

## AGENDA FOR THE



### CITY OF PINOLE PLANNING COMMISSION REGULAR MEETING

**Monday, June 22, 2015  
7:00 P.M.**

**City Council Chambers, 2131 Pear Street, Pinole, CA 94564**

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In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a City meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the Development Services Department at (510) 724-9014. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

#### **CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and non-controversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Commissioner(s) wishes to discuss a consent item, it will be removed from the Consent Calendar and taken up in order after the last item under New Business.

#### **PROCEDURE FOR CONSIDERING AN AGENDA ITEM:**

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

For those items listed as Public Hearings, the Chair will open the public hearing and ask the applicant if they wish to make a presentation. Those persons in favor of the project will then be given an opportunity to speak followed by those who are opposed to the project. The applicant will then be given an opportunity for rebuttal.

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

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

**CITIZEN PARTICIPATION:**

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

Prior to speaking on an item, you must fill out one of the "gold" cards (available at the speaker's podium) and hand it to the Secretary. If a number of persons wish to speak on an item, the Chair may limit each speaker to a set time period in which to address the Commission.

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission or Planning Manager. The cost to appeal a decision is \$803.

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

**A. CALL TO ORDER**

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

**C. CITIZENS TO BE HEARD:**

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

**C. CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes from April 27, 2015**

**E. PUBLIC HEARINGS:**

1. None

**F. OLD BUSINESS: None**

**G. NEW BUSINESS:**

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

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

**I. COMMUNICATIONS:**

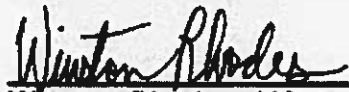
**J. NEXT MEETING:**

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Planning Commission Regular Meeting, July 27, 2015 at 7:00PM

**K. ADJOURNMENT**

**POSTED: June 18, 2015**



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**Winston Rhodes, AICP  
Planning Manager**

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**DRAFT**  
**MINUTES OF THE**  
**PINOLE PLANNING COMMISSION**  
**MEETING**

**April 27, 2015**

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

**B. PLEDGE OF ALLEGIANCE AND ROLL CALL:**

Commissioners Present: Bender, Kurrent, Martinez-Rubin, McGoldrick, Toms,  
and Chair Brooks

Commissioners Absent: Tave

Staff Present: Winston Rhodes, Planning Manager

**C. CITIZENS TO BE HEARD:**

There were no citizens to be heard.

**D. CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes from April 6, 2015**

Commissioner Toms requested a correction to the minutes of April 6, 2015 on Page 9, Line 34, where the reference to a Long Range Finance Property Management Plan should have been to a *Long Range Property Management Plan*.

**MOTION** to adopt the Consent Calendar, as amended.

**MOTION:** Toms                      **SECONDED:** Martinez-Rubin      **APPROVED:** 6-0-1  
**ABSENT:** Tave

**E. PUBLIC HEARINGS:**

**1. General Plan Amendment (GPA 14-01) – Housing Element Update 2015-2023:** Review the proposed Revised Draft Housing Element and consider a resolution recommending the City Council approve the Negative Declaration prepared for this project and approve a General Plan Amendment (GPA 14-01) updating the Housing Element of the General Plan.

1                   **Applicant:** City of Pinole  
2                   **Location:** Citywide

3  
4                   **Staff:** Winston Rhodes

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6                   VERONICA TAM, Veronica Tam & Associates, presented the Final Draft of the  
7                   2015-2023 Housing Element and identified the City of Pinole's need to identify an  
8                   adequate capacity for its share of the Regional Housing Needs Allocation (RHNA)  
9                   of 297 units established by the Association of Bay Area Governments (ABAG)  
10                  during the eight-year period; a goal for planning but not a production obligation,  
11                  which would depend on the market and private development interests. She stated  
12                  that under existing land use designations there are adequate capacity for the City  
13                  to be able to accommodate those 297 units.

