

Specific Plans Workshop



June 5th
2008

Presentation Outline

- Welcome & Introductions
- General Plan Recap
- Specific Plan Purpose
- Workshop Purpose
- Project Background
- Specific Plan Project Areas
- Vision Plan Alternatives
- Breakout Groups
- Next steps

General Plan Recap

Update to the existing General Plan began in Fall 2006.

Previous workshops focused on Community Character, Natural Resources Open Space, Health & Safety, Circulation, Land Use.

Overarching themes

1. Promote & improve connections between uses
2. Preserve the 'small town' feel of Pinole
3. Support & encourage local businesses
4. Promote cultural diversity
5. Conserve and maintain open space & natural resources
6. Ensure high quality urban design
7. Convenient Transportation Choices
8. Encourage sustainable growth
9. Promote a vibrant economy
10. Ensure a healthy environment

In October 2007, PMC began to prepare three Corridor Specific Plans that will involve a detailed planning effort for three of Pinole's major corridors – Appian Way, Pinole Valley Road, San Pablo Ave and City gateways.



Why three Specific Plan Efforts... To take a more detailed look at the three primary corridors

- Revitalize and Improve Old Town Pinole
 - Historic, Cultural, Social, Economic and Civic Vitality
- Create a Destination Place
 - Mix of Commercial, Retail, Dining, Entertainment, Residential & Transit Uses
- Create a Pedestrian Friendly Environment
- Create Tools to Implement Community Goals for Pinole



What is involved in the Specific Plan Process?

**PHASE 1:
Research and Site
Reconnaissance**

Community Input

SWOT Analysis

Development
Strategy

PHASE 1

**PHASE 2:
Design Plan, Land
Use and
Circulation**

Data Evaluation and
Analysis

Market & Economic
Analysis

More Community
Input

Land Use Design Plan

PHASE 2

**PHASE 3:
Specific Plan
Preparation**

Zoning Code
Changes

Design Guideline
Changes

Implementation
Action Plan

Vision Poster

PHASE 3

**PHASE 4:
Adoption and
Implementation**

Active Environments

New Development
Potential

Improved Aesthetics

New Funding
Opportunities

PHASE 4

The purpose of this meeting is to receive feedback on the development of plan concepts, vision statements and goals.

So Please... Share your thoughts

Where we are now...

- The project team has conducted walking tours with City Staff of the 3 specific Plan corridors
- Conducted one of three community workshops in Pinole to identify community values, vision, challenges and future uses for these three corridors
- Conducted opportunities and constraints analysis based on community input, and our observations



Where we are now...

On November 29, 2007 Public Workshop #1 was held in order to receive valuable public input from the community on three Specific Plan Areas for the City of Pinole.



You told us...

SAN PABLO AVE TREASURES:

- Historic Buildings
- Fernandez Park
- Architecture
- Museum
- Old Town
- No Chain stores
- Unique
- Friendly Neighborhoods
- Safe

SAN PABLO AVE CHALLENGES:

- Traffic volume and flow
- Not pedestrian friendly
- Lack of parking
- Tara Hills needs upgrade
- Tara Hills needs upgrade

SAN PABLO AVE OPPORTUNITIES:

- More pedestrian/Bike friendly
- Traffic flow
- Access to BART, to the J line
- Mix of Uses
- Visual Uniformity
- Streetscape & Lighting

Where we are now...

We have proceeded to further identify opportunities and constraints and districts within San Pablo Ave for Planning Purposes.



Where we are now...

Overall **Vision** for San Pablo Ave

- San Pablo Avenue communicates a clear “sense of place”
- Serves as a gateway to the heart of Pinole linking Old Town, the City’s cultural, civic, and historic core.
- Transition in use and character from a small-scale network of specialty retail and services, to a mixed use district with diverse residential and employment opportunities, to local and regional service uses.
- High quality streetscape improvements and clearly defined walkways will make the impression that this is a special destination rather than a cut-through to the next jurisdiction.

You told us...

APPIAN WAY TREASURES:

- Access to I-80
- Traffic moves well from San Pablo to Hwy
- Open space
- Duncan canyon
- Local businesses
- Medical offices
- Hill
- Annual goats
- Wildlife

APPIAN WAY CHALLENGES:

- Traffic volume
- Mass transit (not enough routes)
- Traffic speed on the downhill slope
- School-related traffic (traffic speed, congestion, drop-off/pick-up)
- 'Tired Looking' strip-mall shopping centers

APPIAN WAY OPPORTUNITIES:

- 'Gateway' into Pinole
- Pedestrian oriented
- Promote Bike paths/lanes
- Median – PVR to High School
- Streetscape/Landscape
- Zero/Smaller Setbacks for Businesses
- Connect Uses
- Doctor's Medical Complex offers good opportunity
- Hill can be developed with trails to take advantage of open space

Where we are now...

We have proceeded to further identify opportunities and constraints and districts within Appian Way for Planning Purposes.



Where we are now...

Overall **Vision** for Appian Way

- Appian Way will continue to build upon its history as a large-scale shopping and service corridor,
- Attract new commercial development,
- Improving open space access, automobile flow, and pedestrian and bicycle circulation

You told us...

