CITY COUNCIL
Anthony Tave, Mayor
Devin T. Murphy, Mayor Pro Tem
Maureen Toms, Council Member
Cameron Sasai, Council Member
Norma Martínez-Rubin, Council Member

PINOLE CITY COUNCIL MEETING AGENDA

January 20, 2026
5:00 PM
Attend in Person: PINOLE CITY COUNCIL CHAMBERS - 2131 PEAR STREET
OR
Attend VIA ZOOM TELECONFERENCE – Details provided below

How to Submit Public Comments:

In Person:
Attend meeting at the Pinole City Council Chambers, fill out a yellow public comment card and submit it to the City Clerk.

Via Zoom:
Members of the public may submit a live remote public comment via Zoom video conferencing. Download the Zoom mobile app from the Apple Appstore or Google Play. If you are using a desktop computer, you can test your connection to Zoom by clicking here. Zoom also allows you to join the meeting by phone.

From a PC, Mac, iPad, iPhone or Android:
https://us02web.zoom.us/j/89335000272

Webinar ID: 893 3500 0272

By phone: +1 (669) 900-6833 or +1 (253) 215-8782 or +1 (346) 248-7799

- Speakers will be asked to provide their name and city of residence, although providing this is not required for participation.
- Each speaker will be afforded up to 3 minutes to speak (subject to modification by the Mayor)
- Speakers will be muted until their opportunity to provide public comment.

When the Mayor opens the comment period for the item you wish to speak on, please use the “raise hand” feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide and press *6 to unmute. To comment with your video enabled, please let the City Clerk know you would like to turn your camera on once you are called to speak.

Written Comments:

All comments received **before 3:00 pm the day of the meeting** will be posted on the City’s website on the agenda page (Agenda Page Link) and provided to the City Council prior to the meeting. Written comments will not be read aloud during the meeting. **Email comments to comment@pinole.gov** Please indicate which item on the agenda you are commenting on in the subject line of your email.

OTHER WAYS TO WATCH THE MEETING

LIVE ON CHANNEL 26. They are retelecast the following week. The Community TV Channel 26 schedule is published on the city's website at www.pinole.gov.

VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, www.pinole.gov and remain archived on the site for five (5) years.

If none of these options are available to you, or you need assistance with public comment, please contact the Deputy City Clerk, Roxane Stone at (510) 724-8937 or rstone@pinole.gov.

Americans With Disabilities Act: 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 City Clerk's Office at (510) 724-8937. Notification 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.

Note: Staff reports are available for inspection on the City Website at www.pinole.gov. You may also contact the Deputy City Clerk via e-mail at rstone@pinole.gov.

Ralph M. Brown Act. Gov. Code § 54950. In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. The people of this State do not yield their sovereignty to the agencies, which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS

2. LAND ACKNOWLEDGMENT

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present, and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

3. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT

An official who has a conflict must, prior to consideration of the decision: (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself /herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov't Code § 87105.

4. CONVENE TO A CLOSED SESSION

Citizens may address the Council regarding a Closed Session item prior to the Council adjourning into the Closed Session, by first providing a speaker card to the City Clerk.

A. None

5. RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION

6. CITIZENS TO BE HEARD (Public Comments)

Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting. PLEASE SEE THE COVERSHEET OF THE AGENDA FOR INSTRUCTIONS ON HOW TO SUBMIT PUBLIC COMMENTS

7. REPORTS & COMMUNICATIONS

A. Mayor Report

1. Announcements

B. Mayoral & Council Appointments

C. City Council Committee Reports & Communications

D. Council Requests for Future Agenda Items

E. City Manager Report / Department Staff

F. City Attorney Report

8. RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS

A. **Proclamations**

1. Recognizing Police Officer of the Year

2. Recognizing Firefighter of the Year

B. **Presentations**

1. Glow Pinole Presentation — Community Services Director, Andrea Dwyer

9. CONSENT CALENDAR

All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Council member(s) wishes to comment on an item, they may do so before action is taken on the Consent Calendar. Following comments, if a Council member wishes to discuss an item, it will be removed from the Consent Calendar and taken up in order after adoption of the Consent Calendar.

A. Approve the Minutes of the Regular City Council Meeting on December 16, 2025 and the Special City Council Meeting of January 13, 2026.

B. Receive the December 13, 2025 – January 16, 2026, List of Warrants in the Amount of $1,194,412.47, the December 19, 2025 Payroll in the Amount of $583,493.46, the January 2, 2026 Payroll in the Amount of $596,329.70, and the January 16, 2026 Payroll in the Amount of $663,767.06.

C. 2026 Regular City Council Meeting Schedule **Action: Approve the 2026 Schedule of Regular City Council Meetings by Minute Order. (Roxane Stone)**

D. Approve the 2026 Council Committee Assignment List **Action: Adopt Resolution per Staff Recommendation (Roxane Stone)**

E. Approval Of Resolution Allowing The Submittal Of A Request To The Metropolitan Transportation Commission For The Allocation Of Fiscal Year 2026/27 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding **Action: Adopt Resolution per Staff Recommendation (Heba El-Guindy)**

10. PUBLIC HEARINGS

Citizens wishing to speak regarding a Public Hearing item should fill out a speaker card prior to the completion of the presentation, by first providing a speaker card to the City Clerk. **An official who engaged in an ex parte communication that is the subject of a Public Hearing must disclose the communication on the record prior to the start of the Public Hearing.**

A. Conduct a Public Hearing, Tabulate Ballots, and Consider Adoption of a Resolution Confirming Assessments for the Appian Village Residential Lighting Assessment District for Fiscal Year 2026/27 **Action: Adopt Resolution confirming assessments for the Appian Village Residential Lighting Assessment District (Lilly Whalen, David Hanham)**

B. Adoption of the Safety Element and Health and Environmental Justice Element **Action: Adopt Resolution per Staff Recommendation (David Hanham)**

11. OLD BUSINESS

A. None

12. NEW BUSINESS

A. Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended June 30, 2025 **Action: Receive and Accept the Report (Markisha Guillory)**

13. CITIZENS TO BE HEARD (Continued from Item 6) (Public Comments)

Open only to members of the public who did not speak under the first Citizens to Be Heard, Agenda Item 6 **Citizens may speak under any item not listed on the Agenda.** The time limit is 3 minutes for City Council items and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

14. ADJOURNMENT to the Regular City Council Meeting of February 3, 2026 in Remembrance of Amber Swartz.

I hereby certify under the laws of the State of California that the foregoing Agenda was posted on the bulletin board at the main entrance of Pinole City Hall, 2131 Pear Street Pinole, CA, and on the City's website, not less than 72 hours prior to the meeting date set forth on this agenda.

_____

Roxane Stone, CMC
Deputy City Clerk
POSTED: Friday, January 16, 2026 at 11:10 am

Proclamation

HONORING
ANDRE ROBERTS AS
PINOLE POLICE DEPARTMENT
OFFICER OF THE YEAR 2025

WHEREAS, *Officer Roberts was raised in the City of Hercules, where he attended and graduated from Hercules High School, and later earned a Bachelor of Science degree in Criminal Justice from San Diego State University; and*

WHEREAS, *Officer Roberts is engaged to be married and is the proud father of a four-year-old son, with a second son expected to be born in April; and*

WHEREAS, *prior to joining the Pinole Police Department, Officer Roberts served his community as a Hercules Police Explorer, worked as a Property and Evidence Technician with the Contra Costa County Sheriff's Office, and was employed as a Building Maintenance Technician for the City of Hercules; and*

WHEREAS, *Officer Roberts graduated from the Sacramento Police Academy in December 2018 and immediately began his law enforcement career with the Berkeley Police Department; and*

WHEREAS, *Officer Roberts joined the Pinole Police Department in February 2020 as a Police Officer, where he has consistently demonstrated dedication, professionalism, and a strong commitment to public service; and*

WHEREAS, *in April 2023, Officer Roberts was appointed as a Field Training Officer, and as of November 2025, he also serves as an Officer in Charge, acting as Watch Commander in the absence of a Sergeant, while additionally serving as a department-certified WRAP Safe Restraint Instructor; and*

WHEREAS, *Officer Roberts' co-workers have consistently described him as dependable, knowledgeable, and selfless, an officer who leads by example and willingly supports both new and experienced personnel; and*

WHEREAS, *Officer Roberts exemplifies the core values of the Pinole Police Department, Honor, Integrity, Professionalism, and Respect through his daily actions, leadership, and service to the community.*

NOW, THEREFORE, I, ANTHONY TAVE, *Mayor of the City of Pinole, County of Contra Costa, State of California, on behalf of the City Council and the entire City of Pinole, do hereby wholeheartedly join the Pinole Police Department in proffering this city's most deserved commendation to* ***OFFICER ANDRE ROBERTS*** *for being selected* ***PINOLE POLICE DEPARTMENT OFFICER OF THE YEAR*** *and encourage all residents to acknowledge and applaud his road to success and his outstanding contributions to our community.*

ANTHONY TAVE
MAYOR of the City of Pinole

Dated: January 20, 2026

Proclamation

HONORING CAPTAIN BRIAN GEORGE AS THE 2025 CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT FIREFIGHTER OF THE YEAR

***WHEREAS**, Fire Captain Brian George was awarded Firefighter of the Year for his consistent dedication to excellence, integrity and leadership throughout his career with ConFire.; and*

***WHEREAS**, Fire Captain Brian George has demonstrated a strong and steady commitment to the department's Mission, Vision, and Core Values; not through a single act, but through a sustained level of performance and character that stands out year after year; and*

***WHEREAS**, Fire Captain Brian George serves as the lead instructor for one of the most demanding and essential areas of the Fire Academy, Hose Operations, while supporting numerous other topics as an assistant instructor as well; and*

***WHEREAS**, Fire Captain Brian George teaching extends to the Fire Engineer Train to Qualify process, the Captains Academy, and numerous other District sponsored avenues, reflecting his dedication to developing others across all ranks; and*

***WHEREAS**, Fire Brian George has excelled in every role he has held; Firefighter, Engineer, and now Company Officer; and*

***WHEREAS**, Fire Captain is a trusted mentor and respected figure throughout the department, and his strong moral character and sense of accountability are evident in how he leads and supports others.*

***NOW, THEREFORE, I, ANTHONY TAVE,** Mayor of the City of Pinole, County of Contra Costa, State of California, on behalf of the City Council and the entire City of Pinole, do hereby wholeheartedly join the Contra Costa Fire Protection District in proffering the most deserved commendation to **Captain Brian George** for being selected **Firefighter Of The Year** and encourage all residents to acknowledge and applaud his road to success and his outstanding contributions to our community.*

ANTHONY TAVE
MAYOR of the City of Pinole

Dated: January 20, 2026

CITY COUNCIL MEETING
MINUTES
December 16, 2025

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS

The City Council Meeting was held in a hybrid format (in-person and via Zoom videoconference and broadcast) from the Pinole Council Chambers, 2131 Pear Street, Pinole, California. Mayor Toms called the Regular Meeting of the City Council to order at 5:03 p.m. and led the Pledge of Allegiance.

2. LAND ACKNOWLEDGEMENT

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

3. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT

An official who has a conflict must, prior to consideration of the decision; (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself/herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov. Code § 87105.

A. COUNCILMEMBERS PRESENT

Cameron Sasai, Mayor
Anthony Tave, Mayor Pro Tem
Norma Martinez-Rubin, Council Member*
Devin Murphy, Council Member
Maureen Toms, Council Member
*Attending Remotely

B. STAFF PRESENT

Melissa Klawuhn, Acting City Manager/Police Chief
Heather Bell-Spears, City Clerk
Eric Casher, City Attorney
Fiona Epps, Communications Director
Heba El-Guindy, Public Works Director
Roxane Stone, Deputy City Clerk

City Clerk Heather Bell-Spears announced the agenda had been posted on Friday, December 12, 2025 at 3:30 p.m. with all legally required written notices. Written comments had been received in advance of the meeting, posted online, distributed to the City Council and available in the Council Chambers for public review.

Following an inquiry, the Council reported there were no conflicts with any items on the agenda.

4. CONVENE TO A CLOSED SESSION

Citizens may address the Council regarding a Closed Session item prior to the Council adjourning into the Closed Session, by first providing a speaker card to the City Clerk.

A. PUBLIC EMPLOYEE APPOINTMENT
Gov. Code §54957
Title: Interim City Manager

PUBLIC COMMENTS OPENED

City Clerk Bell-Spears reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

PLEASE NOTE: Closed Session will cease at 7:00 p.m. and Council will resume the public portion of the agenda.

5. RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION

At 7:07 p.m., Mayor Sasai reconvened the meeting into open session. There was no reportable action for Item 4A.

6. CITIZENS TO BE HEARD (Public Comments)

Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting.

Debbie Long congratulated Anthony Tave on his new role as Mayor. She thanked staff for the beautiful Christmas tree that had been celebrated on December 6, 2025, and highlighted the background of the symbolic meaning of the Christmas tree. She emphasized the importance of being reminded of the true spirit of Christmas, particularly in light of the violence around the country and the world. She recognized the City of Pinole celebrated Christmas as a holiday, which was okay as long as it didn't forget the true meaning of the Christmas tree and Christ. She also hoped that Hannukah would also be acknowledged by the City and perhaps as other cities had done, there could be a meeting with the Jewish community to see how the holiday could be celebrated next year, as Hannukah had even deeper traditions in the celebration of Christmas. She wished everyone a Merry Christmas and Happy New Year.

Damian Alarcon, Director of Government Relations and Social Impact, Travis Credit Union, a resident of West Sacramento and former resident in the affordable housing development above the Pear Street Bistro in Pinole, thanked the City of Pinole because who he was today would not have happened without the wonderful city he had been a part of where he met his husband and which had led to his current role at Travis Credit Union. He congratulated Cameron Sasai and Anthony Tave for their wonderful year as Mayor and Mayor Pro Tem, and congratulated Mr. Tave on being the next Mayor.