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15                  Ms. Tam reported that the State Department of Housing and Community  
16                  Development (HCD) had determined that the City's Draft Housing Element was in  
17                  substantial compliance if adopted, as revised. The City Council would have to  
18                  adopt the Housing Element by May 31, 2015 in order to comply with State law.

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20                  Ms. Tam referenced the Planning Commission's concern with respect to SB 1087,  
21                  a requirement that affordable housing projects receive priority for the allocation of  
22                  water and sewer services. Language in the document had been modified and  
23                  accepted by the State given that the City had no control over water and only had  
24                  indirect control over wastewater service in a portion of the City.

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26                  PUBLIC HEARING OPENED

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28                  There were no comments from the public.

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30                  PUBLIC HEARING CLOSED

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32                  **MOTION** to adopt Resolution 15-10, Recommending the City Council approve the  
33                  Negative Declaration including the California Environmental Quality Act (CEQA)  
34                  Checklist and Initial Study as compliant with CEQA, as amended, and  
35                  recommended the adoption of General Plan Amendment 14-01 to update the  
36                  Housing Element of the General Plan.

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38                  **MOTION:** Toms

**SECONDED:** Kurrent

**APPROVED:** 6-0-1

**ABSENT:** Tave

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40                  **F. OLD BUSINESS:** None

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42                  **G. NEW BUSINESS:**

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44                  1.       **Selection of Planning Commission Chairperson and Vice**  
45                  **Chairperson for 2015-2016**

1 **MOTION** to select *Maureen Toms* as the Chairperson of the Planning  
2 Commission for 2015-2016.

3 **MOTION: McGoldrick      SECONDED: Kurrent      APPROVED: 6-0-1**  
4 **ABSENT: Tave**

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6 **MOTION** to select *David Kurrent* as the Vice Chairperson of the Planning  
7 Commission for 2015-2016.

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9 **MOTION: Toms      SECONDED: Martinez-Rubin      APPROVED: 6-0-1**  
10 **ABSENT: Tave**

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12 **2.      Selection of Development Review Subcommittee Members for 2015-**  
13 **2016**

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15 **MOTION** to select Chairperson Toms and Commissioner Bender as members of  
16 the Development Review Subcommittee for 2015-2016, with Commissioner  
17 Martinez-Rubin to serve as the alternate.

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19 **MOTION: Brooks      SECONDED: Toms      APPROVED: 6-0-1**  
20 **ABSENT: Tave**

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22 **H.      CITY PLANNER'S / COMMISSIONERS' REPORT:**

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24 Mr. Rhodes reported that the City Council had approved the Gateway Shopping  
25 Center Project with the Planning Commission's recommendations; and advised  
26 that upcoming projects to come before the Commission would include a new CVS  
27 project on Canyon Drive, and a new wireless communication facility proposed on  
28 Pfeiffer Lane. He also took this opportunity to thank Commissioner McGoldrick for  
29 her service to the Commission.

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31 **I.      COMMUNICATIONS: None**

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33 **J.      NEXT MEETING:**

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35 The next meeting of the Planning Commission will be held on Monday, May 18,  
36 2015 at 7:00 P.M.

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38 **K.      ADJOURNMENT: The meeting adjourned at 8:15 P.M.**

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40 Transcribed by:

41  
42 Anita L. Tucci-Smith  
43 Transcriber



## Memorandum

**TO:** PINOLE PLANNING COMMISSION

**FROM:** DEAN ALLISON, DEVELOPMENT SERVICES DIRECTOR / CITY ENGINEER  
WINSTON RHODES, PLANNING MAMANGER

**SUBJECT:** CAPITAL IMPROVEMENT PLAN CONSISTENCY WITH THE PINOLE GENERAL PLAN

**DATE:** June 22, 2015

### REQUEST

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

### STAFF RECOMMENDATION

Approve Resolution 15-11, finding that the proposed Capital Improvement Plan (CIP) for Fiscal Years 2015 -2016 through 2019 - 2020 is consistent with the General Plan.

### BACKGROUND

Section 65401 of the California Government Code, requires Planning Commission "Review of Public Works Projects for Conformity with the General Plan." The Commission is required to review the proposed Draft CIP for consistency with goals and policies of the Pinole General Plan and advise the City Council.

