency and renewable energy.
- Goal SE.5: Achieve a solid waste diversion of 75% of the waste stream by 2020.
- Goal SE.6: Integrate green building standards into all new and rehabilitated development.
- 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 the early 1990's.
- Goal SE.8: Utilize transit options and reduce vehicle miles traveled and single-occupancy vehicle use.
- Goal SE.9: Protect, preserve and enhance the natural resources of Pinole.

GOAL SE.1 Become a "Model City" that demonstrates how sustainable practices can be incorporated in the municipal, commercial and residential functions of a city.

POLICY SE.1.1 Coordinate sustainability efforts among all City Departments and all segments of society to form an active partnership in making a sustainable community a citywide responsibility.

Action SE.1.1.1 Align City mission statements, budgeting and operations with sustainability goals. Consider sustainability criteria in City policy, City purchasing, municipal operations and program decisions.

Action SE.1.1.2 Designate the Planning Commission to coordinate and accelerate organizational and community implementation of sustainable practices and to ensure integration of environmental, economic and social policies and programs.

Action SE.1.1.3 Report progress on sustainability goals regularly as part of the General Plan Annual Review.

Action SE.1.1.4 Regularly disseminate information about the City's sustainability efforts and plans on the City's website, in the newsletter and through other methods.

Action SE.1.1.5 Establish baselines of City operations such as the City's energy use, trash export, recycling, local food production, etc. in order to evaluate the City's progress toward reducing energy consumption and waste and set goals for future waste reduction targets.

Action SE.1.1.6 Promote a Green Rating System to be used for programs such as rating local businesses as "green businesses".

POLICY SE.1.2 Conduct public outreach to Pinole businesses to inform them about rebates and other financial incentives for using ENERGY STAR® or equivalent energy-efficient appliances, lighting, and heating equipment.

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

Action SE.1.3.1 Conduct energy audits for all public facilities, as feasible.

Action SE.1.3.2 Retrofit facilities for energy efficiency where feasible. Include items such as increased insulation, green or reflective roofs, and low-emissive window glass.

Action SE.1.3.3 Implement an energy tracking and management system for City departments and public facilities.

Action SE.1.3.4 Work with Public Works to install energy-efficient lighting retrofits and occupancy sensors on public facilities.

POLICY SE.1.4 Require all newly constructed, purchased, or leased municipal buildings or facilities meet minimum standards for green building as appropriate.

Action SE.1.4.1 Consider setting standards for green building for public facilities that include a minimum LEED certification and integrate solar design, heat-minimizing features such as cool paving, landscaping, pervious surfaces, and other appropriate techniques.

POLICY SE.1.5 Provide adequate resources to all City staff, including appropriate training, education, and support, to implement objectives and policies to reduce GHG emissions from City operations.

Action SE.1.5.1 Provide energy efficiency training, including opportunities to obtain LEED certification for relevant staff.

Action SE.1.5.2 Provide information on energy use and management to managers and others making decisions that influence energy use.

Action SE.1.5.3 Provide energy design review services to departments undertaking new construction or renovation projects to facilitate compliance with LEED standards.

GOAL SE.2 Create a nurturing and enriching environment where learning about sustainable practices begins from the earliest ages and is available to all community members, businesses and decision makers.

POLICY SE.2.1 Support the efforts of community groups, including the Pinole Valley High School Environmental Academy, to educate the public about sustainability and climate change.

Action SE.2.1.1 Assist in the creation of effective educational materials and outreach efforts relating to climate change.

Action SE.2.1.2 Support the Development and implementation of a program to present educational information to schoolchildren about climate change and behaviors that reduce GHG emissions and mitigate the effects of climate change.

Action SE.2.1.3 Acknowledge outstanding local efforts (private and public) that support the City's sustainability goals, including the reduction of GHG emissions.

Action SE.2.1.4 Consider establishing and/or sponsor competitions, or contests that promote climate protection, reducing GHG emissions, or fund-raising to support community climate protection programs.

Action SE.2.1.5 Support student participation in local efforts to combat or raise awareness about climate change and GHG emissions.

POLICY SE.2.2 Pinole should continue to encourage a vital economy that supports green businesses and green industry.

Action SE. 2.2.1 Through the Redevelopment Agency and education programs, create a "Green Jobs Incubator" to help create more green jobs and offer green job training opportunities.

Action SE.2.2.2 Join the Bay Area Green Business Program, a partnership of environmental agencies, professional associations, waste management agencies, utilities and a concerned public.

Action SE.2.2.3 Support and encourage conveniently located child care services with flexible hours.

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.

Action SE.3.1.1 Complete the in-progress Greenhouse Gas Emissions Inventory for Government Operations and the community (or Planning Area) consistent with State or other accepted protocol. The Inventory shall provide a business-as-usual forecast for GHG emissions for 2020 and 2030.

Action SE.3.1.2 Within 12 months of completion of a baseline GHG Inventory, initiate development of a Climate Action Plan that identifies how the City will achieve its 15% reduction target by 2020, at a minimum.

POLICY SE.3.2 Pinole will establish a coordinated, creative public outreach campaign, including publicizing the importance of reducing GHG emissions and steps community members can take to reduce their individual impacts.

Action SE.3.2.1 Encourage civic, educational, religious and neighborhood institutions to specifically address climate change.

Action SE.3.2.2 Implement neighborhood-based outreach efforts to combine and promote energy and water conservation, solid waste reduction, safety and livability.

Action SE.3.2.3 Use a variety of media and methods to promote climate awareness and GHG reduction, including TV, radio, using local celebrities as spokespeople, advertising in the local paper, collaborating with companies and agencies who have an impact on the local environment, and designing a climate change-themed webpage.

Action SE.3.2.4 Organize events and workshops to promote actions that reduce GHGs generated from energy, waste, and transportation. Topics could include backyard composting, office waste recycling, selecting and planting drought-tolerant plants, installing advanced irrigation systems, weatherizing, smart lighting, and conducting self-audits for energy use and efficiency.

Action SE.3.2.5 Pinole should either organize, or look to participate in, an annual Climate Protection Summit or Fair to educate the public on current climate science, projected local impacts, and local efforts and opportunities to reduce GHG emissions.

Action SE.3.2.6 Provide a "carbon footprint calculator" on the City's website for individuals and small businesses, and provide individually tailored assessments for complex organizations and entities.

Action SE.3.2.7 Work with City and County agencies to publicize greenhouse gas-reducing projects and actions through public education efforts.

POLICY SE.3.3 Pinole will mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure (i.e. heat island effect).

Action SE.3.3.1 Reduce heating and cooling loads by promoting light-colored roofs and paving materials, planting trees, and increasing vegetative cover.

Action SE.3.3.2 Where possible, use parkway strips to allow shading of streets by trees.

Action SE.3.3.3 Require the use of shade trees on south- and west-facing sides of structures, where possible.

Action SE.3.3.4 Include low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas.

Action SE.3.3.5 Where feasible, require the use of pervious pavement options.

Action SE.3.3.6 Where feasible, require the use of edible landscaping and low-water landscaping.

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.

Action SE.3.4.1 Over time, replace the City's vehicle fleet with alternative fuel vehicles.

Action SE.3.4.2 Encourage carpools and transit use by City employees.

Action SE.3.4.3 Work with WCCTAC to develop and update the Action Plan for Routes of Regional Significance, establish Multimodal Transportation Service Objectives (MTSOs), and to coordinate planning for projects and programs of regional importance.

Action SE.3.4.4 Encourage businesses to provide employees with information on alternatives to single-occupancy driving (e.g., offer literature on the Transit 511 program to support carpooling).

Action SE.3.4.5 The City will ensure that new developments incorporate both local and regional transit measures into the project design.

Action SE.3.4.6 The City will give priority to projects that will result in reduction of vehicle miles traveled per capita while maintaining sustainability and economic vitality.

Action SE.3.4.7 The City will encourage the growth and enhancement of an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, bicycling, and walking.

Action SE. 3.4.8 Promote technological innovations to help reduce automobile, truck and other motorized equipment emissions.

GOAL SE.4 Optimize energy efficiency and renewable energy.

POLICY SE.34.1 Explore and promote opportunities for the City's use of sustainable energy sources (e.g. solar, wind, biomass, tidal energy generation, methane, geothermal, and hydropower).

Action SE.4.1.1 Utilize, where feasible, renewable energy and clean generation technologies such as solar, wind, biogas, tidal, cogeneration, and fuel cells to power City facilities using tax-free low-interest loans and other available financial options.

Action SE.4.1.2 Evaluate the feasibility of purchasing renewable energy certificates to reduce the City's contribution to greenhouse gas emissions.

Action SE.4.1.3 Designate suitable sites to prioritize their development for renewable energy generation.

Action SE.4.1.4 Adopt measures to protect the renewable energy use of the sites and their resources, such as utility easements, rights-of-way, and land set-asides.

POLICY SE.4.2 Explore opportunities for City-wide expansion of Programs and Facilities related to energy efficiency and conservation.

Action SE.4.2.1 Continue to identify and remove regulatory or procedural barriers to producing renewable energy in building and development codes, design guidelines, and zoning ordinances. Work with related agencies in areas such as fire, water, and health that may impact the use of alternative technologies. Actively participate in the development protocols for alternative energy storage such as biodiesel, hydrogen, and/or compressed air.

Action SE.4.2.2 Provide energy conservation information to the public.

Action SE.4.2.3 Provide information to planning and building staff and citizen review bodies regarding energy conservation and efficiency issues, including Pinole's energy conservation policies, and work with applicants to achieve energy conservation goals.

Action SE.4.2.4 Provide technical assistance to builders and developers to encourage sustainable and energy efficient building design.

POLICY SE.4.3 Pinole will promote and require renewable energy generation and co-generation where feasible and appropriate.

Action SE. 4.3.1 Require that new office/retail/commercial or industrial development, or major rehabilitation (e.g. additions of 25,000 square feet commercial, or 100,000 square feet industrial) incorporate renewable energy generation either on- or off-site to provide 15% or more of the project's energy needs.

POLICY SE.4.4 Identify opportunities for creating energy conservation and efficiency programs for application in Pinole facilities, residences, schools and local businesses.

Action SE.4.4.1 Utilize energy-efficient products for City equipment purchases where feasible.

Action SE.4.4.2 Continue to conduct energy audits of Pinole facilities and implement energy efficiency and retrofitting recommendations from those audits. Seek funding from available state sources and grant opportunities, as well as the CIP.

Action SE.4.4.3 Where feasible and appropriate, transition to LED/energy efficient lights in all City facilities and equipment.

Action SE.4.4.4 Set a target to meet a majority of the City's energy needs via renewable energy.

Action SE.4.4.5 Explore funding sources and mechanisms for energy efficiency improvements for residences. (ex: AB 811, which provides cities ways to fund energy efficiency improvements via assessments).

POLICY SE.4.5 Pinole will continue to promote and support and require, where appropriate, the development of solar energy.

Action SE.4.5.1 Require that, where feasible, all new buildings be constructed for easy, cost-effective installation of solar energy systems. This should include

requiring such features as optimal roof orientation, clear access without obstructions, and appropriate roof framing and wiring.

Action SE.4.5.3 Require that any building constructed in whole or in part with City funds incorporate passive solar design features such as daylighting and passive solar heating, where feasible.

Action SE.4.5.4 Pinole will protect active and passive solar design elements and systems from shading by neighboring structures and trees, as consistent with existing tree shading requirements.

POLICY SE.4.6 Pursue and provide economic incentives and creative financing for renewable energy projects, as well as other support for community members or developers seeking funding for such projects.

Action SE.4.6.1 Provide, where possible, grants, rebates, and incentives for renewable energy projects, including reduced fees and expedited permit processing.

Action SE.4.6.2 Pinole will provide, where feasible, creative financing for renewable energy projects, including subsidized or other low-interest loans, and the option to pay for system installation through long-term assessments on individual property tax bills.

Action SE.4.6.3 Pinole will pursue partnerships with other governmental entities and with private companies and utilities to establish incentive programs for renewable energy.

POLICY SE.4.7 Pinole will implement measures to support the purchase and use of renewable and alternative energy.

Action SE.4.7.1 Evaluate the feasibility and effectiveness of using Community Choice Aggregation as a model for providing renewable energy to meet Pinole's electricity needs, including potential partnerships with other jurisdictions.

GOAL SE.5 Achieve a solid waste diversion of 75% of the waste stream by 2020.

POLICY SE.5.1 Continue and expand programs to reduce solid waste generated from all sectors of the city. Programs may include recycling, reuse, source reduction and composting.

Action SE.5.1.1 Continue the City's e-waste recycling program.

Action SE.5.1.2 Improve and expand curbside recycling and other residential recycling services.

Action SE.5.1.3 Continue to improve internal City and County waste prevention practices.

Action SE.5.1.4 Expand City recycling of asphalt and other street material.

Action SE.5.1.5 Encourage continued commercial food-waste collection program.

Action SE.5.1.6 Develop an ordinance reducing construction-generated waste.

Action SE.5.1.7 Develop and implement a plan for City communications and facilities to eventually become primarily paperless.

POLICY SE.5.2 Support public awareness and participation in household waste management, control and recycling.

Action SE.5.2.1 Promote and expand recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.

POLICY SE.5.3 Prior to reuse, former commercial and industrial sites will be cleaned up, according to relevant state and federal regulations.

POLICY SE.5.4 Reduce waste from construction activities.

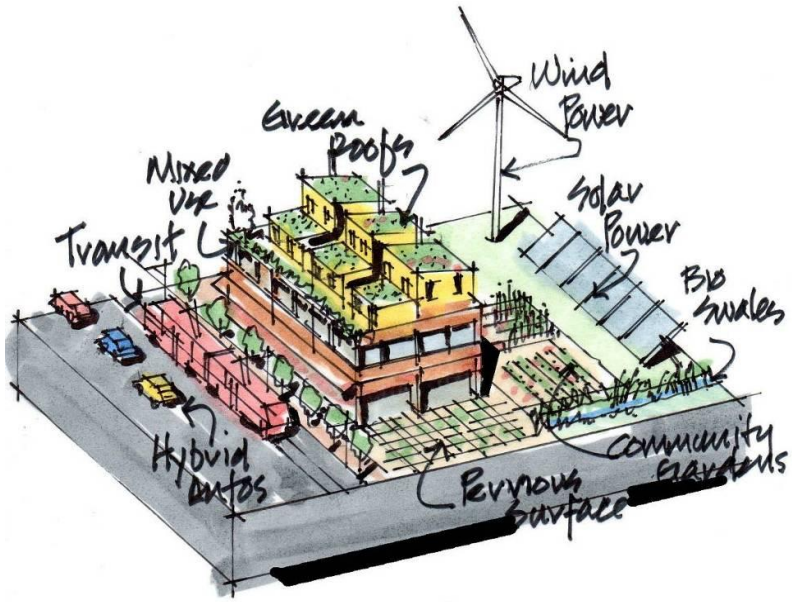
Action SE.5.4.1 Pinole will adopt a Construction and Demolition Waste Recovery Ordinance, requiring building projects to recycle or reuse a minimum percentage of unused or leftover building materials.

Action SE.5.4.2 Require all new development and major rehabilitation projects to recycle or salvage a majority of the non-hazardous construction and demolition debris.

Action SE.5.4.3 Establish clear and consistent guidelines for how and when used construction materials can be used in new or remodel construction.

POLICY SE.5.5 Enforce regulation of local and state laws regarding the production, use, storage and transportation of hazardous materials and waste.

POLICY SE.5.6 Development on sites with known contamination of soil and groundwater shall be regulated to ensure that construction workers, future occupants, and the environment as a whole are adequately protected from hazards associated with contamination.



GOAL SE.6 Integrate green building standards into all new and rehabilitated development.

POLICY SE.6.1 Develop local green building and energy efficiency standards.

Action SE.6.1.1 Explore a Green Building Ordinance to require green building standards be utilized such as the use of renewable energy, efforts to improve air and water quality, and to conserve natural resources. Other areas to consider addressing in the Ordinance include building orientation and shading, landscaping, solar orientation, and sustainable building materials.

Action SE.6.1.2 Investigate sliding-scale building permit fees with rebates and/or expedited permit review for high-performance green buildings and higher fees for conventional buildings.

Action SE.6.1.3 Develop a Green Streets program to encourage designs that enhance the City's ecological function, reduce stormwater discharge through the use of pervious surfaces where appropriate, add infiltration enhancements (e.g. planters, swales, and channels), and increase sidewalk planting areas to reduce the heat island effect in developed areas and provide room for additional trees and shrubs within public right-of-way areas.

POLICY SE.6.2 Explore the establishment of an energy plans examiner and a required field inspection of energy systems to ensure maximization of energy efficiency.

Action SE.6.2.1 Reduce energy consumption in buildings by balancing energy-efficient design with land use compatibility during the design review process.

POLICY SE.6.3 Promote opportunities to improve resource conservation practices in the local building and construction industry.

Action SE.6.3.1 The City of Pinole will ensure that contracts for roadway construction and repair shall utilize recycled and resource-efficient materials where feasible.

POLICY SE.6.4 Support markets for sustainable products through City procurement policies and procedures targeting the areas of construction, facilities maintenance and general office activities.

Action SE.6.4.1 Research and establish Environmental Preferable Purchasing policies that provide for resource conservation while ensuring cost effective purchases.

POLICY SE.6.5 Include environmentally sensitive design approaches that incorporate resource-conserving construction practices within Pinole's Design Guidelines.

POLICY SE.6.6 Collaborate with other local jurisdictions to share resources, and develop sustainable and resource efficient building policies and programs that are optimized for the region. This approach may include the following:

- Optional or incentive-based sustainable building provisions to encourage compliance.
- Conservation of natural resources when planning site development.
- Use of resource efficient building materials, including recycled-content materials.
- Promotion of water efficiency and conservation measures, including low-impact development strategies.
- Increased energy efficiency in building and site designs.
- Promotion of the use of renewable energy in new development proposals.
- Improved indoor air quality that includes the use of formaldehyde-free, non-toxic construction materials.

POLICY SE.6.7 Where feasible, install energy efficient and/or reflective roofing materials on existing or new 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 the early 1990's.

POLICY SE.7.1 Continue working with the Bay Area Air Quality Management District and other regional agencies to:

1. Improve air quality through pollution prevention methods.
2. Ensure enforcement of air emission standards.
3. Reduce local and regional traffic (the single largest source of air pollution in the city) and support public transit improvements.
4. Promote regional air pollution prevention plans for business and industry.
5. Promote strategies to reduce particulate pollution from residential fireplaces and wood-burning stoves.
6. Locate parking appropriately and provide adequate signage to reduce unnecessary "circling" and searching for parking.
7. Promote anti-idling policies and programs.

Action SE.7.1.1 Apply BAAQMD-approved criteria air pollutant reducing *Basic Construction Mitigation Measures* to all future construction projects within the GPU Planning Area where feasible whether or not construction-related emissions exceed applicable *Thresholds of Significance*. These best management practices include the following:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as

required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations (BAAQMD, 2010).

POLICY SE.7.2 Support the expansion of tree planting and landscaping practices that encourage the use of trees, plants, and vegetation to improve air quality to enhance the scenic quality of the City.