Mr. Alarcon asked the City Council to consider reaching out to Travis Credit Union, as a member-owned not-for-profit financial institution. He looked forward to future development and expansion in the City of Pinole. He pointed out Travis Credit Union's growth aligned with the City's priorities and public sector partners, with a focus on financial education and empowerment, and the credit union could offer a lot to Pinole residents. He looked forward to engaging thoughtfully with the City of Pinole as they learned more about the City's goals. He again congratulated everyone and wished everyone Happy Holidays.

Antonio "Tony" Silva, a retired electrician with 40+ years in the business and owner of Nob Hill Plaza for the past 30-years, reported he recently received an email alerting him to a new energy program the City was adopting, which raised concerns. He understood the City was getting into the energy business and energy regulation, which he personally found beyond the purview of the City since that was done at a state and federal level. He suggested the City was being redundant on doing that and more focus should be on the business of the City of Pinole and smaller important things like public works. He stated he had been required to install filters related to wastewater on his property and spent a great deal of money to install the filters since his property had a drain that traveled directly into the storm drain, although those storm drains had not been cleaned in months. While he had spoken with City staff about the issue, he had been informed there was no money and public works staff was limited. He suggested those were the types of things the City should focus on rather than an energy program. He also did not like the idea of residents being coerced, guided or pushed into having all-electric and suggested it should be allowed to happen organically. He was uncertain of the mission and what the City was doing. In this matter, he suggested the City had lost his way and again should focus on more important core basics. He was willing to speak further about the energy situation and how the program would be self-defeating.

Mayor Sasai advised the City Clerk had the speaker's contact information.

7. REPORTS & COMMUNICATIONS

A. Mayor Report

1. Announcements

Mayor Sasai wished everyone Happy Holidays. He thanked City staff for hosting the Contra Costa Mayors Conference. In particular, he thanked the City Clerk and her staff for their work, and the former Mayors of the City of Pinole who attended the special occasion. He also attended the Christmas tree lighting ceremony in the downtown on December 6, 2025, and noted residents and visitors were very pleased with the event. He thanked the Public Works Department and Department Heads for their hard work on the event and hoped to have that same level of excitement in future years.

Mayor Sasai also welcomed Dave's Hot Chicken to the City of Pinole and emphasized the City Council would be taking the lead to ensure it was being inclusive and protecting the community, as evidenced by Consent Calendar agenda Item 9F, to be considered later on the meeting agenda, and which was intended to protect the most vulnerable in the community, He also reported the State Attorney General's Office established an online portal for citizens to report potential unlawful activities of federal immigration enforcement officers at oag.gov/reportmisconduct.

Mayor Sasai also recognized the holidays were a tough time for many and commented one of the students at the Christmas tree lighting ceremony had asked him what his Christmas wish was this year. In response, he asked residents to be kind to each other, especially those with whom they may disagree.

B. Mayoral & Council Appointments: None

C. City Council Committee Reports & Communications

Mayor Pro Tem Tave reported he also attended the Christmas tree lighting ceremony and he liked the fact that San Pablo Avenue had been blocked to keep the event more intimate along with the fact that snow had been provided. He too thanked staff for the great event and looked forward to next year. In addition, he attended a West Contra Costa Transportation Commission (WCCTC) meeting, and recognized the AC Transit Director and representative for Congressman John Garamendi, Harpreet Sandhu present in the audience. He reported WCCTC discussed moving forward with a call for projects, with an estimated $6 million in funds to be distributed to agencies in the service area. Some of those funds would come to the City of Pinole, potentially advancing capital projects in Pinole.

Council member Martinez-Rubin wished everyone a happy and healthy holiday. She commented she had been fortunate to be in the City and receive some of the kindness offered by the community. She reported she currently had caretaking responsibilities, which was why she was participating remotely and was doing that with a family visitor. This individual had the opportunity to walk through the City with her and she commended the kind and generous spirit of Pinole residents.

Council member Murphy wished everyone a happy holiday season and a Happy New Year. He thanked those for attending the meeting in-person and virtually.

Council member Toms reported she attended the Contra Costa Mayors Conference in Pinole and enjoyed seeing the new Mayors coming in this month from various cities. At that time, she learned about the different holiday events happening in other cities and commented that there was a food bank competition between two cities in East Contra Costa County. She later had a conversation with a Council member from the City of Hercules and she sought consideration of a similar competition with as many jurisdictions as possible in West County. She would promote that effort and was willing to lead the idea in the future. She commented when she had worked with the County prior to her retirement, there had been competitions between County departments, which had been beneficial and allowed the spreading of news in the respective communities that there were people in need.

Council member Toms also reported she too attended the Christmas tree lighting ceremony and she also liked the concept of closing the street, which had been beneficial to businesses. Additionally, she had the opportunity to attend the Holiday Breakfast with two children ages 5 and 7 who had a great time She thanked City staff for putting together such a great event.

Council member Toms further reported she attended the East Bay Regional Communications System Authority (EBRCSA) Joint Power Authority (JPA) meeting and explained that the EBRCSA had been created following the Oakland Hills fires, where agencies from Berkely could not speak to agencies from Oakland, which had cost lives and significant property loss.

Council member Toms stated she served on the EBRCSA Board, and as part of a recent meeting there had been a presentation on the required encryption on public safety police and fire, which was now complete and which meant information related to victims of crime or medical issues would be encrypted with only the necessary public agencies able to hear it. She added the radio systems from Motorola would only be maintained until 2032, and there would be a need to transition to new technology between now and then, which would be a costly issue for all jurisdictions. She wished everyone a happy holiday season.

PUBLIC COMMENTS OPENED (Items 7A through 7C)

Deputy City Clerk Roxane Stone reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

D. Council Requests for Future Agenda Items

Mayor Sasai offered a motion, seconded by Council member Murphy to direct staff to return at a future City Council meeting with an analysis and recommended framework for the establishment of a Crime Prevention through Environmental Design and Façade Improvement Program for Small Businesses within the City of Pinole.

On the motion, Council member Toms asked whether the item could be coordinated with the budget season and not be out of sync with the next fiscal year budget discussion.

Mayor Sasai suggested the item come back to the City Council during the start of the budget cycle to allow an estimation of cost during budget discussions.

ACTION: Motion by Mayor Sasai/Council member Murphy to direct staff to return at a future City Council meeting with an analysis and recommended framework for the establishment of a Crime Prevention through Environmental Design and Façade Improvement Program for small businesses within the City of Pinole.

Vote:	**Passed**	**5-0**
	Ayes:	**Sasai, Tave, Martinez-Rubin, Murphy, Toms**
	Noes:	**None**
	Abstain:	**None**
	Absent:	**None**

ACTION: Motion by Mayor Sasai/Council member Murphy to direct staff to bring back and review the City's existing Procurement Policy and return to a future City Council meeting with proposed updates, clarifications and recommendations related to preference policies, including but not limited to union printing and clearly identifying which policies governed and took precedence and those competing preference procurement policies.

Vote:	**Passed**	**5-0**
	Ayes:	**Sasai, Tave, Martinez-Rubin, Murphy, Toms**
	Noes:	**None**
	Abstain:	**None**
	Absent:	**None**

PUBLIC COMMENTS OPENED

Deputy City Clerk Stone reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

E. City Manager Report / Department Staff

Acting City Manager/Police Chief Melissa Klawuhn reported a Request for Proposal (RFP) for City Manager Executive Search Consulting Services was now live on OpenGov and the submission deadline was January 9, 2026; and the City completed the Fiscal Year 2024/25 Year End Financial Audit and would issue the Annual Comprehensive Financial Report (ACFR) scheduled for presentation to the City Council on January 20, 2026. She thanked the hundreds of community members who donated to the Pinole Police Department (PPD) Toy Drive on December 11, 2025, with incredibly generous donations received before that date including from people shopping at Target who purchased additional toys. The toys were donated to Oakland Children's Hospital. She wished everyone a happy and safe holiday season.

F. City Attorney Report

City Attorney Eric Casher wished everyone a safe and happy holiday season.

PUBLIC COMMENTS OPENED (Items 7E through 7F)

Deputy City Clerk Stone reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

8. RECOGNITIONS / PRESENTATIONS / COMMNUNITY EVENTS

A. Proclamations: None

B. Presentations: None

9. CONSENT CALENDAR

All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Council member(s) wishes to comment on an item, they may do so before action is taken on the Consent Calendar. Following comments, if a Council member wishes to discuss an item, it will be removed from the Consent Calendar and taken up in order after adoption of the Consent Calendar.

A. Approve the Minutes of the Regular City Council Meeting on December 2, 2025

B. Receive the November 29, 2025 – December 12, 2025 List of Warrants in the Amount of $1,247,959.72 and the December 5, 2025 Payroll Amount of $628,431.84.

C. Adopt a Resolution to Increase Minimum Wage Rates. **Action: Adopt Resolution per Staff Recommendation (Stacy Shell, Charlene Davis)**

D. Adopt a Resolution Authorizing, through the FY 2026/27 Budget Cycle, Budgeting to Enroll All Municipal Energy Accounts in the MCE Deep Green Option Consistent with the Climate Action and Adaptation Plan. **Action: Adopt Resolution per Staff Recommendation (Lilly Whalen, Kapil Amin)**

E. Adopt a Resolution Accepting $309,910 in Grant Funding from the California Department of Justice Tobacco Grant Program for FY 2025/26 and Authorizing the City Manager to Execute Required Documents. **Action: Adopt Resolution per Staff Recommendation (Lilly Whalen)**

F. Second Reading and Adoption of Ordinance Adding Chapter 2.68 to Title 2 of the Pinole Municipal Code Restricting the Use of City-Owned or City-Controlled Property for Federal Civil Immigration Enforcement Activities. **Action: Waive the Second Reading and Adopt Ordinance (Eric Casher)**

G. Approval of Second Amendment to the Consulting Services Agreement Between the City and West Yost for Additional Services Associated with the Development of the Storm Drain Master Plan (CIP Project #IN1703). **Action: Adopt Resolution per Staff Recommendation (Heba El-Guindy)**

PUBLIC COMMENTS OPENED

Rafael Menis speaking to Item 9F, expressed his support for the item, but suggested it was controversial enough to not be placed on the Consent Calendar. He suggested the item should have been considered as an Old Business Item. He asked the City Council to pull the item so there was a recorded Roll Call vote of each Council member.

PUBLIC COMMENTS CLOSED

Mayor Sasai pulled Item 9F for questions of staff and clarification. He entertained a motion for the remaining Consent Calendar items.

ACTION: <u>Motion by Council member Murphy/Mayor Pro Tem Tave to approve Consent Calendar Items 9A, 9B, 9C, 9D, 9E and 9G, as shown</u>.

Vote:	**Passed**	**5-0**
	Ayes:	**Sasai, Tave, Martinez-Rubin, Murphy, Toms**
	Noes:	**None**
	Abstain:	**None**
	Absent:	**None**

For Item 9F, Mayor Sasai referenced the outreach and communication strategy around the new law. He understood there were plans for social media announcements and announcements on the City website along with signage. He asked about the cost estimates for a simple 8 x 11 single-colored letter to residents about this new change in law.

Acting City Manager/Police Chief Klawuhn reported a one-time simple mailer to residents and businesses cost approximately $10,000. She referenced the cost of the most recent mailer for Proposition 218, which had been a little over $9,000.

Communications Director Fiona Epps added the Communications Department followed a communication rubric for different types of events that were communicated to the community. A new ordinance would be considered special news since it was high impact news that was of public interest. The communication channels to be used for the new ordinance included a press release posted on the City website, posting on social media channels and Pinole Community Television (PCTV), and an announcement in The Pulse Newsletter.

Mayor Sasai thanked Ms. Epps for her work on the press release. He understood the mailers were costly and commented that one of the challenges with passing new laws and different programs was ensuring residents were informed. He understood if the community was only informed through social media, a segment of the community that lacked access or knowledge of technology may be excluded, and he suggested it would be good to discuss at some point how to get the message to the community about new things happening in the City. He encouraged the new Mayor to report out on the status of this new ordinance, and when creating signage around the new law, staff to consider uplifting the new reporting portal to ensure people had the opportunity to come forward and report any unlawful conduct.

ACTION: Motion by Council member Murphy/Mayor Sasai to approve Consent Calendar Item 9F, as shown.

Vote:	**Passed**	**5-0**
	Ayes:	**Sasai, Tave, Martinez-Rubin, Murphy, Toms**
	Noes:	**None**
	Abstain:	**None**
	Absent:	**None**

10. PUBLIC HEARINGS: None

11. COUNCIL REORGANIZATION

A. Presentations to Mayor Cameron Sasai

Acting City Manager/Police Chief Klawuhn, on behalf of the City and staff, thanked Mayor Sasai for his service over the past year as Mayor. She recognized the incredible amount of time Mayor Sasai had devoted to the City in his role as Mayor. She commended his leadership, initiatives and ongoing commitment to the community at-large. She also thanked the Mayor for his open and candid conversations since she started with the City of Pinole. On behalf of City staff, she presented a gift of a gavel to the Mayor.

Mayor Sasai thanked City staff for the gift.

David Ruport, a 50-year resident of the City of Pinole, wished the City Council and staff happy holidays. He also thanked staff and the City Council for its hard work since without that hard work, Pinole would not be the City it was.

Mr. Ruport particularly singled out Mayor Sasai for his great year as Mayor, and his continued efforts to move the City forward. He noted this was a dynamic period of time when things needed to move fast. He also recognized incoming Mayor Pro Tem Tave, who he hoped would continue with the same interests other Council members had proposed and work together collectively to advance the agenda to keep Pinole on the cutting edge of cities of its size in the area. He recognized the work that needed to be done, the need to possibly try something else rather than the same thing, and create more positive actions in Pinole while also considering all aspects of the community, particularly those who may be left out and who did not actively participate in City government. He hoped for a better New Year than the past year and urged residents collectively to work together. He hoped to see the City Council do a better job than the last year and in the years to come.

Vincent Salimi, former Council member/Mayor of the City of Pinole, wished everyone happy holidays and a Happy New Year. He also congratulated Mayor Sasai on the completion of his term as Mayor and thanked him for his wonderful work. He recognized Mayor Sasai had made history as the first American-Filipino elected in the City of Pinole and youngest appointed Mayor in the City of Pinole. While Mayor Sasai's mayorship was coming to an end, he had more great years to come.