The proposed CIP lists forty four (44) planned citywide public improvement projects for Fiscal Years 2015/16 - 2019/20. Capital projects are usually "brick and mortar" improvements, such as street or utility projects, but also include projects that achieve economic development, blight alleviation, housing goals, or further other policy objectives of the City. The draft improvement projects include funding of Public Works projects involving the construction of and maintenance of the city's infrastructure and public facilities. The proposed CIP projects are summarized below and described in more detail within the Draft CIP (see Attachment B).

The projects include:

- Building projects;
- Park and recreation facility projects;
- Sewer collection and storm drain projects;
- Street and sidewalk projects; and

- Undergrounding of overhead electrical lines.

### **ANALYSIS: CIP CONSISTENCY WITH THE PINOLE GENERAL PLAN**

Funding is estimated for specific projects or programs in the proposed CIP that support the goals and policies within the Community Character, Growth Management, Land Use & Economic Development, Housing, Circulation, Community Services and Facilities, Health and Safety, Natural Resources and Open Space, and the Sustainability Elements of the Pinole General Plan. The proposed CIP includes funding for projects over the next five (5) fiscal years that support General Plan policies and enhance public infrastructure, amenities, and services in Pinole. The CIP will also involve actively seeking out grants funds to supplement local funding sources to complete projects. The CIP is consistent with and helps implement the following General Plan goals and policies:

#### **Community Character Element**

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

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

**POLICY CC.1.3** To enhance a sense of arrival and create a strong appealing image that promotes community identity, the City shall develop community entry features at key gateways or city entries along Interstate 80. Entryways shall incorporate landscaping, trees, structural architectural elements, signage and public art.

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

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

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

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



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

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

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

### **Growth Management Element**

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

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

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

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

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

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

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

### **Land Use & Economic Development Element**

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

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

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

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

### **Housing Element**

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

**POLICY H.2.4** Maintain Existing Housing and Neighborhood Amenities. Maintain Pinole's lifestyle characteristics by encouraging the maintenance of existing housing stock, and in particular housing with historic value, and preserving the amenities of existing neighborhoods.

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

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

### **Circulation Element**

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

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

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

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

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

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

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

### **Community Services and Facilities Element**

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

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

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

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

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

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

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

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

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

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

**GOAL CS.7** Minimize flooding.

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

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

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

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

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

### **Health and Safety Element**

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

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

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

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

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

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

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

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

### **Natural Resources and Open Space Element**

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

### **Sustainability Element**

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

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

**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 in that the consistency review will not result in potentially significant physical changes in the environment. Specific projects within the plan will include project-specific environmental review as part of future review and authorization to proceed.

**ATTACHMENTS**

- A. Resolution 15-11
- B. Draft Capital Improvement Plan for Fiscal Year 2015-2016 through 2019-2020
- C. General Plan - Capital Improvement Plan Consistency Matrix

**PLANNING COMMISSION RESOLUTION 15-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE RECOMMENDING THE CITY COUNCIL OF THE CITY OF PINOLE FIND THAT THE PROPOSED CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2015-2016 THROUGH 2019-2020 IS IN CONFORMANCE WITH THE CITY OF PINOLE GENERAL PLAN**

**WHEREAS**, the Planning Commission of the City of Pinole reviewed the proposed Fiscal Year 2015-2016 through 2019 - 2020 Capital Improvement Plan, for consistency with the goals and policies of the City of Pinole General Plan; and

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

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

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

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

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

**WHEREAS**, the Planning Commission finds, after due study and deliberation that the proposed Fiscal Year 2015-2016 through 2019-2020 CIP is in conformance with the goals and policies of the City of Pinole General Plan;

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Pinole hereby recommends that the City Council of the City of Pinole find the proposed Fiscal Year 2015-2016 through 2019-2020 CIP is consistent with the City of Pinole General Plan.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 22nd day of June 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