Action SE.7.2.1 Establish tree planting targets in order to reduce or sequester greenhouse gas emissions, provide for energy efficiency, and to enhance the City's quality of life.

Action SE.7.2.2 Pursue funding for private and public park and street tree planting.

Action SE.7.2.3 Establish and maintain a Pinole tree planting guide to encourage tree planting, reduce long-term maintenance costs, reduce fire hazards, improve energy efficiency, and enhance the quality of the community over time.

Action SE.7.2.4 Develop landscape standards that require minimum planting and maintenance requirements for new and retrofit development and the use of native or drought-tolerant vegetation.

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

ACTION SE.7.3.1 Increase public awareness of air quality problems, rules and solutions through use of City publications and networks.

ACTION SE.7.3.2 Reduce methane emissions released from waste disposal. Encourage recycling, decrease waste sent to landfills, require landfill methane recovery and promote methane recovery for energy production from other sources.

ACTION SE.7.3.3 Research and consider a set of standards that provide a set of voluntary measures to incorporate clean vehicles in private fleets and promote the use of clean alternative fuels.

ACTION SE.7.3.4 Continue to encourage innovative technologies and programs such as clean-fuel, electric and low-emission cars that reduce the air quality impacts of the automobile.

ACTION SE.7.3.5 Support alternate work schedules where feasible. Encourage employers to allow alternate work schedules for employees, telecommuting and other practices that reduce auto trips.

POLICY SE.7.4 In order to reduce vehicle miles traveled and traffic congestion, new development within 1,000 feet of an existing or planned transit stops should be designed to encourage the usage of public transit and minimize the dependence on the automobile through the application of site design guidelines.

Action SE.7.4.1 Develop a TDM program for Pinole that includes such improvements as bike parking, showers for employees, etc.

POLICY SE.7.5 Air quality will be maintained and improved by requiring project mitigation, such as Transportation Demand Management (TDM) techniques, where significant air quality impacts are identified.

POLICY SE.7.6 Air quality should not decline from levels experienced during the early 1990s, when the community's growth capacity was last re-examined.

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

POLICY SE.8.1 Encourage alternatives to single-occupancy vehicle use, including using public transit, carpooling, teleworking, bicycling and walking.

Action SE.8.1.1 Publicize and participate in campaigns to promote options to single-occupancy vehicle travel.

Action SE.8.1.2 Pursue funding opportunities for projects that increase pedestrian accessibility to transit stops, neighborhood shopping areas, schools, religious facilities, and parks.

Action SE.8.1.3 Provide maps highlighting alternative modes of transportation and preferred routes for those modes.

Action SE.8.1.4 Explore parking pricing to all appropriate commercial areas to reduce single-occupancy vehicle use.

Action SE.8.1.5 Educate all employees on fuel-efficient driving practices, such as avoiding unnecessary idling.

Action SE.8.1.6 Explore providing City employees with transit subsidies for travel on business to improve air quality and reduce greenhouse gas emissions.

Action SE.8.1.7 Include sidewalks, separated sidewalks whenever possible, on both sides of all new street improvement projects, except where there are severe topographic or natural resource constraints.

Action SE.8.1.8 Whenever feasible, ensure transit stops are safe and sheltered, with clean benches and adequate lighting.

POLICY SE.8.2 Encourage development of a planning and zoning strategy to absorb all new growth in the city in areas that achieve transit-supportive densities through strategic development controls.

Action SE.8.2.1 Adopt a specific plan for Pinole's transit corridors.

Action SE.8.2.2 Ensure transportation centers are multi-modal to allow transportation modes to intersect.

POLICY SE.8.3 Encourage housing opportunities for all income levels to ensure that workers in Pinole can live in the City and reduce the need for outbound commuting for employment.

POLICY SE.8.4 Consider the creation of a citywide transportation business improvement district in which commercial property owners would fund a private transportation service, which would be operated by a nonprofit Transportation Management Association. The transportation service could operate a shuttle to provide essential connectivity to points within and outside Pinole while also helping to alleviate congestion.

POLICY SE.8.5 Work with WestCAT, AC Transit and other transit providers to support expanded transit lines and increased frequency of service on major transit arterials.

POLICY SE.8.6 Establish parking policies and requirements that capture the true costs of private vehicle use and support alternative modes of transportation.

Action SE.8.6.1 Encourage shared parking opportunities, such as movie theaters with primary parking needs in evenings and churches or other facilities with weekend-only parking needs.

Action SE.8.6.2 Consider reducing minimum parking requirements for new development.

Action SE.8.6.3 Continue to encourage shared parking programs in mixed-use and transit-oriented development.

Action SE.8.6.4 Consider using time limited/metered parking to discourage private vehicle use, especially at peak times.

Action SE.8.6.5 Require that new and fully renovated commercial and retail development provide preferential parking for electric vehicles and vehicles using alternative fuels.

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

Action SE.8.7.1 Implement public transit-, bicycle- and pedestrian-oriented land use and design strategies in new development, as described in the Land Use and Circulation Elements of the General Plan to reduce the number of single-occupant trips in fossil-fueled vehicles.

Action SE.8.7.2 Consider establishing a "free bicycle" program with bicycles that the public may borrow for trips around Pinole.

Action SE.8.7.3 Require new commercial, multi-family residential, and mixed-use development to provide secure bicycle parking.

Action SE.8.7.4 The City will set a deadline by which it will be assured that all city parks, schools, commercial districts, and other high-volume trip destinations within Pinole provide secure bicycle parking.

Action SE.8.7.5 Establish and implement standards that meet or exceed state law for "complete streets" that foster equal access by all users in the roadway system. Include standards that address connection of bicycle and pedestrian access to other areas, safe road crossings, adequate and secure bike parking at public and private facilities, and street standards as is feasible for bicycle infrastructure.

Action SE.8.7.6 Apply for regional, state, and federal grants for bicycle and pedestrian infrastructure projects.

POLICY SE.8.8 Invite public involvement whenever possible to share information and invite input about transportation issues, projects, and processes.

POLICY SE.8.9 Implement traffic and roadway management strategies to improve mobility and efficiency and reduce associated emissions. (See Circulation Element).

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

Action SE.8.10.1 Develop the necessary infrastructure to encourage the use of zero-emission vehicles and clean alternative fuels, such as development of electric vehicles charging facilities and alternative fueling stations.

Action SE.8.10.2 Encourage new construction to include vehicle access to properly wired outdoor receptacles to accommodate plug-in vehicles.

Action SE.8.10.3 Establish incentives for use of alternative fuel, electric, or gas-electric hybrid vehicles.

GOAL SE.9 Protect, preserve and enhance the natural resources of Pinole.

POLICY SE.9.1 Encourage policies to prudently manage water resources to sustain plant and animal life, support urban activities and protect public health and safety.

Action SE.9.1.1 Where feasible, institute a water conservation program for City of Pinole facilities; for example, installation of waterless urinals and low-flow sinks and showers.

Action SE.9.1.2 Encourage the use of recycled water and drought-resistant landscaping in Pinole facilities, public roadway landscape, and new development.

Action SE.9.1.3 Establish incentives for development projects that achieve a 20% reduction in water use over baseline of 1995.

Action SE. 9.1.4 Continue to comply with state and county C.3 requirements of limiting impervious surface area and reducing stormwater runoff and work to increase Low Impact Development throughout the City.

Action SE. 9.1.5 Continue to plan and implement upgrades or other options to improve solids processing, comply with permit requirements, and help prevent overflow and runoff into the Bay.

Action SE.9.1.7 Continue to require new development applicants to incorporate post-construction stormwater treatment systems and best management practices on the site.

Action SE.9.1.8 Require that stormwater treatment measures use Low Impact Development systems such as vegetation to treat pollutants in stormwater runoff (e.g., through rain gardens, bioretention areas and living roof systems).

POLICY SE.9.2 Protect open space and working landscapes.

Action SE.9.2.1 Conserve lands of scenic and recreational value.

Action SE.9.2.2 Use open space to define urban areas.

Action SE.9.2.3 Establish opportunities for urban agriculture uses and promote the public health and environmental benefits of consuming locally grown organic foods.

Action SE.9.2.4 Limit development on steep ridgelines and slopes. Establish required setback distances.

POLICY SE.9.3 Protect environmentally sensitive habitats, conserve natural habitat lands and preserve habitat connectivity.

Action SE.9.3.1 Designate environmentally sensitive natural resource areas as Open Space, Parks and Recreation, Rural, or San Pablo Bay Conservation Areas appropriate in the City's Land Use Element Map to help ensure long-term protection of natural resources within the City.

Action SE.9.3.2 Require biological studies in conjunction with development proposals within or near natural habitat lands, including land designated as Rural in the General Plan Land use Map (**Figure 5.5**).

Action SE.9.3.3 Avoid disturbance of sensitive biological resources in conjunction with new development, redevelopment, or other construction activities.

Action SE.9.3.4 Establish policies, programs, and funding mechanisms to create, develop, and preserve conservation areas and to discourage development in those areas. Impose mitigation fees for development on lands that would otherwise be in a conservation area and use funds generated to protect other areas from development.

POLICY SE.9.4 Establish programs and policies to increase water conservation and the use of recycled water.

Action SE.9.4.1 Conduct a water reclamation study for using reclaimed waste water for irrigation.

Action SE.9.4.2 Establish criteria and standards to permit the safe and effective use of gray water (on-site water recycling). Review, and appropriately revise, without compromising health or safety, other building code requirements that might prevent the use of such systems.

Action SE.9.4.3 Create an inventory of non-potable water uses within the jurisdiction that could be served with recycled water.

Action SE.9.4.4 Establish a water conservation plan that may include such policies and actions as reducing per capita water consumption, restricting landscape watering, performance standards for irrigation equipment and water fixtures, and requirements that increased demand from new construction be offset with reductions so that there is no net increase in water use.

Action SE.9.4.5 Implement a public outreach campaign to promote water conservation.

POLICY SE.9.5 Establish new policies that continue to encourage the maintenance and growth of Pinole's urban forest.

Action SE.9.5.1 Minimize removal of mature, healthy trees in conjunction with new development, as required by the tree protection ordinance.

Action SE.9.5.2 Establish programs and policies to ensure landscaping and forests are installed and managed to optimize their climate benefits.

Action SE.9.5.3 Pinole will install water-efficient landscapes and irrigation, including planting drought-tolerant plants and native species, covering exposed dirt with moisture-retaining mulch, using advanced technology such as moister-sensing irrigation controls, and promoting urban agriculture by installing edible landscapes that provide local food.

Action SE.9.5.4 Promote the planting of shade trees and establish shade tree guidelines and specifications that include recommendations for tree planting based on land use, recommendations for tree types based on size, branching patterns, whether deciduous or evergreen, whether roots are invasive, etc. Include recommendations for placement including distance from structures, density of planting, and orientation relative to structures and the sun.

CHAPTER 12: IMPLEMENTATION

IMPLEMENTATION

TABLE OF CONTENTS

Implementation 12-1
Implementation Schedule 12-1
Responsibilities 12-1
Community Character 12-2
Growth Management 12-11
Land Use And Economic Development 12-17
Circulation 12-26
Community Services And Facilities 12-35
Health And Safety 12-49
Natural Resources And Open Space 12-64
Sustainability 12-73

IMPLEMENTATION

Although the General Plan is a policy document, serving as the foundation for City decision-making, including ordinances and expenditures, it also includes a number of Actions that are intended to indicate how the City will implement the goals and policies in this Plan. To facilitate the implementation the General Plan, this section consolidates the implementation actions, identifies the agency that is primarily responsible for the action, and assigns relative time frames for implementation of the action. The implementation section will enable the City to more easily monitor the General Plan progress and prepare an annual report to the legislative body on the status of the plan and progress in its implementation.

Actions are included in all elements of the General Plan,[1] appearing immediately after the policy they implement.

This Implementation section repeats the Actions from each of the Plan's elements, assigns each a desired priority, and indicates who will be responsible for their implementation.

IMPLEMENTATION SCHEDULE

Each of the Actions listed below is provided with a guide to the general timeframe in which the City intends to begin working on the item. "Ongoing" items are those which are already being undertaken by the City or which are expected to continue throughout the General Plan's planning period or until they are no longer needed.

Guide to Schedule Notes
A – Generally will begin in 1-5 Years
B – Generally will begin in 5-10 Years
O – Ongoing

It should be noted that the schedule for the items refers to the *start* of implementation, not to *completion*. Completing some of the actions contemplated by this plan may occur quickly, while others may require several years.

In all cases, the City's ability to implement the actions in this Plan will depend on its ability to secure funding for staff time, studies, etc. Implementation priorities will be evaluated and adjusted as directed by the City Council. Modifications to the priorities or responsible parties will not require a General Plan Amendment.

RESPONSIBILITIES

The party or parties that are primarily responsible for implementing each Action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

[1] Except the Housing Element, which includes its own, separate implementation plan and quantified objectives.

Guide to Responsible Parties
CM/G – City Manager/General City Operations
CD – Community Development (Building, Planning and Redevelopment)
PW – Public Works
PD – Police Department
FD – Fire Department
REC – Recreation Department

COMMUNITY CHARACTER

Action CC.1.1.1 Enforce Pinole's Residential Design Criteria and Guidelines to ensure that quality design is required as a condition of approval. Ensure new development is compatible with the scale and character of the neighborhoods and the architectural styles in Pinole's community. Continue to use Design Review Guidelines to review residential and mixed-use projects for consistency with Pinole's design goals.

Timing: O
Responsibility: CD

Action CC.1.1.2 Adopt and enforce the design guidelines to guide improvements, renovations and future development in the San Pablo Avenue, Pinole Valley Road and Appian Way Three Corridors Specific Plan areas to be consistent with the vision and urban design principles developed for the areas in the Specific Plan document.

Timing: A (Adopt Guidelines), O (Enforce)
Responsibility: CD

Action CC.1.1.3 Establish and enforce Commercial and Industrial Design Criteria and Guidelines to ensure that quality design is required as a condition of approval. Ensure new development is compatible with the scale and character of the neighborhoods and the architectural styles in Pinole, and embrace concepts of transit- and pedestrian-oriented development and sustainability.

Timing: A (Establish Guidelines), O (Enforce)
Responsibility: CD

Action CC.1.1.4 To preserve opportunities for comprehensive planning, design and coordinated development of larger commercial and industrial properties, the City discourages subdivision of large commercial and industrial properties until a long-range master plan is approved for the long-term use of the property.

Timing: O
Responsibility: CD

Action CC.1.2.1 The City should establish an enhanced, expedited design review process at staff level for new development projects (both public and private), regardless of project size within the primary circulation corridors. As part of the design review process, require development projects to use quality materials that are long-lasting to ensure a sense of permanence for each project. New development projects should be approved only if they meet detailed design guidelines approved by the City Council.

Timing: A (Establish Guidelines)
Responsibility: CD

Action CC.1.2.2 Regulate signs through a planned sign program. Require master sign plans for all new commercial centers. Establish, implement and enforce sign design guidelines for all types of development.

Timing: O
Responsibility: CD

Action CC.1.3.1 Review improvement plans for inclusion of design elements. Make sure street lamps, signs, etc. are consistent with the theme of the neighborhood and the design guidelines in order to visually integrate the community.

Timing: O
Responsibility: CD, PW

Action CC.1.3.2 Establish a gateway program to create a sense of entry at key locations (such as at the intersection of San Pablo Avenue and Tennent Avenue in Old Town Pinole and at Appian Way near I-80) throughout the city and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the city to establish a sense of place, including gateway signage, streetscape design, site landscaping and other features. Incorporate community landmarks and focal points (including public art and other design features such as fountains and monuments) into community and neighborhood parks, linear pathway intersections and commercial areas in the existing downtown core and neighborhoods. Users should feel a sense of arrival and be welcomed to the city.

Timing: A
Responsibility: CD

Action CC.1.4.1 Adopt the Three Corridors Specific Plan or other design controls for Old Town Pinole that require the use of building materials, architectural features and other design elements for new construction and building renovations that reflect the historic buildings in Old Town Pinole.

Timing: A
Responsibility: CD

Action CC.1.4.2 Create incentives for mixed-use development projects that reflect the city's past, with commercial, retail and restaurant uses on the ground floor and residential and office uses on upper levels in Old Town Pinole. Encourage minimal building setbacks and parking on streets and in the rear of buildings. Continue the encouragement of shared parking for mixed-use buildings as described in the Zoning Ordinance.

Timing: A (Create incentives), O
Responsibility: CD

Action CC.1.4.3 Ensure development of "opportunity sites" with high-quality mixed-use or high-density housing.

Timing: O
Responsibility: CD

Action CC.1.4.4 Enhance Pinole's image and quality of life through investment in the Old Town, neighborhoods, commercial districts, parks, open spaces, community facilities and services, and create a high level of perceived safety and a business-friendly government.

Timing: O
Responsibility: CM/G, CD, PD, FD

Action CC.1.5.1 Through the design review process, ensure that development in Pinole is oriented toward the maintenance and upkeep of the city's unique character.

Timing: O
Responsibility: CD

Action CC.1.5.2 Continue to support the code enforcement program to ensure private properties are maintained in accordance with community standards.

Timing: O
Responsibility: CD, PD

Action CC.1.5.3 Utilize the Zoning Code provisions to identify appropriate solutions to create compatibility between existing neighborhoods and new developments.

Timing: O
Responsibility: CD

Action CC.2.1.1 Create a connected network of open spaces in Pinole that are accessible to the community for outdoor recreation and other use and enjoyment as a key aspect of local community character.

Timing: O
Responsibility: CD, REC

Action CC.2.1.2 Promote and provide an integrated pedestrian and bicycle network that links open spaces and other destination points within Pinole.

Timing: O
Responsibility: CD, PW

Action CC.2.1.3 Enhance existing priority development areas, commercial corridors, trails and significantly sized public spaces that preserve and take advantage of vistas. Many of Pinole's existing open space areas are on or near existing ridgelines with scenic views. Ensuring that trails connect these spaces enhances scenic opportunities.

Timing: O
Responsibility: CD, REC

Action CC.2.1.4 Determine new connections, public spaces and improvements needed along pedestrian and bike paths, and add new trails. Prioritize completion and connection of the Bay Trail through Pinole.

Timing: A
Responsibility: REC, CD, PW

Action CC.2.1.5 Review improvement plans and construction drawings for consistency with Policy CC.2.1 related to the use of native vegetation and design features that highlight natural features and views.

Timing: O
Responsibility: PW

Action CC.2.2.1 Require public and private improvement plans to be reviewed by a qualified biologist/arborist if a project site contains biological resources or trees.

Timing: O
Responsibility: CD, PW

Action CC.2.2.2 Require mitigation for removal of important trees that function as habitat for protected raptors and protected tree species in Pinole.

Timing: O
Responsibility: CD

Action CC.2.2.3 Consider a tree planting and preservation program that will encourage sensitive site planning, the retention of existing trees, the planting of new trees (especially native species) and the replacement of trees that are removed.

