

## Pinole Shores Business Park Set to Open

Once the home to acres of junk cars, the former Anthony Auto Wreckers site has been transformed into an economic jewel of Pinole. Phase I of Pinole Shores Business Park will celebrate its grand opening in January 2008. Encompassing 15 acres along San Pablo Avenue, the business park development is expected to bring up to 350 jobs to Pinole. The commercial condominium project is suited for professional offices, retail and light industrial uses.

Soon after acquiring the property, the Agency began preparing the site for future development. The Agency Board approved a plan in April of 2004, which called for the development of a light industrial business park. The park was designed to provide small business owners with an opportunity to own rather than lease business space. In addition, with major residential development occurring in neighboring cities, the plan focused on improving the jobs-to-housing balance by potentially attracting jobs closer to where people live, thereby reducing traffic and pollution.

The Redevelopment Agency entered into a Disposition and Development Agreement with the Panattoni Development Company. The company was chosen based on their experience in completing similar projects in the Bay Area and their financial ability to carry out the project.

Pinole Shores Business Park consists of eight buildings totaling 150,000 square feet of office and light industrial flex-space. The office space is designed to take advantage of the views of San Pablo Bay and the flex-space is designed for multiple users ranging from tile manufac-



*Pinole Shores Business Park*

turers to local artists. The first phase consists of four buildings ranging in size from 9,500 square feet to 19,603 square feet, with prices ranging from \$200 to \$315 per square foot.

The Agency, in its attempt to reduce or eliminate the blighted conditions within the Redevelopment Project Area and continue to pursue the redevelopment process, is creating a Business Relocation and Incentive Program. The program is designed to support redevelopment projects that cannot be accommodated under other Agency programs. It would be limited to new businesses that acquire property within the Project Area and existing businesses that acquire property in the Project Area and increase the number of full time employees.

The Agency is betting that the debut of Pinole Shores Business Park, when combined with the new program being developed, will be the catalyst for generating new business along the whole San Pablo Avenue corridor.

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## Pinole Valley Shopping Center Makeover



Existing stores at PVSC receive a facelift.

The shopping center on Pinole Valley Road at the I-80 exit ramp is taking on a new and exciting look. When Albertson’s grocery closed in January 2006, business slowed at this center. In a partnership between the Redevelopment Agency and San Francisco-based TKG Group, the center is undergoing a \$20 million facelift, with reconstruction of its parking lot, improvement to existing buildings and the imminent construction of several new buildings.

Although work started only recently, the center is showing signs of its rebirth. The first building, which houses a child-oriented dental office, now has its new facade taking shape. Other existing buildings with a video store, fast food outlet, restaurant, music store and karate studio are being similarly improved to look more modern and attractive. Half of the parking lot has been repaved, with the remainder to be repaved soon. New tenants announced for the center include Peet’s Coffee, Walgreen’s and Trader Joes, all of which will occupy new buildings soon to be constructed, with a focus on convenience and attractiveness to better serve Pinole shoppers.

If you visit the shopping center, you’ll see these exciting changes happening almost overnight, contributing to Pinole’s increasingly attractive commercial areas and serving Pinole residents with good customer service and a variety of products. Shop Pinole!

## Kaiser Medical Office Building

The appearance of Pinole Valley Road has significantly changed now that nearly 5,000 dump truck loads of earth and rock have been removed at the future site of Kaiser’s new medical office building. The grading included the removal of the nearly 40’ high hill adjacent to the freeway exit ramp.

Building permits have been issued and currently the building’s foundation is being constructed. When completed, this 61,000 square



Grading included removing the 40’ hill adjacent to the exit ramp.

foot building will contain modern medical offices and facilities that will provide state-of-the art medical care to the residents of Pinole and the surrounding region.

### Neighborhood Watch Program

Residents who participate in the Neighborhood Watch Program are trained by the Crime Prevention Unit in how to prevent crime and to call the police whenever they see suspicious people or activity. The program currently has 57 Neighborhood Watch groups with approximately 1,300 members.