PINOLE VALLEY RD TREASURES:

- Great Views, especially near school
- Green Area

PINOLE VALLEY RD CHALLENGES:

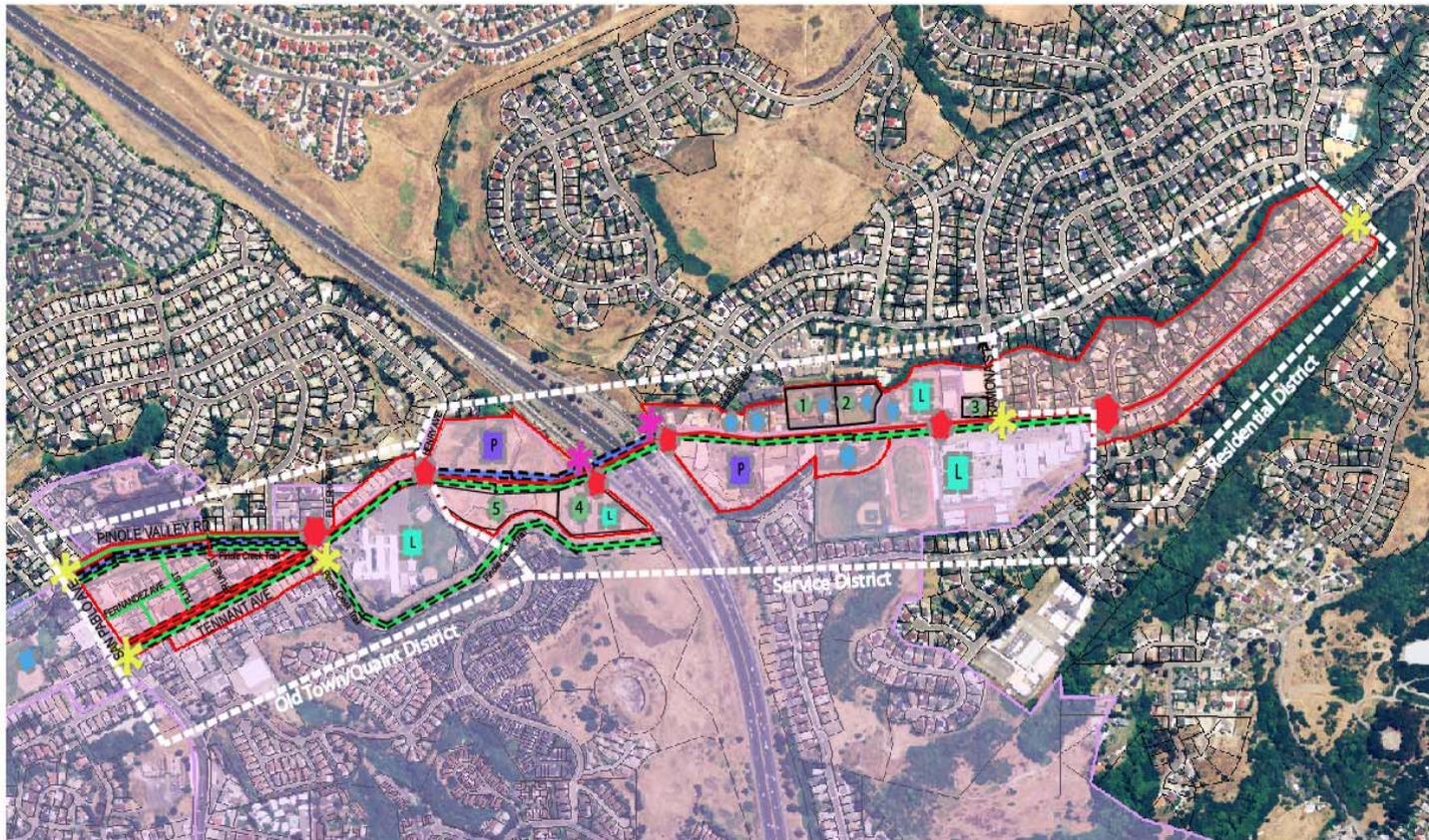
- Fast & Congested
- Impersonal – 80 Ramp to HS
- Traffic
- Highway near Trader Joe's
- Road Width
- Library Parking
- Area near HS not business friendly
- Access to Creek

PINOLE VALLEY RD OPPORTUNITIES:

- 'Gateway' into Pinole
- Pedestrian Oriented
- Promote Bike paths/lanes
- Traffic Lights, instead of stop signs
- Limit Left turns in areas
- Median – PVR to High School
- Improve the context – Bowling area size
- Streetscape/Landscape
- Zero/Smaller Setbacks for Businesses
- Connect Uses

Where we are now...

We have proceeded to further identify opportunities and constraints and districts within Pinole Valley Road for Planning Purposes.



KEY

- Project Area Boundary
- Redevelopment Area Boundary
- Underutilized/ Opportunity Sites
- Sites in need of Aesthetic Treatment
- Intersection Improvements
- Regional Gateway
- Neighborhood Gateway
- Visual Reference Point
- Proposed Improvements
- Existing Pedestrian Circulation
- Existing Primary Auto Circulation
- Existing Bike Circulation
- Proposed Pedestrian Circulation
- Proposed Primary Auto Circulation
- Proposed Bike Circulation

OPPORTUNITIES & CONSTRAINTS MAP

300 0 300
FEET

Where we are now...