Timing: A
Responsibility: CD, PW

Action CC.2.2.4 Consider offering density bonuses and other incentives to developers that preserve native resources within new development projects.

Timing: O
Responsibility: CD

Action CC.2.2.5 Continue implementation of the Pinole Creek Vision Plan, Pinole Creek Greenway Master Plan and Pinole Creek Restoration Plan.

Timing: O
Responsibility: CD, REC

Action CC.2.2.6 Establish required setbacks for development located in or near sensitive areas such as wetlands, Pinole Creek or along Pinole's many ridgelines.

Timing: A
Responsibility: CD

Action CC.2.3.1 Adopt light and glare zoning code regulations for residential development that incorporate best practices and the California Energy Commission updated lighting standards.

Timing: A
Responsibility: CD

Action CC.2.3.2 Adopt light and glare code regulations for commercial development that incorporate best practices and encourage energy conservation.

Timing: A
Responsibility: CD

Action CC.2.3.3 The Illuminating Engineering Society Publication, RR-89, indicating the illumination intensity and uniformity requirements should be utilized for lighting located within Pinole.

Timing: O
Responsibility: CD, PW

Action CC.2.3.4 All outdoor lighting fixtures shall be designed, shielded, aimed, located and maintained to shield adjacent properties and to not produce glare onto adjacent properties or roadways.

Timing: O
Responsibility: CD, PW

Action CC.3.1.1 As set out in the Three Corridors Specific Plan, foster mixed-use development with multi-family residential and commercial uses in Old Town Pinole to provide a range of housing opportunities for the community.

Timing: O
Responsibility: CD

Action CC.3.1.2 Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.

Timing: O
Responsibility: CD

Action CC.3.1.3 Implement the Three Corridors Specific Plan that identifies appropriate land uses, incentives, development standards and design provisions.

Timing: A/B
Responsibility: CD

Action CC.3.1.4 Support the development of specialty food stores and restaurants in Old Town Pinole to meet the needs of the region's diverse population, be a catalyst for future development and meet the needs of the growing number of visitors to the area.

Timing: O
Responsibility: CD, CM/G

Action CC.3.1.5 Implement the Three Corridors Specific Plan to establish a program to provide pedestrian amenities such as wider sidewalks, seating options, highly visible crosswalks, landscape buffers and curb bulbouts.

Timing: A/B
Responsibility: CD

Action CC.3.1.6 Provide more transit options in the Old Town area.

Timing: A
Responsibility: CM/G, CD, PW, WestCAT Transit

Action CC.3.1.7 Consider implementing suggestions in the Three Corridors Specific Plan to narrow travel lanes and narrow San Pablo Avenue from four lanes to two through Old Town Pinole to be more pedestrian-friendly and to improve safety and visibility for the community.

Timing: A/B
Responsibility: PW, CD

Action CC.3.2.1 Work with the Pinole Redevelopment Agency to establish programs and incentives that can be used to attract desirable new businesses and develop performance criteria to ensure that the benefits generated are in line with the incentives provided. Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.

Timing: A
Responsibility: CD, CM/G

Action CC.3.2.2 Continue to utilize the City of Pinole website to attract attention to Pinole's redevelopment and economic development efforts. Create and maintain an economic development Web page on the City's website with pertinent economic and demographic information as well as profiles of key development sites and vacant buildings available for new businesses.

Timing: O
Responsibility: CD, CM/G

Action CC.3.2.3 Promote and support specialty businesses and ethnically diverse enterprises throughout the city.

Timing: O
Responsibility: CM/G, CD

Action CC.3.2.4 Improve and expand the shopping opportunities in Pinole by expanding efforts and continuing to assist store owners and smaller merchants with rehabilitation and marketing through Pinole's Commercial Rehabilitation Program.

Timing: A
Responsibility: CD

Action CC.3.2.5 Re-examine existing and ongoing redevelopment efforts in Pinole. Take advantage of existing redevelopment projects that are not fully leased to determine whether new uses should be established.

Timing: A
Responsibility: CD

Action CC.4.2.1 Pursue recognition of eligible historic properties by the National Register of Historic Places and California Register of Historical Resources, and consider a variety of ways to identify and document historic buildings and properties throughout the city.

Timing: A/B
Responsibility: CD

Action CC.4.2.2 Maintain an up-to-date inventory of existing historic resources, including artifacts, structures, sites, areas and natural phenomena. Map the location of historic districts and historic and natural resources.

Timing: O
Responsibility: CD, PW

Action CC.4.2.3 Establish a program to identify historical structures, places and events in recognition of their status. This program may include the use of signs, monuments, public art and interpretive exhibits.

Timing: A/B
Responsibility: CD, REC, CM/G

Action CC.4.3.1 Establish review procedures for development projects that recognize the history of the area in conjunction with state and federal laws.

Action CC.4.3.2 Establish a Historic Preservation Ordinance to provide for the appropriate development and maintenance of historic resources and their environment.

Timing: A
Responsibility: CD

Action CC.4.4.1 Consider establishing a historic center (e.g., museum or cultural center) to collect, display, maintain and share information about Pinole's heritage.

Timing: A
Responsibility: CD, REC

Action CC.5.1.1 Support and encourage organizations that are responsible for coordinating cultural events, parades and festivals, coordinating and communicating with cultural and ethnic communities and other activities as determined by the City Council.

Timing: O
Responsibility: CM/G, REC

Action CC.5.1.2 Ensure that design guidelines provide adequate flexibility to accommodate development projects that include design features and cultural identity to celebrate the different cultures that make up Pinole.

Timing: O
Responsibility: CD

Action CC.5.1.3 Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the city's cultural diversity at these events.

Timing: O
Responsibility: CM/G, REC

Action CC.5.2.1 Showcase artwork in public venues such as City Hall, public libraries and other places throughout the community.

Timing: O
Responsibility: CM/G, REC

Action CC.5.3.1 Consider utilizing the Community Services Commission or establishing another organization that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the city as deemed appropriate by the City Council.

Timing: A
Responsibility: CM/G

Action CC.5.3.2 Promote the incorporation of monuments, plaques, signs or artwork identifying Pinole's diverse history into development projects, at existing community facilities such as the Senior Center, and on pedestrian and bicycle trails.

Timing: O
Responsibility: CD, REC

GROWTH MANAGEMENT

Action GM.1.1.1 **Regional Planning.** Work with regional planning agencies (e.g., Metropolitan Transportation Commission, Association of Bay Area Governments, Contra Costa Transportation Authority, West Contra Costa Transportation Advisory Committee, Bay Conservation and Development Commission, and Bay Area Air Quality Management District) and transit providers (e.g., WestCAT, AC Transit, and Bay Area Rapid Transit) to address regional land use, transportation and environmental issues.

Timing: O
Responsibility: CM/G, CD, PW

Action GM.1.1.2 **LAFCO.** Work with the Local Agency Formation Commission (LAFCO) to periodically review the efficacy of public services and take advantage of opportunities to defray City costs without sacrificing services.

Timing: O
Responsibility: CM/G, CD

Action GM.1.1.3 **WCCTAC.** Work with WCCTAC to develop and update the Action Plan for Routes of Regional Significance, to establish Multimodal Transportation Service Objectives (MTSOs), and to coordinate planning for projects and programs of regional importance.

Timing: O
Responsibility: PW, CD

Action GM.1.1.4 **CCTA.** Continue to help maintain the Contra Costa Transportation Authority's travel demand modeling system by providing information on proposed improvements to the transportation system and planned and approved development within Pinole.

Timing: O
Responsibility: PW, CD

Action GM.1.1.5 **Emergency Preparedness.** Continue to participate in regional emergency preparedness planning efforts and in shared emergency services and mutual aid opportunities.

Timing: O
Responsibility: CM/G, FD, PW, CD

Action GM.1.1.6 **Hercules.** Endeavor to work with the City of Hercules to address wastewater disposal issues and opportunities to ensure compliance with operating permits, to provide sewage disposal to accommodate anticipated growth, and to remedy existing facilities deficiencies.

Timing: O
Responsibility: CM/G, PW

Action GM.1.1.7 **CCTA**. Continue to maintain the adopted voter-approved Urban Limit Line according to the Principles of Agreement developed by the Contra Costa Transportation Authority.

Timing: O
Responsibility: CD, CM/G

Action GM.2.1.1 **Service Standards.** Periodically monitor, review and update Pinole's service standards to maintain fire, police, parks, sewer, water, and flood control services within Pinole. The following standards will be used to guide decision making through the development review process.

Parks and Recreation

1. **Parks:** 3.0 acres of neighborhood or regional parks, or 5.0 acres of dedicated open space per 1,000 residents.

Fire

Pinole will endeavor to maintain capital facilities, equipment and staffing sufficient to maintain the following service level:

1. **First Engine Company:** 5-minute response time for emergency calls 90 percent of the time.

2. **Water Requirements:** 3,500 gallons per minute (gpm) minimum on initial response assignment.

Police

Pinole will strive to maintain capital facilities, equipment and staffing to maintain a 5-minute response time for emergency calls.

Sanitary Facilities

Pinole will continue to work with Hercules and the West County Wastewater District to monitor, manage and maintain Pinole's wastewater collection and treatment system and to upgrade as necessary to meet permit requirements and capacity needed for current flow amounts and projected future growth.

Water

Verification by East Bay Municipal Utility District (EBMUD) that adequate water supply and quality can be provided shall be required for approval of new development.

Flood Control

1. **Capacity:** Flood protection facilities should be designed to contain a 100-year flood event, as determined by the Federal Emergency Management Agency (FEMA).

2. **Climate Change:** Flood protection improvements should anticipate the probable effect of climate changes as they relate to sea level.

3. **Upstream Improvements:** Coordinate with EBMUD to plan for a detention/diversion basin south of the city to meter peak period flows in Pinole Creek.

Timing: O
Responsibility: CD, PW, PD, FD

Action GM.2.2.1 **Regional Development Mitigation Program.** Participate in the development and implementation of a regional or subregional development mitigation program based on any nexus established through the Action Plan process.

Timing: A (Develop), O (Implement)
Responsibility: CD, CM/G

Action GM.2.2.2 **Growth Management Fees.** Continue participating in the regional development mitigation program to establish fees, exactions, assessments or other mitigation measures to fund regional and subregional transportation improvements. The City will update and collect applicable fees to mitigate impacts of developments on the local and regional transportation system.

Timing: O
Responsibility: CD, PW, CM/G

Action GM.2.2.3 **Growth Management Capital Projects.** Include capital projects, generally showing complete project cost and intended project phasing, in Pinole's annual Capital Improvement Program which are necessary to:

1. Extend services to new development.
2. Maintain traffic standards established in the General Plan.
3. Address the City's responsibilities under the adopted West Contra Costa Action Plan.
4. Maintain standards for fire, police, parks, sewer, water, and flood control established in Pinole's Growth Management Element. (*Note: See Measure J program relating to Capital Improvement Program.)*

Timing: O
Responsibility: CM/G, PW

Action GM.2.2.4 **Development Review.** Participate in regional review of development proposals that have the potential to impact regional facilities, resources and services.

1. Circulate environmental documents to surrounding jurisdictions for review and comment.
2. Submit to the West Contra Costa County Technical Advisory Committee proposed revision(s) to the West County Action Plan to mitigate impacts associated with proposed General Plan amendments over the threshold specified in the adopted West County Action Plan.
3. Participate in the conflict resolution process established by the CCTA in the Growth Management Implementation Documents as a means of resolving disputes between neighboring jurisdictions related to the Action Plan and other Measure C/J transportation-related issues.
4. Ensure that all new development bears a fair share cost of mitigating impacts on the City's ability to provide essential services.

Timing: O (Items 1, 3, 4) A (Item 2)
Responsibility: CD, PW, CM/G

Action GM.2.3.1 Where feasible, development should provide improvements necessary to ensure adequate service to the project and create an adequate mechanism for ensuring ongoing funding for necessary services.

Timing: O
Responsibility: CD, PW

Action GM.2.3.2 Where improvements are needed to serve multiple projects or existing development, the City will maintain a development mitigation program to collect the proportionate share of a development's contribution to capital and service costs associated with regional and local facilities and services needed to support the development. The development mitigation program may include, but not be limited to:

a. Development Impact Fees;

b. User Fees;

c. Quimby Act Fees or other Park and Recreation Fees;

d. Transportation Management Fees; and

e. Connection Fees.

Timing: O
Responsibility: CM/G, CD, PW

Action GM.3.1.1 **Transportation System Management.** Update the Transportation System Management (TSM) ordinance to reflect General Plan policies.

Timing: A
Responsibility: PW, CD

Action GM.3.1.2 **Transportation Demand Management.** Adopt Transportation Demand Management practices that can be applied in new development projects.

Timing: A
Responsibility: PW, CD

Action GM.3.2.1 **Traffic Operations.** Apply the traffic operation standards (level of service) established in the Circulation Element.

Timing: O
Responsibility: PW, CD

Action GM.3.2.2 **Exceptions.** Maintain traffic operation standards at intersections except where:

1. Operations exceed adopted standards but which are expected to meet standards following implementation of projects in the adopted five-year Capital Improvement Program.

2. Alternative modes of transportation are available (e.g., bicycle lanes and facilities, bus transit and shuttle service).

3. Projects result in housing that is affordable to people who work and live in Pinole.

Timing: O
Responsibility: PW, CD

Action GM.3.2.3 **Alternative Modes of Transportation.** Work with regional transportation agencies to develop circulation standards that:

1. Emphasize the movement of people, not solely automobiles, as the performance objective.

2. Adjust service standards to include trips accommodated by bicycle routes and facilities, pedestrian connections and transit service.

Timing: A
Responsibility: PW, CD

Action GM.3.3.1 **Bus Service.** Coordinate with WestCAT and AC Transit to strategically expand commute and local bus services in Pinole. Transit service planning should consider the following:

1. Loop service along primary circulation corridors.

2. Enhanced access to major employment centers or transit hubs to minimize the number of transfers associated with trips.

Timing: O
Responsibility: PW, CD

Action GM.3.3.2 **Carpools and Transit.** The City will develop a plan to make more efficient use of the regional and subregional transportation system that includes the following considerations.

1. Improved access to commuter bus service by enhancing access to nearby park-and-ride facilities or by providing a park-and-ride facility in Pinole to support commuter bus service.

2. Promoting the use of carpools and vanpools.

Timing: A
Responsibility: CM/G, PW, CD

Action GM.3.4.1 **Circulation Corridors.** Adopt the Three Corridors Specific Plan for the San Pablo Avenue, Appian Way and Pinole Valley Road corridors to include bicycle, pedestrian and transit facilities and services and convenient vehicle access.

Timing: A
Responsibility: CD

Action GM.3.6.1 **Discourage Trip Diversion.** Discourage use of San Pablo Avenue through Old Town as a bypass for Interstate 80 through street designs and improvements that slow traffic.

Timing: O
Responsibility: PW, CD

Action GM.3.6.2 **Route of Regional Significance.** Consider designating Fitzgerald Avenue as a route of regional significance that could replace or supplement Appian Way as the north-south route of regional significance in Pinole.

Timing: A
Responsibility: PW, CD

Action GM.4.2.1 **Housing Element Programs.** In accordance with the General Plan's Housing Element, provide housing opportunities in a variety of structure and tenure types for all economic sectors and compositions of households to maintain a jobs/housing balance as a method of potentially reducing commute trip lengths.

Timing: A/O
Responsibility: CD

LAND USE AND ECONOMIC DEVELOPMENT

Action LU.1.1.1 Adopt and implement the Three Corridors Specific Plan for the San Pablo Avenue, Pinole Valley Road and Appian Way corridors.

Timing: A (Adopt), O (Implement)
Responsibility: CD

Action LU.1.2.1 Adopt a Zoning Code Update to implement the General Plan.

Timing: A
Responsibility: CD

Action LU.1.3.1 Continue to identify civic beautification projects and programs to implement the General Plan and include them in the Capital Improvement Program.

Timing: O
Responsibility: PW, CM/G, CD

Action LU.1.3.2 Implement the existing Residential Design Criteria and Guidelines for residential development, and create design guidelines for Old Town Pinole and hillside development.

Timing: O (Implement existing), A (Create)
Responsibility: CD

Action LU.1.4.1 Maintain the existing code enforcement program.

Timing: O
Responsibility: CD, PD

Action LU.1.4.2 Maintain existing graffiti control and removal programs.

Timing: O
Responsibility: CM/G

Action LU.1.4.3 Support community policing efforts and encourage neighborhood volunteers to assist with outreach and education through the neighborhood watch program and other community-based activities.

Timing: O
Responsibility: PD, CM/G

Action LU.1.4.4 Maintain the rental inspection program.

Timing: O
Responsibility: CM/G, CD, PD

Action LU.1.5.1 Ensure that Specific Plans are coordinated to preserve and enhance the character and function of the area that includes Old Town Pinole.

Timing: O
Responsibility: CD

Action LU.1.6.1 Currently the Zoning Code identifies ridgelines as:

- Ridgeline, major: A long narrow chain of hills identified in the open space element . . .
- Ridgeline, minor: A short narrow chain of hills which connects to a "major ridgeline" identified in the open space element . . .

Update the Zoning Code to require setbacks from sensitive resources such as ridgelines, riparian areas and identified geologic hazard areas. Such setbacks could include standards similar to the following:

- Ridgelines: 300 Feet Vertical And 100 Feet Horizontal From The Ridgeline
- Riparian: 50 Feet From The Tree Canopy Or From The Centerline Of The Creekbed If No Canopy Exists

Timing: A
Responsibility: CD

Action LU.1.6.2 Consider assigning lower density/intensity land use designations, such as the Rural Land Use Designation, to properties that are steeply sloped, geologically unstable, or contain other environmental constraints.

Timing: A
Responsibility: CD

Action LU.2.3.1 Consider property annexation where it would:

- Encourage orderly growth and development through logical and timely boundary changes.
- Promote long-term and efficient delivery of local services and the assignment of appropriate local political responsibility for those services.
- Provide for the orderly implementation of the adopted Sphere of Influence.
- Implement the adopted General Plan.
- Result in boundaries that follow existing natural or man-made features such as streams, lakes, natural terrain, railroad tracks and roadways.
- Ensure economically feasible provision of services with available revenues.

Timing: O
Responsibility: CD

Action LU.3.1.1 Develop and adopt design guidelines to preserve, complement and enhance the historic resources in Old Town Pinole.

Timing: A
Responsibility: CD

Action LU.3.2.1 Continue to implement the adopted Residential Design Criteria and Guidelines.

Timing: O
Responsibility: CD

Action LU.3.3.1 Develop and adopt Commercial and Industrial Design Review Criteria and Guidelines.

Timing: A
Responsibility: CD

Action LU.3.3.2 Update the Zoning Code to reflect Commercial and Industrial Design Review policies and procedures.

Timing: A
Responsibility: CD

Action LU.3.4.1 Formulate design guidelines that include standards to protect and enhance the historic character and historic buildings of Old Town Pinole.

Timing: A
Responsibility: CD

Action LU.3.4.2 Consider adopting an ordinance to protect significant biological resources, establish an appropriate means of assessing and conserving the resource, and identify methods of mitigating impacts to habitat.