Mr. Salimi also congratulated the new Mayor, Anthony Tave, who was the first African-American Council member in Pinole, with Council member Murphy the first African-American Mayor. Anthony Tave was also the only Council member yet to serve as Mayor, but was one of the most experienced Council members on the current Council. He thanked the Tave Family for their support of Mr. Tave every step of the way and commented that public service was impossible without family support. He again congratulated outgoing Mayor Sasai, incoming Mayor Tave and incoming Mayor Pro Tem Murphy.

Rafael Menis thanked Mayor Sasai for his work as Mayor and the new perspectives he had provided more than any other prior Mayor due to his youth, energy and events chosen to highlight, such as the Filipino-American History event Mayor Sasai helped to coordinate at the Senior Center in October 2025. He understood Mayor Sasai's primary focus as Mayor was to create a more efficient City, which had been accomplished by his being fair to speakers, more inclusive and with more than just a place. Mayor Sasai's personal drive and energy made that happen and the personal sacrifices he had made over the past year while also graduating from college and building a new career, was recognized and appreciated. He thanked Mayor Sasai and congratulated him for his work as Mayor over the past year.

Irma Ruport, a 50-year resident, found Mayor Sasai to be one of the best Mayors for the City of Pinole. When she had first met Cameron Sasai, she had initially been shocked at his age and lack of political experience, but found he had courage in his heart, and had found that Mayor Sasai had been the best for the people; he never wavered to the people and the taxpayer. He was young, talented and she saw a big future for him. She thanked Mayor Sasai for his patience, emphasized he had been everything she expected him to be, believed in him and was confident he would go far in the future. She also thanked the City Council and wished everyone a happy and safe holiday.

PUBLIC COMMENTS CLOSED

Council member Murphy found Mayor Sasai to be admirable and he had learned a lot about patience, discipline and detailed orientation working with the Mayor, which was truly an honor, and which was valuable, particularly given the City had been challenged as a local agency on so many issues, with challenges in partnership with state and federal agencies. Through the Mayor's leadership on the City Council, he had moved the City forward multiple decades. He noted that Mayor Sasai was the youngest Mayor in City of Pinole, which was important since young people were the future and had critical responsibility on different issues dealing with public safety, climate resiliency and health care. Having walked the City with the Mayor and having attended many events and travels, he knew the Mayor held much respect for the City and suggested the people held respect for the City due to the Mayor's leadership. He was grateful for the Mayor's leadership which said so much about who he was and what Pinole was about. The Mayor also grew up in Pinole and he again congratulated the Mayor and hoped he would spend time this holiday season in gratitude to himself and his mother who he knew the Mayor highly respected.

Mayor Pro Tem Tave recognized the pace of the City Council was set after Mayor Sasai's leadership. He suggested the Mayor was a man of principle and was determined, which struck him as a positive quality adding to his leadership to citizens, the City and the City Council. As a man of principle, the Mayor was someone with a strong moral compass, who consistently acted with integrity, honesty, fairness, and respect and adhered to a personal code of ethics even when difficult and inconvenient. He also recognized Mayor Sasai had not compromised his beliefs and personal plan, which added stabilization to the City Council when it had discussions. He commended that amount of reliability and consistency in a man of his young years and he could not wait to see what Mayor Sasai did next and what he brought to the table for the City in the future.

Council member Toms congratulated Mayor Sasai on a good year leading the City Council. She acknowledged his leadership in bringing new initiatives forward while also juggling his other commitments. She suggested Mayor Sasai should be proud and she looked forward to working with Mayor Sasai as a regular Council member in the coming year, and looked forward to the Council rotation since everyone had a different style.

B. Remarks by Mayor Sasai

Mayor Sasai stated it had been an honor to serve the City of Pinole, be a member of the Pinole City Council and serve as Mayor. Having grown up in the City of Pinole, he never thought one day he would be the Mayor of the City given he had been incredibly shy and introverted, but he had pushed himself to act on the things that mattered to him. Investing in the community and reinvesting some of his success back into the community was important to him when he ran for office. He thanked Pinole residents for their support, his colleagues for their trust, and his brother Kyle Sasai for swearing him into office and offering his support during his tenure as Mayor. His parents were also present and he expressed his appreciation for his family's ongoing support.

Mayor Sasai referred to the required commitment to the office of Mayor, noted he had moments of being fatigued, and stated his family had been a support every step of the way. He again thanked his family and emphasized he could not have gotten through the year without them. He also thanked his sister in-law Liz for her support. Being the first Filipino-American, second of Asian-American Pacific Islander (AAIP) descent and the youngest to hold the office of Mayor, he emphasized it had been an honor to serve.

Mayor Sasai was content with the work he had done with the City Council and the community, suggested the Council had been responsive and led the way, and ensured keeping the most vulnerable residents at the forefront of the conversation to ensure the City's policies, programs and laws. He thanked the City Council for its great discussions and ensuring it do the work for the residents of Pinole, and while he was unable to get everything he wanted to do done, he stated some solid work had been achieved.

Mayor Sasai also recognized Mayor Pro Tem Tave as the new Mayor and an outstanding thought partner over the year who brought an incredible amount of talent to the City Council with his background in civil engineering and who had experience when discussing infrastructure and road repairs. He also recognized Council member Murphy as the next Mayor Pro Tem and thanked him for breaking down barriers. He hoped to follow in his footsteps in that way and break more barriers. He also found Council member Murphy to be a great thought partner, the second official he had met in his life, and someone who helped him to evolve and get better in the job based on Council member Murphy's knowledge and strong partnership. He wished everyone a great 2026.

C. Selection of Mayor and Mayor Pro Tem

Deputy City Clerk Stone presented the staff report dated December 16, 2025. She recommended the City Council approve a resolution appointing Anthony Tave as Mayor and Devin T. Murphy as the Mayor Pro Tem, pursuant to the current Mayoral Rotation List.

PUBLIC COMMENTS OPENED

City Clerk Bell-Spears reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

ACTION: Motion by Council member Toms/Mayor Sasai to adopt a resolution appointing Anthony Tave as Mayor and Devin T. Murphy as Mayor Pro Tem, pursuant to the current Mayoral Rotation List.

Vote:	**Passed**	**5-0**
	Ayes:	**Sasai, Tave, Martinez-Rubin, Murphy, Toms**
	Noes:	**None**
	Abstain:	**None**
	Absent:	**None**

D. Administer Oaths to Mayor and Mayor Pro Tem

City Clerk Bell-Spears introduced special guests to administer the Oaths of Office for the Mayor and Mayor Pro Tem.

Contra Costa County District Attorney Diana Becton administered the Oath of Office to incoming Mayor Pro Tem, Devin T. Murphy. She also expressed her appreciation to outgoing Mayor Sasai and welcomed incoming Mayor Tave. She congratulated incoming Mayor Pro Tem Murphy who she commented was accepting more than a title in that he was accepting trust at a time when people wanted to see government that listened, had integrity, delivered to everyday residents and where a willingness to serve mattered.

On behalf of the Contra Costa County District Attorney's Office, District Attorney Becton thanked the Mayor Pro Tem for stepping into the role and encouraged him to lead with courage, humility and a steady commitment to the public good.

Former Acting U.S. Labor Secretary Julie Su highlighted her background as part of the Biden Administration and her promise to deliver on infrastructure, clean energy and to partner with cities. She had first-hand experience that good mayors made all of the difference and stated the City of Pinole was lucky to swear in one of the best. She had met current Mayor Pro Tem Tave years ago and stated he worked to make life better through his service on the City Council and the prioritization of investments in infrastructure, parks and housing, he had a background in civil engineering and ensured projects that started got done and that the workers who developed projects in the City were treated with dignity, respect and there was consideration of Project Labor Agreements (PLAs) to ensure projects were completed on time, on task and on budget while also creating good union jobs.

Ms. Su acknowledged the current environment of distrust of the government, with some electeds who did not always put people first or act like the rules did not apply to them. She stated people deserved electeds who could be looked up to and be trusted and a Mayor Tave administration would do just that. Current Mayor Pro Tem Tave was also a family man and had family members across the state who were tuned in and watching the live stream of the City Council meeting and he was someone who would do the right thing when no one was watching, who would build an inclusive City where everyone belonged, and was valued and ensured that no one in Pinole would have to worry who came first.

At this time, Ms. Su administered the Oath of Office to Anthony Tave for the office of Mayor of the City of Pinole.

E. Transfer of Gavel and Comments by the New Mayor

At this time, the transfer of gavel was performed with the new Mayor and Mayor Pro Tem taking their new positions.

Mayor Tave Chaired the meeting at this time.

Mayor Tave thanked Ms. Su for being present. He commented that she had been a true champion of the American people and a personal inspiration given her ability to always put people first in her decision making and offered the kind of leadership that inspired him to do the work and keep serving the community. He also recognized the elected officials present in the audience and his fellow Council colleagues, Harpreet Sandhu, a member of the AC Transit Board, District Attorney Becton and former City of Pinole Mayor Salimi.

Mayor Tave commented that infrastructure was about safety and building opportunities and providing quality of life, ensuring streets were safe for everyone, utilities reliable and public spaces served every resident now and for generations to come. By prioritizing infrastructure, the City would be investing in a long-term strategy, supporting local businesses, creating good jobs and building a City that worked for everyone. He thanked the residents of Pinole for trusting him and electing him in 2018 and in 2022, which faith and support he did not take lightly. He was committed to listening and leading with integrity and working every day to serve the community with care and accountability.

Mayor Tave thanked his friends and family for their unwavering support and guidance and stated he was deeply grateful and looked forward to the next year. He also appreciated the community coming out and emphasized the most powerful position was the podium in the Council Chambers when the public communicated with the City Council. He encouraged members of the public to use it and let the City Council know what was going on in the community.

PUBLIC COMMENTS OPENED

Harpreet Sandhu was present on behalf of Congressman John Garamendi. He offered his congratulations to newly-elected Mayor Tave and Mayor Pro Tem Murphy. He also congratulated and thanked former Mayor Sasai for his leadership and commitment to the City of Pinole, and he recognized his dedication, experience and leadership that extended outside of the region, county and state. He also expressed his appreciation to new Mayor Pro Tem Murphy for his dedication and commitment. He recognized that Mayor Tave brought a lot of experience and served on other boards and Commissions. He also recognized the families of the electeds, and recognized the time taken away from families that electeds gave to the citizenry. He added that Congressman Garamendi was here to help the City Council and the residents. He sincerely thanked the entire City Council for its dedication to the community.

PUBLIC COMMENTS CLOSED

Mayor Tave declared a recess at 8:19 p.m. to allow for a brief reception in the foyer of the Council Chambers. The City Council meeting reconvened at 8:54 p.m. with all Council members present in-person and remotely.

12. OLD BUSINESS: None

13. NEW BUSINESS

A. Nominate Council Members to Serve on Boards and Subcommittees. **Action: Discuss and Provide Direction (Heather Bell-Spears)**

City Clerk Bell-Spears presented the staff report dated December 16, 2025. She recommended the City Council nominate Council members to serve as City representatives on specific boards and subcommittees in 2026. The City Council would have the opportunity to approve the nominations at the next City Council meeting on January 20, 2026.

The following Board and Subcommittee Appointments were discussed and offered for 2026:

Joint Powers Authorities and other Interagency Regulatory Bodies of which the City is a Member

	Delegate/Primary	Alternate
Association of Bay Area Governments (ABAG)	Murphy	Martinez-Rubin

*Correction: General Assembly Conference to meet on Thursday June 18, 2026 from 8:00 a.m. to 5:00 p.m.

Green Empowerment Zone Board of Directors	Murphy	Toms

Marin Clean Energy (MCE)	Murphy	Sasai

Council member Martinez-Rubin offered a motion seconded by Council member Toms to retain the same Council members for Marin Clean Energy (MCE) for continuity purposes.

On the motion, Council member Sasai expressed the willingness to serve as the Alternate or Delegate but at the least he asked to be appointed as the Alternate.

Council member Murphy desired to be retained as the Delegate to MCE.

ACTION: Motion by Council members Martinez-Rubin/Toms to retain the same Council members for Marin Clean Energy (MCE) for continuity purposes.

Vote:	**Failed**	**2-3**
	Ayes:	**Martinez-Rubin, Toms**
	Noes:	**Tave, Murphy, Sasai**
	Abstain:	**None**
	Absent:	**None**

ACTION: Motion by Mayor Pro Tem Murphy/Council member Sasai to appoint Mayor Pro Tem Murphy as the Delegate and Council member Sasai as the Alternate for Marin Clean Energy (MCE).

Vote:	**Passed**	**3-2**
	Ayes:	**Tave, Murphy, Sasai**
	Noes:	**Martinez-Rubin, Toms**
	Abstain:	**None**
	Absent:	**None**

Pinole/Hercules Wastewater Subcommittee	Murphy/Martinez-Rubin	Toms
West Contra Costa Integrated Waste Management Authority (WCCIWMA, “RecycleMore”)	Murphy	Tave
West Contra Costa Transportation Commission (WCCTC)	Sasai	Toms

Council member Toms stated she was interested in serving as the Delegate or the Alternate to the West Contra Costa Transportation Commission (WCCTC) to ensure the City of Pinole was represented at the meetings.

Mayor Tave reported he would be stepping down from WCCTC and suggested Council member Toms serve as the Alternate.

Western Contra Costa Transit Authority (“WestCAT”)	Sasai/Martinez-Rubin	Murphy

Council member Sasai offered a motion, seconded by Mayor Pro Tem Murphy to appoint Council member Sasai and Mayor Pro Tem Murphy as the Delegates and Council member Martinez-Rubin as the Alternate to the Western Contra Costa Transit Authority ("WestCAT").

On the motion, Council member Toms commented due to the schedule of meetings for some of the groups, there may be a conflict for a Delegate to be named to two committees that met at the same time and same day of the month.

Council member Martinez-Rubin agreed it did not make sense for a Council member to be appointed as a Delegate for a Board or Commission that met at the same time and the same day of the month and as such one could not be two places at the same time. She reported she had been nominated to serve as the Board Vice-Chair on a night when other Council members from Pinole were not available, which meant she could serve on the WestCAT Finance Committee, which had yet to meet at the beginning of the year. She emphasized the importance of continuity, which should be respected.