Overall **Vision** for Pinole Valley Road

- Pinole Valley Road is much more than just a regional connector - it is a high quality residential environment.
- 'Gateway' into Pinole
- Diverse home styles and neighborhood
- Neighborhood schools, sidewalks, and local streets help connect residents to the larger community and area businesses.
- As a pedestrian, one is aware of the natural resource areas that border the corridor
- Traffic calming improvements along schools and other neighborhood locations.
- Streetscape and landscaping improvements

How did we identify Opportunities Sites?

Along with PMC, Bay Area Economic Consultants (BAE) has conducted real estate market and corridor studies. In addition, City Staff and the Specific Plan Steering Committee had input on specific opportunity sites.

Real Estate Market Overview

Residential

- Long-term need development of approx. 50 housing units per year in Pinole over next 10-15 years.
- Demand will be increasingly met through townhouse and multi-family construction through reclassification of land uses
- Growing need for affordable and senior housing.

Office

- Need for 75,000 to 100,000 sq. ft. of additional office space in Pinole over next 10-15 years.
- Current and proposed projects account for most of this demand (i.e., Kaiser & Sutter).
- Limited opportunities remain for built-to-suit or small scale developments (e.g., mixed use development in Old Town)

Where we are now...

Real Estate Market Overview

Retail

- Big box retail opportunities remain focused in the Pinole Vista area.
- Within the Study corridors there is need for reinvestment/redevelopment of Appian 80 and Del Monte shopping centers
- Other limited opportunities within the Study Corridors include retail/restaurant uses to serve new office uses.

Other Land Uses

- Limited supply of hotel uses in Pinole and surrounding areas points to possibility for freeway-oriented, limited-service hotel.
- Little current need for additional industrial/flex space over the next 10-15 years as lease up and build out of Pinole Shores development continues.

Outlook for Study Corridors

Appian Way

- Reinvestment opportunity at the Appian 80 Shopping Center.
- At the Doctor's Hospital site, there is a wide range of possible uses including freeway-oriented hotel/restaurant, office, retail, and residential.
- Ongoing transition as single-family residences slowly convert to commercial use and/or are redeveloped as multifamily housing.

Pinole Valley Road

- Demand for restaurant and café uses in corridor.
- Potential new tenants in the area include a drive-thru coffee shop, fast-casual restaurant, delis and other take-away food options.

San Pablo Avenue

- In Old Town - continuing opportunities for mixed use and townhouse development. Potential new tenants include additional restaurants, small office users, and personal/professional services providers.
- From Oak Ridge Ln. to Sunnyview Dr. principal opportunity is for townhouse/multifamily development.
- West of Sunnyview there is an emerging cluster of light-industrial and auto service/repair uses.

Opportunity Sites that have been identified include...

Opportunity Sites – San Pablo Avenue

Madrone &
Roble



Tennent & Park



Sugar City & Nearby Sites



Tennent & San Pablo



Opportunity Sites – Appian Way

Appian 80

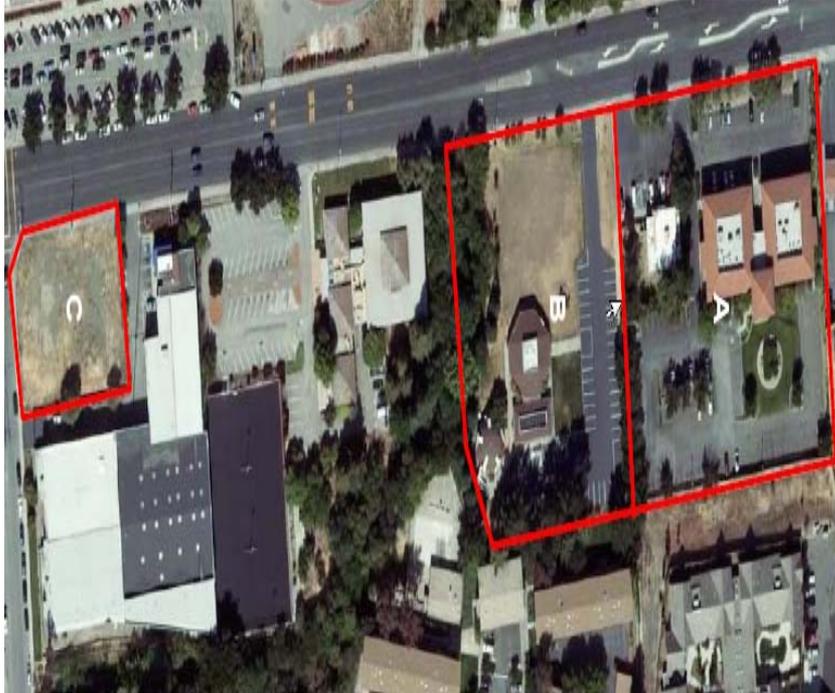


Doctors Hospital



Opportunity Sites – Pinole Valley Road

Sites on Pinole valley Road



Gateway
West



Where we are now...