Timing: A
Responsibility: CD

Action LU.4.1.1 Continue to implement the adopted Residential Design Criteria and Guidelines.

Timing: O
Responsibility: CD

Action LU.4.1.2 Adopt appropriate guidelines to ensure that hillside development is sited and designed appropriately to protect visual resources and avoid unnecessary site disturbance and geologic risks.

Timing: A
Responsibility: CD

Action LU.4.2.1 Large undeveloped properties with the Rural Residential land use designation should have a zoning designation allowing no more than 1 unit per 5 acres in order to protect important visual, community and environmental resources.

Timing: O
Responsibility: CD

Action LU.4.3.1 Adopt guidelines to ensure that hillside development is sited and designed to avoid site constraints and natural resources, protect trees and preserve visual resources.

Timing: A
Responsibility: CD

Action LU.4.3.2 Create flexibility in the development standards for environmentally sensitive sites so that development is designed to preserve important resources and avoid potential geologic hazards.

Timing: A
Responsibility: CD

Action LU.4.4.1 Create an inventory of existing parks and underserved neighborhoods.

Timing: A
Responsibility: REC

Action LU.4.4.2 Prepare a park and recreation master plan to serve Pinole neighborhoods.

Timing: A/B
Responsibility: REC

Action LU.4.4.3 Establish a funding mechanism for making park improvements.

Timing: A/B
Responsibility: REC, CM/G

Action LU.5.1.1 Development within the ridgeline resource areas (Figure 5.9) should be sited and designed to preserve visual resources and neighborhood/community separators.

Timing: O
Responsibility: CD

Action LU.5.1.2 Large undeveloped properties with the Rural Residential land use designation should have a zoning designation allowing no more than 1 unit per 5 acres in order to protect important visual, community and environmental resources.

a) Address site development constraints and resources, including archaeological sites, access, riparian protection, tree protection, steep slopes, ridgelines, wetlands, potential geologic hazards, and protection of views and open space resources.

b) Consider clustering all development in areas that are most geologically stable and accessible.

c) Protect resources on the site, including the riparian corridors, visible knolls and heavily wooded areas.

d) Protect drainage channels, the steepest slopes and wildlife corridors (since they provide habitat and trail links), and locate development to minimize crossing drainage areas.

e) Evaluate the visual impacts of development.

Timing: O
Responsibility: CD

Action LU.5.3.1 Establish a creek protection ordinance to govern land use along Pinole Creek that takes into account resource and flood protection issues. Standards may be different for existing and new development. For the portion of the creek located north of Interstate 80, the protection zone should extend 50 feet outward from the centerline of the creek. For upstream parcels, the City should establish standards that respect existing development patterns, particularly where the creek is located on private property. Within this zone, riparian resource protection, public access and recreational activity should be the primary use.

Timing: A/B
Responsibility: CD, REC, PW

Action LU.5.3.2 In areas where existing development abuts the creek, recreational use and public access adjacent to the resource are appropriate uses and activities. Where undeveloped properties abut the creek, siting and design of facilities should preserve and protect the natural resources, but public access and recreational activity are acceptable.

Timing: O
Responsibility: CD, REC, PW

Action LU.6.1.1 Establish a waterfront planning strategy to coordinate between regulatory agencies, property owners and other stakeholders to maximize recreation, public access and flood protection while ensuring continued water pollution control and creating opportunities for water-dependent uses.

a) Address site development constraints including noise from the railroad, potential for flooding and requirements for creek setbacks for maintenance and habitat protection.

b) Consider improving the appearance of the recreational vehicle storage, in the short term, through the use of screening and landscaping.

c) Consider City or Redevelopment Agency assistance in finding alternative sites to relocate the vehicles parked on this site.

d) Consider restoring a portion of the site as a wetlands area.

e) Consider using this site as a railroad stop for commuter railroad between the Bay Area and Sacramento.

f) Consider acquisition of this site for recreational purposes.

g) Consider using a portion of this site for part of the Pinole Creek Restoration Project.

h) Consider using this site for expansion of the Pinole-Hercules Water Pollution Control Plant.

i) Ensure that activities do not create conflicts with natural resources.

Timing: A/B
Responsibility: CD, CM/G

Action LU.7.2.1 The Pinole Redevelopment Agency should establish a strategy for optimizing agency assets and resources as it approaches the operating limits of the Agency.

Timing: A
Responsibility: CD, CM/G

Action LU.7.2.2 The City of Pinole should identify projects that respond to community needs and desires and that are supportable by the market, and identify sites that could accommodate such catalytic projects.

Timing: O
Responsibility: CD, CM/G

Action LU.7.2.3 The City should create a climate that supports existing businesses and shall periodically conduct a survey of local business needs to understand how that support might be best accomplished.

Timing: O
Responsibility: CM/G, CD

Action LU.7.3.1 Utilize the Three Corridors Specific Plan to identify sites that are appropriate for higher-density residential development and create greater opportunities for the creation of new jobs within mixed-use developments.

Timing: O
Responsibility: CD, CM/G

Action LU.8.1.1 Utilize the Three Corridors Specific Plan to encourage attractive mixed-use development along San Pablo Avenue while retaining Pinole's important view corridors; providing a safe circulation plan that includes traffic calming measures, enhanced transit, bicycle, and pedestrian facilities as well as to encourage sustainable and green building environment.

Timing: A
Responsibility: CD, PW, CM/G

Action LU.8.1.2 Establish and enhance unique San Pablo Avenue regional and neighborhood gateway treatments at the shared boundary with the City of Hercules, at the shared boundary with unincorporated Contra Costa County near Dursey Drive, and at the intersections of San Pablo Avenue and Appian Way, San Pablo Avenue and Tennent Avenue, and San Pablo Avenue and Pinole Valley Road to visually enhance the portion of the corridor within Pinole over time. Based on funding availability and site conditions, decorative gateway features could include signage, enhanced landscaping, decorative paving, decorative lighting, and public art.

Timing: A/B
Responsibility: CD, PW, CM/G

Action LU.8.2.1 Adopt and implement the Three Corridors Specific Plan for the Pinole Valley Road transportation corridor (Action LU.1.1.1) to include design guidelines that are appropriate for this area and still retain Pinole's character; a circulation plan that includes traffic calming measures, transit options, and improved bicycle and pedestrian facilities; and sustainable, green building policies.

Timing: A (Adopt), O (Implement)
Responsibility: CD, PW

Action LU.8.2.2 Establish new and enhance existing unique Pinole Valley Road regional and neighborhood gateway treatments at the Interstate 80 interchange, at the intersection with Tennent Avenue and Pinole Creek, and at Simas Avenue to mark major transition points and visually enhance the corridor over time. Based on funding availability and site conditions, decorative gateway features could include circulation upgrades, monument walls, signage, enhanced landscaping, decorative paving, decorative lighting, and additional public art.

Timing: A/B
Responsibility: CD, PW, CM/G

Action LU.8.3.1 Adopt and implement the Three Corridors Specific Plan for the Appian Way transportation corridor (Action LU.1.1.1) to include design guidelines that are appropriate for this area and still retain Pinole's character; a circulation plan that includes traffic calming measures, streetscaping, signage, transit options, and improved bicycle and pedestrian facilities; and sustainable, green building policies.

Timing: A (Adopt), O (Implement)
Responsibility: CD, PW

Action LU.8.3.2 Initiate a study of the market around the Appian Way shopping centers to determine the best way to continue in the future to maximize the economic opportunities in this area.

Timing: A
Responsibility: CD, CM/G

Action LU.8.3.3 Initiate a transit study to determine how best to maximize potential opportunities to improve transit facilities and options in this area.

Timing: A
Responsibility: PW, CM/G, CD

Action LU.8.3.4 Require any new development to provide improved pedestrian facilities and to design their development to be as walkable as possible.

Timing: O
Responsibility: CD, PW

Action LU 8.3.5 Develop unique Appian Way regional gateway monuments or design features at the Interstate 80 interchange and at the shared boundary with the El Sobrante unincorporated area as well as the neighborhood gateway at intersection with San Pablo Avenue to make the corridor both more attractive and distinctive for local and regional visitors. Based on funding availability and site conditions, decorative gateway features could include vehicular and pedestrian circulation upgrades, monument walls, signage, enhanced landscaping, decorative paving, decorative lighting, and additional public art.

Timing: A/B
Responsibility: CD, PW, CM/G

CIRCULATION

Action CE.1.1.1 Adopt and implement the Three Corridors Specific Plan.

Timing: A (Adopt), O (Implement)
Responsibility: CD, PW

Action CE.1.1.2 Adopt a Resolution of Support for the designation of Appian Way, San Pablo Avenue and Pinole Valley Road as Preferred Development Areas (PDAs).

Timing: A
Responsibility: CM/G

Action CE.1.1.3 Apply for grants and other funding, as appropriate to implement the PDAs.

Timing: O
Responsibility: CM/G, PW, CD

Action CE.1.2.1 Give priority to projects that will contribute to a reduction in vehicle miles traveled per capita, while maintaining economic vitality and sustainability.

Timing: O
Responsibility: CM/G, CD

Action CE.1.2.2 Require development to provide bus, bicycle, pedestrian and alternative fuel vehicle facilities, as appropriate.

Timing: O
Responsibility: CD, PW

Action CE.1.2.3 Provide safe and convenient access for pedestrians and bicyclists, wherever feasible.

Timing: O
Responsibility: PW, CD

Action CE.1.3.1 Consult with transit providers during review of development proposals.

Timing: O
Responsibility: CD

Action CE.1.3.2 Include facilities that support alternative modes of transportation (pedestrian, bicycles, public transit, electric vehicles, etc.) where feasible.

Timing: O
Responsibility: CD, PW

Action CE.1.4.1 Study the feasibility of increasing public transit frequency in areas currently served, and continue evaluating the possibility of expanding service to areas currently without service.

Timing: A (Study), O (Evaluate)
Responsibility: PW, CD

Action CE.1.4.2 Include links to public transit resources, bike trails maps, pedestrian trails maps and carpool/van pool information on the City's website.

Timing: A
Responsibility: CM/G

Action CE.1.4.3 Pursue extension of rapid bus service to Pinole and enhance transit facilities that serve Pinole users.

Timing: A (Pursue), O (Enhance)
Responsibility: PW, CM/G

Action CE.1.4.4 Support provision of wayfinding signage and markers for transit stops and multi-use trails.

Timing: O
Responsibility: PW, REC

Action CE.1.5.1 Enhance existing and provide additional bus shelters and other amenities that support transit use, where feasible and appropriate.

Timing: O
Responsibility: PW

Action CE.1.6.1 Coordinate the integration of local and regional transit with transportation agencies and other jurisdictions.

Timing: O
Responsibility: CM/G, PW

Action CE.1.6.2 Work with WestCAT, AC Transit and other transit providers to support expanded transit lines and increased frequency of service on major transit arterials.

Timing: O
Responsibility: CM/G, PW

Action CE.2.1.1 Work with local and regional jurisdictions in the preparation of regional and State-mandated regional plans.

Timing: O
Responsibility: CM/G, CD, PW

Action CE.2.1.2 Work with WCCTAC to develop and update the Action Plan for Routes of Regional Significance, to establish Multimodal Transportation Service Objectives (MTSOs), and to coordinate planning for projects and programs of regional importance.

Timing: A
Responsibility: CM/G, PW, CD

Action CE.2.1.3 Work with emergency service providers to ensure the transportation system facilitates efficient service delivery and protects public safety.

Timing: A
Responsibility: FD, CM/G

Action CE.2.2.1 Work with Caltrans and adjacent jurisdictions to improve the operational performance of I-80 and local transit corridors designated Priority Development Areas (San Pablo Avenue, Appian Way and Pinole Valley Road).

Timing: O
Responsibility: PW, CD

Action CE.2.2.2 Work with Caltrans in analyzing the performance of freeway interchanges located in the General Plan area and seek appropriate improvements.

Timing: O
Responsibility: PW, CM/G, CD

Action CE.2.2.3 Improve the principal arterial gateways to Pinole to facilitate the movement of traffic flowing into and out of the city.

Timing: A/B
Responsibility: PW

Action CE.3.1.1 Work with WCCTAC and CCTA to revise the Action Plan level of service standard for San Pablo Avenue within Old Town to LOS F.

Timing: A/B
Responsibility: PW, CD

Action CE.3.1.2 Project applicants shall provide a traffic study forecasting traffic impacts, identifying deficient roadways and intersections, and providing an implementation plan for needed improvements to the satisfaction of the Public Works Director/City Engineer.

Timing: O
Responsibility: PW, CD

Action CE.3.1.3 The City shall develop a Roadway/Trail Master Plan to improve the sidewalk, bike trail, pedestrian trail and roadway system, as necessary for buildout of the General Plan.

Timing: A/B
Responsibility: PW, CD, REC

Action CE.3.3.1 Establish a mechanism for collecting appropriate fees from development projects that will offset negative impacts on LOS thresholds.

Timing: A
Responsibility: PW, CM/G, CD

Action CE.3.3.2 Adopt traffic impact fees that are based upon peak hour trip generation.

Timing: A
Responsibility: PW, CM/G, CD

Action CE.3.4.1 Construct necessary improvements to intersections to ensure that the applicable levels of service mentioned in Policy CE.3.1 are achieved.

Timing: O
Responsibility: PW

ACTION CE.4.3.1 Study multimodal impact fees to determine an appropriate amount and means of assessing them.

Timing: A
Responsibility: PW, CM/G, CD

Action CE.4.4.1 Before funding transportation improvements that increase roadway capacity and vehicle miles traveled, the City will evaluate the feasibility and effectiveness of funding projects that support alternative modes of transportation and reduced vehicle miles traveled, including transit and bicycle and pedestrian access.

Timing: O
Responsibility: PW, CD

Action CE.4.4.2 Roadways experiencing or forecast to experience worse than applicable level of service conditions (unstable or forced traffic flows) shall be improved, unless economic conditions, community character issues or public health, safety or welfare factors are such that needed improvements would be detrimental to other City goals and objectives.

Timing: O
Responsibility: PW, CD

Action CE.5.1.1 Continue to encourage shared parking facilities for both private businesses and public agencies.

Timing: O
Responsibility: CD, PW, CM/G

Action CE.5.1.2 Continue to maintain the Old Town parking district as described in **Figure 7.5**.

Timing: O
Responsibility: CD

Action CE.5.2.1 Consider as needed the use of timed/metered parking to discourage long-term parking in Old Town, provided resources are available for enforcement.

Timing: A
Responsibility: CM/G, PD

Action CE.5.4.1 Allow reduction of minimum on-site parking requirements for development that includes exceptional features that support multiple modes of transportation.

Timing: O
Responsibility: CD

Action CE.5.4.2 Encourage shared parking programs in mixed-use and transit-oriented development areas.

Timing: O
Responsibility: CD

Action CE.6.1.1 Designate a certain percentage of parking spaces for ride-sharing vehicles.

Timing: O
Responsibility: CD

Action CE.6.1.2 Require the development of Transportation Management Associations (TMA) for large employers and commercial/industrial complexes. These TMAs would develop plans to encourage their employees to use some form of collective transportation to commute to and from work. These plans should not only include information regarding rideshare lists and available transit, but may also include provision of transit passes, preferential parking and other incentives to participating employees.

Timing: O
Responsibility: CD, PW

Action CE.6.2.1 Coordinate with ride-sharing programs to provide up-to-date lists of potential riders and to educate the public on commuting options.

Timing: O
Responsibility: CM/G

Action CE.6.2.2 Encourage the development of employer-funded vanpool and shuttle bus services to new employment centers.

Timing: O
Responsibility: CM/G, CD

Action CE.6.2.3 Encourage employer provision of information on alternative modes of transit.

Timing: O
Responsibility: CM/G

Action CE.6.2.4 Encourage employers to offer flextime arrangements to their employees in order to reduce the percentage of trips made during peak hours.

Timing: O
Responsibility: CM/G

Action CE.6.2.5 Work with schools to encourage carpooling and a flexible class schedule in order to reduce the percentage of trips made during peak hours.

Timing: O
Responsibility: CM/G

Action CE.6.2.6 Establish and apply minimum carpool requirements for all nonresidential developments.

Timing: A (Establish), O (Apply)
Responsibility: CD

Action CE.6.3.1 Encourage and utilize shuttles to serve neighborhoods, employment centers and major destinations.

Timing: O
Responsibility: PW, CM/G

Action CE.6.3.2 Work with existing shuttle service providers to coordinate their services with other forms of transit, special events and work centers.

Timing: O
Responsibility: PW, CM/G

Action CE.6.3.3 Encourage home offices, live/work sites and satellite work centers in appropriate locations.

Timing: O
Responsibility: CM/G, CD

Action CE.6.3.4 Encourage telecommuting options through public outreach and with new and existing employers, as appropriate.

Timing: O
Responsibility: CM/G

Action CE.6.3.5 Explore the potential for creation of a transportation assessment district to help fund transportation improvements and repairs throughout the city.

Timing: A/B
Responsibility: CM/G, PW

Action CE.6.3.6 Explore the creation of a network of park-and-ride facilities to support and encourage the use of regional transit.

Timing: A/B
Responsibility: CM/G, PW, CD

Action CE.6.3.7 Identify and correct gaps in the pedestrian travel network, whenever feasible.

Timing: O
Responsibility: PW, CD

Action CE.7.1.1 Develop street design and bikeway design standards to address all street users, autos, public transit, bicycles and pedestrians of all ages and abilities.

Timing: A
Responsibility: PW, CD

Action CE.7.1.2 Prepare and regularly update a Pinole bikeways map and make it available on the City's website.

Timing: A (Prepare), O (Update)
Responsibility: REC, PW, CM/G

Action CE.7.1.3 Provide safe access to public transportation and other non-motorized uses through construction of dedicated bicycle paths.

Timing: O
Responsibility: PW, REC, CM/G

Action CE.7.2.1 Establish engineering standards for pedestrian and bicycle facilities.

Timing: A
Responsibility: PW

Action CE.7.2.2 Require provision of adequate, convenient and secure bike parking in conjunction with private development.

Timing: O
Responsibility: CD

Action CE.7.2.3 Provide public bike parking as funding is available.

Timing: O
Responsibility: PW, CM/G

Action CE.7.2.4 Require projects to include bicycle facilities, as appropriate.

Timing: O
Responsibility: CD, PW

Action CE.7.3.1 Where feasible, provide bike racks along these trails at safe, lighted locations.

Timing: O
Responsibility: REC, PW

Action CE.7.3.2 Pursue enhanced funding for bicycle and pedestrian facilities and access projects.

Timing: O
Responsibility: PW, CM/G

Action CE.7.3.3 Adopt bicycle parking standards that encourage and facilitate bicycle travel.

Timing: A
Responsibility: PW

Action CE.7.3.4 Minimize bicycle/pedestrian/motor vehicle conflicts by providing proper trail, street and intersection design and separation.

Timing: O
Responsibility: PW, CD

Action CE.7.4.1 Assist in the development and dissemination of public education programs to promote bicycle safety.