ACTION: Motion by Council member Sasai/Mayor Pro Tem Murphy to appoint Council member Sasai and Mayor Pro Tem Murphy as the Delegates and Council member Martinez-Rubin as the Alternate to the Western Contra Costa Transit Authority ("WestCAT").

Vote:	**Failed**	**2-3**
	Ayes:	**Murphy, Sasai**
	Noes:	**Tave, Martinez-Rubin, Toms**
	Abstain:	**None**
	Absent:	**None**

ACTION: Motion by Council members Toms/Martinez-Rubin to appoint Council members Sasai and Martinez-Rubin as the Delegates and Mayor Pro Tem Murphy as the Alternate to the Western Contra Costa Transit Authority ("WestCAT").

Vote:	**Passed**	**5-0**
	Ayes:	**Tave, Murphy, Martinez-Rubin, Sasai, Toms**
	Noes:	**None**
	Abstain:	**None**
	Absent:	**None**

Voluntary Interagency Collaboration Bodies of which the City is a Member

Bayfront Chamber of Commerce	Toms	
Contra Costa Mayors Conference	Tave	Murphy
East Bay Division League of California Cities *Meeting dates to be updated for 2026	Tave	Murphy
East Bay Wildfire Council of Governments Joint Powers Authority (JPA) *Meetings held every other Wednesday with a 2026 calendar to be provided to staff	Toms	Tave

West County Mayors and Supervisors Association	Tave	Murphy

Subcommittees of the Pinole City Council

Finance Subcommittee	Mayor, Mayor Pro Tem & City Treasurer
Committee on Memorials	Sasai/Murphy
Planning Commission Interview Ad-Hoc Subcommittee	Toms/Martinez-Rubin
TAPS & Community Services Commission Interview Ad-Hoc Subcommittee	Tave/Martinez-Rubin
Ad Hoc Downtown Pedestrian Improvements Subcommittee *To be removed from the list and possibly brought back at a later date	

Public Works Director Heba El-Guindy was happy to support the Ad Hoc Downtown Pedestrian Improvements Subcommittee but reported an advisory committee would be set up as part of the San Pablo Avenue Bicycle Pedestrian Gap Closure Study led by the County, funded by Safe Routes to Transit and Bay Trail Grant funds, with a local match from the County and City. RFPs had recently been received and staff expected the results from the RFPs in the next week or so. As soon as the advisory committee was established, the City Council would be asked to consider appointing Council members to the advisory committee. She planned to eliminate the Ad Hoc Downtown Pedestrian Improvements Subcommittee since the study would include data collection, analyses and recommendations based on that rather than separate recommendations. The study would include the downtown area extending from the Pinole-Hercules City limits to the northern limits and the Richmond Parkway to the south and include some unincorporated areas.

Whether the name of the Ad Hoc Downtown Pedestrian Improvements Subcommittee should be changed to serve that purpose, and in response to Council member Toms, City Clerk Bell-Spears supported that recommendation. An option would be if the City Council wanted to bring back a more specific subcommittee in line with the work being done. It was clarified the scope for the Ad Hoc Downtown Pedestrian Improvements Subcommittee would be limited to six months and if it needed to come back, the Public Works Director could always do that and redefine the scope.

Council member Sasai recalled when the Ad Hoc Downtown Pedestrian Improvements Subcommittee had been established its purpose was to discuss a pilot program about prohibiting right-hand turns on reds at the intersection of San Pablo and Tennent Avenues. He asked staff to provide clarification.

Council member Martinez-Rubin recalled something entirely different.

Public Works Director El-Guindy commented there were three recommendations including: enhancement of pedestrian crossing, with staff proceeding with that recommendation; prohibiting right turns on red at all signalized intersections which would have an effect on traffic operations in the corridor; and prohibiting right turns for all traffic, with the exception of buses from San Pablo Avenue onto Tennent Avenue, which would impact all of the circulation in the area and the reason she was suggesting it would be based on the analyses to be carried out as part of a study by the County and the City.

Mayor Tave recommended the Ad Hoc Downtown Pedestrian Improvements Subcommittee be removed from the list and brought back at a later date.

City Council Procedures Subcommittee	Martinez-Rubin/Murphy
Emergency Operations Plan (EOP) Subcommittee	Toms/Murphy

City Clerk Bell advised the Council assignment list would be cleaned up with the revisions to be brought back on the Consent Calendar for final approval at the January 20, 2026 City Council meeting. Any updates on meeting times and dates would also be incorporated into the revised list.

Mayor Pro Tem Murphy looked forward to ensuring updated information was provided on meeting dates and times. He pointed out the City spent money to join the Bay Front Chamber of Commerce, but meetings were not being held on a regular basis.

City Clerk Bell-Spears suggested this was a good opportunity to send out an updated list for staff members and ask for any updates in terms of schedules that could be provided to the City Council.

PUBLIC COMMENTS OPENED

City Clerk Bell-Spears reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

14. CITIZENS TO BE HEARD (Continued from Item 6) (Public Comments)
Only open to members of the public who did not speak under the first Citizens to be Heard, Agenda Item 6.
***Citizens may speak under any item not listed on the Agenda**. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting.*

Rafael Menis reported the overall rate of COVID-19 continued to be very low pursuant to the Centers for Disease Control and Prevention (CDC) wastewater surveillance, although there was a slight increase based on recent measurements. He encouraged everyone to get vaccinated, or boosted, and get the flu shot if they had not already and take the usual precautions. He also highlighted the number of religious traditions observed this time of year and reminded everyone as they faced challenges and darkness locally, regionally, nationally and globally, even after the darkest days and challenges faced, there was still light, hope and life that would come in the future, and people should remember that and hold on to it. No matter what one believed, or even if someone did not believe in anything in particular, it was important to remember the spirit of the holiday season and try to hold on to it, with hope and unity that brings one out of the darkest time of the year and into the light of the new year. He wished everyone happy holidays and New Year.

Anthony Vossbrink, explained he was speaking on behalf of many residents in the City of Pinole who had raised concerns on multiple occasions about tree issues in the City that needed to be addressed. He also asked for an update on the status of the Pinole Police Department (PPD) labor contract given the PPD had been out of contract for four to five months, with no report out from the Mayor or the City Council. He emphasized that public health and safety and quality of life was very important to many residents. He also asked to revisit a request that had been made several times for hardened security around the Bay Front Park. He recommended the addition of security lights in the parking lot given it was one of the most frequently visited recreation areas in the City and at night the park was very dark and the area unsafe. He referenced a recent incident where a husband and wife had been brutally attacked in the immediate area. Lighting was needed in the park and the Mayor had only offered excuses that some residents didn't like lights or wildlife may be affected. There were no residences in the area, and plenty of lights in the area of the Corporation Yard and he suggested lights could be added and situated in a way where they would not be a nuisance to others.

Darrell Donnelly, acknowledged the appointment of Anthony Tave as Mayor. He was a fellow colleague and fraternity member, and he congratulated Mayor Tave on his appointment as Mayor, wished the City Council a successful transition as it worked to build and make the City better and wished everyone a safe and happy holiday.

Mayor Tave wished everyone happy holidays.

15. ADJOURNMENT to the Regular City Council Meeting of January 20, 2026 in Remembrance of Amber Swartz.

At 9:36 p.m., Mayor Sasai adjourned the meeting to the Regular City Council Meeting of January 20, 2026 in Remembrance of Amber Swartz.

Submitted by:

_____

Heather Bell, CMC
City Clerk

Approved by City Council:

CITY COUNCIL MEETING
MINUTES
January 13, 2026

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE IN HONOR OF THE US MILITARY TROOPS

The City Council Meeting was held in a hybrid format (in-person and via Zoom videoconference and broadcast) from the Pinole Council Chambers, 2131 Pear Street, Pinole, California. Mayor Tave called the Special Meeting of the City Council to order at 5:00 p.m. and led the Pledge of Allegiance.

2. LAND ACKNOWLEDGEMENT

Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.

3. ROLL CALL, CITY CLERK'S REPORT & STATEMENT OF CONFLICT

An official who has a conflict must, prior to consideration of the decision; (1) publicly identify in detail the financial interest that causes the conflict; (2) recuse himself/herself from discussing and voting on the matter; and (3) leave the room until after the decision has been made, Cal. Gov. Code § 87105.

A. COUNCILMEMBERS PRESENT

Anthony Tave, Mayor
Devin Murphy, Mayor Pro Tem
Norma Martinez-Rubin, Council Member*
Cameron Sasai, Council Member
Maureen Toms, Council Member
*Attending Remotely

B. STAFF PRESENT

Melissa Klawuhn, Acting City Manager/Police Chief
Roxane Stone, Deputy City Clerk
Eric Casher, City Attorney
Heba El-Guindy, Public Works Director

Deputy City Clerk Roxane Stone announced the agenda had been posted on January 9, 2026 at 11:05 a.m. with all legally required written notices. No written comments had been received in advance of the meeting.

Following an inquiry, the Council reported there were no conflicts with any items on the agenda.

Mayor Tave reported Item 4 would be taken out of order and considered upon the conclusion of the meeting agenda following Item 12. Citizens to be Heard.

4. CONVENE TO A CLOSED SESSION
Citizens may address the Council regarding a Closed Session *item prior to the Council adjourning into the Closed Session, by first providing a speaker card to the City Clerk.*

A. CONFERENCE WITH LABOR NEGOTIATORS
Gov. Code § 54957.6
Agency designated representatives: Human Resources Director Stacy Shell, Finance Director Markisha Guillory and Gregory Ramirez, IEDA
Employee organizations: The Pinole Police Employees Association (PPEA)

B. CONFERENCE WITH LABOR NEGOTIATORS
Gov. Code § 54957.6
Title: Acting City Manager

C. CONFERENCE WITH LABOR NEGOTIATORS
Gov. Code § 54957.6
Title: Interim City Manager

PUBLIC COMMENTS OPENED

Deputy City Clerk Stone reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

5. RECONVENE IN OPEN SESSION TO ANNOUNCE RESULTS OF CLOSED SESSION: None

6. CITIZENS TO BE HEARD (Public Comments)
Citizens may speak under any item not listed on the Agenda. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting.

Deputy City Clerk Stone reported there were no comments from the public.

7. RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS

A. Proclamations

1. Honoring Reverend Dr. Martin Luther King, Jr.

The City Council read into the record a proclamation honoring Reverend Dr. Martin Luther King, Jr. and proclaimed January 19, 2026 as the Martin Luther King Jr. holiday.

2. National Day of Racial Healing

The City Council read into the record a proclamation recognizing January 20, 2026 as National Day of Racial Healing.

3. Holocaust Remembrance Day

The City Council read into the record a proclamation recognizing January 27, 2026 as Holocaust Remembrance Day.

Mayor Tave thanked the City Council and staff for the well written proclamations and urged people to celebrate and share in the remembrances.

B. Presentations

1. Republic Services: Post Collection Agreement and 2026 Rates by Executive Director, Cliff Feldman

Public Works Director Heba El-Guindy introduced Cliff Feldman, Executive Director and Reka Abraham, Deputy Executive Director & Regulatory Manager for the West Contra Costa Integrated Waste Management Authority (WCCIWMA), also known as RecycleMore.

Cliff Feldman, Executive Director, WCCIWMA provided a PowerPoint presentation on the Post Collection Agreement (PCA) with Republic Services and 2026 Rates, which included an overview of the PCA for disposal and recycling processing services with Republic Services for a 15-year term, and the Residential and Commercial Collection Services with Republic Services for a 15-year term; the background of the PCA and the RecycleMore Joint Powers Authority (JPA), which managed the PCA and included member agencies comprised of the cities of Pinole, Hercules, Richmond, El Cerrito, San Pablo and unincorporated Contra Costa County. The PCA terms and conditions and scope of services, value-added provisions, Material and Specific Cost Adjustment Schedule, Blended per Ton Rates, 2026 PCA Rate Setting, 2026 Rate Impact – Residential and Commercial customers and rates comparison were all highlighted.

Responding to questions from the City Council, Mr. Feldman clarified the following:

- The blended per ton rate was applied to every ton of material the same, whether it was a ton of compost or disposal in the black bin, with the cost the same and the same for recycling. Regardless of the tonnage, the blended per ton rate paid for all of the material delivered to the facility by the collection company. (Toms)

- A public notice requirement related to rate increases consistent with the provisions of Proposition 218 had been provided to the community but the PCA was managed by RecycleMore and did not require sending out notices to each individual resident. The PCA was precluded from the Proposition 218 process. (Toms)

- Because it was not a service being provided directly to residents, but a component on the collection side, the PCA was precluded from the Proposition 218 notice requirement. (Mayor Tave)

- Highlighted again the Material and Specific Cost Adjustment Schedule. Clarified cost increases related to the PCA had been contained in Slide 6 and clarified the second footnote as shown, which read: *the contractor shall be entitled to a one-time compensation adjustment providing the amount of revenue associated with the Consumer Pirce Index (PCI) performance* applied to one specific year of the PCA, Year 7 in 2032. A one-time cost adjustment that would not compound. (Martinez-Rubin)

PUBLIC COMMENTS OPENED

Rafael Menis referenced Slide 6 of the PowerPoint presentation, the Material and Specific Cost Adjustment Schedule, and commented based on Table 1 that it appeared that the cost adjustment schedule would be shifted to a fixed-rate increase to a percentile rate increase based on the CPI. He was unclear whether that would be strictly related to CPI or whether there was a cap. If the CPI was 6 percent, the increase could only be 5 percent, but if the CPI was two percent, it could still be 5 percent. He also commented it appeared that the allowable percent increase itself, increased over time, and he was curious as to the reasoning for that adjustment, specifically the increase each year from 2031 to 2034. He would have expected that the percentile increase by default would be accounting for inflation, which tied back to his first question. He sought clarification as to why the allowable percentage increase, increased over the lifetime of the schedule.