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PHASE 1

PHASE 2:

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Use and
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Data Evaluation and
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Market & Economic
Analysis

More Community
Input

Land Use Design Plan

PHASE 2

Phase 2: Design Plan,
Land Use and Circulation

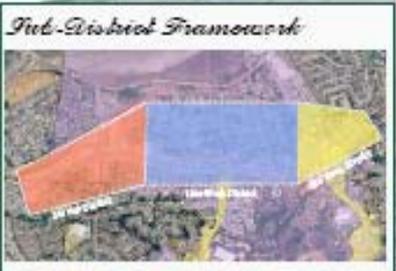
- Data Evaluation and Analysis
- Market & Economic Analysis
- More Community Input
- Land Use Design Plan

Vision Plan & Alternatives

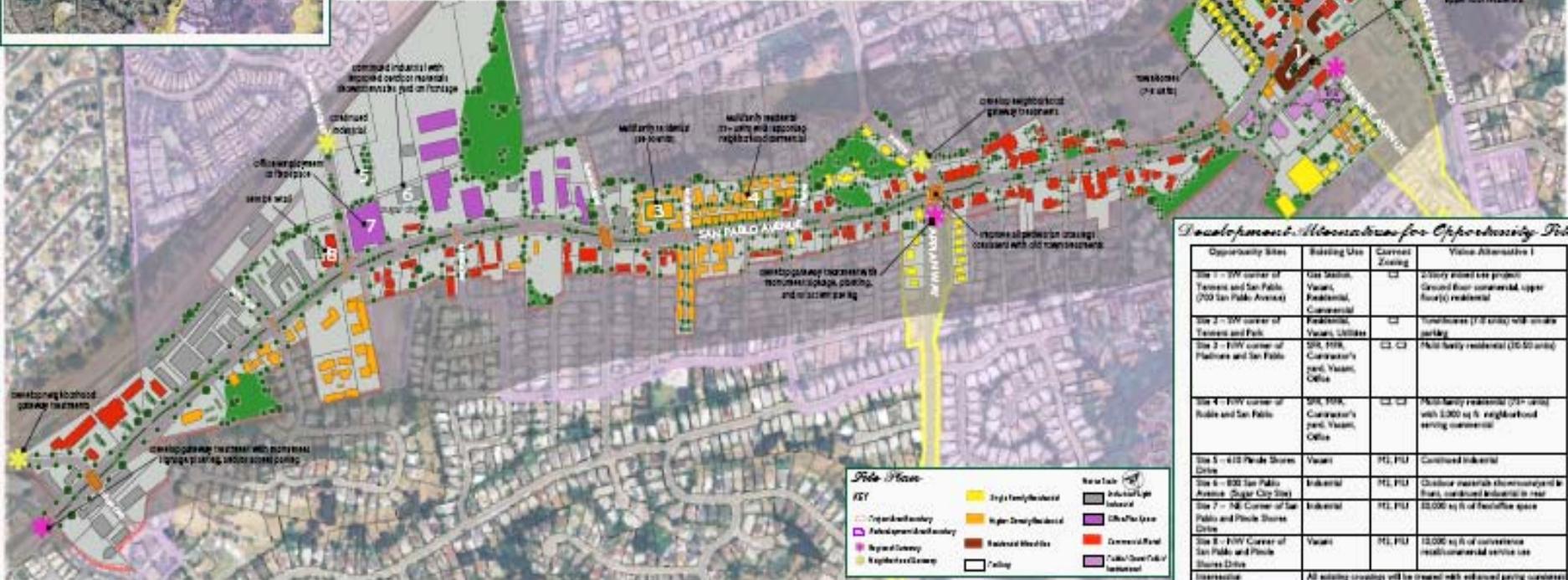
The following vision plans and alternatives represent possible (market-realistic) solutions to achieving the community vision based on input from the citizens of Pinole, City Staff, and analysis by both PMC and BAE Consultants.

This forum is to express your thoughts and ideas, these plans are not set in stone and are meant to be altered and mixed to fit the Community's vision.

Vision Plan & Alternatives



Vision for San Pablo Avenue
 San Pablo Avenue communicates a clear "sense of place" and serves as a gateway to the heart of Pinole. Whether you're a local or visitor, this special Avenue will take you to Old Town, the City's cultural, civic, and historic core. The corridor will transition in use and character from a small-scale network of specialty retail and services, to a mixed use district with diverse residential and employment opportunities, to local and regional service uses. High quality streetscape improvements and clearly defined walkways will make the impression that this is a special destination rather than a cut-through to the next jurisdiction.