**ABSENT:**

**Maureen Toms, Chair, 2015-2016**

**ATTEST:**

**Winston Rhodes, AICP, Planning Manager**

**DRAFT**

**City of Pinole  
Proposed Capital Improvement Plan**

**ATTACHMENT B**

Project Number	Project Name	Facility	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	Funding Sources
1	Annual Building Rehabilitation Project	Building	\$ 14,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	Building Maintenance Fund
2	Paint City Hall (Inside and Outside)	Building			\$ 35,000	\$ 35,000		Measure S
3	Paint Tiny Tots Building ( not roof)	Building		\$ 8,000				Measure S
4	Replace Carpet at Senior Center with Tile	Building	\$ 5,000					Measure S
5	Replace Carpeting with Tile in the Council Break Room	Building			\$ 5,000			Measure S
6	Replace HVAC at Senior Center	Building	\$ 60,000					Measure S
7	Replace Roof at Senior Center	Building	\$ 300,000					Measure S, Building Maintenance Fund
8	Citywide Roof repairs and replacement	Building	\$ 25,000			\$ 164,000	\$ 108,000	Measure S
9	Tiny Tots Building Slab Displacement - Engineering Only	Building		\$ 5,000				Measure S
10	Station 73 Improvements - Carpet, paint, appliances	Building	\$ 15,000					Measure S
11	Community Playhouse	Park	\$ 54,429					Measure WW
12	Annual Park Funding for Benches and Picnicking	Park	\$ 15,000		\$ 5,000	\$ 5,000		Measure S
13	Annual re sod @ two Soccer Fields	Park			\$ 10,000	\$ 10,000	\$ 10,000	Measure S
14	Replace Lighting at Louie Francis Park	Park				\$ 40,000		Measure S
15	Resurface Parking Lot at Senior Center	Park		\$ 30,000				Measure S
16	Skate Park	Park	\$ 51,175					Measure WW, Measure S



**DRAFT**

# City of Pinole Proposed Capital Improvement Plan

Project Number	Project Name	Facility	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	Funding Sources
17	One time project at two Soccer Fields	Park	\$ 15,000	\$ 50,000				Measure S
18	Replace Chips with Rubber Matting at one park facilities	Park	\$	\$ 50,000				Measure S
19	Restrooms in Fernandez Park - Modular	Park	\$	\$ 20,000	\$ 170,000			Measure S, Sewer Fund Collection
20	Inflow and Infiltration Monitoring Program	Sewer Collection	\$	\$ 60,000				Sewer Fund Collection
21	Inflow and Infiltration Rehabilitation Program	Sewer Collection	\$ 350,000					Sewer Fund Collection
22	Hazel Street Sewer Pump Station Rehabilitation	Sewer Collection	\$ 45,000					Sewer Fund Collection
23	Replacement Storage Building and Improvements at Animal Shelter	Sewer Treatment	\$ 250,000					Sewer Fund Plant
24	Upgrades to Wastewater Treatment Plant	Sewer Treatment	\$ 7,050,000	\$ 14,100,000	\$ 14,100,000	\$ 7,050,000		Sewer Fund Plant
25	Evaluation of Landoutfall - Engineering Only	Sewer Treatment			\$ 75,000			Sewer Fund Plant
26	Storm Drainage Annual Rehabilitation	Storm Drain			\$ 150,000	\$ 150,000	\$ 150,000	Measure S
27	Storm Drainage Master Plan	Storm Drain		\$ 75,000				Measure S
28	Establish Street Sign Program	Street	\$ 2,000					Measure J
29	Annual Sign Replacement Program	Street		\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	Measure S Measure J
30	Establish Sidewalk Maintenance Program	Street	\$ 2,000					Measure J
31	Annual Sidewalk Maintenance Program	Street		\$ 20,000	\$ 35,000	\$ 35,000	\$ 35,000	Measure S and Measure J
32	Annual Roadway Striping Program	Street	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	Gas Tax