Mr. Feldman clarified the percentages represented were the caps placed on the applicable CPI for each year. The reason why the percentages went up from 5, 6, 7 and 8 percent was what had been negotiated between the JPA and Republic Services. The rationale the company had for increasing its rate from $98 per ton to $144 per ton, a significant increase, was due to the ending years of the prior agreement where Republic Services' costs far surpassed the inflationary adjustment afforded them in the prior agreement. Republic Services had not wanted to have another contract where they were not getting their cost adjustments related to inflation in the later years of the agreement. The schedule had been negotiated with Republic Services with the primary goal of keeping rates down for the ensuing five or six years of the agreement given significant increases that had been imposed on ratepayers in the recent year and a half.

PUBLIC COMMENTS CLOSED

Council member Murphy thanked Mr. Feldman for the presentation. He acknowledged and appreciated the fact Mr. Feldman had started with RecycleMore in July 2025, and he commended him on his leadership for this endeavor. He thanked Mr. Feldman for discussing the PCA with the City Council, with the PCA's continued support of many programs including hazardous waste, continued school tours and public education. He understood much of RecycleMore's work was about Senate Bill (SB) 1383, but the additional services through the PCA were critical and he wanted to thank RecycleMore and ensure ratepayers that while funds were directed towards the larger SB 1383 programs, they also supported educational and public education programs.

Council member Murphy also recognized that even with the increases, the City of Pinole's 35-gallon cart rate remained within the countywide median and was lower than the cities of El Cerrito and Richmond and was comparable to West County. He added this context mattered in that residents deserved to know how the City of Pinole compared regionally.

Council member Murphy stated the City Council's role within RecycleMore was to ensure the PCA, while long-term, had rate predictability and the responsibility of ensuring Republic Services met its required standards. He also wanted to see SB 1383 funded at the state level and recognized the work being done at the local level. He was pleased to see the public facing reports from RecycleMore around diversion rates, contamination levels and projected versus actual operating costs and requested that RecycleMore continue to provide that information, continue the partnership with City staff and educate the City Council and staff about the numbers, statistics and process.

Council member Murphy also thanked Mayor Tave for serving as the RecycleMore Chair in the past and his work to have the tough conversations. He commended the Mayor for his leadership on the RecycleMore Board of Directors.

Mayor Tave thanked Mr. Feldman for the presentation.

8. CONSENT CALENDAR

All matters under the Consent Calendar are considered to be routine and noncontroversial. These items will be enacted by one motion and without discussion. If, however, any interested party or Council member(s) wishes to comment on an item, they may do so before action is taken on the Consent Calendar. Following comments, if a Council member wishes to discuss an item, it will be removed from the Consent Calendar and taken up in order after adoption of the Consent Calendar.

A. Adopt a Resolution Approving the Engineer's Report, Declaring Intent to Form Appian Village Residential Lighting Assessment District and Levy and Collect Assessments for Fiscal Year 2026-27, and Setting January 20, 2026 as the Date for the Public Hearing. **Action: Adopt Resolution per Staff Recommendation (Lilly Whalen, David Hanham)**

PUBLIC COMMENTS OPENED

Deputy City Clerk Stone reported there were no comments from the public.

PUBLIC COMMENTS CLOSED

ACTION: <u>Motion by Council members Toms/Sasai to approve Consent Calendar Item A, as shown</u>.

Vote:	**Passed**	**5-0**
	Ayes:	**Tave, Murphy, Martinez-Rubin, Sasai, Toms**
	Noes:	**None**
	Abstain:	**None**
	Absent:	**None**

9. PUBLIC HEARINGS: None

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. CITIZENS TO BE HEARD (Continued from Item 6) (Public Comments)
Only open to members of the public who did not speak under the first Citizens to be Heard, Agenda Item 6.
***Citizens may speak under any item not listed on the Agenda**. The time limit is 3 minutes and is subject to modification by the Mayor. Individuals may not share or offer time to another speaker. Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future Council meeting.*

Rafael Menis reported the rate of COVID-19 in Contra Costa County based on recent wastewater data appeared to be low in contrast to other parts of the country, which increased sharply but he encouraged people to get vaccinated and get booster shots. He was unsure why the region had a lower rate than the country as a whole and was uncertain how long it would last but more information was available at www.cdc.gov/nwss. He added there was one outlier, and it could be a data collection error, with one site in Alameda County, which had a very high activity level noted with the first sample collected in November 2025. It was possible there was an issue with the data collection since every site in Contra Costa, Santa Clara, Alameda and San Francisco Counties had low levels.

Mr. Menis asked that the meeting adjourn in memory of Renee Good, killed by an Immigration and Customs Enforcement (ICE) agent in the State of Minnesota.

Mayor Tave reiterated the City Council would adjourn to Closed Session Item 4 at this time.

13. ADJOURN to Closed Sesson and to a Regular City Council Meeting of January 20, 2026 in Remembrance of Amber Swartz.

At 5:42 p.m., Mayor Tave adjourned to Closed Session and to a Regular City Council Meeting on January 20, 2026 in Remembrance of Amber Swartz.

Submitted by:

_____
Roxane Stone, CMC
Deputy City Clerk
Approved by City Council:

WARRANT LISTING

By Vendor Name

City of Pinole, CA

Payment Dates 12/13/2025 - 1/16/2026

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
Vendor: 2187 - ACTION GLASS, INC.					
I111613	108962	01/09/2026	100-343-42107	REPLACED WINDOW ON A CORP YARD TRUCK	814.39
				Vendor 2187 - ACTION GLASS, INC. Total:	**814.39**
Vendor: 3141 - ALBA'S GLASS, INC.					
25-8562	108963	01/09/2026	100-343-42108	ADMINISTRATIVE FEES	1,500.00
				Vendor 3141 - ALBA'S GLASS, INC. Total:	**1,500.00**
Vendor: 2454 - AMY EUBANKS					
12152025	108964	01/09/2026	100-221-42302	TRAINING REIMBUR FOR CIT FOR FTO MILEAGE AND MEALS	152.60
12152025	108964	01/09/2026	100-221-42303	TRAINING REIMBUR FOR CIT FOR FTO MILEAGE AND MEALS	23.00
				Vendor 2454 - AMY EUBANKS Total:	**175.60**
Vendor: 2005 - ANIMAL DAMAGE MANAGEMENT, INC					
10152C	108965	01/09/2026	100-345-42108	PEST CONTROL FERNANDEZ AND PVR PARK	375.00
				Vendor 2005 - ANIMAL DAMAGE MANAGEMENT, INC Total:	**375.00**
Vendor: ARM04 - ARMOR LOCKSMITH SERVICES					
1870	108966	01/09/2026	100-345-44306	MASTER PADLOCK	268.44
1918	108966	01/09/2026	100-345-44306	KEY DUPLICATED	92.46
1934	108966	01/09/2026	100-343-44306	KEY DUPLICATED	85.85
				Vendor ARM04 - ARMOR LOCKSMITH SERVICES Total:	**446.75**
Vendor: ATT01 - AT&T					
000024500982	108967	01/09/2026	525-118-43101	MIS PHONE	1,171.94
000024503006	108967	01/09/2026	525-118-43101	PW PHONE	316.81
000024503007	108967	01/09/2026	525-118-43101	ADMINISTRATION PHONE	81.53
000024503008	108967	01/09/2026	525-118-43101	RECREATION DEPT. PHONE	865.50
000024503009	108967	01/09/2026	525-118-43101	CDD PHONE	25.97
000024548558	108967	01/09/2026	525-118-43101	POLICE DPT. PHONE	533.98
				Vendor ATT01 - AT&T Total:	**2,995.73**
Vendor: 3149 - AUGUSTINE FENCE COMPANY					
5489-A	108968	01/09/2026	276-345-47203	164 X 6 CHAIN LINK WITH GATES SOCCER FIELD	4,100.00
5489-B	108968	01/09/2026	276-345-47203	164X6 CHAIN LINK SOCCER FIELD	4,100.00
				Vendor 3149 - AUGUSTINE FENCE COMPANY Total:	**8,200.00**
Vendor: BAY34 - BAY AREA NEWS GROUP- EAST BAY					
0001461276	108909	12/19/2025	100-112-42514	CLASSIFIED ADS CITYWIDE	72.42
0001461276	108909	12/19/2025	100-112-42514	CLASSIFIED ADS CITYWIDE	116.28
0001461276	108909	12/19/2025	212-461-42514	CLASSIFIED ADS CITYWIDE	280.50
0001461276	108909	12/19/2025	212-461-42514	CLASSIFIED ADS CITYWIDE	267.24
0001461276	108909	12/19/2025	212-462-42201	CLASSIFIED ADS CITYWIDE	197.88
0001463818	109055	01/16/2026	100-112-42514	CLASSIFIED ADS	74.46
0001463818	109055	01/16/2026	100-112-42514	CLASSIFIED ADS	78.54
0001463818	109055	01/16/2026	100-112-42514	CLASSIFIED ADS	63.24
				Vendor BAY34 - BAY AREA NEWS GROUP- EAST BAY Total:	**1,150.56**
Vendor: 1074 - BAY FRONT CHAMBER OF COMMERCE					
2025-071	108910	12/19/2025	100-466-42401	MEMBERSHIP COMMUNITY SUPPORTER	3,000.00
				Vendor 1074 - BAY FRONT CHAMBER OF COMMERCE Total:	**3,000.00**
Vendor: BEA03 - BEARING ENGINERING CO.					
5710092	108969	01/09/2026	500-641-44306	SPEEDI SLEEVE WPCP	63.09

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
5710159	108969	01/09/2026	500-641-44306	SPEEDI SLEEVE WPCP	78.09
5710260	108969	01/09/2026	500-641-44306	WRAPFLEX, COUPLING ELEMENT SUPPLIES WPCP	427.03
5710953	109056	01/16/2026	500-641-44306	LGHPSKF GREASE AEROKOIL WPCP	367.30
				Vendor BEA03 - BEARING ENGINERING CO. Total:	**935.51**
Vendor: 2835 - BENEFIT COORDINATORS CORPORATION					
17607	108911	12/19/2025	100-110-41007	LTD BENEFITS NOVEMBE...	1.94
17607	108911	12/19/2025	100-110-41007	LTD BENEFITS NOVEMBE...	5.85
17607	108911	12/19/2025	100-111-41007	LTD BENEFITS NOVEMBE...	59.95
17607	108911	12/19/2025	100-111-41007	LTD BENEFITS NOVEMBE...	19.84
17607	108911	12/19/2025	100-112-41007	LTD BENEFITS NOVEMBE...	51.81
17607	108911	12/19/2025	100-112-41007	LTD BENEFITS NOVEMBE...	17.14
17607	108911	12/19/2025	100-112-41008	LTD BENEFITS NOVEMBE...	23.70
17607	108911	12/19/2025	100-113-41007	LTD BENEFITS NOVEMBE...	5.14
17607	108911	12/19/2025	100-113-41007	LTD BENEFITS NOVEMBE...	15.54
17607	108911	12/19/2025	100-115-41007	LTD BENEFITS NOVEMBE...	77.43
17607	108911	12/19/2025	100-115-41007	LTD BENEFITS NOVEMBE...	25.62
17607	108911	12/19/2025	100-115-41008	LTD BENEFITS NOVEMBE...	71.10
17607	108911	12/19/2025	100-116-41007	LTD BENEFITS NOVEMBE...	15.88
17607	108911	12/19/2025	100-116-41007	LTD BENEFITS NOVEMBE...	48.00
17607	108911	12/19/2025	100-221-41007	LTD BENEFITS NOVEMBE...	354.54
17607	108911	12/19/2025	100-221-41007	LTD BENEFITS NOVEMBE...	117.31
17607	108911	12/19/2025	100-222-41007	LTD BENEFITS NOVEMBE...	68.30
17607	108911	12/19/2025	100-222-41007	LTD BENEFITS NOVEMBE...	22.60
17607	108911	12/19/2025	100-222-41008	LTD BENEFITS NOVEMBE...	118.18
17607	108911	12/19/2025	100-223-41007	LTD BENEFITS NOVEMBE...	50.61
17607	108911	12/19/2025	100-223-41007	LTD BENEFITS NOVEMBE...	152.96
17607	108911	12/19/2025	100-341-41007	LTD BENEFITS NOVEMBE...	33.37
17607	108911	12/19/2025	100-341-41007	LTD BENEFITS NOVEMBE...	100.84
17607	108911	12/19/2025	100-341-41008	LTD BENEFITS NOVEMBE...	118.50
17607	108911	12/19/2025	100-342-41008	LTD BENEFITS NOVEMBE...	23.70
17607	108911	12/19/2025	100-343-41007	LTD BENEFITS NOVEMBE...	33.50
17607	108911	12/19/2025	100-343-41007	LTD BENEFITS NOVEMBE...	101.23
17607	108911	12/19/2025	100-343-41008	LTD BENEFITS NOVEMBE...	164.70
17607	108911	12/19/2025	100-465-41007	LTD BENEFITS NOVEMBE...	14.13
17607	108911	12/19/2025	100-465-41007	LTD BENEFITS NOVEMBE...	4.68
17607	108911	12/19/2025	100-465-41008	LTD BENEFITS NOVEMBE...	23.70
17607	108911	12/19/2025	105-221-41007	LTD BENEFITS NOVEMBE...	14.15
17607	108911	12/19/2025	105-221-41007	LTD BENEFITS NOVEMBE...	42.76
17607	108911	12/19/2025	107-221-41007	LTD BENEFITS NOVEMBE...	74.28
17607	108911	12/19/2025	107-221-41007	LTD BENEFITS NOVEMBE...	24.58
17607	108911	12/19/2025	107-342-41007	LTD BENEFITS NOVEMBE...	5.45
17607	108911	12/19/2025	107-342-41007	LTD BENEFITS NOVEMBE...	16.47
17607	108911	12/19/2025	209-551-41007	LTD BENEFITS NOVEMBE...	18.36
17607	108911	12/19/2025	209-551-41007	LTD BENEFITS NOVEMBE...	55.49
17607	108911	12/19/2025	209-551-41008	LTD BENEFITS NOVEMBE...	23.70
17607	108911	12/19/2025	209-552-41007	LTD BENEFITS NOVEMBE...	5.68
17607	108911	12/19/2025	209-552-41007	LTD BENEFITS NOVEMBE...	17.15
17607	108911	12/19/2025	209-552-41008	LTD BENEFITS NOVEMBE...	40.51
17607	108911	12/19/2025	209-553-41007	LTD BENEFITS NOVEMBE...	12.40
17607	108911	12/19/2025	209-553-41007	LTD BENEFITS NOVEMBE...	4.10
17607	108911	12/19/2025	209-553-41008	LTD BENEFITS NOVEMBE...	23.70
17607	108911	12/19/2025	212-461-41007	LTD BENEFITS NOVEMBE...	18.12
17607	108911	12/19/2025	212-461-41007	LTD BENEFITS NOVEMBE...	54.77
17607	108911	12/19/2025	212-462-41007	LTD BENEFITS NOVEMBE...	23.03
17607	108911	12/19/2025	212-462-41007	LTD BENEFITS NOVEMBE...	69.62
17607	108911	12/19/2025	212-462-41008	LTD BENEFITS NOVEMBE...	71.10
17607	108911	12/19/2025	500-641-41007	LTD BENEFITS NOVEMBE...	196.54
17607	108911	12/19/2025	500-641-41007	LTD BENEFITS NOVEMBE...	65.03