Development Alternatives for Opportunity Sites

Opportunity Sites	Building Use	Current Zoning	Vision Alternative 1
Site 1 - SW corner of Tennesse and San Pablo (700 San Pablo Avenue)	Use Station, Vacant, Residential, Commercial	CS	4-story mixed use project Ground floor commercial, upper floor(s) residential
Site 2 - SW corner of Tennesse and Park	Vacant, Utilities	CS	multi-story (7-8 story) with mixed parking
Site 3 - NW corner of Parkers and San Pablo	SR, HR, Contractor's yard, Vacant, Office	CS, CS	Multi-story residential (10-15 units)
Site 4 - NW corner of Ruelle and San Pablo	SR, HR, Contractor's yard, Vacant, Office	CS, CS	Multi-story residential (14-16 units) with 3,000 sq ft neighborhood serving commercial
Site 5 - 410 Pinole Shores Drive	Vacant	RI, PU	Continued industrial
Site 6 - 800 San Pablo Avenue (Sugar City Street)	Industrial	RI, PU	On-site materials (downsized) to reuse, industrial building to reuse
Site 7 - NE Corner of San Pablo and Pinole Shores Drive	Industrial	RI, PU	10,000 sq ft of flexible space
Site 8 - NW Corner of San Pablo and Pinole Shores Drive	Vacant	RI, PU	10,000 sq ft of convenience retail/commercial service use
Intersecting Opportunities	All existing crossings will be treated with enhanced paving, curbs and well-cared for Old Town landscaped canopy opportunities		

Style Place

KEY	High Density Residential	Neighborhood
Orange outline	High Density Residential	Industrial Light Industrial
Purple outline	Medium Density Residential	Office/Professional
Green outline	Medium Density Residential	Commercial Retail
Yellow outline	Medium Density Residential	Public/Community/Institutional
Blue outline	Medium Density Residential	Public

Vision Plan & Alternatives

Development Alternatives for Opportunity Sites

Opportunity Sites	Existing Use	Current Zoning	Vision Alternative 1
Site 1 – SW corner of Tennent and San Pablo (700 San Pablo Avenue)	Gas Station, Vacant, Residential, Commercial	C2	2-Story mixed use project: Ground floor commercial, upper floor(s) residential
Site 2 – SW corner of Tennent and Park	Residential, Vacant, Utilities	C2	Townhomes (7-8 units) with on-site parking
Site 3 – NW corner of Madrone and San Pablo	SFR, MFR, Contractor's yard, Vacant, Office	C2, C3	Multi family residential (30-50 units)
Site 4 – NW corner of Roble and San Pablo	SFR, MFR, Contractor's yard, Vacant, Office	C2, C3	Multi-family residential (75+ units) with 5,000 sq ft neighborhood serving commercial
Site 5 – 610 Pinole Shores Drive	Vacant	M2, MU	Continued industrial
Site 6 – 800 San Pablo Avenue (Sugar City Site)	Industrial	M2, MU	Outdoor materials showroom in front, continued industrial in rear
Site 7 – NE Corner of San Pablo and Pinole Shores Drive	Industrial	M2, MU	50,000 sq ft of flex/office space
Site 8 – NW Corner of San Pablo and Pinole Shores Drive	Vacant	M2, MU	10,000 sq ft of convenience retail/commercial service use
Intersection Improvements	All existing crossings will be treated with enhanced paving		

Vision Plan & Alternatives



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Development Alternatives for Opportunity Sites

Opportunity Site	Building Use	Current Zoning	Vision Alternative 2
Site 1 - SW corner of Tamara and San Pablo (700 San Pablo Avenue)	Gas Station, Vacant, Retail, Commercial	C3	3-Story mixed use project Ground floor commercial, upper floor residential
Site 2 - SW corner of Tamara and Park	Retail, Vacant, Offices	C3	15,000 sq ft commercial (eg specialty retail/gallery and outdoor dining)
Site 3 - NW corner of Hudson and San Pablo	SRE, TBA, Contractor's yard, Vacant, Office	C3, C3	35,000 sq ft of office with integrated playground space
Site 4 - NW corner of Polka and San Pablo	SRE, TBA, Contractor's yard, Vacant, Office	C3, C3	Integrated mixed use project 30 live/work units, 40,000 sq ft office space, and 3,000 sq ft commercial
Site 5 - 1117 Pinole Street Drive	Vacant	HO, HO	Home improvement store - 100,000 sq ft of retail
Site 6 - 800 San Pablo Avenue (Duke City Site)	Industrial	HO, HO	117,000 sq ft home/office space in front combined industrial in rear
Site 7 - 700 Corner of San Pablo and Pinole Street Drive	Industrial	HO, HO	Home improvement store - 100,000 sq ft of retail (combined with site 5)
Site 8 - 1000 Corner of San Pablo and Pinole Street Drive	Vacant	HO, HO	35,000 sq ft of office
Construction Requirements	All existing structures will be treated with universal parking		

Site Colors

ESY	Regional Boundary	Regional Opportunity	Regional Gateway	Regional Gateway	Single Family Residential	High Density Residential	Retail/Street Use	Commercial Retail	Public/Overlook Residential	Neighborhood	Industrial Light Industrial	Office/Office Space	Community Office	Public/Overlook Residential