The blue Neighborhood Watch street signs located throughout the city indicate an active group in the area. These signs serve as a warning and a deterrent to would-be criminals. A Business Alert program, which is the commercial version of the Neighborhood Watch program, was launched in 2006. If you are interested in the Neighborhood Watch or Business Alert programs, call Tom Madigan at 724-9838.

### When Will First Street Café Open?

As residents, councilmembers, and staff eagerly await the arrival of Old Town's newest restaurant, the question being asked is, "When will First Street Café be open for business?!"

The Agency is providing financial assistance to First Street Café for interior renovations that will change the space from commercial to restaurant. As First Street Café has a following of loyal customers, the new Pinole restaurant is anticipated to become a destination spot, which should add foot traffic for our other Old Town merchants.

Three giant steps of the renovation process are complete: construction drawings were finished in August, Health Department approvals were received in late September, and requests for Building Department permits were submitted in early October. Construction is scheduled to begin this winter, and, in answer to the question:

Look for doors to open to the public in spring 2008.

## Pinole Historical Museum

The Pinole Historical Museum is underway! This beautiful turn-of-the-century farmhouse was moved to its current location at 2100 San Pablo Avenue in March 2005. The Historical Society has envisioned a public museum in this space, and with the help of the Agency, they will turn a dream into a community treasure.

On October 2, 2007, the Pinole Redevelopment Agency Board approved an Agreement with the Pinole Historical Society to refurbish the interior of the "Faria House" and develop a first-class museum on the property.

Marc Grisham shared his enthusiasm for the project, "As Immediate Past President, I am proud of the work of the City Council and city staff in crafting the agreement between the Historical Society and the City. All of the

community is looking forward to a museum that will help educate and entertain residents and visitors with the story of Pinole. We are hopeful that many people in the community will come forward and volunteer time and expertise in the creation of the museum. We are also interested in any items

that individuals might be interested in loaning and/or donating to the museum for display."

The Agency and Society are partnering with a 4-to-1 financial share in the project. Every dollar donated to the Society for construction is matched by \$4 from the

Agency. Mail donations, made payable to the Pinole Historical Society, to P.O. Box 285, Pinole, California 94564. For additional information, contact Jack Meehan at 758-2793 or Marcia Kalapus at 724-1166.

Watch for our museum to open by spring 2009.

**Every dollar donated to the Society is matched by \$4 from the Agency.**

## Community Groups Beautify Pinole in 2007

The RDA's Community Group Funding Program is bearing fruit in the community. Some of this year's key events include:

- Coastal clean-up - 261 volunteers cleared debris from the bay and creek shorelines.
- Pinole Rotary Club's 11th Annual Beautification Project - Pinole Valley High School showed great pride with over 400 volunteers, most of them students, coming to paint, landscape, clean, and weed the grounds.
- Pinole Artisans Murals - New murals grace the walls of two Old



*"The Bear Claw Mural" Dedication Event*

Town buildings thanks to the expertise and talents of the Pinole Artisans.

Groups and individuals have

participated in record numbers this year, with almost 1,000 people coming to show their civic pride and commitment. The Agency's \$25,000 investment in projects completed in 2007 paid for supplies and compensation to volunteer groups.

Thank you to everyone who participated in the events mentioned above and to the other groups who have performed service projects this year: Pinole Valley High School student groups, the Pinole Youth Foundation, and the Pinole Senior Center.

## Historic Old Town Pinole Signs

The new signs in and around Old Town beckon visitors to drive "this way" to Pinole's Historic Old Town. The Victorian color-scheme, fluted poles, and designs were selected to add beauty and quaint character to the landscape, as well as provide directions to key destinations, such as the Police Department and Post Office. The wayfinding and street signs bring uniformity to the area, and they dress up our Old Town beautifully.

Thank you, from Public Works and the RDA, to the many residents who have expressed their approval of the new signs!