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
17607	108911	12/19/2025	500-641-41008	LTD BENEFITS NOVEMBE...	237.00
17607	108911	12/19/2025	500-642-41007	LTD BENEFITS NOVEMBE...	28.49
17607	108911	12/19/2025	500-642-41007	LTD BENEFITS NOVEMBE...	9.43
17607	108911	12/19/2025	500-642-41008	LTD BENEFITS NOVEMBE...	47.40
17607	108911	12/19/2025	505-119-41007	LTD BENEFITS NOVEMBE...	9.80
17607	108911	12/19/2025	505-119-41007	LTD BENEFITS NOVEMBE...	29.60
17607	108911	12/19/2025	505-119-41008	LTD BENEFITS NOVEMBE...	47.40
17607	108911	12/19/2025	525-118-41007	LTD BENEFITS NOVEMBE...	6.55
17607	108911	12/19/2025	525-118-41007	LTD BENEFITS NOVEMBE...	19.79
17607	108911	12/19/2025	998-20107	LTD BENEFITS NOVEMBE...	16.00
17607	108911	12/19/2025	998-20107	LTD BENEFITS NOVEMBE...	6.30
17607	108911	12/19/2025	998-20107	LTD BENEFITS NOVEMBE...	210.00
17607	108911	12/19/2025	998-20118	LTD BENEFITS NOVEMBE...	433.50
			Vendor 2835 - BENEFIT COORDINATORS CORPORATION Total:		**3,920.04**
Vendor: 2710 - BIOMETRICS4ALL, INC.					
MAINTCTPIN0002	108970	01/09/2026	206-227-47105	MAINTENANCE FEES	960.00
			Vendor 2710 - BIOMETRICS4ALL, INC. Total:		**960.00**
Vendor: BIR05 - BIRITE FOODSERVICE DISTRIBUTORS					
7134349	108912	12/19/2025	209-552-43804	FOOD PROGRAM PSC	-47.19
7134362	108912	12/19/2025	209-552-43804	FOOD PROGRAM PSC	-104.78
7136672	108912	12/19/2025	209-552-43804	FOOD PROGRAM PSC	1,601.28
7136674	108912	12/19/2025	209-551-42515	FOOD PROGRAM PSC	154.84
7138869	108912	12/19/2025	209-552-43804	FOOD PROGRAM PSC	-96.09
7138870	108912	12/19/2025	209-552-43804	FOOD PROGRAM PSC	-68.46
7138871	108912	12/19/2025	209-552-43804	FOOD PROGRAM PSC	-20.96
7138981	108912	12/19/2025	209-552-42515	FOOD PROGRAM PSC	343.18
7138981	108912	12/19/2025	209-552-43804	FOOD PROGRAM PSC	95.28
7141173	108971	01/09/2026	209-552-43804	FOOD PROGRAM PSC	139.51
7141174	108971	01/09/2026	209-552-43804	FOOD PROGRAM PSC	180.00
7141175	108971	01/09/2026	209-552-43804	FOOD PROGRAM PSC	703.96
7141176	108971	01/09/2026	209-552-42515	FOOD PROGRAM PSC	234.15
7141177	108971	01/09/2026	209-552-42108	FOOD PROGRAM PSC	76.69
7143269	108971	01/09/2026	209-552-42108	FOOD PROGRAM PSC	163.15
7152970	109057	01/16/2026	209-552-43804	FOOD PROGRAM PSC	881.48
7152971	109057	01/16/2026	209-552-43804	FOOD PROGRAM PSC	60.70
7152972	109057	01/16/2026	209-552-42108	FOOD PROGRAM PSC	270.83
			Vendor BIR05 - BIRITE FOODSERVICE DISTRIBUTORS Total:		**4,567.57**
Vendor: BOR02 - BORGES & MAHONEY CO.					
146421	109058	01/16/2026	500-641-44306	BUFFER SOLUTION IODATE CONCEN WPCP	278.27
			Vendor BOR02 - BORGES & MAHONEY CO. Total:		**278.27**
Vendor: 3145 - BRIAN ROSE					
12152025	108972	01/09/2026	100-221-42302	TRAINING REIMBUR MEAL AND MILEAGE	268.80
12152025	108972	01/09/2026	100-221-42303	TRAINING REIMBUR MEAL AND MILEAGE	23.00
			Vendor 3145 - BRIAN ROSE Total:		**291.80**
Vendor: 1654 - BRINK'S INCORPORATED					
13092495	109059	01/16/2026	100-115-42101	TRANSPORTATION FINANCE JAN. 2026	363.64
8238574	109059	01/16/2026	100-115-42101	TRANSPORTATION FINANCE	6.29
			Vendor 1654 - BRINK'S INCORPORATED Total:		**369.93**
Vendor: CAP05 - C.A.P.E. ACCOUNTING					
15331	108913	12/19/2025	100-222-42401	MEMBERSHIP RENEWAL	60.00
			Vendor CAP05 - C.A.P.E. ACCOUNTING Total:		**60.00**
Vendor: CAL04 - CALCON SYSTEMS,INC.					
60773	108973	01/09/2026	500-641-42107	FLOW METER CALIBRATION WPCP	1,470.50

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
60834	109060	01/16/2026	500-641-42107	SERVICE CALL WPCP	3,165.00
				Vendor CAL04 - CALCON SYSTEMS,INC. Total:	**4,635.50**
Vendor: CAL01 - CALTEST ANALYTICAL LAB					
735791	108974	01/09/2026	500-641-44305	CHEMICALS FOR LAB WPCP	3,133.10
736208	109061	01/16/2026	500-641-44305	CHEMICALS FOR LAB WPCP	628.90
				Vendor CAL01 - CALTEST ANALYTICAL LAB Total:	**3,762.00**
Vendor: 2814 - CAMERON SASAI					
11252025	108914	12/19/2025	100-110-42302	REIMBURSEMENT TRAVEL AND MEAL NLC CONFER 1119-1122	838.49
11252025	108914	12/19/2025	100-110-42303	REIMBURSEMENT TRAVEL AND MEAL NLC CONFER 1119-1122	175.00
				Vendor 2814 - CAMERON SASAI Total:	**1,013.49**
Vendor: CCP03 - CCP DIRECT					
IN05648819	108975	01/09/2026	100-343-44410	BREATHABLE FLOUR YELLOW JACKET CY	196.61
IN05655486	108975	01/09/2026	100-343-44410	BREATHABLE FLOUR YELLOW JACKET CY	127.35
IN05677355	108975	01/09/2026	100-342-44410	BREATHABLE FLOUR YELLOW JACKET	105.84
				Vendor CCP03 - CCP DIRECT Total:	**429.80**
Vendor: CDW01 - CDW GOVERNMENT INC.					
AH1766N	108976	01/09/2026	525-118-47106	LVO LAPTOP AND USB DOCK PD	1,936.20
AH2887S	108976	01/09/2026	525-118-42510	GOV AUTOCAD PW	6,213.36
AH36Q4W	108976	01/09/2026	525-118-47106	LVO LAPTOP AND USB DOCK PD	2,098.76
ZR00955096	108976	01/09/2026	525-118-42510	SUBSCRIPTION NGE	6,927.88
ZR00955097	108976	01/09/2026	525-118-42510	NGE VISIO SUBSCRIPTION	478.72
ZR00955098	108976	01/09/2026	525-118-42510	GE INTUNE SUBSCRIPTION	15.04
ZR00955099	108976	01/09/2026	525-118-42510	NGE ENTRA ID SUBSCRIPTION	20.52
ZR01004876	108915	12/19/2025	525-118-42510	NGE SUBSCRIPTION 121025-010926	3,463.94
ZR01004877	108915	12/19/2025	525-118-42510	NGE INTUNE SUBSCRIPTION 121025-010926	7.52
ZR01004878	108915	12/19/2025	525-118-42510	NGE VISIO SUBSCRIPTION 121025-010926	239.36
ZR01004879	108915	12/19/2025	525-118-42510	NGE ENTRA SUBSCRIPTION 121025-010926	10.26
				Vendor CDW01 - CDW GOVERNMENT INC. Total:	**21,411.56**
Vendor: 2060 - CENTRAL CONCRETE SUPPLY CO., INC.					
2512-096895	108977	01/09/2026	207-344-42514	FILL SAND	228.44
2512-098915	108977	01/09/2026	207-344-42514	FILL SAND	611.89
				Vendor 2060 - CENTRAL CONCRETE SUPPLY CO., INC. Total:	**840.33**
Vendor: CIT08 - CITY MECHANICAL, INC					
120356	108978	01/09/2026	100-222-42108	HVAC PUBLIC SAFETY BLDG.	5,320.79
120719	108978	01/09/2026	100-343-42108	HVAC POST OFFICE	1,267.18
121108	108978	01/09/2026	209-552-42108	HVAC PSC	1,042.69
				Vendor CIT08 - CITY MECHANICAL, INC Total:	**7,630.66**
Vendor: FAI04 - CITY OF FAIRFIELD					
231881	108979	01/09/2026	100-221-42511	RANGE USAGE FEE	744.00
				Vendor FAI04 - CITY OF FAIRFIELD Total:	**744.00**
Vendor: PIT03 - CITY OF PITTSBURG					
01052026	108980	01/09/2026	100-110-42301	MAYORS CONFERENCE	70.00
				Vendor PIT03 - CITY OF PITTSBURG Total:	**70.00**
Vendor: 3032 - CLAYTON J. MITCHELL PHOTOGRAPHY					
2259	108981	01/09/2026	100-221-42514	PORTRAIT GROUP PHOTOSHOOT PD	275.00
				Vendor 3032 - CLAYTON J. MITCHELL PHOTOGRAPHY Total:	**275.00**

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
Vendor: 2289 - CLEAN WORLD GREASE TRAP SERVICES					
09456	108916	12/19/2025	209-552-42107	GREASE TRAP CLEANING AT PSC	175.00
				Vendor 2289 - CLEAN WORLD GREASE TRAP SERVICES Total:	**175.00**
Vendor: 2405 - CLIENTFIRST CONSULTING GROUP, LLC.					
18970	109062	01/16/2026	525-118-42101	LAND MANAGEMENT GIS MAINTENANCE FY26	4,016.31
18971	109062	01/16/2026	525-118-42101	LAND MGMT SYSTEM ADMINISTRATION FY26	2,657.88
18991	109062	01/16/2026	525-118-42101	LAND MGMT GIS MAINTENANCE FY 26	5,481.04
18997	109062	01/16/2026	525-118-42101	LAND MGMT SYTEM ADMINISTRATION FY26	1,346.66
				Vendor 2405 - CLIENTFIRST CONSULTING GROUP, LLC. Total:	**13,501.89**
Vendor: 1234 - COASTLAND CIVIL ENGINEERING, INC.					
63359	108917	12/19/2025	500-642-47201	PINON TURNK SEWER PROJECT	24,986.25
				Vendor 1234 - COASTLAND CIVIL ENGINEERING, INC. Total:	**24,986.25**
Vendor: COM20 - COMCAST					
0050719-12032025	108918	12/19/2025	100-222-43105	CABLE PD	15.83
0050875-12182025	108982	01/09/2026	525-118-43105	CABLE CH	29.94
0210511-12172025	108982	01/09/2026	100-222-43105	CABLE PD	251.01
0413784-12182025	108982	01/09/2026	525-118-43106	INTERNET TINY TOTS	184.76
0419492-12022025	108918	12/19/2025	525-118-43106	INTERNET SWIM CENTER	224.67
0433782-11192025	108982	01/09/2026	505-119-43105	CABLE PINOLE COMMUNITY TV	175.45
258014948	108983	01/09/2026	525-118-43106	INTERNET PD	850.05
				Vendor COM20 - COMCAST Total:	**1,731.71**
Vendor: COM23 - COMMUNICATION SERVICE CO.					
421348P	108919	12/19/2025	276-343-47201	REMOVE EXISTING FIRE ALARM CONTROL PSC	13,460.00
				Vendor COM23 - COMMUNICATION SERVICE CO. Total:	**13,460.00**
Vendor: 2626 - CONSOR NORTH AMERICA, INC.					
N202830CA,00-63	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	12,838.15
N202830CA.00-55	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	1,388.42
N202830CA.00-56	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	694.21
N202830CA.00-58	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	1,041.32
N202830CA.00-59	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	3,104.90
N202830CA.00-60	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	3,134.68
N202830CA.00-61	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	1,698.26
N202830CA.00-62	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	3,888.27
N202830CA.---57	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	347.11
N202830CA.---64	108920	12/19/2025	325-342-47205	RO1710 PRELIMINARY DESIGN SERVICES	9,007.61
				Vendor 2626 - CONSOR NORTH AMERICA, INC. Total:	**37,142.93**
Vendor: CON09 - CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT					
12122025	108921	12/19/2025	525-118-43101	REFUND ON INVOICE PAID FOR AT&T	111.74
FY2526-JAN	108984	01/09/2026	100-231-42101	FIRE PROTECTION SERVICES JAN. 2026	195,321.60
FY2526-JAN	108984	01/09/2026	105-231-42101	FIRE PROTECTION SERVICES JAN. 2026	153,005.98