Vision Plan & Alternatives

Development Alternatives for Opportunity Sites

Opportunity Sites	Existing Use	Current Zoning	Vision Alternative 2
Site 1 – SW corner of Tennent and San Pablo (700 San Pablo Avenue)	Gas Station, Vacant, Residential, Commercial	C2	2-Story mixed use project: Ground floor commercial, upper floor(s) residential
Site 2 – SW corner of Tennent and Park	Residential, Vacant, Utilities	C2	15,000 sq ft commercial (eg: specialty retail/gallery and outdoor dining)
Site 3 – NW corner of Madrone and San Pablo	SFR, MFR, Contractor's yard, Vacant, Office	C2, C3	30,000 sq ft of office with integrated plaza/open space
Site 4 – NW corner of Roble and San Pablo	SFR, MFR, Contractor's yard, Vacant, Office	C2, C3	Integrated mixed-use project: 30 live-work units, 40,000 sq ft office space, and 5,000 sq ft commercial
Site 5 – 610 Pinole Shores Drive	Vacant	M2, MU	Home Improvement store: 125,000 sq ft of retail (combined with site 7)
Site 6 – 800 San Pablo Avenue (Sugar City Site)	Industrial	M2, MU	11,000 sq ft flex/office space in front, continued industrial in rear
Site 7 – NE Corner of San Pablo and Pinole Shores Drive	Industrial	M2, MU	Home Improvement store: 125,000 sq ft of retail (combined with site 5)
Site 8 – NW Corner of San Pablo and Pinole Shores Drive	Vacant	M2, MU	50,000 sq ft of office
Intersection Improvements	All existing crossings will be treated with enhanced paving		

Vision Plan & Alternatives

Vision for Appian Way

Appian Way is the main north/south artery of Pinole's circulation system. It was primarily designed to be a corridor that was minimally loaded with land uses, and intended to whisk cars and trucks from the I-80 interchange to the Old Town area. However, over the years, it has become a major local shopping hub, the site of the City's Jr. High School, and a destination for medical services. Appian Way will continue to build upon its history as a large-scale shopping and service corridor, attracting new commercial development, while simultaneously improving open space access, automobile flow, and pedestrian and bicycle circulation.



Site Plan

KEY

- Project Area Boundary
- Redevelopment Area Boundary
- Regional Gateway
- Neighborhood Gateway
- Single Family Residential
- Higher Density Residential
- Residential Mixed-Use
- Commercial/Retail
- Public/Quasi-Public/Institutional
- Parking
- Not to Scale

Development Alternatives for Opportunity Sites

Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
1. Appian 80 Shopping Center	Retail	Commercial	Same with landscaping improvements
2. Doctor's Hospital	Vacant	Institutional	Hotel and residential development
3. Medical Offices	Medical Offices	Institutional	Restaurant

Vision Plan & Alternatives

Development Alternatives for Opportunity Sites

Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
1. Appian 80 Shopping Center	Retail	Commercial	Same with landscaping improvements
2. Doctor's Hospital	Vacant	Institutional	Hotel and residential development
3. Medical Offices	Medical Offices	Institutional	Restaurant

Appian Way – Alternative 1

Vision Plan & Alternatives

Sub-District Framework



Vision for Appian Way

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Site Plan

KEY

Project Area Boundary	Single Family Residential	Commercial/Retail
Redevelopment Area Boundary	Higher Density Residential	Public/Quasi-Public/Institutional
Regional Gateway	Residential Mixed-Use	Parking
Neighborhood Gateway		

Not to Scale

Development Alternatives for Opportunity Sites

Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
1. Appian 80 Shopping Center	Retail	Commercial	Expand and update landscaping
2. Doctor's Hospital	Vacant	Institutional	Mixed-use commercial and residential development
3. Medical Offices	Medical Offices	Institutional	Same with landscaping improvements

Vision Plan & Alternatives

Development Alternatives for Opportunity Sites

Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
1. Appian 80 Shopping Center	Retail	Commercial	Expand and update landscaping
2. Doctor's Hospital	Vacant	Institutional	Mixed-use commercial and residential development
3. Medical Offices	Medical Offices	Institutional	Same with landscaping improvements

