



Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: ANNE HERSCH, AICP, ASSOCIATE PLANNER

SUBJECT: CAPITAL IMPROVEMENTS PROGRAM CONSISTENCY WITH PINOLE GENERAL PLAN

DATE: AUGUST 24, 2009

REQUEST

The Planning Commission review the proposed 2009 Capital Improvement Program (CIP) for consistency with the General Plan and adopt a resolution reflecting the Commission's findings.

STAFF RECOMMENDATION

Adopt Resolution 09-12 finding the proposed 2009 Capital Improvements Program is consistent with the General Plan.

BACKGROUND

Per Section 65401 of the California Government Code, "Review of Public Works Projects for Conformity with the General Plan," the Commission is required to review the proposed CIP for consistency with goals and policies of the Pinole General Plan.

The 2009-2014 Capital Improvements Program (CIP) describes planned citywide public improvement projects for Fiscal Years 2009-2014. The improvement projects include funding of Redevelopment Agency programs, maintenance of City facilities, and infrastructure upgrades and maintenance. There are eleven (11) proposed CIP:

- Economic Development (Maintenance and marketing of Agency owned properties, General Plan/Specific document preparation)
- Housing (Residential rehab, First-time home buyer program, affordable housing development)
- Streets & Sidewalks (Maintenance and upgrades)
- Storm Drains (Master plan creation and storm drain improvements)
- Buildings & Facilities (Maintenance of existing City facilities)
- Wastewater Treatment (Plant upgrades)
- Sewer Collection (Sewer line rehab, and lift station maintenance)
- Parks & Open Space (Park & park facilities maintenance)
- Citywide Beautification (Neighborhood clean-up, community group funding, graffiti removal)
- Pinole Senior Village (Building repairs)

- Other (Security cameras, undergrounding of utilities)

The total cost of the proposed CIP budget for the next five (5) fiscal years is approximately \$69.2 million. Table 1 provides an approximate cost breakdown by project category.

Summary by Project Type:	Amount
Economic Development	\$ 18,188,908
Housing	5,595,000
Streets and Sidewalks	6,574,260
Storm Drains	580,000
Building and Facilities	2,618,000
Water Pollution Control Plant	25,500,000
Sewer Collection	2,515,000
Parks and Open Space	5,200,000
Citywide Beautification	865,000
Pinole Senior Village	385,000
Other	1,230,000
TOTAL	\$ 69,251,168

Table 1. CIP Cost Breakdown

ANALYSIS: CONSISTENCY WITH THE PINOLE GENERAL PLAN

Funding is estimated for specific projects or project categories in the proposed CIP that support the goals outlined in the Land Use & Economic Development, Circulation, Housing, and Open Space and Environmental Protection chapters of the Pinole General Plan. The proposed CIP includes funding for projects during the next five (5) fiscal years that support General Plan policies and enhance public infrastructure, amenities, and services in Pinole. The CIP is consistent with and helps implement the following General Plan goals and policies:

Land Use & Economic Development

LU 1-Protect Community Character
 LU 1.3: Civic Beautification

LU 3-Historic Preservation & Community Design
 LU 3.5: Historic Preservation

LU 7-Economic Development

- LU 7.2: Economic Development Needs
- LU 7.4: Mixed Residential/Commercial Projects
- LU 7.5: Adequacy of Public Infrastructure & Services
- LU 7.6: City-Owned & Controlled Lands
- LU 7.7: Redevelopment Agency

LU 8-Commercial Activity Areas

- LU 8.2: Pinole Vista
- LU 8.5: Pinole Valley South
- LU 8.6: Pinole Valley North
- LU 8.7: Overall San Pablo Ave. Development
- LU 8.8: Old Town
- LU 8.9: Mid San Pablo Ave.