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
FY2526-JAN	108984	01/09/2026	106-231-42101	FIRE PROTECTION SERVICES JAN. 2026	152,604.09
				Vendor CON09 - CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT Total:	**501,043.41**
Vendor: CCC16 - CONTRA COSTA COUNTY SHERIFF'S OFFICE					
25-27506	108985	01/09/2026	100-221-42301	IN SERVICE COURSE MOBILE FIELD FORCE PD	75.00
				Vendor CCC16 - CONTRA COSTA COUNTY SHERIFF'S OFFICE Total:	**75.00**
Vendor: COR12 - CORELOGIC SOLUTIONS LLC					
82278838	108922	12/19/2025	525-118-42510	REALQUEST SOFTWARE CITYWIDE	680.41
				Vendor COR12 - CORELOGIC SOLUTIONS LLC Total:	**680.41**
Vendor: 1445 - CORTEZ TIRES AND AUTO REPAIR					
30742	108986	01/09/2026	100-221-42107	OIL CHANGE CHECK BRAKES SPARK PLUGS	800.29
30788	108986	01/09/2026	100-221-42107	FRONT CATALYTIC CONVERTER	1,763.58
30849	109063	01/16/2026	100-221-42107	OILCHANGE	70.00
				Vendor 1445 - CORTEZ TIRES AND AUTO REPAIR Total:	**2,633.87**
Vendor: COU03 - COUNTY OF CONTRA COSTA					
16752	109064	01/16/2026	100-221-42107	TELECOMMUNICATIONS SERVICES NOV. 2025	310.00
				Vendor COU03 - COUNTY OF CONTRA COSTA Total:	**310.00**
Vendor: 2424 - CROCKETT AWARD & TROPHY SERVICES					
1665187	108923	12/19/2025	100-110-42201	NAME PLATES AND DOOR PLATE	17.60
1665187	108923	12/19/2025	100-111-42201	NAME PLATES AND DOOR PLATE	17.60
1665187	108923	12/19/2025	100-112-42201	NAME PLATES AND DOOR PLATE	32.22
				Vendor 2424 - CROCKETT AWARD & TROPHY SERVICES Total:	**67.42**
Vendor: 3077 - CUNHA SURVEYING, INC.					
2178	109065	01/16/2026	100-341-42101	PINOLE CREEK TRAIL FIELD SURVEY & TOPOGRAPHY	4,500.00
				Vendor 3077 - CUNHA SURVEYING, INC. Total:	**4,500.00**
Vendor: DAS02 - DASH MEDICAL GLOVES, INC.					
INV1343673	108987	01/09/2026	100-222-42514	BLACK NITRILE GLOVES EVIDENCE	255.78
				Vendor DAS02 - DASH MEDICAL GLOVES, INC. Total:	**255.78**
Vendor: 3143 - DAVID M BEDDOES					
2034	108988	01/09/2026	212-461-42101	AGIN IN PLACE GRAB BARS AND HANDRAILS	300.00
				Vendor 3143 - DAVID M BEDDOES Total:	**300.00**
Vendor: 3146 - DEBORAH YACOBELLIS					
PIN2511	108989	01/09/2026	212-461-42101	SYMBIUM CONFIG DOCUMENTS SERVICES	1,125.00
PIN2512	109066	01/16/2026	212-461-42101	ETRAKIT ADMIN FOR SYMBIUM AEC	337.50
				Vendor 3146 - DEBORAH YACOBELLIS Total:	**1,462.50**
Vendor: 2777 - DETAIL ORIENTED					
DO0127	109067	01/16/2026	100-221-42107	DETAIL PATROL CARS DEC. 12/10 & 12/24/25	660.00
				Vendor 2777 - DETAIL ORIENTED Total:	**660.00**
Vendor: 3004 - DIANA GALINDO					
12142025	108990	01/09/2026	100-221-42302	MILEAGE REIMBUR POLICE ACADEMY	392.00
12282025	108990	01/09/2026	100-221-42302	MILEAGE REIMBUR POLICE ACADEMY	352.80
				Vendor 3004 - DIANA GALINDO Total:	**744.80**

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
Vendor: 1443 - DIESEL DIRECT WEST, INC.					
86943469	108991	01/09/2026	100-10601	GASOLINE UNL	1,591.88
86957894	108991	01/09/2026	100-10601	GASOLINE UNL	1,745.31
86971898	108991	01/09/2026	100-10601	GASOLINE UNL	1,944.64
86985050	108991	01/09/2026	100-10601	GASOLINE UNL	1,575.18
				Vendor 1443 - DIESEL DIRECT WEST, INC. Total:	**6,857.01**
Vendor: DOL01 - DOLAN'S LUMBER					
DECEMBER 2025	108992	01/09/2026	100-345-44306	RADIATA COVE SUPPLIES	83.94
				Vendor DOL01 - DOLAN'S LUMBER Total:	**83.94**
Vendor: EBM01 - EBMUD					
435748-12162025	108993	01/09/2026	209-553-43102	2454 SIMAS AVE-TINY TOTS	24.48
435748-12162025	108993	01/09/2026	209-557-43102	2454 SIMAS AVE-TINY TOTS	791.62
464595-12312025	108993	01/09/2026	209-554-43102	635 Tennent Ave--Pinole Youth Center/CTV	39.63
464595-12312025	108993	01/09/2026	505-119-43102	635 Tennent Ave--Pinole Youth Center/CTV	39.63
529821-12312025	108993	01/09/2026	209-552-43102	2500 Charles St--Senior Center	908.88
529852-12312025	108993	01/09/2026	209-552-43102	2500 Charles St--Senior Center	1,299.06
532364-12162025	108993	01/09/2026	107-345-43102	1267 ADOBE RD-HAZEL DOWNER-THORNTON PICNIC GROVE	840.16
532606-12162025	108993	01/09/2026	107-345-43102	1270 ADOBE RD-CARETAKER'S SHED FOR PINOLE PARK	93.15
534462-12162025	108993	01/09/2026	107-345-43102	3450 SAVAGE AVE-IRRIGATION USE ONLY	53.70
554181-12162025	108993	01/09/2026	100-231-43102	3790 PINOLE VALLEY RD-FIRE STATION	1,578.78
554182-12162025	108993	01/09/2026	100-231-43102	3790 PINOLE VALLEY RD-FIRE STATION	340.84
				Vendor EBM01 - EBMUD Total:	**6,009.93**
Vendor: 1655 - ENDRESS + HAUSER, INC.					
6002781474	108994	01/09/2026	500-641-44306	VITON RING SET WPCP	82.64
6002784581	108994	01/09/2026	500-641-44306	COV61 MAINTENNACE KITS WPCP	499.20
				Vendor 1655 - ENDRESS + HAUSER, INC. Total:	**581.84**
Vendor: 2950 - ENVIRONMENTAL INNOVATIONS, INC.					
3393	109068	01/16/2026	106-466-42101	OUTREACH AND TECHNICAL ASSIST.	1,472.50
				Vendor 2950 - ENVIRONMENTAL INNOVATIONS, INC. Total:	**1,472.50**
Vendor: 3129 - ESTRELITA PANDOC					
12122025	108924	12/19/2025	209-552-36409	REFUND FOR 7 ZUMBA GOLD TICKETS	17.50
				Vendor 3129 - ESTRELITA PANDOC Total:	**17.50**
Vendor: 2853 - EVERON, LLC					
160129326	108995	01/09/2026	209-552-42108	MONITORING ALARM PSC	166.16
370999-12012025	108996	01/09/2026	209-553-42108	MONITORING TINY TOTS AND SWIM CENTER	120.70
				Vendor 2853 - EVERON, LLC Total:	**286.86**
Vendor: 3147 - EZ RAIN GUTTERS, INC.					
4200	108997	01/09/2026	209-551-42515	INSTALLING GUTTERS REC	2,000.00
				Vendor 3147 - EZ RAIN GUTTERS, INC. Total:	**2,000.00**
Vendor: 1199 - FAMIGLIA ITALIAN RESTAURANT					
98	108925	12/19/2025	100-110-42515	MAYOR'S CONFERENCE DINNER 120425	6,799.05
				Vendor 1199 - FAMIGLIA ITALIAN RESTAURANT Total:	**6,799.05**
Vendor: FIR31 - FIRE PROTECTION MANAGEMENT, INC.					
132267	108926	12/19/2025	209-554-42108	SPRINKLER SERVICES PYC	113.00
132269	108926	12/19/2025	209-552-42108	SPRIKLER SERVICES PSC	144.95

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
132273	108926	12/19/2025	209-552-42108	SPRINKLER SRVICES PSC	1,729.45
				Vendor FIR31 - FIRE PROTECTION MANAGEMENT, INC. Total:	**1,987.40**
Vendor: 1612 - FIRST VANGUARD RENTALS & SALES					
1-515111	108998	01/09/2026	209-551-42515	CONCRETE BARRIER XMAS LIGHTING EVENT	4,305.00
1-515145	108998	01/09/2026	209-551-42515	TELEHANDLER FORKLIFT XMAS LIGHTING EVENT	2,172.52
1-515300	108998	01/09/2026	209-551-42515	LIGHT TOWER XMAS LIGHTING EVENT	1,539.13
1-515373	108998	01/09/2026	209-551-42515	K-RAIL LIFTER XMAS LIGHTING EVENT	992.25
				Vendor 1612 - FIRST VANGUARD RENTALS & SALES Total:	**9,008.90**
Vendor: 2921 - FORD PRO					
INV41641915	109069	01/16/2026	100-221-42107	FORD TELEMATICS LAW ENFORCEMENT	80.00
				Vendor 2921 - FORD PRO Total:	**80.00**
Vendor: FOR02 - FORENSIC SERVICES DIVISION					
PINPD-2511	108999	01/09/2026	100-222-42101	BILLABLE SERVICES ALCOHOL,DRUG, TOXICOLOGY	5,369.00
PINPD-2511-Supp	108999	01/09/2026	100-222-42101	BLOOD WITHDRAWAL SERVICES	254.10
				Vendor FOR02 - FORENSIC SERVICES DIVISION Total:	**5,623.10**
Vendor: 2457 - GEOLINKS					
BD0268398	109000	01/09/2026	525-118-43106	CLEAR FIBER DIA 25/5MBPS WPCP	499.00
				Vendor 2457 - GEOLINKS Total:	**499.00**
Vendor: GLO08 - GLOBALSTAR					
000000102233124	108927	12/19/2025	525-118-43101	TELECOMMUNICATION	135.85
000000104053920	109001	01/09/2026	525-118-43101	DATA CELLULAR SEARCH	135.85
				Vendor GLO08 - GLOBALSTAR Total:	**271.70**
Vendor: 2439 - GOVINVEST INC.					
2025-6703	109002	01/09/2026	100-115-42510	ANNUAL SUBSCRIPTION FEE	10,500.00
				Vendor 2439 - GOVINVEST INC. Total:	**10,500.00**
Vendor: GRA03 - GRAINGER					
9737321894	108928	12/19/2025	500-641-44306	FUSE SUPPLIES FOR WPCP	253.04
9752657131	109003	01/09/2026	500-641-44305	CENTRIFUGE BRUSH WPCP	17.10
9752823121	109003	01/09/2026	500-641-44305	BURETTE BRUSH WPCP	15.41
9757117156	109003	01/09/2026	500-641-44305	NON-FOAMING DETERGENT WPCP	233.98
				Vendor GRA03 - GRAINGER Total:	**519.53**
Vendor: 1665 - HEATHER BELL-SPEARS					
12182025	109004	01/09/2026	100-110-42515	REIMBURSEMENT FOR BEVERAGES FOR MAYOR'S CONFERENCE	707.78
				Vendor 1665 - HEATHER BELL-SPEARS Total:	**707.78**
Vendor: 1161 - HINDERLITER, DE LLAMAS & ASSOCIATES					
SIN057124	109005	01/09/2026	106-115-42101	AUDIT SERVICES TRANSACTIONS TAX	6,162.50
SIN057482	109005	01/09/2026	107-115-42101	TRANSACTIONS TAX OCT. - DEC. 2025	900.00
				Vendor 1161 - HINDERLITER, DE LLAMAS & ASSOCIATES Total:	**7,062.50**
Vendor: HOM01 - HOME DEPOT CREDIT SERVICE					
DECEMBER 2025	109006	01/09/2026	100-342-42514	CITYWIDE PURCHASES	52.74
DECEMBER 2025	109006	01/09/2026	100-342-42514	CITYWIDE PURCHASES	300.00
DECEMBER 2025	109006	01/09/2026	100-342-42514	CITYWIDE PURCHASES	-52.74
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	38.93
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	102.68
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	129.64
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	130.84