Appian Way – Alternative 2

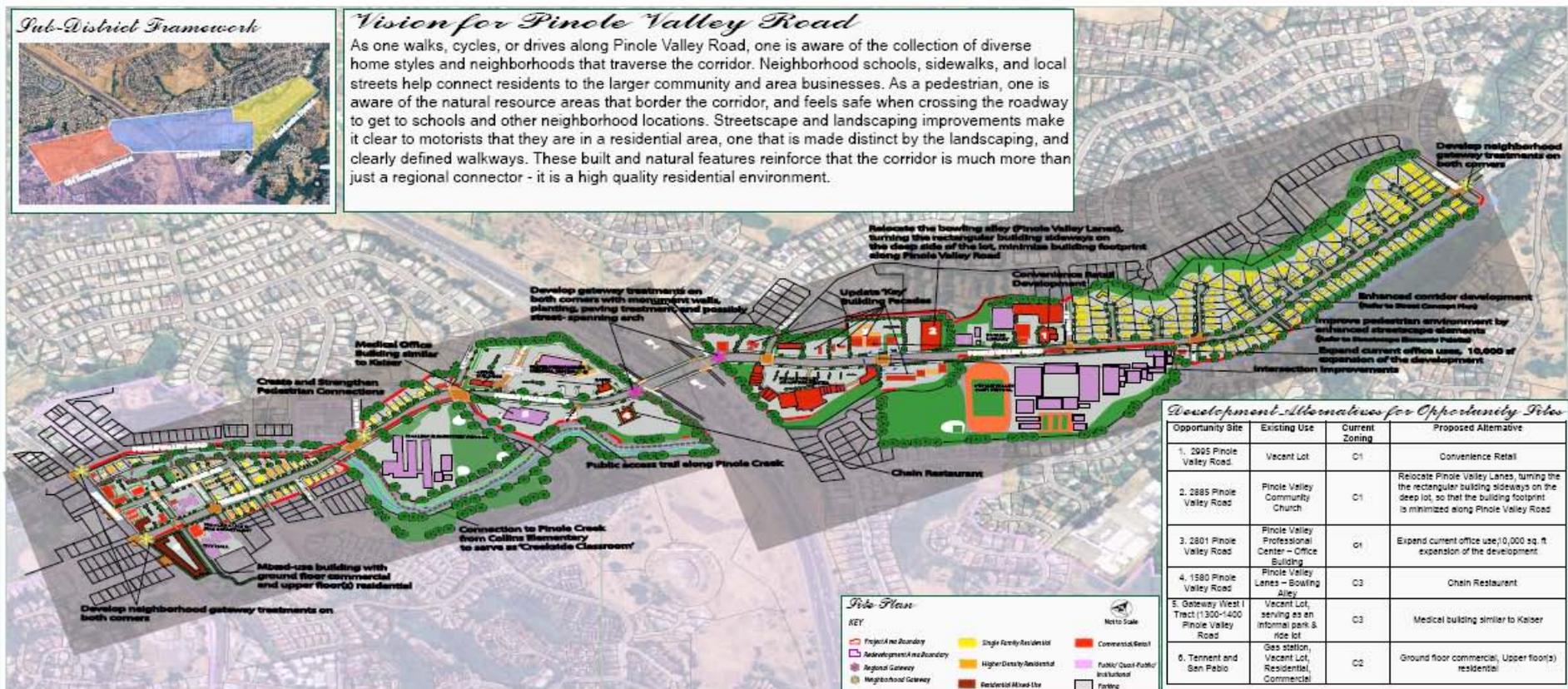
Vision Plan & Alternatives

Sub-District Framework



Vision for Pinole Valley Road

As one walks, cycles, or drives along Pinole Valley Road, one is aware of the collection of diverse home styles and neighborhoods that traverse the corridor. Neighborhood schools, sidewalks, and local streets help connect residents to the larger community and area businesses. As a pedestrian, one is aware of the natural resource areas that border the corridor, and feels safe when crossing the roadway to get to schools and other neighborhood locations. Streetscape and landscaping improvements make it clear to motorists that they are in a residential area, one that is made distinct by the landscaping, and clearly defined walkways. These built and natural features reinforce that the corridor is much more than just a regional connector - it is a high quality residential environment.



Development Alternatives for Opportunity Sites

Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
1. 2945 Pinole Valley Road	Vacant Lot	C1	Convenience Retail
2. 2885 Pinole Valley Road	Pinole Valley Community Church	C1	Relocate Pinole Valley Lanes, turning the rectangular building sideways on the deep lot, so that the building footprint is minimized along Pinole Valley Road
3. 2801 Pinole Valley Road	Pinole Valley Professional Center - Office Building	C1	Expand current office use, 10,000 sq. ft expansion of the development
4. 1580 Pinole Valley Road	Pinole Valley Lanes - Bowling Alley	C3	Chain Restaurant
5. Gateway West I Tract (1300-1400 Pinole Valley Road)	Vacant Lot, serving as an informal park & play lot	C3	Medical building similar to Kaiser
6. Tennent and San Pablo	Vacant Lot, Residential, Commercial	C2	Ground floor commercial, Upper floor(s) residential

Site Plans

KEY

- Project Area Boundary
- Neighborhood Area Boundary
- Regional Gateway
- Neighborhood Gateway
- Single Family Residential
- Higher Density Residential
- Residential Mixed Use
- Commercial/Retail
- Public/Quasi-Public/Institutional
- Parking

North Arrow
Not to Scale

Vision Plan & Alternatives

Development Alternatives for Opportunity Sites

Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
1. 2995 Pinole Valley Road.	Vacant Lot	C1	Convenience Retail
2. 2885 Pinole Valley Road	Pinole Valley Community Church	C1	Relocate Pinole Valley Lanes, turning the the rectangular building sideways on the deep lot, so that the building footprint is minimized along Pinole Valley Road
3. 2801 Pinole Valley Road	Pinole Valley Professional Center – Office Building	C1	Expand current office use, 10,000 sq. ft expansion of the development
4. 1580 Pinole Valley Road	Pinole Valley Lanes – Bowling Alley	C3	Chain Restaurant
5. Gateway West I Tract (1300-1400 Pinole Valley Road	Vacant Lot, serving as an informal park & ride lot	C3	Medical building similar to Kaiser
6. Tennent and San Pablo	Gas station, Vacant Lot, Residential, Commercial	C2	Ground floor commercial, Upper floor(s) residential