Timing: O

Responsibility: PW, CM/G

Action CE.8.1.1 As feasible, ensure that all intersections in areas with pedestrian usage are signalized with curb ramps, bulbouts, high-contrast crosswalks and pedestrian actuation, and other safety measures.

Timing: O
Responsibility: PW

Action CE.8.1.2 Where feasible, use landscaping or physical barriers on high-capacity arterials to separate vehicles and pedestrians.

Timing: O
Responsibility: PW

Action CE.8.3.1 In conjunction with the public school system and other appropriate public facilities and programs, assist in developing public education programs to promote pedestrian safety.

Timing: O
Responsibility: PW, CM/G

Action CE.8.3.2 Ensure that all intersections near schools are signalized with curb ramps, high-contrast crosswalks and pedestrian actuation, where feasible.

Timing: O
Responsibility: PW

Action CE.8.3.3 Actively support the Safe Routes to Schools program, including making use of available funding and technical assistance.

Timing: O
Responsibility: CM/G, PW, CD

Action CE.8.4.1 Use strategic planning to establish land use patterns that encourage mixed-use, walkable development.

Timing: O
Responsibility: CD

COMMUNITY SERVICES AND FACILITIES

Action CS.1.1.1 Continue to upgrade the Public Safety Building to ensure adequate parking and evidence storage.

Timing: O
Responsibility: PD, FD

Action CS.1.1.2 Develop and implement a plan to update safety features on public buildings, including necessary security upgrades to the Emergency Operations Center.

Timing: A/B (Develop), O (Implement)
Responsibility: PW, PD, FD

Action CS.1.1.3 Conduct a study of the feasibility of establishing new neighborhood community centers or outreach services in areas not presently served.

Timing: A/B
Responsibility: CM/G, PW

Action CS.1.1.4 The City shall increase the energy efficiency and hazard resistance of public buildings.

Timing: O
Responsibility: PW, CM/G

Action CS.1.3.1 Explore the possibility of providing mobile City services and satellite offices.

Timing: A/B
Responsibility: CM/G, PW

Action CS.1.3.2 Explore the possibility of developing a community shuttle service that would transport community members to and from City facilities.

Timing: A/B
Responsibility: CM/G, PW

Action CS.1.3.3 Ensure that all public buildings and facilities are compliant with accessibility standards and meet the access needs of physically challenged individuals.

Timing: O
Responsibility: PW

Action CS.1.3.4 The City shall periodically prepare and update the Recreation Park and Facility Master Plan to monitor the condition of recreation facilities and to ensure community needs are adequately addressed.

Timing: A/B
Responsibility: REC

Action CS.1.4.1 Review Structure Designs. Involve law enforcement agencies in review of the design of new and rehabilitated buildings, including lighting and landscaping, to identify ways to increase resident safety.

Timing: O
Responsibility: PD, CD

Action CS.1.5.1 Conduct a study to determine the needs Pinole has for a Corporation Yard and where the best location for said yard will be.

Timing: A
Responsibility: PW, CM/G, CD

Action CS.2.1.1 Explore alternative funding options to increase police services to the community.

Timing: O
Responsibility: CM/G, PD

Action CS.2.2.1 The City will work with criminal justice agencies and community groups to support programs that offer information about community policing, reporting of child and adult abuse and neglect, and other crime prevention techniques.

Timing: O
Responsibility: PD, CM/G

Action CS.2.2.2 The City will support efforts to strengthen and expand neighborhood watch programs and encourage businesses to participate in these programs.

Timing: O
Responsibility: PD, CM/G

Action CS.2.2.3 Work with law enforcement agencies and community groups to promote cleanup, graffiti removal and other neighborhood beautification efforts.

Timing: O
Responsibility: PD, CM/G

Action CS.2.3.1 Continue working with members of Battalion 7 and other emergency services providers to optimize the allocation of resources and most efficiently provide mutual aid in Pinole and surrounding communities.

Timing: O
Responsibility: FD, CM/G

Action CS.2.3.2 Explore organizational and facility changes that could support the continuation of services in a more cost-effective manner.

Timing: A
Responsibility: FD, CM/G

Action CS.2.3.3 Implement organizational changes and necessary capital improvements through the annual budget and Capital Improvement Program, and explore alternative funding opportunities to support such changes.

Timing: O
Responsibility: FD, CM/G, PW

Action CS.2.3.4 The City will encourage public education regarding fire prevention, safety and first aid medical procedures.

Timing: O
Responsibility: FD, CM/G

Action CS.2.3.5 The Fire Department will strive to provide on-scene response to emergency incidents in the city within 5 minutes 95% of the time.

Timing: O
Responsibility: FD, CM/G

ACTION CS.2.3.6 The City will develop a Fire Safety Operations Assessment that identifies and compares different approaches to the provision of emergency services and identifies needed facilities and an appropriate organizational structure to provide cost-effective fire and emergency medical services.

Timing: A
Responsibility: FD, CM/G

Action CS.2.3.7 In order to continue to provide fire service, the City shall solidify funding for fire services by seeking an extension of the City's Utility Tax. If the City's Utility Tax is not renewed, alternative funding sources shall be researched to ensure adequate funding for City fire services.

Timing: O
Responsibility: FD, CM/G

Action CS.2.4.1 Examine alternative open space ownership structures that could reduce the City's fire safety maintenance obligations.

Timing: A/B
Responsibility: FD, CM/G

Action CS.2.4.2 Examine opportunities to create all-weather emergency vehicle access through open space in order to shorten response times and improve mutual aid between Pinole, Hercules and El Sobrante.

Timing: A
Responsibility: FD, CM/G

Action CS.2.5.1 Work with public safety and health and human services agencies countywide to maintain interagency and public communications systems that will provide mutual aid and be reliable during and following an emergency.

Timing: O
Responsibility: PD, FD, CM/G

Action CS.2.5.2 Establish educational materials and offer seminars in schools and other civic and neighborhood locations to teach citizens how to prepare for emergencies.

Timing: A (Establish), O (Offer)
Responsibility: PD, FD, CM/G

Action CS.2.5.3 Work with neighborhood groups and other civic organizations to establish councils that will conduct a variety of disaster-preparedness functions, including emergency response training and removal of vegetation around buildings in areas prone to high or very high fire hazard.

Timing: A
Responsibility: PD, FD, CM/G

Action CS.2.5.4 Locate and design emergency buildings and vital utilities, communication systems and other public facilities so that they can remain operational during and after an emergency or disaster.

Timing: O
Responsibility: PW, PD, FD

Action CS.2.5.5 Develop Evacuation Plans. Work with agencies that provide emergency preparedness, response and recovery services to formulate definitive plans and procedures for evacuation of hazard-prone areas.

Timing: A/B
Responsibility: PD, FD, CM/G, CD

Action CS.2.5.6 The City will continue to work with regional partners on the development and implementation of and necessary updates to a hazard mitigation plan to help protect the public in the event of likely natural and man-made hazard events.

Timing: O
Responsibility: FD, CD, PW, CM/G

Action CS.2.6.1 Prepare an inventory of the Corporation Yard facility and service needs and identify alternative locations for housing the Corporation Yard.

Timing: A/B
Responsibility: PW, CM/G, CD

Action CS.2.6.2 Make needed improvements to the Public Safety Building as funds become available. Improvements include, but are not limited to, security upgrades, expansion of the Property/Evidence Room, and expansion of, and reconfigured access to, the secure parking area.

Timing: A/B
Responsibility: PW, CM/G, PD

Action CS.2.6.3 Upgrade the Emergency Operations Center (EOC) to maintain a state of readiness, which may require setting aside dedicated space for the EOC.

Timing: A/B
Responsibility: PW, PD, CM/G

Action CS.2.6.4 The City will create an ongoing maintenance fund for all public facilities with a focus on preventative maintenance to reduce long-term costs.

Timing: A/B
Responsibility: CM/G

Action CS.3.1.1 The City will utilize the Recreation Park and Facility Master Plan to identify areas that are underserved by recreation facilities and identify opportunity sites that may satisfy existing and projected park and recreation needs.

Timing: O
Responsibility: REC, PW

Action CS.3.1.2 The City will work with community organizations, nonprofit and civic groups, and local schools to provide high-quality recreation programs that address the recreation needs of all ages and cultural interests of the community.

Timing: O
Responsibility: REC

Action CS.3.1.3 The City will seek available funding opportunities to support recreation in Pinole and to leverage available City and Redevelopment Agency financial resources.

Timing: O
Responsibility: CD, CM/G

Action CS.3.2.1 Utilize Pinole's website and e-mail blasts to inform the public on community opportunities to use Pinole's recreation options.

Timing: O
Responsibility: REC, CM/G

Action CS.3.2.2 Explore possibilities with the school district and local medical offices to offer educational programs on health and well-being that combine with utilization of Pinole's recreation options.

Timing: O
Responsibility: REC

Action CS.3.3.1 Complete a map of Pinole's trail system and offer copies to the community.

Timing: A
Responsibility: REC

Action CS.3.3.2 Develop and implement a plan to close the gap in the Bay Trail along Pinole's shoreline.

Timing: A/B
Responsibility: REC, CD, PW

Action CS.3.3.3 Participate in the San Francisco Bay Area Water Trail.

Timing: O
Responsibility: REC, CD, CM/G, PW

Action CS.3.3.4 Implement the trail improvements identified in the Pinole Creek Greenway Master Plan.

Timing: A/B
Responsibility: REC, PW, CD

Action CS.3.3.5 Work with the East Bay Regional Parks District to extend trail connections from San Pablo Bay to southern ridgelines in and adjacent to Pinole.

Timing: O
Responsibility: REC, PW, CD

Action CS.3.3.6 Explore alternative funding options to acquire land to expand Pinole's trail system.

Timing: O
Responsibility: REC, CM/G, PW

Action CS.3.3.7 Where possible, secure rights to public access and incorporate trail improvements in development proposals.

Timing: O
Responsibility: CD, REC

Action CS.3.4.1 Prepare and implement a Recreation Facility Master Plan to ensure that the amount of available recreation space is adequate to meet ongoing recreation service needs over time.

Timing: O
Responsibility: REC, PW, CD

Action CS.3.4.2 Future park sites should be planned for neighborhoods that do not currently have a park within walking or bicycling distance.

Timing: O
Responsibility: REC, CD, PW

Action CS.3.4.3 Review of development proposals shall be organized in conjunction with the Recreation Department in order to designate sites for new parks and recreation facilities.

Timing: O
Responsibility: CD, REC

Action CS.3.4.4 Consider allowing incentives such as density bonuses for development projects that provide parks and/or recreational open space.

Timing: O
Responsibility: CD, REC, CM/G

Action CS.3.4.5 Implement a program to acquire recreational open space areas and permanently protect the land from other future development.

Timing: A/B
Responsibility: REC, CM/G

Action CS.3.4.6 Utilize community facilities districts, Mello-Roos and/or lighting districts to provide funding for ongoing maintenance and operation of parks and recreation facilities.

Timing: O
Responsibility: REC, CM/G

Action CS.3.4.7 The City shall seek out opportunities to work with other government agencies, local land trusts, and other stakeholder groups and organizations to expand park and recreation opportunities within or in close proximity to Pinole.

Timing: O
Responsibility: REC, CM/G, CD, PW

Action CS.4.3.1 Develop and implement a program to increase vehicle, bicycle and pedestrian safety and provide safe routes to each Pinole school.

Timing: O
Responsibility: REC, PW, CM/G, CD

Action CS.4.3.2 The City shall work with the West Contra Costa Unified School District and private education providers to maximize transportation options to and from schools that reduce greenhouse gas emissions and ensure safe routes to schools for all students.

Timing: O
Responsibility: CM/G, PW, CD

Action CS.4.5.1 Provide optimum daily access to library services.

Timing: O
Responsibility: CM/G

Action CS.4.5.2 Provide quality library services in a cost-effective manner.

Timing: O
Responsibility: CM/G

Action CS.4.5.3 Examine options for grants and other alternative funding to increase library services.

Timing: O
Responsibility: CM/G

Action CS.4.5.4 Encourage community groups and organizations to interact and include library services in their programs.

Timing: O
Responsibility: CM/G, REC

Action CS.4.5.5 Use technology to optimize the development and delivery of library resources and services.

Timing: O
Responsibility: CM/G

Action CS.4.5.6 Continue to provide a strong central library with extension services and facilities for people who do not have reasonable access to the main library.

Timing: O
Responsibility: CM/G

Action CS.4.5.7 Cooperate with other public and private agencies to improve library services.

Timing: O
Responsibility: CM/G

Action CS.4.5.8 Assist the County and library with exploring alternative sites for the library in Pinole.

Timing: O
Responsibility: CM/G

Action CS.5.2.1 The City shall investigate establishing new guidelines requiring water use restrictions for irrigation systems and use of drought-resistant and native plants in landscaping.

Timing: A/B
Responsibility: CD, PW

Action CS.6.1.1 The City shall ensure that all parts of the wastewater collection system are maintained in adequately safe condition.

Timing: O
Responsibility: PW

Action CS.6.1.2 The City shall implement treatment plant improvements as necessary to ensure that all permit requirements are met and the system is adequate to accept and treat all flows.

Timing: O
Responsibility: PW

Action CS.6.1.3 The City will continue to implement a program to inspect and repair the City's sewer collection system to reduce both infiltration and inflow.

Timing: O
Responsibility: PW

Action CS.6.1.4 New sewer collection and transmission systems shall be designed and constructed to minimize potential inflow and infiltration, and the existing collection system will be upgraded to reduce inflow and infiltration.

Timing: O
Responsibility: PW

Action CS.6.2.1 The Pinole Public Works Department shall be given the opportunity to review and make recommendations on all new development proposals to ensure there is adequate capacity to serve the project.

Timing: O
Responsibility: PW, CD

Action CS.6.2.2 The City will strive to prepare a capital replacement plant management report and update as needed to implement Goal CS.6.

Timing: O
Responsibility: CM/G, PW

Action CS.6.2.3 The City will strive to update the Water Pollution Control Plant to improve the plant's ability to process solids to solve the imbalance in solids processing that has reduced the actual capacity of the plant.

Timing: O
Responsibility: CM/G, PW

Action CS.6.5.1 The City will strive to minimize the use of hypochlorite in the treatment of wastewater and explore other feasible treatment options.

Timing: O
Responsibility: PW

Action CS.7.3.1 The City will continue to work together with the East Bay Municipal Utility District and Contra Costa Flood Control District and other regional partners to develop detention basins in the upper reaches of the Pinole Creek watershed to benefit biological resources and reduce flooding hazards.

Timing: O
Responsibility: PW

Action CS.7.4.1 The City will continue to work with the Contra Costa Flood Control District and other regional partners to establish a long-term funding source for Pinole Creek flood control maintenance and habitat restoration efforts.

Timing: O
Responsibility: PW, CM/G

Action CS.8.1.1 Continue to work with the West Contra Costa Integrated Waste Management Authority in order to meet or exceed the waste diversion requirements from AB 939 or subsequent legislation to reduce waste entering the landfill by increasing the diversion rate.

Timing: O
Responsibility: PW

Action CS.8.1.2 Encourage Pinole residents, businesses and industries to reduce the use of non-biodegradable and non-recyclable materials, including reduced use of packaging and use of reusable, rather than disposable, products.

Timing: O
Responsibility: CM/G, PW

Action CS.8.1.3 New construction sites, as required by State Law, shall provide for the salvage, reuse or recycling of construction and demolition materials.

Timing: O
Responsibility: CD, PW

Action CS.8.1.4 Public buildings will incorporate on-site storage facilities for recycled materials.

Timing: O
Responsibility: PW

Action CS.8.2.1 Distribute public education materials on solid waste source reduction, recycling and composting, and the proper handling of household hazardous waste.

Timing: O
Responsibility: PW, CM/G, REC

Action CS.8.2.2 Increase opportunities for safe disposal or recycling of electronic waste (e-waste) and hazardous waste by residents and businesses in Pinole.

Timing: A
Responsibility: PW, CM/G, REC

Action CS.8.2.3 Continue community-wide efforts, such as the regular area swap meets, to minimize waste.

Timing: O
Responsibility: CM/G

Action CS.9.1.1 Continue to encourage the use of solar energy, both active and passive, in the orientation and design of all new construction projects.

Timing: O
Responsibility: PW (City buildings), CD (Private development)

Action CS.9.1.2 Continue efforts to convert public buildings to solar power wherever possible.

Timing: O
Responsibility: PW, CM/G

Action CS.9.1.3 Where possible, the City will replace vehicles in the motor pool with energy-efficient vehicles or vehicles that use alternative forms of energy.

Timing: O
Responsibility: PW, CM/G, PD, FD

Action CS.10.1.1 The City will continue to actively participate on the West Contra Costa Transportation Advisory Committee (WCCTAC).

Timing: O
Responsibility: PW, CM/G

Action CS.10.1.2 The City will work with WestCAT, AC Transit and other transit providers to support expanded transit lines and increased frequency of service on major transit arterials.

Timing: O
Responsibility: PW, CM/G

Action CS.10.2.1 The City will continue to update the pavement management program to ensure roadway infrastructure is adequately maintained.

Timing: O
Responsibility: PW

Action CS.10.2.2 The City will prepare a citywide sidewalk conditions inventory and incorporate necessary improvements in the Capital Improvement Program to ensure safe pedestrian access throughout the community.

Timing: A/B
Responsibility: PW, CM/G

Action CS.10.2.3 The City will systematically construct new sidewalks at locations determined through the sidewalk condition inventory and the Transportation and Pedestrian Safety (TAPS) Advisory Committee.

Timing: O
Responsibility: PW

Action CS.11.1.1 The City will utilize public access television to regularly share information and broadcast important City events.

Timing: O
Responsibility: CM/G, REC

Action CS.11.2.1 The City will maintain an easily navigable website and post useful information about available City services, events and programs.

Timing: O
Responsibility: CM/G

Action CS.11.2.2 The City will make strategic equipment purchases to keep pace with evolving technology and ensure efficient, accessible communication.

Timing: O
Responsibility: CM/G

Action CS.11.3.1 The City will expand the range of information and services accessible exclusively through the Internet as technology evolves to improve efficiency and conserve financial resources.

Timing: O
Responsibility: CM/G

Action CS.11.3.2 The City will provide links on its website to information from other organizations that benefits the public and addresses frequently asked questions.

Timing: O
Responsibility: CM/G

Action CS.11.4.1 The City will seek improved information management and communications technologies to improve service delivery and conserve financial resources.

Timing: O
Responsibility: CM/G

Action CS.11.5.1 The City will prepare a Fiber Optic System Master Plan to ensure that needed infrastructure is planned for, and ultimately installed, throughout the city.

Timing: A/B
Responsibility: CD, CM/G

Action CS.11.5.2 The City will establish public/private partnerships to share fiber optic technology and defray City expenses from installing and operating a fiber optic network.

Timing: O
Responsibility: CM/G

HEALTH AND SAFETY

Action HS.1.1.1 Maintain detailed hazard maps for use in development review.

Timing: O
Responsibility: CD, PW, PD, FD

Action HS.1.1.2 Maintain and implement the Emergency Operations Plan (EOP), including necessary training, emergency preparedness drills and community education.