**DRAFT**

# City of Pinole Proposed Capital Improvement Plan

Project Number	Project Name	Facility	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	Funding Sources
33	Miscellaneous Roadway Repair	Street	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	Measure J
34	Pothole Repair Program	Street	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	Gas Tax
35	Annual Tree Trimming Program	Street	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	Measure S
36	Arterial Overlay Program	Street			\$ 800,000		\$ 800,000	Measure J, Measure S, Solid Waste
37	Residential Overlay Program	Street		\$ 550,000		\$ 550,000		Measure J, Measure S, Solid Waste
38	SPA ( Appian Way to Sunnyview Drive )	Street	\$ 700,000					Measure J, Measure S, Solid Waste
39	SPA (Sunnyview Drive to Pinole Shores Drive)	Street	\$ 750,000					Measure J, Measure S, Solid Waste, Federal Grant
40	San Pablo Avenue Bridge over BNSF Railroad	Street	\$ 50,000	\$ 50,000				Grant Livable Cities
41	San Pablo Avenue Pedestrian Bridge at BNSF Railroad - Engineering Only	Street	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	Measure J
42	Shale Hill Engineering Study	Street		\$ 30,000				Measure S
43	Grant Applications	Various						
44	Pinole Valley Road Underground District	Underground						

**FY 2015/16 – FY 2019/20 CAPITAL IMPROVEMENT PLAN  
GENERAL PLAN CONSISTENCY MATRIX**

**ATTACHMENT C**

CIP Project Number	Project Name	General Plan Goals / Polices*
<b>Facility Type: Building</b>		
1	Annual Building Rehabilitation Program	Policy G.4.1, Goal CS.9, Policy CS.9.1, Policy SE.8.7
2	Paint City Hall (Inside and Outside)	Policy CS.2.6, Goal CS.1, Policy CS.1.1
3	Paint Tiny Tots Building (not roof)	Policy G.4.1, Goal CS.1, Policy CS.1.1
4	Replace Carpet at Senior Center with Tile	Policy CS.2.6
5	Replace carpeting with Tile in Council Break Room	Policy CS.1.1
6	Replace HVAC at Senior Center	Policy G.4.1, Goal CS.9, Policy CS.9.1, Policy HS.4.3, Policy SE.8.7
7	Replace Roof at Senior Center	Policy G.4.1, Goal CS.9, Policy CS.9.1, Policy SE.8.7
8	Citywide Roof repairs and replacement	Policy G.4.1, Goal CS.1, Goal CS.9, Policy CS.9.1
9	Tiny Tots Building Slab Displacement – Engineering Only	Goal CS.1, Policy CS.1.1
10	Station 73 Improvements- carpet, paint, appliances	Goal CS.1, Policy CS.1.1
<b>Facility Type: Park</b>		
11	Community Playhouse Renovation	Goal CC.5, Policy CC.5.1, CC.5.2, Goal LU.1, Policy LU.1.3, Policy H.2.4, Goal CS.1, Policy CS1.1, Goal CS.3, Policy CS.3.1
12	Annual Park Funding for Benches and Picnic Tables	Policy G.4.1, Policy H.2.4, Goal CS.3, Policy CS.3.1
13	Annual re-sod @ two Soccer Fields	Policy GM.4.1, Goal CS.3, Policy CS.3.1