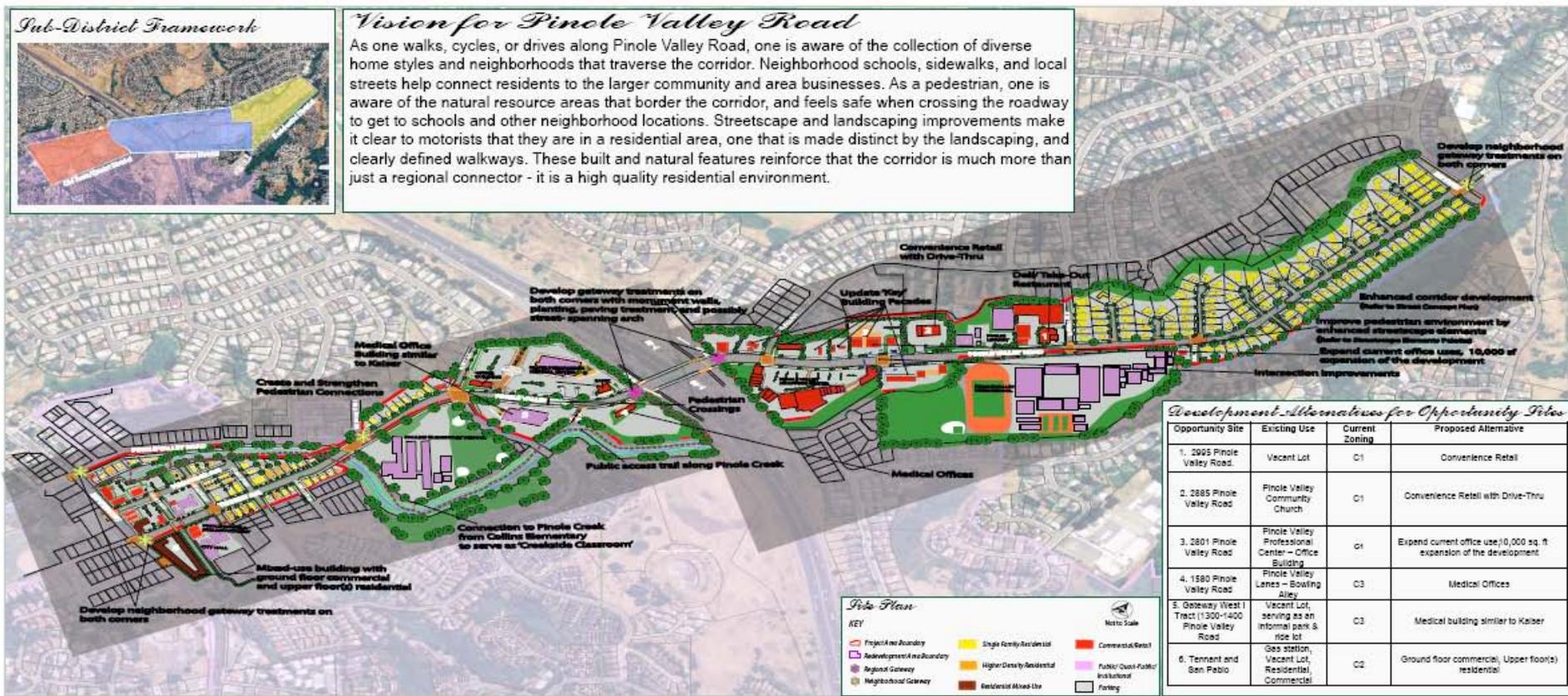
Vision Plan & Alternatives

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Development Alternatives for Opportunity Sites

Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
1. 2095 Pinole Valley Road	Vacant Lot	C1	Convenience Retail
2. 2885 Pinole Valley Road	Pinole Valley Community Church	C1	Convenience Retail with Drive-Thru
3. 3201 Pinole Valley Road	Pinole Valley Professional Center - Office Building	C1	Expand current office use; 10,000 sq. ft. expansion of the development
4. 1580 Pinole Valley Road	Pinole Valley Lanes - Bowling Alley	C3	Medical Offices
5. Gateway West I Tract (1300-1400 Pinole Valley Road)	Vacant Lot, serving as an informal park & ride lot	C3	Medical building similar to Kaiser
6. Tennant and San Pablo	Gas station, Vacant Lot, Residential Commercial	C2	Ground floor commercial, Upper floor(s) residential

Site Plan

KEY

- Project Area Boundary
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- Single Family Residential
- Higher Density Residential
- Residential Mixed Use
- Commercial/Retail
- Public Open Public Institutional
- Parking

Not to Scale

Vision Plan & Alternatives

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Opportunity Site	Existing Use	Current Zoning	Proposed Alternative
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2. 2885 Pinole Valley Road	Pinole Valley Community Church	C1	Convenience Retail with Drive-Thru
3. 2801 Pinole Valley Road	Pinole Valley Professional Center – Office Building	C1	Expand current office use, 10,000 sq. ft expansion of the development
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6. Tennant and San Pablo	Gas station, Vacant Lot, Residential, Commercial	C2	Ground floor commercial, Upper floor(s) residential

So this is what we have done so far...

Now it's your turn to tell us what you think!

If you think of something after the meeting, contact
Scott Davidson, AICP, Interim Planning Manager at
724-9832

Or visit the website www.pinolegeneralplan.com and
send us an e-mail: info@PinoleGeneralPlan.org