## Construction Begins on Downtown Development Project

Development has started construction on the new two-story project at the corner of San Pablo and Tennent. Since the closure and demolition of the Shell station at the corner of Tennent and San Pablo Avenue several years ago, the Agency has been working to transform the site into a cornerstone for Old Town Pinole. The environmental clean up by Shell Oil was approved in September allowing construction to finally get underway.

The plans call for a 16,333 square foot building with 9,200 square feet of ground floor retail and 7,130 square feet of second floor office space. In keeping with the character of Old Town, the building was redesigned to include features such as above-window canopies, large windows and entry doors on the ground floor, and box bay windows on the prominent second floor corners. The project will also include improvements to the surrounding parking lot, as well as new landscaping, pedestrian walkways and seating areas.

The Developer is finalizing a lease with Starbucks for the corner store and expects to finalize leases with other retailers in the coming months. The project is expected to open in the spring of 2008.

### Neighborhood Yard Sale

On Saturday October 13, 2007, The City of Pinole held its first annual neighborhood yard sale. Almost 50 residents participated by selling their treasures at booths in the parking lot of the Pinole Valley High School.

Customers were enticed by a large array of goods including furniture, tools, books, clothing and home made crafts. The event's goals were community building, an opportunity to work with student groups at the high school and to provide an outlet for residents to recycle their unwanted items.

Both sellers and customers seemed pleased with the event.

# PINOLE CREEK DEMONSTRATION PROJECT 2007



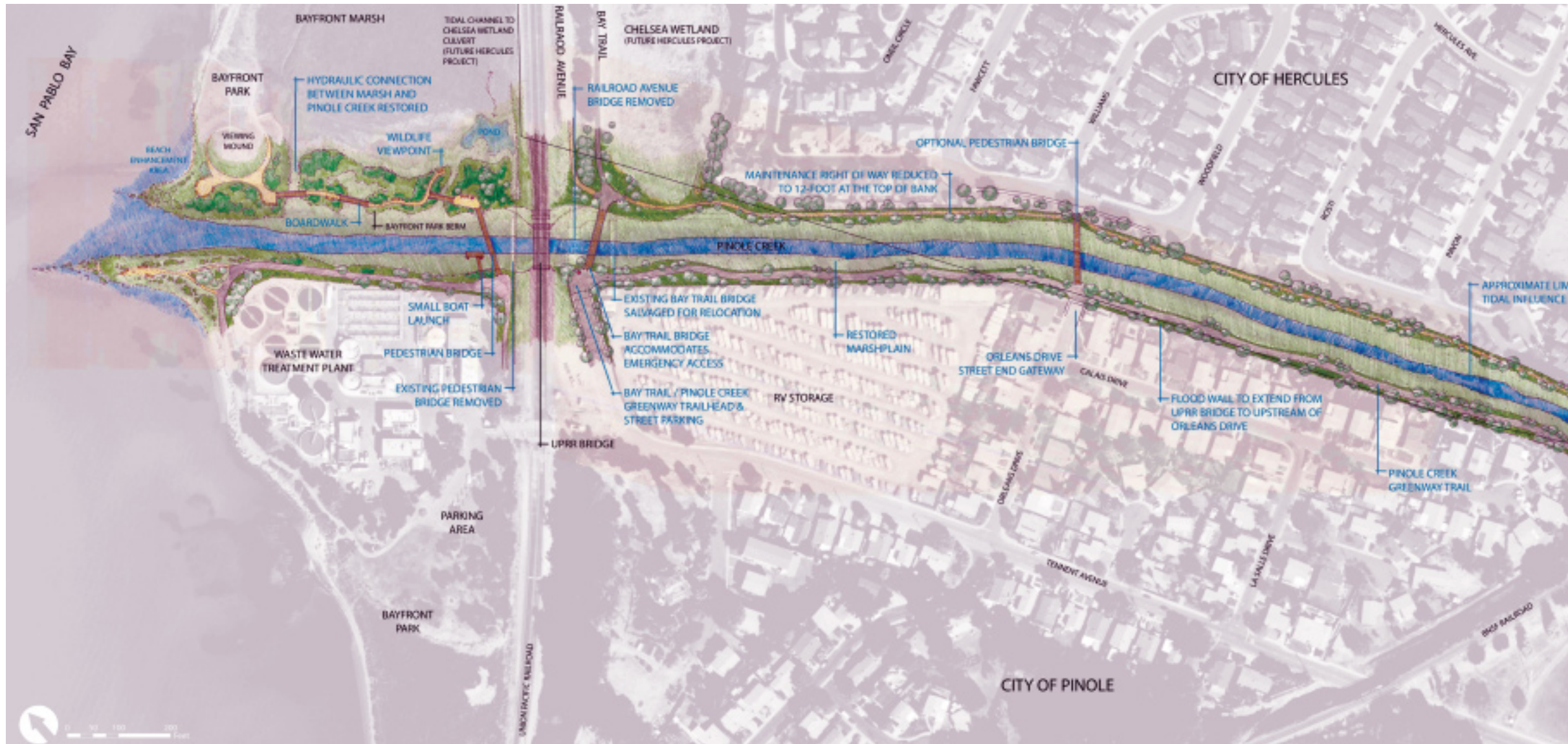
### Demonstration Project Concepts:

- Remove or reduce northern maintenance access road
- Reconnect Pinole Creek mouth to existing wetland
- Create additional marshplain within existing creek right-of-way
- Enhance trail to provide a class I bikeway

The Redevelopment Agency will soon begin preparing construction drawings for the Pinole Creek Demonstration Project. This project will modify the existing flood control channel to enhance habitat, improve recreational access, and enhance flood protection for the segment of Pinole Creek located between the Senior Center and San Pablo Bay. This project responds to multiple priorities aimed at restoring a healthy Pinole Creek watershed while reducing long-term maintenance costs.

The product of a local community-based planning effort spearheaded by the “Friends of Pinole Creek”, this project implements a comprehensive restoration of this important community resource. The City of Pinole has successfully competed for a grant from the State Resources Agency of \$2.65 Million to design and construct these improvements. This funding level reflects, and is the direct result of, active support from key organizations that share the City’s interest in a healthy creek. In particular, the City of Hercules, the Contra Costa County Flood Control and Water Conservation District, the San Francisco Regional Water Quality Control Board, the East Bay Regional Park District, the US Army Corps of Engineers, Contra Costa Resource Conservation District, East Bay Municipal Utilities District, Urban Creeks Council of California, and the California Department of Fish and Game have provided the needed enthusiasm and technical expertise to move this project forward.

Environmental review for the project has been prepared and will be the topic of discussion at public hearings in the next few months. This project represents a substantial investment of time and expertise by community members and agency staff. The conclusion of hearings will be a milestone marking progress toward implementing the community’s vision for Pinole Creek.



## Employee Highlight – Interim City Manager



Charles A. Long,  
Interim City Manager

Charles A. Long, better known as “Charlie,” is a self-described overactive man with lots of energy. He not only leads Pinole as our part-time Interim City Manager, but he is also involved in real estate development and teaches conferences through the Urban Land Institute. We recently asked Charlie about himself:

**First job:**

Before college: Platoon Sergeant in the Army. After graduate school: worked for company that developed financing plans for new wastewater systems.

**Business philosophy:** Two-fold: Build relationships, which hopefully lead to partnerships. Always do things you can be proud of.

**How do you stay motivated:** My motivation is based on my business philosophy. I continually want to build relationships, which lead to partnerships, and I want to do things I can be proud of.

**Definition of success:** As a manager, I am successful if my employees are stronger and more capable due to my leadership.

**Guiding principals:** Always do what I say I'm going to do. Explain motives. Be open to persuasion based on information.

**Best decision:** Marrying my wife 37 years ago. Everything else pales in comparison.

**Definition of leadership:** Shape strong, self-confident employees and help them get where they want to go. Have the courage to do things that are in the best interest of the common good, rather than those things that are in my own self-interest.