Timing: O
Responsibility: PD, FD, CM/G

Action HS.1.1.3 Adopt a Very High Fire Hazard Severity Zone (VHFHSZ) ordinance to implement regulations.

Timing: A
Responsibility: FD, CM/G

Action HS.1.1.4 Apply Crime Prevention Through Environmental Design (CPTED) principles when planning for public and private improvements.

Timing: O
Responsibility: PD, CD

Action HS.1.1.5 Maintain and expand where feasible the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Police Department advice and experience.

Timing: O
Responsibility: PD, PW, CM/G

Action HS.1.2.1 Regulate new pipeline development through the Use Permit process. Require new development to screen, protect or underground all utilities and provide underground connections to improve public safety as well as the city's appearance.

Timing: O
Responsibility: CD

Action HS.1.2.2 Evaluate ongoing fire protection and emergency medical service delivery in the community, and identify sites for potential relocation of existing fire stations on the General Plan Land Use Map to improve service coverage and decrease response times.

Timing: O
Responsibility: FD, PD, CM/G

Action HS.2.1.1 Work with creek restoration stakeholders to implement the Pinole Creek Vision Plan and Greenway Master Plan during review of specific development proposals.

Timing: O
Responsibility: CD

Action HS.2.1.2 Continue to seek funding to implement the Pinole Creek Vision Plan, Greenway Master Plan, and Restoration Project.

Timing: O
Responsibility: CM/G, CD, PW

Action HS.2.1.3 Establish land use controls for properties that abut Pinole Creek in order to minimize potential conflicts between flood, resource protection and recreational goals. This action could be accomplished by adopting a creek ordinance.

Timing: A/B
Responsibility: CD, PW

Action HS.2.2.1 Establish a land use designation for land to be set aside for detention basin purposes and seek out opportunities to establish detention basins to better protect the community from flooding hazards.

Timing: A/B
Responsibility: CD, PW

Action HS.2.4.1 Create a long-range plan to govern the San Pablo Bay waterfront and any other areas that may be impacted by changes in sea level.

Timing: A/B
Responsibility: CD, CM/G, PW

Action HS.2.5.1 Require project applicants to investigate and report on project impacts on stormwater runoff and the wastewater treatment plant and ensure that project-specific impacts are mitigated.

Timing: O
Responsibility: CD, PW, S

Action HS.2.5.2 Seek funding to upgrade facilities to reduce inflow and infiltration and treat runoff.

Timing: O
Responsibility: PW, CM/G

Action HS.3.1.1 Continually update the geologic hazard map with new information provided by geotechnical studies.

Timing: O
Responsibility: CD, PW

Action HS.3.4.1 Update the Building Code and other codes as necessary to address earthquake, fire and other hazards, and support programs for the identification, abatement or mitigation of existing hazardous structures.

Timing: O
Responsibility: CD, FD

Action HS.3.4.2 Implement actions to address safety issues related to unreinforced masonry buildings in coordination with historic preservation policies and programs.

Timing: O
Responsibility: CD

Action HS.3.4.3 Ensure that sites in Pinole which are contaminated with hazardous substances are cleaned through decontamination of soils, treatment, and filtration of groundwater.

Timing: O
Responsibility: PW, S, CM/G

Action HS.3.5.1 Work with Contra Costa County and other regional partners to implement the County Hazardous Waste Management Plan and notify the public about locations and opportunities to properly dispose of household hazardous materials.

Timing: O
Responsibility: CM/G, PW

Action HS.3.5.2 Use the Conditional Use Permit and Encroachment Permit process to ensure pipeline safety when construction occurs. New developments should screen, protect or underground all gas, electric and communication lines, screen facilities (e.g., transformers) as safety and conditions require, and provide underground connections when feasible, to improve public safety and the city's appearance.

Timing: O
Responsibility: PW

Action HS.3.5.3 A comprehensive investigation of hazardous materials storage tanks should be undertaken for specific sites when development is proposed. The potential hazard of any tanks or former tank sites found should then be evaluated using California EPA and local regulatory guidelines, and sites shall be remediated as needed.

Timing: O
Responsibility: CD

Action HS.3.5.4 At the time of new development, any known or discovered hazardous material should be cleaned up and any impacts mitigated as required by the governing law.

Timing: O
Responsibility: CD

Action HS.3.7.1 Consider adoption of a habitat protection ordinance that would identify and protect areas of biological value, including streams, creeks and wetlands. The ordinance would include setbacks from creeks, guidelines for avoidance of filling of creeks or wetlands and destruction of riparian vegetation, standards for compensation of habitat loss (as established by City of Pinole General Plan (1995) Open Space and Environmental Protection 7-9), and requirements for mitigation, monitoring and habitat enhancement plans. The ordinance would also cover implementation and enforcement of specific criteria to ensure that safety, natural resources and aesthetic values of Pinole Creek, other creeks and major drainages are protected and enhanced.

Timing: A/B
Responsibility: CD, PD, CM/G

Action HS.3.7.2 Establish riparian and stream restoration programs that include stormwater treatment, erosion control measures, stream cleanup projects and revegetation plans for denuded areas. These programs may also result in the removal of invasive, non-native vegetation that would be replaced with native plant materials to stabilize slopes and enhance wildlife habitat.

Timing: O
Responsibility: PW, CM/G, CD, REC

Action HS.4.1.1 Maintain and implement the Emergency Operations Plan (EOP), including periodic training exercises.

Timing: O
Responsibility: PD, FD, CM/G

Action HS.4.1.2 Continue working with Contra Costa County and other concerned agencies to adopt a regional Emergency Response Plan (ERP).

Timing: O
Responsibility: PD, FD, CM/G

Action HS.4.1.3 The City Fire Department staff shall review newly proposed or modified roadway designs (e.g., median modifications and speed humps) to ensure that they do not significantly impair movement of emergency vehicles and equipment.

Timing: O
Responsibility: CD, PD, FD, PW

Action HS.4.1.4 Locate and design emergency buildings and vital utilities, communication systems and other public facilities so that they remain operational during and after an emergency or disaster.

Timing: O
Responsibility: PW, CM/G, FD, PD, REC, CD

Action HS.4.1.5 Establish an emergency warning/notification system in Pinole to notify the public during a natural or man-made disaster. Provide a public communication system to help advise the public about how best to respond during the recovery phase of a disaster and notify the community when safety has been restored.

Timing: A/B
Responsibility: CM/G, PD, FD

Action HS.4.1.6 The City shall increase the number of individuals that receive Citizen Emergency Response Training to increase emergency preparedness within the city and encourage greater self-reliance during and after a natural or man-made hazard event.

Timing: O
Responsibility: CD

Action HS.4.2.1 Publicize disaster plans and promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding and fire. Maintain detailed hazard maps for use in development review.

Timing: O
Responsibility: CM/G, CD

Action HS.4.2.2 Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.

Timing: A/B
Responsibility: PD, FD, CM/G

Action HS.4.2.3 Coordinate with local, regional, state and federal agencies regarding a potential rise in sea level.

Timing: A/B
Responsibility: CD, CM/G

Action HS.4.3.1 Develop a fiber optic network plan that can provide visual access for emergency services providers and assist with crime prevention and the monitoring of critical public facilities (e.g., storm drain and flood protection facilities).

Timing: A/B
Responsibility: CD, CM/G, PW, PD

Action HS.4.3.2 Incorporate necessary improvements into new and substantially remodeled structures to ensure that emergency service providers are able to transmit and receive radio communications within structures.

Timing: O
Responsibility: CD, PD, FD

Action HS.5.1.1 Support the location of ancillary employee services, including child care, restaurants, banking facilities and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.

Timing: O
Responsibility: CD

Action HS.5.2.1 Encourage compact, transit-oriented development within one-quarter to one-half mile of transit stations and transit service stops along transit corridors.

Timing: O
Responsibility: CD, CM/G

Action HS.5.2.2 Continue to work with transportation and transit agencies and organizations to improve transit service and encourage increased ridership.

Timing: O
Responsibility: PW, CM/G

Action HS.5.2.3 Adopt and implement the Three Corridors Specific Plan for commercial corridors along San Pablo Avenue, Pinole Valley Road and Appian Way, establishing mixed-use development land use designations and design guidelines that encourage walkable communities, improved bicycle facilities and improved public transit facilities.

Timing: A
Responsibility: CD

Action HS.5.3.1 Change zoning and land use policies to limit land use conflicts between residential areas and sources of diesel pollution.

Timing: O
Responsibility: CD

Action HS.5.3.2 Reduce pollution from construction equipment.

Timing: O
Responsibility: CD, PW

Action HS.5.3.3 Work with federal, state and local agencies coordinate decisions that respect each agency's goals.

Timing: O
Responsibility: CM/G

Action HS.5.3.4 Evaluate creation of an environmental justice ordinance and ensure community outreach to incorporate environmental justice principles into new project development review.

Timing: A
Responsibility: CM/G, CD

Action HS.5.3.5 Adopt a green building ordinance to reduce construction waste, improve water conservation and reduce reliance on nonrenewable resources. This ordinance should identify practices that can be employed in the design, construction and operation of projects that will protect air and water quality in Pinole.

Timing: A/B
Responsibility: CD

Action HS.6.1.1 Include street design features that facilitate biking and walking trips in both new and established areas.

Timing: O
Responsibility: PW, CD

Action HS.6.1.2 Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.

Timing: O
Responsibility: CD, PW

Action HS.6.2.1 Create partnerships of community groups, businesses and agencies to develop strategies to reduce air and water pollution.

Timing: O
Responsibility: CM/G

Action HS.6.2.2 The City of Pinole should create a model for other large employers in the city that makes use of programs to reduce single-occupant vehicle trips, support the use of alternative fuels and encourage alternative modes of transportation. Such programs could include:

- Creating rideshare/carpooling incentives for employees who commute together.
- Replacing City-owned vehicles with alternative fuel vehicles.
- Ensuring that necessary infrastructure is in place (e.g., showers, bike racks, shared automobile leasing stations) and available to employees and visitors who rely on such facilities to support alternative modes of transportation.

Timing: O
Responsibility: CM/G, PW

Action HS.6.2.3 Perform additional outdoor air monitoring and enforce mandated truck and bus routes.

Timing: O
Responsibility: CM/G

Action HS.6.2.4 Wherever possible, use low impact design (LID), green barriers and sound barriers to reduce sound impacts and greenhouse gas emissions, and require on-site stormwater pretreatment. In particular, all new development in close proximity to Interstate 80 and Pinole Creek should include a landscape buffer between Interstate 80 and development areas to improve air quality.

Timing: O
Responsibility: CD, PW

Action HS.7.1.1 Enforce the National Pollution Discharge Elimination System (NPDES) permit regulations.

Timing: O
Responsibility: PW, CD

Action HS.7.1.2 Prohibit development in areas that are particularly susceptible to erosion and sediment loss.

Timing: O
Responsibility: CD

Action HS.7.1.3 Provide public information about water quality and best management practices.

Timing: O
Responsibility: CM/G, S, PW

Action HS.7.1.4 Implement the Stormwater Management Plan.

Timing: O
Responsibility: PW

Action HS.7.2.1 Ensure that impervious surfaces created in new development and redevelopment is designed to optimize infiltration.

Timing: O
Responsibility: CD

Action HS.7.2.2 Minimize or eliminate direct connections between impervious surfaces and storm drains.

Timing: O
Responsibility: CD, PW

Action HS.7.3.1 Provide regular maintenance and monitoring of stormwater collection and treatment facilities to ensure that they are operating effectively.

Timing:
Responsibility:

Action HS.7.3.2 Regularly inspect commercial, industrial and public facilities to ensure proper connections to the sanitary system and avoid illicit discharge.

Timing: O
Responsibility: PW

Action HS.7.4.1 Limit disturbance of natural water bodies and drainage systems to only those activities related to public recreation and circulation or to activities designed to enhance environmental conditions.

Timing: O
Responsibility: REC, PW, CD

Action HS.7.4.2 Participate in local and regional restoration projects to improve water quality in the watersheds.

Timing: O
Responsibility: CD, PW, CM/G

Action HS.7.5.1 Apply best management practices to sanitary sewer system discharges.

Timing: O
Responsibility: PW

Action HS.7.5.2 Establish protocol for reducing the use of pesticides in City parks and other public spaces maintained by the City.

Timing: A
Responsibility: REC, PW

Action HS.7.6.1 Require project applicants to investigate and report on project impacts on the wastewater treatment plant and assure that the project mitigates for any impacts.

Timing: O
Responsibility: CD, S

Action HS.7.6.2 Seek funding to upgrade facilities in order to reduce inflow and infiltration.

Timing: O
Responsibility: CM/G, S

Action HS.7.6.3 Establish a sewer lateral rehabilitation program that requires property owners to inspect and rehabilitate sewer laterals at the time property is sold.

Timing: O
Responsibility: PW,CM/G

Action HS.8.1.1 Adopt a noise ordinance with noise level performance standards, including maximum allowable noise exposure, ambient versus nuisance noise, method of measuring noise, and enforcement procedures.

Timing: A/B
Responsibility: CD, PD

Action HS.8.1.2 Review development proposals to assure consistency with noise standards. Require new development of noise-creating uses to conform to the City's noise level standards.

Timing: O
Responsibility: CD

Action HS.8.1.3 Require a combination of design features to reduce noise impacts on adjacent properties through the following and other means, as appropriate:

- Screen and control noise sources such as parking, outdoor activities and mechanical equipment.
- Increase setbacks for noise sources from adjacent dwellings.
- Modify building designs and site planning to reduce noise exposure through a combination of sound attenuation (e.g., sound-rated windows and ventilation systems, insulation, physical and landscape buffers) and site planning (e.g., increased separation and private open area buffers) to reduce noise exposure.
- Control hours of operation, including deliveries and trash pickup, to minimize noise impacts.
- Require additional landscaping to assist with buffering where feasible.

Timing: O
Responsibility: CD (Private development), PW (Public buildings)

Action HS.8.2.1 Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.

Timing: O
Responsibility: CD

Action HS.8.2.2 Require that any potential noise impacts identified during the acoustical analysis be mitigated in the project design to the maximum extent feasible.

Timing: O
Responsibility: CD

Action HS.8.2.3 Prepare and periodically update a map of citywide noise-sensitive areas.

Timing: O
Responsibility: CD

Action HS.9.1.1 Adopt the following allowable noise standards:

Timing: A
Responsibility: CD

Maximum Allowable Noise Exposure for Stationary Noise Sources[1]

	Daytime [5] (7 AM to 10 PM)	Nighttime [2, 5] (10 PM to 7 AM)
Hourly L_{eq}, dB [3]	55	45
Maximum Level, dB [3]	70	65
Maximum Level, dB – Impulsive Noise [4]	65	60

1. *As determined at the property line of the receiving land use. When determining effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.*
2. *Applies only where the receiving land use operates or is occupied during nighttime hours.*
3. *Sound level measurements shall be made with "slow" meter response.*
4. *Sound level measurements shall be made with "fast" meter response.*
5. *Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.*

Action HS.9.2.1 Noise control techniques used should be what most effectively mitigates the noise impacts of the development. Such measures may include building setbacks, building orientation and noise barriers. If a noise barrier is required for mitigation of exterior noise levels, it should be constructed of tight-fitting, massive materials (1-inch-thick wood, stucco, masonry, etc.) and should be of sufficient height to interrupt line of sight between the source and receiver. Line of sight should be determined by drawing a straight line between the effective heights of the noise source and receiver.

Timing: O
Responsibility: CD

Action HS.9.3.1 Establish a quiet zone designation at the railroad crossings in Pinole. Work with railroad companies to determine and install required safety devices to acquire the designation.

Timing: B
Responsibility: CM/G, PW, CD

Action HS.10.1.1 The City should continue to work with local health care providers to ensure the availability of adequate levels of health care services and facilities.

Timing: O
Responsibility: CM/G, CD

Action HS.10.1.2 To the extent practical, the City shall support the efforts of public and private providers to make available the full range of medical care to all segments of the population.

Timing: O
Responsibility: CM/G, CD, FD

Action HS.10.1.3 Identify health services that are not readily available in the community and seek to improve access to these services over time.

Timing: O
Responsibility: CM/G, CD, FD

Action HS.10.1.4 The City should consult with area medical service providers to consider the establishment of urgent care facilities or other appropriate medical service facilities in outlying areas of the community.

Timing: O
Responsibility: CM/G, CD, FD

Action HS.10.1.5 The City should encourage the development of medical center or hospital uses in the Doctors Hospital building.

Timing: O
Responsibility: CM/G

Action HS.10.2.1 Improve conditions for walking and bicycling in neighborhoods surrounding schools. Install crosswalks, colored pavement, curb bulbouts and other improvements to ensure safety for pedestrians and bicyclists.

Timing: O
Responsibility: PW, CM/G, PD

Action HS.10.2.2 Collaborate with school districts to form joint use of facilities agreements for use of pools and sports/recreation facilities.

Timing: O
Responsibility: CM/G, REC

Action HS.10.2.3 Encourage and support efforts by schools to help shape curriculum at schools and improve access to information related to nutrition and exercise.

Timing: O
Responsibility: CM/G, REC

Action HS.10.2.4 Ensure that educational facilities are located in areas that will encourage walking and physical activity to promote student health.

Timing: O
Responsibility: CM/G, CD, School District

Action HS.10.2.5 Help schools set up community gardens by identifying land adjacent to schools that can be used as a garden or by making City staff available to assist the school in starting a garden.

Timing: O
Responsibility: CM/G, REC

Action HS.10.2.6 Explore using zoning regulations to help create a healthier environment for children by limiting or restricting the number of fast-food outlets near schools.

Timing: O
Responsibility: CD, CM/G

Action HS.10.3.1 Encourage establishment of community gardens or agricultural parks on vacant properties, designated open space and rural lands, and in suitable locations on public property to increase the availability of locally grown fresh produce in the community.

Timing: O
Responsibility: CM/G, REC, CD

Action HS.10.4.1 Integrate healthy life choices into City recreation programs for all age groups.

Timing: O
Responsibility: REC

Action HS.10.4.2 Participate in programs, events and ongoing outreach efforts that disseminate information about maintenance of physical and mental health and illness prevention.

Timing: O
Responsibility: CM/G, REC

Action HS.10.4.3 Continue to encourage physical activity and provide a broad range of recreational activities in the community.

Timing: O
Responsibility: REC

NATURAL RESOURCES AND OPEN SPACE

Action OS.1.1.1 Develop a Habitat Protection plan that includes an inventory of resources, and identifies measures that may be undertaken to protect the resource, including:

a. Resource protection; and

b. Creating restoration objectives.

Timing: A/B
Responsibility: CD

Action OS.1.1.2 The City will continue pursuing Riparian and Stream Restoration Programs, particularly as they relate to implementation of the Pinole Watershed Vision Plan, Pinole Creek Master Plan, and Pinole Creek Demonstration Project.

Timing: O
Responsibility: CD, PW, REC

Action OS.1.1.3 Prepare an Open Space Plan that includes an inventory of existing open space lands and identifies Open Space management goals and objectives.