Circulation Element

C1 & 2-Circulation

- C 1.2: Protect Arterials and Collectors
- C 1.3: Protect Local Residential Streets
- C 2.4: Basic Routes

C3-Local Street Improvements

- C 3.5: Private Streets, Public Loop, or Cul-de-Sac Streets

C5-Funding of Improvements & Maintenance

C7-Pedestrian & Bicycle Circulation and Trails

- C 7.2: Trail Linkages
- C 7.6: Trail Location and Design
- C 7.8: Trails Planning & Coordination
- C 7.11: Pedestrian Improvements

Housing Element

H1-Housing Design

- H 1.1: Preserve the Character of Pinole
- H 1.2: Plan for the Future
- H 1.3: Preserve Residential Neighborhoods

H2-Adequate Services & Facilities

- H 2.1: Plan for Public Facility & Service Needs

H3-Existing Housing & Community Heritage

- H 3.1: Maintain Existing Housing & Neighborhood Amenities
- H 3.2: Maintain High Standards of Residential Quality

- H 3.4: Encourage Housing Rehabilitation
- H 3.5: Protect the Community's Historic Heritage

H4-Housing Needs

- H 4.1: Provide a Choice of Housing
- H 4.2: Address Affordability Needs in the Community
- H 4.3: Utilize the Redevelopment Agency
- H 4.4: Encourage Mixed-Use
- H 4.5: Require Quality Affordable Housing
- H 4.6: Require Below Market Rate Housing in Market Rate Residential Projects Located in the Redevelopment Area
- H 4.7: Require Resale Controls on Owner-Occupied Below Market Rate Units
- H 4.8: Require Rent & Income Restriction on Rental Below Market Rate Units
- H 4.9: Establish Below Market Rate Housing Eligibility Priorities

Open Space & Environmental Protection

OS2-Protect Visual Resources

- OS 2.6: Street Beautification

OS3-Provide Recreation Opportunities

- OS 3.1: Public Use and Access to Open Space

OS4-Open Space Preservation & Management

- OS 4.1: Open Space Plan
- OS 4.2: Preservation Strategy

ENVIRONMENTAL REVIEW

The CIP's General Plan consistency review is exempt from the California Environmental Quality Act (CEQA), as this review is not considered a project pursuant to the definition of a project in Section 15378 contained in the CEQA Guidelines.

ATTACHMENTS

1. Resolution 09-12
2. Draft Capital Improvements Program

**ATTACHMENT 1
PLANNING COMMISSION RESOLUTION 09-12**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE RECOMMENDING THE CITY COUNCIL OF THE CITY OF PINOLE FIND THAT THE PROPOSED CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2009-2014 IN CONFORMANCE WITH THE CITY OF PINOLE GENERAL PLAN AND APPROVE THE PROPOSED CIP.

WHEREAS, the Planning Commission of the City of Pinole reviewed the proposed 2009 Capital Improvement Program 2009-2014, for consistency with the goals, policies, and implementing programs of the City of Pinole General Plan; and

WHEREAS, the Capital Improvements Program provides designated funding for planned public improvement projects so that the City may continue to maintain public infrastructure, work towards satisfying regional housing needs, and help fulfill Redevelopment/Economic Development goals; and

WHEREAS, the Planning Commission has determined that the Capital Improvements Program specifically supports the goals and policies of the following chapters of the General Plan: Land Use & Economic Development, Circulation, Housing, and the Open Space & Environmental Protection Elements; and

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

WHEREAS, the Planning Commission of the City of Pinole finds that the project is exempt from the California Environmental Quality Act (CEQA), as the adoption of a Capital Improvement Plan is not considered a project pursuant to the definition of a project in Section 15378b(4) and (5) contained in the CEQA Guidelines. Section 15378(4) states that project does not include "the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. Section 15378 (5) states that a project does not include "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment".

WHEREAS, a notice of public was published in the August 14, 2009 edition of the West County Times as required by City Ordinance 2006-02 and Government Code Section 65090; and

WHEREAS, after the close of public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed development; and

WHEREAS, the Planning Commission finds, after due study, deliberation, and public hearing, that the proposed 2009 Capital Improvement Program (CIP) is in conformance with the goals, policies and programs of the City of Pinole General Plan;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Pinole hereby recommends that the City Council of the City of Pinole find the proposed 2009 Capital Improvement Program (CIP) is consistent with the City of Pinole General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 24th day of August 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dave Kurrent, Chair, 2009-2010

ATTEST:

Winston Rhodes, AICP, Planning Manager