**Mentors:** B. Gale Wilson, former Fairfield City Manager – asked employees to do things he knew they could do, even though they might not yet have the confidence to do them. He taught me that being an effective manager means getting employees to do things “with” you instead of “for” you. Rick Dishnica, Developer – teaching me the practical side of real estate development.

**Interests:** Family, bicycling, traveling, eating, wine, history, current affairs, technology, and reading.

**Idea of perfect happiness:** Being engaged in solving interesting and challenging problems. Bike riding.

**Characteristics most admired:** Willingness to change opinion based on new information. Setting aside personal agenda in favor of common agendas.

**Characteristic most deplored:** Selfishness – people out exclusively for themselves or who take advantage of others.

**Favorite quote:** The difference between a "good idea" and a "good idea that works" is WORK.

**Exercise of choice:** Bicycling – for my 60th birthday, I rode 60 miles and 6,000 feet in elevation.

**Question you want Pinole residents to answer:** What do you guys want to do?

**Most influential book:** In the last year – "Blink" by Malcolm Gladwell

**Most cherished possession:** Our family vacation home in the Adirondacks because it's a place that we use to be together.

Charlie publishes the “City Manager’s Message and Weekly Report.” Current and past reports are available through the City’s website at [www.ci.pinole.ca.us](http://www.ci.pinole.ca.us).

## Old Town Bridge Replaced

Residents can now enjoy a beautiful, new pedestrian bridge across Pinole Creek. The previous bridge was declared deficient in 2004. It took staff almost two years to obtain all the required approvals from the various agencies having jurisdiction over this waterway, including Contra Costa County Flood Control Agency, CA Department of Fish and Game and the US Army Corps of Engineers. One glorious day this summer, a 50-ton crane lifted the prefabricated bridge, and set it down on concrete abutments.

The contractor added decorative stone facades to the abutments, architecturally distinctive lighting on the



Prune Street Bridge opened to public on November 1.

bridge, and even imprinted the asphalt at the entrances to simulate the look and feel of red brick. Even the bridge’s demolition was innovative, as

the contractor, Berkeley Engineering, sold the old bridge through an on-line advertisement on Craigslist, an event reported on ABC 7 news.

## Pinole Offers Recycling

Did you know that it is illegal to dispose of your household hazardous waste in the garbage, sewers or storm drain? For your safety and the safe keeping of the environment do the right thing by disposing of your household hazardous waste the correct way.

**Used Motor Oil**

If you would like to receive an oil recycling kit for your used motor oil, call 262-1655. You can request a free oil changing kit. When you are ready for it to be picked up just call that same number and request a pick up. Pick ups are done on the day of your blue bin recycling pick up. You can request a replacement kit when they pick up the used one. Or you can take the container to either of Pinole’s Kragen Auto Parts. They participate in Pinole’s used oil recycling program. They let residents pour their used motor oil into their collection drum. This way you can keep the container and reuse it.

**Fluorescent Bulbs**

Fluorescent bulbs contain mercury, so it is important

that they get disposed of at the local Household Hazardous Waste collection center located at 101 Pittsburg Avenue in Richmond, just off the Richmond Parkway. Materials accepted are paint, solvents, thinners, household batteries, photo chemicals, adhesives, gas cylinders less than five gallons, aerosols, anti-freeze, car batteries, fertilizers, pesticides, poisons, cleaners, bagged asbestos, TVs and computer monitors. No appointment is necessary. Their hours are limited to 9 am - 4 pm Thursdays & Fridays and the first Saturday of every month, closed 1-12:30 for lunch. Questions? Call 1-888-412-9277

**Household Batteries**

The City has household battery collection boxes in the lobbies of City Hall, the Senior Center and the Youth Center. So, if you cannot make it down to the main facility, take them to one of these public collection boxes.