Timing: A/B
Responsibility: CD, REC

Action OS.1.2.1 The City will continue to communicate with resource agencies on Fish and Wildlife issues and potential impacts. This consultation will include early consultation with the U.S. Fish and Wildlife Services and the California Department of Fish and game as part of environmental review for development proposals.

Timing: O
Responsibility: CD, PW

Action OS.1.2.2 The City will involve Federal, State and local agencies in the formulation of resource protection and habitat restoration plans.

Timing: A/B
Responsibility: CD, PW, REC

Action OS.1.3.1 Explore the possibility of establishing guidelines or development standards to retain ridgelines as community separators and to preserve the visual attributes of Pinole's hillsides.

Timing: A/B
Responsibility: CD

Action OS.1.3.2 Ensure that new development protects visually prominent existing physical features within Pinole.

Timing: O
Responsibility: CD

Action OS.1.4.1 Consider developing a Wetland inventory that identifies the location and extent of wetlands within the City of Pinole.

Timing: A/B
Responsibility: CD

Action OS.1.4.2 Explore establishing development standards that can be used to avoid and protect wetland resources.

Timing: A
Responsibility: CD, PW

Action OS.1.4.3 Continue to coordinate with Federal and State Agencies to ensure that necessary permits are issued for work in or near to identified wetlands.

Timing: O
Responsibility: CD, PW

Action OS.1.4.4 Continue to employ mitigation measures to reduce potential wetland impacts to a less than significant level.

Timing: O
Responsibility: CD, PW

Action OS.1.4.5 Continue to incorporate passive surface runoff management into project design in order to protect water quality and preserve natural drainage functions.

Timing: O
Responsibility: CD, PW

Action OS.1.4.6 Continue efforts to restore natural waterway functions within the Pinole Watershed.

Timing: O
Responsibility: CD, PW

Action OS.1.5.1 Require new developments to minimize the amount of off-site drainage, maintain natural drainage channels, and avoid alteration of off-site drainage courses and impacts on downstream resources and tidal areas.

Timing: O
Responsibility: CD

Action OS.1.6.1 Explore developing guidelines and standards that will ensure visual access to Pinole wetlands while establishing limits on physical access in order to protect wetlands resources.

Timing: A
Responsibility: CD, PW

Action OS.1.7.1 Consider establishing Habitat Protection Policies that protect upland areas surrounding riparian habitat, and buffer areas adjacent to oak woodlands and other resources. These policies may include:

a. Creek setbacks;

b. Ridgeline separation; and

c. Tree protection measures.

Timing: A
Responsibility: CD

Action OS.1.8.1 Support restoration objectives for local habitat types identified in regional environmental planning documents. Where reasonably possible, attempt to restore lost or damaged habitat.

Timing: O
Responsibility: CD, PW

Action OS.1.8.2 Establish riparian and stream restoration programs that include erosion control measures, stream clean-up projects, and revegetation plans for denuded areas.

Timing: A/B
Responsibility: CM/G

Action OS.2.1.1 Periodically evaluate the tree preservation zoning regulations to ensure that adequate tree protection is provided.

Timing: A/B
Responsibility: CD

Action OS.2.1.2 The City will continue to implement tree protection programs to preserve significant trees or groves of trees as part of the City's heritage.

Timing: O
Responsibility: CD, CM/G

Action OS.2.3.1 The City shall work with local agencies to develop an approach to controlling the spread of non-native invasive species and reducing their extent on both public and private land, including developing an invasive species removal program.

Timing: O
Responsibility: CM/G

Action OS.2.3.2 New development should incorporate native vegetation into landscape plans and discourage the use of invasive, non-native plant species.

Timing: O
Responsibility: CD

Action OS.2.4.1 Continue implementing the Pinole Creek Watershed Vision Plan and pursue related riparian and stream restoration programs.

Timing: O
Responsibility: CD, PW, CM/G

Action OS.2.4.2 Establish minimum separation between creeks and adjoining development.

Timing: A
Responsibility: CD

Action OS.2.9.1 Consider adopting an Open Space Management Plan that includes criteria to ensure free movement of wildlife throughout the City.

Timing: A/B
Responsibility: CD, CM/G, REC

Action OS.3.4.1 The City shall adopt policies to conserve and enhance the City's biological resources in a manner which facilitates orderly development and reflects the sensitivities and constraints of these resources.

Timing: A/B
Responsibility: CD, PW

Action OS.3.5.1 Consider establishing creek setbacks in order to ensure adequate separation between development and riparian resources, and to preserve opportunities for public access to, and along creek corridors.

Timing: A
Responsibility: CD

Action OS.3.6.1 Continue to employ mitigations to reduce potential impacts to wetland resources to a less than significant level.

Timing: O
Responsibility: CD, PW

Action OS.3.6.2 Consider establishing standards to protect wetlands resources within the City of Pinole.

Timing: A/B
Responsibility: CD

Action OS.3.7.1 Continue to notify and consult early with the California Department of Fish and Game and the Army Corps of Engineers, BCDC and any other trustee agencies when development projects are proposed in locations where there may be impacts to fish and wildlife and their habitats.

Timing: O
Responsibility: CD, PW

Action OS.3.7.2 Require applicants to provide an environmental assessment in compliance with CEQA provisions for development proposed on sites that may contain sensitive biological or wetland resources. Require the assessment to be conducted by a qualified professional to determine the presence of any sensitive resources, to assess the potential impacts, and to identify measures for protecting the resource and surrounding habitat.

Timing: O
Responsibility: CD

Action OS.3.7.4 Development projects shall be modified to avoid impacts on sensitive resources, or impacts shall be mitigated by providing on-site or (as a lowest priority) off-site replacement.

Timing: O
Responsibility: CD

Action OS.3.10.1 Protect Biodiversity. Continue to protect areas known to support a high degree of biological diversity and that may contain species known to be rare or protected under the State or Federal Endangered Species Act. These include the City's tidal wetlands, freshwater wetlands and riparian forest.

Timing: O
Responsibility: CD, PW

Action OS.3.11.1 Develop Environmental Education Programs with schools and other agencies to help environmental awareness, through informational signage, school programs, restoration and clean-up workdays, and events.

Timing: O
Responsibility: CD, PW, CM/G

Action OS.5.1.2 Support efforts that encourage low-impact, passive recreational and educational uses in marsh and tidal land areas within the Pinole Planning area.

Timing: A/B
Responsibility: CM/G, REC

Action OS.6.1.1 Make use of land dedications and scenic easements to preserve visual resources.

Timing: O
Responsibility: CD, CM/G, REC

Action OS.6.1.2 Establish guidelines or standards to preserve ridgelines as community separators and to preserve Pinole's open hillsides as a visual resource.

Timing: A/B
Responsibility:

Action OS.6.2.1 Require assessment of critical public views and ridgelines as part of the project review process to assure that projects protect natural resources through proper site planning, building design and landscaping.

Timing: O
Responsibility: CD

Action OS.7.1.1 Apply for grant opportunities that support open space enhancement, restoration, and protection objectives.

Timing: A/B
Responsibility: CM/G, CD

Action OS.7.1.2 Explore opportunities to provide funding for maintenance of existing publicly owned open space area.

Timing: A/B
Responsibility: CM/G, CD, PW, FD

Action OS.8.1.1 The City will collaborate with local, regional and state water suppliers and water resource managers to comprehensively plan for a sustainable water supply.

Timing: O
Responsibility: PW

Action OS.8.1.2 Will coordinate water resource management planning with other conservation planning efforts, such as open space and park planning, and creek restoration.

Timing: O
Responsibility: REC, CD

Action OS.8.1.3 Continue to work with the East Bay Municipal Water District to create a master plan for reclaimed water infrastructure (a “purple pipe” system) in Pinole.

Timing: O
Responsibility: PW, CM/G

Action OS.8.1.4 Participate in ongoing EBMUD water conservation programs to provide education and outreach materials and support water conservation efforts in Pinole.

Timing: O
Responsibility: CM/G, CD, PW

Action OS.8.1.5 Continue to coordinate with wastewater system operators to identify and implement programs for the reuse of treated wastewater, particularly in landscaping and public facilities.

Timing: O
Responsibility: PW

Action OS.8.1.6 Explore mechanisms with EBMUD to install infrastructure to transport existing or future supplies of reclaimed water ("purple pipe") or pay an in-lieu fee equal to the cost of installation, to be used toward the implementation of the Citywide system.

Timing: O
Responsibility: CD, PW

Action OS.8.2.1 Pursue Municipal Code changes that support LID development.

Timing: A/B
Responsibility: CD, PW

Action OS.8.4.1 Groundwater Quality Protection. Require appropriately designated filters adjacent to all manmade storm drainage channels.

Timing: O
Responsibility: CD, PW

Action OS.8.5.1 Continue to employ pollution prevention techniques in all city operations and maintenance activities, consistent with Contra Costa County Clean Water Program regulations.

Timing: O
Responsibility: PW

Action OS.8.6.1 Continue on-going riparian protection and enhancement efforts as expressed in the Pinole Creek Watershed Vision Plan, and implement existing surface run-off protection programs.

Timing: O
Responsibility: CD, PW

Action OS.8.7.1 The City shall ensure that the intensity and timing of new development are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval.

Timing: O
Responsibility: CD, PW

Action OS.8.7.2 Support efforts and partnerships that coordinate water resource management planning with other conservation planning efforts, such as open space and park planning, and creek restoration.

Timing: O
Responsibility: CD, REC, PW

Action OS.8.7.3 Work cooperatively with applicable agencies to encourage water conservation by disseminating education and outreach materials and providing local water conservation incentives.

Timing: O
Responsibility: CM/G, CD, PW

Action OS.8.7.4 Work cooperatively with other wastewater system operators to identify and implement projects that result in reuse of treated wastewater, particularly in landscaping and public facilities, consistent with public health requirements.

Timing: O
Responsibility: PW

Action OS.8.8.1 Minimize public and private use of pesticides that may harm water quality within the Pinole Creek Watershed and Planning Area through education and outreach efforts.

Timing: O
Responsibility: CD, PW, CM/G

Action OS.8.8.2 Implement a comprehensive municipal stormwater pollution-prevention program in compliance with requirements of the California Regional Water Quality Control Board's stormwater National Pollutant Discharge Elimination System (NPDES) permit.

Timing: A
Responsibility: PW

Action OS.8.8.3 Avoid excessive grading and disturbance of vegetation and soils, retain native vegetation and significant trees, and maintain natural drainage patterns by requiring proposed development to conform to natural land forms, where feasible.

Timing: O
Responsibility: CD, PW

Action OS.8.8.4 Continue to work cooperatively with other agencies and community groups to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources in the Pinole Creek Watershed and the Planning Area.

Timing: O
Responsibility: CD, PW, CM/G

Action OS.8.8.5 Reduce directly connected impervious area by limiting the overall coverage of paving and roofs, directing runoff from impervious areas to adjacent pervious areas, and selecting permeable pavements and surface treatments to enhance water quality.

Timing: O
Responsibility: CD, PW

Action OS.8.8.6 Require new development projects to incorporate facilities and measures to treat stormwater before discharge from the site. The facilities shall be included in required Stormwater Control Plans and sized to meet NPDES permit requirements. Projects shall protect water quality by incorporating Low Impact Development (LID) design to detain, treat, and infiltrate runoff by minimizing impervious area; such as use of pervious pavements and green roofs, disperse runoff to landscaped areas; and/or route runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the project area.

Timing: O
Responsibility: CD

Action OS.8.8.7 Support and participate in regional efforts to protect water quality and enhance recreation opportunities by preserving and restoring riparian and wetland habitat within the Planning Area and the Pinole Creek Watershed.

Timing: O
Responsibility: CD, REC, CM/G

SUSTAINABILITY

Action SE.1.1.1 Align City mission statements, budgeting and operations with sustainability goals. Consider sustainability criteria in City policy, City purchasing, municipal operations and program decisions.

Timing: O
Responsibility: CM/G, PW

Action SE.1.1.2 Designate the Planning Commission to coordinate and accelerate organizational and community implementation of sustainable practices and to ensure integration of environmental, economic and social policies and programs.

Timing: A
Responsibility: CM/G, CD

Action SE.1.1.3 Report progress on sustainability goals regularly as part of the General Plan Annual Review.

Timing: O
Responsibility: CD, CM/G

Action SE.1.1.4 Regularly disseminate information about the City's sustainability efforts and plans on the City's website, in the newsletter and through other methods.

Timing: O
Responsibility: CM/G, CD

Action SE.1.1.5 Establish baselines of City operations such as the City's energy use, trash export, recycling, local food production, etc. in order to evaluate the City's progress toward reducing energy consumption and waste and set goals for future waste reduction targets.

Timing: A
Responsibility: CM/G, PW, CD

Action SE.1.1.6 Promote a Green Rating System to be used for programs such as rating local businesses as "green businesses".

Timing: A
Responsibility: CM/G, CD

Action SE.1.3.1 Conduct energy audits for all public facilities, as feasible.

Timing: A
Responsibility: PW

Action SE.1.3.2 Retrofit facilities for energy efficiency where feasible. Include items such as increased insulation, green or reflective roofs, and low-emissive window glass.

Timing: O
Responsibility: PW, CM/G

Action SE.1.3.3 Implement an energy tracking and management system for City departments and public facilities.

Timing: A
Responsibility: PW, CM/G

Action SE.1.3.4 Where feasible, install energy-efficient lighting retrofits and occupancy sensors on public facilities.

Timing: O
Responsibility: PW, CM/G

Action SE.1.4.1 Consider setting standards for green building for public facilities that include a minimum LEED certification and integrate solar design, heat-minimizing features such as cool paving, landscaping, pervious surfaces, and other appropriate techniques.

Timing: A
Responsibility: PW, CM/G

Action SE.1.5.1 Provide energy efficiency training, including opportunities to obtain LEED certification for relevant staff.

Timing: O
Responsibility: CD, PW, CM/G

Action SE.1.5.2 Provide information on energy use and management to managers and others making decisions that influence energy use.

Timing: O
Responsibility: CM/G, PW

Action SE.1.5.3 Provide energy design review services to departments undertaking new construction or renovation projects to facilitate compliance with LEED standards.

Timing: O
Responsibility: CD, PW, CM/G

Action SE.2.1.1 Assist in the creation of effective educational materials and outreach efforts relating to climate change.

Timing: O
Responsibility: CM/G, CD

Action SE.2.1.2 Support the Development and implementation of a program to present educational information to schoolchildren about climate change and behaviors that reduce GHG emissions and mitigate the effects of climate change.

Timing: O
Responsibility: CM/G, CD

Action SE.2.1.3 Acknowledge outstanding local efforts (private and public) that support the City's sustainability goals, including the reduction of GHG emissions.

Timing: O
Responsibility: CM/G, CD

Action SE.2.1.4 Consider establishing and/or sponsor competitions, or contests that promote climate protection, reducing GHG emissions, or fund-raising to support community climate protection programs.

Timing: O
Responsibility: CM/G, CD

Action SE.2.1.5 Support student participation in local efforts to combat or raise awareness about climate change and GHG emissions.

Timing: O
Responsibility: CM/G, CD

Action SE. 2.2.1 Through the Redevelopment Agency and education programs, create a "Green Jobs Incubator" to help create more green jobs and offer green job training opportunities.

Timing: A/B
Responsibility: CD

Action SE.2.2.2 Join the Bay Area Green Business Program, a partnership of environmental agencies, professional associations, waste management agencies, utilities and a concerned public.

Timing: A
Responsibility: CM/G

Action SE.2.2.3 Support and encourage conveniently located child care services with flexible hours.

Timing: O
Responsibility: CM/G

Action SE.3.1.1 Complete the in-progress Greenhouse Gas Emissions Inventory for Government Operations and the community (or Planning Area) consistent with State or other accepted protocol. The Inventory shall provide a business-as-usual forecast for GHG emissions for 2020 and 2030.

Timing: A
Responsibility: CD, PW

Action SE.3.1.2 Within 12 months of completion of a baseline GHG Inventory, initiate development of a Climate Action Plan that identifies how the City will achieve its 15% reduction target by 2020, at a minimum.

Timing: A
Responsibility: CD, CM/G, PW

Action SE.3.2.1 Encourage civic, educational, religious and neighborhood institutions to specifically address climate change.

Timing: O
Responsibility: CM/G

Action SE.3.2.2 Implement neighborhood-based outreach efforts to combine and promote energy and water conservation, solid waste reduction, safety and livability.

Timing: O
Responsibility: CM/G, REC

Action SE.3.2.3 Use a variety of media and methods to promote climate awareness and GHG reduction, including TV, radio, using local celebrities as spokespeople, advertising in the local paper, collaborating with companies and agencies who have an impact on the local environment, and designing a climate change-themed webpage.

Timing: O
Responsibility: CM/G

Action SE.3.2.4 Organize events and workshops to promote actions that reduce GHGs generated from energy, waste, and transportation. Topics could include backyard composting, office waste recycling, selecting and planting drought-tolerant plants, installing advanced irrigation systems, weatherizing, smart lighting, and conducting self-audits for energy use and efficiency.

Timing: O
Responsibility: CM/G, REC

Action SE.3.2.5 Pinole should either organize, or look to participate in, an annual Climate Protection Summit or Fair to educate the public on current climate science, projected local impacts, and local efforts and opportunities to reduce GHG emissions.

Timing: A (Organize), O (Annual event)
Responsibility: CM/G, REC

Action SE.3.2.6 Provide a "carbon footprint calculator" on the City's website for individuals and small businesses, and provide individually tailored assessments for complex organizations and entities.

Timing: B
Responsibility: CM/G, CD

Action SE.3.2.7 Work with City and County agencies to publicize greenhouse gas-reducing projects and actions through public education efforts.

Timing: O
Responsibility: CM/G

Action SE.3.3.1 Reduce heating and cooling loads by promoting light-colored roofs and paving materials, planting trees, and increasing vegetative cover.

Timing: O
Responsibility: CD (Private development), PW (Public buildings)

Action SE.3.3.2 Where possible, use parkway strips to allow shading of streets by trees.

Timing: O
Responsibility: CD, PW

Action SE.3.3.3 Require the use of shade trees on south- and west-facing sides of structures, where possible.

Timing: O
Responsibility: CD (Private development), PW (Public buildings)

Action SE.3.3.4 Include low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas.

Timing: O
Responsibility: CD (Private development), PW (Public buildings)

Action SE.3.3.5 Where feasible, require the use of pervious pavement options.

Timing: O
Responsibility: CD (Private development), PW (Public buildings)

Action SE.3.3.6 Where feasible, require the use of edible landscaping and low-water landscaping.

Timing: O
Responsibility: CD (Private development), PW (Public buildings)

Action SE.3.4.1 Over time, replace the City's vehicle fleet with alternative fuel vehicles.

Timing: O
Responsibility: CM/G, PW, PD, FD

Action SE.3.4.2 Encourage carpools and transit use by City employees.

Timing: O
Responsibility: CM/G

Action SE.3.4.3 Work with WCCTAC to develop and update the Action Plan for Routes of Regional Significance, establish Multimodal Transportation Service Objectives (MTSOs), and to coordinate planning for projects and programs of regional importance.