CIP Project Number	Project Name	General Plan Goals / Polices*
14	Replace Lighting at Louis Francis Park	Policy G.4.1, Goal CS.3, Policy CS.3.1, Goal CS.9, Policy CS.9.1
15	Resurface Parking Lot at Senior Center	Goal CS. 1, Policy CS1.1
16	Skate Park Construction	Policy GM.4.1, Goal CS.1, Goal CS.3, Policy CS.3.1
17	One time project at two Soccer Fields	Policy GM.4.1, Goal CS.3, Policy CS.3.1
18	Replace Chips with Rubber Matting at one park facility	Policy GM.4.1, Goal CS.3, Policy CS.3.1
19	Restrooms in Fernandez Park-Modular	Goal CS.1, Policy CS.1.1
<b>Facility Type: Sewer Collection</b>		
20	Inflow and Infiltration Monitoring Program	Goal GM.4, Policy GM.4.1, Goal CS.6
21	Inflow and Infiltration Rehabilitation Program	Policy GM.4.1, Goal CS.6, Policy HS. 4.3
22	Hazel Street Sewer Pump Station Rehabilitation	Policy GM.4.1, Goal CS.6
<b>Facility Type: Sewer Treatment</b>		
23	Replacement Storage Building and Improvements at Former Animal Shelter Property	Policy HS. 4.1
24	Upgrades to Wastewater Treatment Plant	Policy GM.4.1; Goal CS.1, Policy CS.2.6, Goal CS.6, Policy CS.6.1, Goal HS.2, Policy HS.2.5, Policy OS.1.2
25	Evaluation of Land Outfall – Engineering Only	Policy HS.2.4

**FY 2015/16 – FY 2019/20 CAPITAL IMPROVEMENT PLAN  
GENERAL PLAN CONSISTENCY MATRIX**

CIP Project Number	Project Name	General Plan Goals / Polices*
<b>Facility Type: Storm Drainage</b>		
26	Storm Drainage Annual Rehabilitation	Policy G.4.1, Goal CS.7.0, Policy CS.7.1
27	Storm Drainage Master Plan	Policy G.4.1, Policy CS.7.1
<b>Facility Type: Street</b>		
28	Establish Street Sign Program	Goal LU.1, Policy LU.1.3, Goal CC.1, Goal CS.1, Policy CE1.4
29	Annual Sign Replacement Program	Goal CC.1, Policy CC.1.3, Goal CS.1
30	Establish Sidewalk Maintenance Program	Policy GM.3.3, Policy GM.4.1, Policy H.3.1, Goal CE.3, Goal CE.4, Policy CE.4.5, Goal CS.1, Policy CS.2.6, Goal CS.10, Policy CS.10.2, Goal HS.6, Policy HS.6.1
31	Annual Sidewalk Maintenance Program	Policy GM.3.3, GM.4.1, Policy H.3.1, Goal CE.3, Goal CE.4, Policy CE.4.5, Goal CS.1, Policy CS.2.6, Goal CS.10, Policy CS 10.2, Goal HS.6, Policy HS.6.1
32	Annual Roadway Striping Program	Goal CS.10, Goal HS.6, Policy HS.6.1,
33	Miscellaneous Roadway Repair	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
34	Pothole Repair Program	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

<b>CIP Project Number</b>	<b>Project Name</b>	<b>General Plan Goals / Polices*</b>
35	Annual Tree Trimming Program	Goal LU.1, Policy CC.2.1, CC.2.2
36	Arterial Overlay Program	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
37	Residential Overlay Program	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
38	San Pablo Avenue Rehabilitation (Appian Way to Sunnyview Drive)	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
39	San Pablo Avenue Rehabilitation (Sunnyview Drive to Pinole Shores Drive)	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
40	San Pablo Avenue Bridge over BNSF Railroad	Policy CE.1.4, Policy H.3.1
41	San Pablo Avenue Pedestrian Bridge at BNSF Railroad – Engineering Only	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1
42	Shale Hill Engineering Study (Between Oak Ridge Road and Fern Avenue)	Goal CE.1, Policy CE.1.1, Policy CE.1.4, Policy CE.1.5, Goal CE.3 Policy CS.2.6, Goal HS.1, Goal HS.3, Policy HS 3.4, Goal HS.6
43	Grant Applications	Goal CE.1, Policy CE.1.1.1, Policy CE. 1.3
44	Pinole Valley Road Underground District	Goal HS.1, HS.4, H.S.4.1, Goal LU.4, Policy LU4.1

\*Note: The General Plan Element acronyms are as follows: CC = Community Character Element, GM = Growth Management Element, LU = Land Use and Economic Development Element, H = Housing Element, CE = Circulation Element, CS = Community Services and Facilities, HS= Health and Safety, OS = Natural Resources and Open Space Element, and SE = Sustainability Element.