**Happy Recycling!**

## Adult Day Care at Pinole Senior Village

The Pinole Senior Village opened its doors six years ago to assist seniors who require additional assistance to manage their daily lives. The Pinole Redevelopment Agency issued bonds to finance the building project, and today, the Village continues to help seniors and their families by providing live-in and adult day care options for seniors.



### What is an adult day care center?

The intent of adult day care services is to be good for your loved one and good for you:

To provide **participants** an opportunity to get out of the house and receive both mental and social stimulation. Adult day care services are especially beneficial for older adults who are facing challenges to their independence, including those dealing with: memory loss, frailty, dementia, stroke, depression, diabetes, alzheimers, and isolation.

To give **caregivers** a much-needed break in which to attend to personal needs or simply rest and relax.

### What does Pinole Senior Village Adult Day Care offer?

The Village offers a win-win opportunity for the program participant **and** for the person who has primary responsibility as caregiver.

- Safe, secure environment
- Enjoyable and educational activities
- Music, mental stimulation and friendship
- Nutritious meal and snacks
- Respite for caregivers

Current hours of operation are M-F 8:00 a.m. to 4:00 p.m., and 1/2-day rates are available. Call 510-669-3195 for more information and to visit the center. **Seeing really is believing.**

## General Plan Update

The City of Pinole has started its update of the General Plan and Zoning Ordinance! The General Plan is the guiding document for development within the City of Pinole. It establishes where activities should occur, and reflects the values that are important to the residents and business owners of the City of Pinole. The Zoning Ordinance is the document that puts these policies into more specific land development requirements.

Four workshops have already been held, either at the Pinole Youth Center

or Senior Center. The first workshop in May 2007 had a turnout of about 40 people. A more dedicated core group of citizens have attended three workshops held in June and September.

At its October 2, 2007 meeting, the City Council authorized the preparation of three Specific Plans for the San Pablo Avenue and Appian Way corridors, and along Pinole Valley Road. Examples of issues that may be regulated within a specific plan include:

- Building size and bulk
- Parking and circulation
- Specific use regulations by block or by plan area
- Public improvements
- New zoning or rezoning
- Public improvements and the design of the right of way.

The update of the General Plan is being done to ensure that the City's policies and goals are still relevant, reaffirm the land use philosophy of the

**General Plan** continued on page 11

## Advisory Committee on Pinole Housing Policies

Californians live in one of the most expensive housing markets in the nation. The City of Pinole has historically provided jobs and housing for people working in "vital occupations" such as elementary school teachers, police officers, janitors, licensed practical nurses, and retail sales-people. Increasingly, people who work in these fields are being priced out of the local housing market.

As the gap between earnings and housing costs has widened, new environmental, social and economic problems have arisen. The search for affordable housing has driven residents to seek housing located hours from their communities of origin and job centers. The resulting commutes impact traffic, as well as air and water quality. They also limit people's ability to participate actively in the lives of their children and communities. School districts, hospitals, and private sector employers struggle to find and retain employees.



Sixteen families reside in affordable apartments in this beautiful mixed-use building in Old Town Pinole.

For these reasons, the State of California has declared that housing is not merely a local problem, but a matter of statewide concern. In order to respond to the housing needs of Pinole residents and to proactively address the State's housing objectives, the City is creating an advisory committee comprised of citizens and decision makers for the purpose of addressing housing issues and opportuni-

ties within the community. The advisory committee will work with civic organizations, and the business community to develop a comprehensive housing strategy, and formulate housing policies and objectives that will ultimately be expressed in the updated General Plan for Pinole. Through this effort, the City hopes to successfully create a variety of homes that are priced so that people who work in Pinole can live in Pinole.

If you are interested in participating in the discussions related to these policies, please contact Scott Davidson (510) 724-9832.