Timing: O
Responsibility: CM/G, PW, CD

Action SE.3.4.4 Encourage businesses to provide employees with information on alternatives to single-occupancy driving (e.g., offer literature on the Transit 511 program to support carpooling).

Timing: O
Responsibility: CM/G

Action SE.3.4.5 The City will ensure that new developments incorporate both local and regional transit measures into the project design.

Timing: O
Responsibility: CD

Action SE.3.4.6 The City will give priority to projects that will result in reduction of vehicle miles traveled per capita while maintaining sustainability and economic vitality.

Timing: O
Responsibility: CD, CM/G

Action SE.3.4.7 The City will encourage the growth and enhancement of an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, bicycling, and walking.

Timing: O
Responsibility: CM/G, CD, PW

Action SE. 3.4.8 Promote technological innovations to help reduce automobile, truck and other motorized equipment emissions.

Timing: O
Responsibility: CM/G

Action SE.4.1.1 Utilize, where feasible, renewable energy and clean generation technologies such as solar, wind, biogas, tidal, cogeneration, and fuel cells to power City facilities using tax-free low-interest loans and other available financial options.

Timing: O
Responsibility: PW, CM/G

Action SE.4.1.2 Evaluate the feasibility of purchasing renewable energy certificates to reduce the City's contribution to greenhouse gas emissions.

Timing: A
Responsibility: CM/G

Action SE.4.1.3 Designate suitable sites to prioritize their development for renewable energy generation.

Timing: A/B
Responsibility: CD

Action SE.4.1.4 Adopt measures to protect the renewable energy use of the sites and their resources, such as utility easements, rights-of-way, and land set-asides.

Timing: A/B
Responsibility: CD

Action SE.4.2.1 Continue to identify and remove regulatory or procedural barriers to producing renewable energy in building and development codes, design guidelines, and zoning ordinances. Work with related agencies in areas such as fire, water, and health that may impact the use of alternative technologies. Actively participate in the development protocols for

alternative energy storage such as biodiesel, hydrogen, and/or compressed air.

Timing: O
Responsibility: CM/G, CD, PW

Action SE.4.2.2 Provide energy conservation information to the public.

Timing: O
Responsibility: CM/G

Action SE.4.2.3 Provide information to planning and building staff and citizen review bodies regarding energy conservation and efficiency issues, including Pinole's energy conservation policies, and work with applicants to achieve energy conservation goals.

Timing: O
Responsibility: CM/G, CD

Action SE.4.2.4 Provide technical assistance to builders and developers to encourage sustainable and energy efficient building design.

Timing: O
Responsibility: CD

Action SE. 4.3.1 Require that new office/retail/commercial or industrial development, or major rehabilitation (e.g. additions of 25,000 square feet commercial, or 100,000 square feet industrial) incorporate renewable energy generation either on- or off-site to provide 15% or more of the project's energy needs.

Timing: O
Responsibility: CD

Action SE.4.4.1 Utilize energy-efficient products for City equipment purchases where feasible.

Timing: O
Responsibility: CM/G, PW

Action SE.4.4.2 Continue to conduct energy audits of Pinole facilities and implement energy efficiency and retrofitting recommendations from those audits. Seek funding from available state sources and grant opportunities, as well as the CIP.

Timing: O
Responsibility: PW, CM/G

Action SE.4.4.3 Where feasible and appropriate, transition to LED/energy efficient lights in all City facilities and equipment.

Timing: O
Responsibility: PW

Action SE.4.4.4 Set a target to meet a majority of the City's energy needs via renewable energy.

Timing: A
Responsibility: CM/G

Action SE.4.4.5 Explore funding sources and mechanisms for energy efficiency improvements for residences. (ex: AB 811, which provides cities ways to fund energy efficiency improvements via assessments).

Timing: O
Responsibility: CM/G, CD

Action SE.4.5.1 Require that, where feasible, all new buildings be constructed for easy, cost-effective installation of solar energy systems. This should include requiring such features as optimal roof orientation, clear access without obstructions, and appropriate roof framing and wiring.

Timing: O
Responsibility: CD (Private development), PW (Public buildings)

Action SE.4.5.3 Require that any building constructed in whole or in part with City funds incorporate passive solar design features such as daylighting and passive solar heating, where feasible.

Timing: O
Responsibility: CM/G, PW

Action SE.4.5.4 Pinole will protect active and passive solar design elements and systems from shading by neighboring structures and trees, as consistent with existing tree shading requirements.

Timing: O
Responsibility: CD

Action SE.4.6.1 Provide, where possible, grants, rebates, and incentives for renewable energy projects, including reduced fees and expedited permit processing.

Timing: O
Responsibility: CM/G, CD

Action SE.4.6.2 Pinole will provide, where feasible, creative financing for renewable energy projects, including subsidized or other low-interest loans, and the option to pay for system installation through long-term assessments on individual property tax bills.

Timing: O
Responsibility: CM/G

Action SE.4.6.3 Pinole will pursue partnerships with other governmental entities and with private companies and utilities to establish incentive programs for renewable energy.

Timing: O
Responsibility: CM/G

Action SE.4.7.1 Evaluate the feasibility and effectiveness of using Community Choice Aggregation as a model for providing renewable energy to meet Pinole's electricity needs, including potential partnerships with other jurisdictions.

Timing: O
Responsibility: CM/G

Action SE.5.1.1 Continue the City's e-waste recycling program.

Timing: O
Responsibility: CM/G

Action SE.5.1.2 Improve and expand curbside recycling and other residential recycling services.

Timing: A/B
Responsibility: CM/G

Action SE.5.1.3 Continue to improve internal City and County waste prevention practices.

Timing: O
Responsibility: CM/G

Action SE.5.1.4 Expand City recycling of asphalt and other street material.

Timing: A/b
Responsibility: CM/G, PW

Action SE.5.1.5 Encourage continued commercial food-waste collection program.

Timing: O
Responsibility: CM/G

Action SE.5.1.6 Develop an ordinance reducing construction-generated waste.

Timing: A
Responsibility: CD, CM/G

Action SE.5.1.7 Develop and implement a plan for City communications and facilities to eventually become primarily paperless.

Timing: A
Responsibility: CM/G

Action SE.5.2.1 Promote and expand recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.

Timing: O
Responsibility: CM/G

Action SE.5.4.1 Pinole will adopt a Construction and Demolition Waste Recovery Ordinance, requiring building projects to recycle or reuse a minimum percentage of unused or leftover building materials.

Timing: A/B
Responsibility: CM/G, CD

Action SE.5.4.2 Require all new development and major rehabilitation projects to recycle or salvage a majority of the non-hazardous construction and demolition debris.

Timing: O
Responsibility: CD

Action SE.5.4.3 Establish clear and consistent guidelines for how and when used construction materials can be used in new or remodel construction.

Timing: A
Responsibility: CD

Action SE.6.1.1 Explore a Green Building Ordinance to require green building standards be utilized such as the use of renewable energy, efforts to improve air and water quality, and to conserve natural resources. Other areas to consider addressing in the Ordinance include building orientation and

shading, landscaping, solar orientation, and sustainable building materials.

Timing: A/B
Responsibility: CD

Action SE.6.1.2 Investigate sliding-scale building permit fees with rebates and/or expedited permit review for high-performance green buildings and higher fees for conventional buildings.

Timing: A
Responsibility: CD, CM/G

Action SE.6.1.3 Develop a Green Streets program to encourage designs that enhance the City's ecological function, reduce stormwater discharge through the use of pervious surfaces where appropriate, add infiltration enhancements (e.g. planters, swales, and channels), and increase sidewalk planting areas to reduce the heat island effect in developed areas and provide room for additional trees and shrubs within public right-of-way areas.

Timing: A
Responsibility: PW

Action SE.6.2.1 Reduce energy consumption in buildings by balancing energy-efficient design with land use compatibility during the design review process.

Timing: O
Responsibility: CD

Action SE.6.3.1 The City of Pinole will ensure that contracts for roadway construction and repair shall utilize recycled and resource-efficient materials where feasible.

Timing: O
Responsibility: PW

Action SE.6.4.1 Research and establish Environmental Preferable Purchasing policies that provide for resource conservation while ensuring cost effective purchases.

Timing: A
Responsibility: CM/G

Action SE.7.2.1 Establish tree planting targets in order to reduce or sequester greenhouse gas emissions, provide for energy efficiency, and to enhance the City's quality of life.

Timing: A
Responsibility: CD, PW

Action SE.7.2.2 Pursue funding for private and public park and street tree planting.

Timing: O
Responsibility: REC, PW, CM/G

Action SE.7.2.3 Establish and maintain a Pinole tree planting guide to encourage tree planting, reduce long-term maintenance costs, reduce fire hazards, improve energy efficiency, and enhance the quality of the community over time.

Timing: A/B
Responsibility: REC, CM/G

Action SE.7.2.4 Develop landscape standards that require minimum planting and maintenance requirements for new and retrofit development and the use of native or drought-tolerant vegetation.

Timing: A/B
Responsibility: CD

Action SE.7.3.1 Increase public awareness of air quality problems, rules and solutions through use of City publications and networks.

Timing: O
Responsibility: CD

Action SE.7.3.2 Reduce methane emissions released from waste disposal. Encourage recycling, decrease waste sent to landfills, require landfill methane recovery and promote methane recovery for energy production from other sources.

Timing: A
Responsibility: PW, CD

Action SE.7.3.3 Research and consider a set of standards that provide a set of voluntary measures to incorporate clean vehicles in private fleets and promote the use of clean alternative fuels.

Timing: A
Responsibility: PW, CM/G

Action SE.7.3.4 Continue to encourage innovative technologies and programs such as clean-fuel, electric and low-emission cars that reduce the air quality impacts of the automobile.

Timing: A
Responsibility: PW, CM/G

Action SE.7.3.5 Support alternate work schedules where feasible. Encourage employers to allow alternate work schedules for employees, telecommuting and other practices that reduce auto trips.

Timing: A
Responsibility: PW, CD

Action SE.7.4.1 Develop a TDM program for Pinole that includes such improvements as bike parking, showers for employees, etc.

Timing: A
Responsibility: PW, CD

Action SE.8.1.1 Publicize and participate in campaigns to promote options to single-occupancy vehicle travel.

Timing: O
Responsibility: CM/G, CD

Action SE.8.1.2 Pursue funding opportunities for projects that increase pedestrian accessibility to transit stops, neighborhood shopping areas, schools, religious facilities, and parks.

Timing: O
Responsibility: CM/G, REC

Action SE.8.1.3 Provide maps highlighting alternative modes of transportation and preferred routes for those modes.

Timing: A
Responsibility: CM/G, CD

Action SE.8.1.4 Explore parking pricing to all appropriate commercial areas to reduce single-occupancy vehicle use.

Timing: A
Responsibility: CD, CM/G

Action SE.8.1.5 Educate all employees on fuel-efficient driving practices, such as avoiding unnecessary idling.

Timing: O
Responsibility: CM/G, PW

Action SE.8.1.6 Explore providing City employees with transit subsidies for travel on business to improve air quality and reduce greenhouse gas emissions.

Timing: A
Responsibility: CM/G, CD

Action SE.8.1.7 Include sidewalks, separated sidewalks whenever possible, on both sides of all new street improvement projects, except where there are severe topographic or natural resource constraints.

Timing: O
Responsibility: PW, CD

Action SE.8.1.8 Whenever feasible, ensure transit stops are safe and sheltered, with clean benches and adequate lighting.

Timing: O
Responsibility: PW, CD

Action SE.8.2.1 Adopt a specific plan for Pinole's transit corridors.

Timing: O
Responsibility: PW, CM/G, CD

Action SE.8.2.2 Ensure transportation centers are multi-modal to allow transportation modes to intersect.

Timing: O
Responsibility: PW, CD, CM/G

Action SE.8.6.1 Encourage shared parking opportunities, such as movie theaters with primary parking needs in evenings and churches or other facilities with weekend-only parking needs.

Timing: O
Responsibility: CD, CM/G

Action SE.8.6.2 Consider reducing minimum parking requirements for new development.

Timing: A/B
Responsibility: CD

Action SE.8.6.3 Continue to encourage shared parking programs in mixed-use and transit-oriented development.

Timing: O
Responsibility: CD, CM/G

Action SE.8.6.4 Consider using time limited/metered parking to discourage private vehicle use, especially at peak times.

Timing: A
Responsibility: CM/G

Action SE.8.6.5 Require that new and fully renovated commercial and retail development provide preferential parking for electric vehicles and vehicles using alternative fuels.

Timing: O
Responsibility: CD

Action SE.8.7.1 Implement public transit-, bicycle- and pedestrian-oriented land use and design strategies in new development, as described in the Land Use and Circulation Elements of the General Plan to reduce the number of single-occupant trips in fossil-fueled vehicles.

Timing: O
Responsibility: CD

Action SE.8.7.2 Consider establishing a “free bicycle” program with bicycles that the public may borrow for trips around Pinole.

Timing: A/B
Responsibility: CM/G

Action SE.8.7.3 Require new commercial, multi-family residential, and mixed-use development to provide secure bicycle parking.

Timing: O
Responsibility: CD

Action SE.8.7.4 The City will set a deadline by which it will be assured that all city parks, schools, commercial districts, and other high-volume trip destinations within Pinole provide secure bicycle parking.

Timing: A
Responsibility: CD, PW, CM/G

Action SE.8.7.5 Establish and implement standards that meet or exceed state law for "complete streets" that foster equal access by all users in the roadway system. Include standards that address connection of bicycle and pedestrian access to other areas, safe road crossings, adequate and secure bike parking at public and private facilities, and street standards as is feasible for bicycle infrastructure.

Timing: A/B
Responsibility: PW, CD

Action SE.8.7.6 Apply for regional, state, and federal grants for bicycle and pedestrian infrastructure projects.

Timing: O
Responsibility: PW, CD, CM/G

Action SE.8.10.1 Develop the necessary infrastructure to encourage the use of zero-emission vehicles and clean alternative fuels, such as development of electric vehicles charging facilities and alternative fueling stations.

Timing: A/B
Responsibility: CM/G, CD, PW

Action SE.8.10.2 Encourage new construction to include vehicle access to properly wired outdoor receptacles to accommodate plug-in vehicles.

Timing: O
Responsibility: CD

Action SE.8.10.3 Establish incentives for use of alternative fuel, electric, or gas-electric hybrid vehicles.

Timing: O
Responsibility: CM/G, CD

Action SE.9.1.1 Where feasible, institute a water conservation program for City of Pinole facilities; for example, installation of waterless urinals and low-flow sinks and showers.

Timing: O
Responsibility: PW

Action SE.9.1.2 Encourage the use of recycled water and drought-resistant landscaping in Pinole facilities, public roadway landscape, and new development.

Timing: O
Responsibility: PW, CD

Action SE.9.1.3 Establish incentives for development projects that achieve a 20% reduction in water use over baseline of 1995.

Timing: A
Responsibility: CD, CM/G

Action SE. 9.1.4 Continue to comply with state and county C.3 requirements of limiting impervious surface area and reducing stormwater runoff and work to increase Low Impact Development throughout the City.

Timing: O
Responsibility: CD, PW

Action SE. 9.1.5 Continue to plan and implement upgrades or other options to improve solids processing, comply with permit requirements, and help prevent overflow and runoff into the Bay.

Timing: O
Responsibility: PW

Action SE.9.1.7 Continue to require new development applicants to incorporate post-construction stormwater treatment systems and best management practices on the site.

Timing: O
Responsibility: PW, CD

Action SE.9.1.8 Require that stormwater treatment measures use Low Impact Development systems such as vegetation to treat pollutants in stormwater runoff (e.g., through rain gardens, bioretention areas and living roof systems).

Timing: O
Responsibility: PW, CD

Action SE.9.2.1 Conserve lands of scenic and recreational value.

Timing: O
Responsibility: CD, REC

Action SE.9.2.2 Use open space to define urban areas.

Timing: O
Responsibility: CD

Action SE.9.2.3 Establish opportunities for urban agriculture uses and promote the public health and environmental benefits of consuming locally grown organic foods.

Timing: A/B
Responsibility: CM/G, CD, REC

Action SE.9.2.4 Limit development on steep ridgelines and slopes. Establish required setback distances.

Timing: O
Responsibility: CD

Action SE.9.3.1 Designate environmentally sensitive natural resource areas as Open Space, Parks and Recreation, Rural, or San Pablo Bay Conservation Areas appropriate in the City's Land Use Element Map to help ensure long-term protection of natural resources within the City.

Timing: O
Responsibility: CD

Action SE.9.3.2 Require biological studies in conjunction with development proposals within or near natural habitat lands, including land designated as Rural in the General Plan Land use Map (**Figure 5.5**).

Timing: O
Responsibility: CD

Action SE.9.3.3 Avoid disturbance of sensitive biological resources in conjunction with new development, redevelopment, or other construction activities.

Timing: O
Responsibility: CD, PW

Action SE.9.3.4 Establish policies, programs, and funding mechanisms to create, develop, and preserve conservation areas and to discourage development in those areas. Impose mitigation fees for development on lands that would otherwise be in a conservation area and use funds generated to protect other areas from development.

Timing: A/B
Responsibility: CD, CM/G

Action SE.9.4.1 Conduct a water reclamation study for using reclaimed waste water for irrigation.

Timing: A/B
Responsibility: PW

Action SE.9.4.2 Establish criteria and standards to permit the safe and effective use of gray water (on-site water recycling). Review, and appropriately revise, without compromising health or safety, other building code requirements that might prevent the use of such systems.

Timing: A/B
Responsibility: PW

Action SE.9.4.3 Create an inventory of non-potable water uses within the jurisdiction that could be served with recycled water.

Timing: A/B
Responsibility: PW

Action SE.9.4.4 Establish a water conservation plan that may include such policies and actions as reducing per capita water consumption, restricting landscape watering, performance standards for irrigation equipment and water fixtures, and requirements that increased demand from new construction be offset with reductions so that there is no net increase in water use.

Timing: A/B
Responsibility: PW

Action SE.9.4.5 Implement a public outreach campaign to promote water conservation.

Timing: A/B
Responsibility: CM/G

Action SE.9.5.1 Minimize removal of mature, healthy trees in conjunction with new development, as required by the tree protection ordinance.

Timing: O
Responsibility: CD

Action SE.9.5.2 Establish programs and policies to ensure landscaping and forests are installed and managed to optimize their climate benefits.

Timing: A/B
Responsibility: CD, PW, REC

Action SE.9.5.3 Pinole will install water-efficient landscapes and irrigation, including planting drought-tolerant plants and native species, covering exposed dirt with moisture-retaining mulch, using advanced technology such as moister-sensing irrigation controls, and promoting urban agriculture by installing edible landscapes that provide local food.

Timing: O
Responsibility: PW, CD, CM/G

Action SE.9.5.4 Promote the planting of shade trees and establish shade tree guidelines and specifications that include recommendations for tree planting based on land use, recommendations for tree types based on size, branching patterns, whether deciduous or evergreen, whether roots are invasive, etc. Include recommendations for placement including distance from structures, density of planting, and orientation relative to structures and the sun.

Timing: O
Responsibility: CD, PW