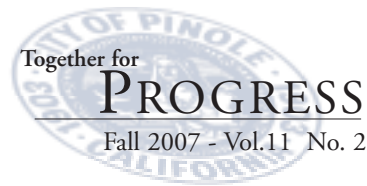
### General Plan continued from page 10

City, and guide the development and redevelopment of the City of Pinole during the next 5-10 years. Additionally, there have been changes in approaches to land use (smart growth, green building, sustainability, traditional neighborhood development or new urbanism, and clean water

programs, for example) that the City may choose to incorporate into the updated General Plan. The Zoning Ordinance is being updated to reflect the new General Plan, and to include graphic illustrations to better describe any new zoning information.

The Pinole General Plan was last

comprehensively updated in May 1995. In May 2003, the City received certification from the state Department of Housing and Community Development (HCD) for the Housing Element. No other elements have been updated since May 1995.



PRSRT STD  
U.S. POSTAGE  
**PAID**  
Pinole, CA  
Permit #41

City of Pinole  
2131 Pear Street  
Pinole, CA 94564  
Tel: 510.724.9000  
Fax: 510.724.9826  
Website: [www.ci.pinole.ca.us](http://www.ci.pinole.ca.us)

POSTAL PATRON  
Pinole, CA 94564

CITY COUNCIL AND REDEVELOPMENT AGENCY

## BOARD MEMBERS

Mayor / Chairperson - Maria Alegria  
Members - Mary Horton,  
Peter Murray and Stephen Tilton

## MEETING CALENDAR

### City Council & Redevelopment Agency Meeting

First and third Tuesdays of every month at 6:00 p.m.  
Pinole Council Chambers  
2131 Pear Street

### Planning Commission Meeting

Second Monday of every month at 7:30 p.m.

## CITY HALL HOURS

First Floor (Development Services, Public Works)  
Mon. – Thurs.: 7:30 a.m. – 5:30 p.m.  
Fri.: 7:30 a.m. – 4:30 p.m.

Second Floor (City Manager's Office, City Clerk, Finance,  
Personnel, Reservations, Redevelopment)  
Mon. – Thurs.: 8:00 a.m. – 4:30 p.m.  
Fri.: 8:00 a.m. – 1:00 p.m.

Job Hot Line - 510.724.9007

## CITY HALL

2131 Pear Street  
*(City Manager, City Clerk, Finance, Personnel, Reservations, Community Development)*  
**Phone:** 510.724.9002 **Fax:** 510.724.9826  
<http://www.ci.pinole.ca.us>

### DEVELOPMENT SERVICES

*(Building Inspection, Planning, Code Enforcement)*  
**Phone:** 510.724.8912 **Fax:** 510.724.4921

### PUBLIC WORKS

*(Engineering, Streets, Parks, Sewers, Wastewater Treatment)*  
**Phone:** 510.724.9010 **Fax:** 510.724.4921

### RECREATION

*(Programs, Camps)*  
**Phone:** 510.724.9062 **Fax:** 510.724.9826

## YOUTH CENTER/COMMUNITY TV

635 Tennent Avenue

### YOUTH CENTER

**Phone:** 510.724.9004 **Fax:** 510.724.9826

### CABLE TV

**Phone:** 510.724.3862 **Fax:** 510.741.2078

## POLICE

880 Tennent Avenue

*(Crime Prevention, Abandoned Vehicles)*

### EMERGENCY 911

**Phone:** 510.724.8950 *(Police Administration)*  
**Fax:** 510.724.9061

## FIRE

880 Tennent Avenue

*(Fire and Safety Services, Weed Abatement)*

### EMERGENCY 911

**Phone:** 510.724.8970 *(Fire Administration)*  
**Fax:** 510.724.8972

## SENIOR CENTER

2500 Charles Avenue

*(Recreation, Education, Center Reservations)*

**Phone:** 510.724.9800

**Fax:** 510.724.9803

## SWIM CENTER

2450 Simas Avenue

*(Lessons, Classes, Reservations)*

**Phone:** 510.724.9025

## TINY TOTS PRESCHOOL

2450 Simas Avenue

*(Year Round Programs)*

**Phone:** 510.724.8965

**Fax:** 510.724.9826