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	146.37
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	406.02
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	19.62
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	60.87
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	55.65
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	154.44
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	24.48
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	25.64
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	32.75
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	34.92
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	54.60
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	37.53
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	205.10
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	254.25
DECEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	91.68
DECEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	75.66
DECEMBER 2025	109006	01/09/2026	500-641-44306	CITYWIDE PURCHASES	175.07
DECEMBER 2025	109006	01/09/2026	500-641-44306	CITYWIDE PURCHASES	94.20
DECEMBER 2025	109006	01/09/2026	500-642-42514	CITYWIDE PURCHASES	48.35
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	140.93
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	81.88
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	67.38
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	104.97
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	122.31
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	129.75
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	43.66
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	74.05
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	33.40
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	28.32
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	173.66
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	33.79
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	10.78
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	8.34
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	344.05
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	176.36
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	403.79
NOVEMBER 2025	109006	01/09/2026	100-343-44306	CITYWIDE PURCHASES	457.76
NOVEMBER 2025	109006	01/09/2026	100-345-42108	CITYWIDE PURCHASES	380.47
NOVEMBER 2025	109006	01/09/2026	100-345-42108	CITYWIDE PURCHASES	321.62
NOVEMBER 2025	109006	01/09/2026	100-345-42108	CITYWIDE PURCHASES	95.72
NOVEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	9.59
NOVEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	54.56
NOVEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	96.88
NOVEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	359.52
NOVEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	124.93
NOVEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	99.37
NOVEMBER 2025	109006	01/09/2026	100-345-44306	CITYWIDE PURCHASES	58.93
NOVEMBER 2025	109006	01/09/2026	209-554-44306	CITYWIDE PURCHASES	241.62
NOVEMBER 2025	109006	01/09/2026	500-642-42514	CITYWIDE PURCHASES	158.83
NOVEMBER 2025	109006	01/09/2026	500-642-42514	CITYWIDE PURCHASES	56.02
NOVEMBER 2025	109006	01/09/2026	500-642-42514	CITYWIDE PURCHASES	72.47
				Vendor HOM01 - HOME DEPOT CREDIT SERVICE Total:	**7,265.00**
Vendor: 3142 - HOUSEHOLD GUARDIANS, INC.					
259	109007	01/09/2026	212-461-42101	AARP HOME FIT PRESENTATION 8142025	300.00
				Vendor 3142 - HOUSEHOLD GUARDIANS, INC. Total:	**300.00**
Vendor: 1110 - HYONG-HAE CONNIE KIM					
12192025	109008	01/09/2026	212-462-42302	REIMBURSEMENT MEALS BRIDGE TOLL AND MILEAGE	58.89

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
12192025	109008	01/09/2026	212-462-42303	REIMBURSEMENT MEALS BRIDGE TOLL AND MILEAGE	72.00
				Vendor 1110 - HYONG-HAE CONNIE KIM Total:	**130.89**
Vendor: IMA01 - IMAGE SALES, INC.					
0079570-IN	108929	12/19/2025	100-221-42201	ID CARD AND BADGES PD	33.80
0079669-IN	109070	01/16/2026	100-221-42201	ID CARD AND BADGES	33.80
				Vendor IMA01 - IMAGE SALES, INC. Total:	**67.60**
Vendor: 3025 - INSURANCE AND BENEFITS TRUST OF THE PORAC					
DECEMBER 2025	108930	12/19/2025	100-221-41008	LONG TERM DISABILITY PD	661.50
DECEMBER 2025	108930	12/19/2025	100-223-41008	LONG TERM DISABILITY PD	305.10
DECEMBER 2025	108930	12/19/2025	105-221-41008	LONG TERM DISABILITY PD	63.00
JANUARY 2026	108930	12/19/2025	100-221-41008	LTD JANUARY 2026	661.50
JANUARY 2026	108930	12/19/2025	100-223-41008	LTD JANUARY 2026	305.10
JANUARY 2026	108930	12/19/2025	105-221-41008	LTD JANUARY 2026	63.00
NOVEMBER 2025	108930	12/19/2025	100-221-41008	LTD NOVEMBER 2025	661.50
NOVEMBER 2025	108930	12/19/2025	100-223-41008	LTD NOVEMBER 2025	305.10
NOVEMBER 2025	108930	12/19/2025	105-221-41008	LTD NOVEMBER 2025	63.00
				Vendor 3025 - INSURANCE AND BENEFITS TRUST OF THE PORAC Total:	**3,088.80**
Vendor: 2299 - INTOXIMETERS, INC.					
803652	109009	01/09/2026	204-227-47105	SUPPLIES ORAL FLUID, TEST CART, MOUTHPIECE SET	6,801.53
				Vendor 2299 - INTOXIMETERS, INC. Total:	**6,801.53**
Vendor: J&O01 - J & O COMMERCIAL TIRE CTR					
176871	109010	01/09/2026	100-342-42107	FLAT REPAIR	276.04
				Vendor J&O01 - J & O COMMERCIAL TIRE CTR Total:	**276.04**
Vendor: JWE01 - J. W. ENTERPRISES - NORTH					
270521	108931	12/19/2025	209-551-42515	PORTALBE TOILET RENTAL TREE LIGHTING	483.69
270641	108931	12/19/2025	100-551-42511	PORTABLE TOILET RENTAL FARMERS MARKET	144.83
				Vendor JWE01 - J. W. ENTERPRISES - NORTH Total:	**628.52**
Vendor: COR15 - JACQUELINE L CORL-SEIDEL					
DECEMBER 2025	109011	01/09/2026	209-552-42101	INSTRUCTOR FEE DEC. 2025 PSC	591.85
				Vendor COR15 - JACQUELINE L CORL-SEIDEL Total:	**591.85**
Vendor: 1611 - JANICE M. BYER					
DECEMBER 2025	109012	01/09/2026	209-552-42101	INSTURCTOR FEE DEC. 2025 PSC	300.00
				Vendor 1611 - JANICE M. BYER Total:	**300.00**
Vendor: 3131 - JANINA SOMMER					
12152025	108932	12/19/2025	209-554-38112	SECURITY DEPOSIT REFUND PYC RENTAL 121425	563.00
				Vendor 3131 - JANINA SOMMER Total:	**563.00**
Vendor: JAN92 - JAN-PRO OF THE GREATER BAY AREA					
32304	109013	01/09/2026	209-552-42108	CARPET CLEANING AND HIGH DUSTING SERVICES PSC	1,600.00
32406	109013	01/09/2026	209-554-42108	MONTHLY JANITORIAL SERVICES JAN. 2026 PYC	497.63
32407	109013	01/09/2026	209-552-42108	MONTHLY JANITORIAL SERVICES JAN. 2026 PSC	460.48
32408	109013	01/09/2026	209-552-42108	MONTHLY JANITORIAL SERVICES JAN. 2026 PSC KITCHEN	442.56
32409	109013	01/09/2026	209-553-42108	MONTHLY JANITORIAL SERVICES JAN. 2026 TINY TOTS	531.51
				Vendor JAN92 - JAN-PRO OF THE GREATER BAY AREA Total:	**3,532.18**

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
Vendor: 1415 - JASON DEAN					
12222025	109014	01/09/2026	100-221-42303	TRAININ MEAL REIMBUR	213.00
				Vendor 1415 - JASON DEAN Total:	**213.00**
Vendor: 2364 - JEFFREY TEEL					
12232025	109015	01/09/2026	100-221-42303	REIMBURSEMENT MEAL FOR TRAINING	213.00
				Vendor 2364 - JEFFREY TEEL Total:	**213.00**
Vendor: JET00 - JETMULCH INC.					
31294-OL	109016	01/09/2026	107-345-44306	WOOD CHIP FOR MEADOW PARK PLAY STRUCTURE	3,861.83
				Vendor JET00 - JETMULCH INC. Total:	**3,861.83**
Vendor: 2248 - JOANNA L. NUNES					
01052026	109017	01/09/2026	212-462-42302	CALBO TRAINING REIMBURSEMENT AND TOLL	58.54
				Vendor 2248 - JOANNA L. NUNES Total:	**58.54**
Vendor: 1630 - JOHN AND CLAIRE INVESTIGATIONS					
1765	108933	12/19/2025	100-221-42101	BACKGROUND HASTINGS	2,115.00
				Vendor 1630 - JOHN AND CLAIRE INVESTIGATIONS Total:	**2,115.00**
Vendor: 1549 - JONATHAN PORTER					
12202025	109018	01/09/2026	100-221-42303	TRAINING MEAL REIMBURSEMENT	213.00
				Vendor 1549 - JONATHAN PORTER Total:	**213.00**
Vendor: 2977 - JOSE A. VARGAS					
01102026	109019	01/09/2026	209-552-38112	SECURITY SERVICES RENTAL 01102026 PSC	480.00
01172026	109019	01/09/2026	209-552-38112	SECURITY SERVICES RENTAL 01172026 PSC	400.00
12152025	108934	12/19/2025	209-552-38112	SECURITY SERVICES PSC RENTAL 12/20/25	600.00
				Vendor 2977 - JOSE A. VARGAS Total:	**1,480.00**
Vendor: 3128 - K BUTLER ELECTRIC					
12112025	108935	12/19/2025	226-000-34223	OVERPAYMENT BL 23-10572	4.00
				Vendor 3128 - K BUTLER ELECTRIC Total:	**4.00**
Vendor: KEL09 - KELLER CANYON LANDFILL					
4212-000034604	109020	01/09/2026	500-641-44302	SLUDGE REMOVAL WPCP	6,052.36
4212-000034643	109071	01/16/2026	500-641-44302	SLUDGE REMOVAL WPCP	8,916.15
				Vendor KEL09 - KELLER CANYON LANDFILL Total:	**14,968.51**
Vendor: KEN09 - KENNEDY AND ASSOCIATES, INC.					
25-185	109072	01/16/2026	212-461-42101	SUBDIVISION MAP	116.50
25-186	109021	01/09/2026	207-344-42101	STORMWATER SUPPORT	669.23
25-204	109021	01/09/2026	207-344-42101	STORMWATER SUPPORT	174.75
				Vendor KEN09 - KENNEDY AND ASSOCIATES, INC. Total:	**960.48**
Vendor: KUB00 - KUBWATER RESOURCES, INC.					
13436	109073	01/16/2026	500-641-44303	ZETAG BAGS WPCP	26,178.52
				Vendor KUB00 - KUBWATER RESOURCES, INC. Total:	**26,178.52**
Vendor: BRE09 - KYLE BRECKENRIDGE					
12152025	108936	12/19/2025	100-221-42302	SLI TRAINING SESSION 1 REIMBURSEMENT	195.20
12152025	108936	12/19/2025	100-221-42303	SLI TRAINING SESSION 1 REIMBURSEMENT	235.00
12152025-1	108936	12/19/2025	100-221-42302	SLI TRAINING SESSION 2 REIMBURSEMENT	279.19
12152025-1	108936	12/19/2025	100-221-42303	SLI TRAINING SESSION 2 REIMBURSEMENT	279.00
				Vendor BRE09 - KYLE BRECKENRIDGE Total:	**988.39**

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
Vendor: LAN15 - LANGUAGE LINE SERVICES					
11809655	109074	01/16/2026	100-223-42101	OVER THE PHONE INTERPRETATION PD	58.28
				Vendor LAN15 - LANGUAGE LINE SERVICES Total:	**58.28**
Vendor: LIE01 - LIEBERT CASSIDY WHITMORE					
312083	109022	01/09/2026	100-116-42401	ERC MEMBERSHIP JAN. 2026-DEC. 31, 2026	900.00
				Vendor LIE01 - LIEBERT CASSIDY WHITMORE Total:	**900.00**
Vendor: 1253 - LIL' FROG CREATIONS					
1276	109023	01/09/2026	209-552-42202	NEWSLETTER PRINTING JANUARY 2026	355.06
				Vendor 1253 - LIL' FROG CREATIONS Total:	**355.06**
Vendor: 1847 - LILLY WHALEN					
12102025	108937	12/19/2025	212-461-42201	PAL LUNCHES AARP GRANT	90.64
				Vendor 1847 - LILLY WHALEN Total:	**90.64**
Vendor: 3144 - LOVE, LEARN, SUCCESS					
12302025	109024	01/09/2026	100-000-31510	REFUND OVERPAYMENT BUS25-0315	24.00
				Vendor 3144 - LOVE, LEARN, SUCCESS Total:	**24.00**
Vendor: MAN01 - MANNA FOODS, INC.					
1039086	109025	01/09/2026	209-552-43804	FOOD PROGRAM PSC	289.41
				Vendor MAN01 - MANNA FOODS, INC. Total:	**289.41**
Vendor: 3132 - MATT FREGOSO					
12152025	108938	12/19/2025	209-20307	SECURITY DEPOSIT REFUND FERNANDEZ PARK BBQ	210.00
				Vendor 3132 - MATT FREGOSO Total:	**210.00**
Vendor: MCM05 - MCMASTER-CARR SUPPLY C0.					
56464417	109026	01/09/2026	500-641-44306	MINERAL OIL HEAVY VISCOSITY WPCP	556.13
56929260	109075	01/16/2026	500-641-44306	SUPPLIES FOR REPAIRS WPCP	97.96
57308038	109075	01/16/2026	500-641-44306	SUPPLIES FOR REPAIRS WPCP	152.51
				Vendor MCM05 - MCMASTER-CARR SUPPLY C0. Total:	**806.60**
Vendor: 2935 - METRO MOBILE COMMUNICATIONS					
50601	108939	12/19/2025	100-221-44410	LS2 ADVANT MODULAR HELMET PD	1,026.15
				Vendor 2935 - METRO MOBILE COMMUNICATIONS Total:	**1,026.15**
Vendor: 3009 - MISCOWATER					
59064B46803	109076	01/16/2026	500-641-44306	POLYPROLYNE MALE CAM AND GROOVE END WPCP	896.47
				Vendor 3009 - MISCOWATER Total:	**896.47**
Vendor: 3148 - MOLLY SILAPASAY					
12292025	109027	01/09/2026	209-20308	SECURITY DEPOSIT REFUND RENTAL 12202025	282.00
				Vendor 3148 - MOLLY SILAPASAY Total:	**282.00**
Vendor: 2806 - NATIONAL LEAGUE OF CITIES					
196111	109028	01/09/2026	100-110-42401	MEMBER DUES 2026	1,805.00
				Vendor 2806 - NATIONAL LEAGUE OF CITIES Total:	**1,805.00**
Vendor: 2896 - NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSILTANTS					
305683	108940	12/19/2025	500-642-47201	SANITARY SEWER REHAB MATERIAL TESTING	7,385.50
306920	108940	12/19/2025	500-642-47201	SANITARY SEWER REHAB MATERIAL TESTING	2,179.00
306921	109029	01/09/2026	100-341-34227	MATERIALS TESTING AND SPECIAL INSPECTIONS JULY 202	3,059.50
310144	108940	12/19/2025	500-642-47201	SANITARY SEWER REHAB MATERIAL TESTING	664.25

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
313023	108940	12/19/2025	500-642-47201	SANITARY SEWER REHAB MATERIAL TESTING	4,009.25
				Vendor 2896 - NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSILTANTS Total:	**17,297.50**
Vendor: 1708 - NUTRIENT AG SOLUTIONS, INC.					
58316697	109030	01/09/2026	100-345-44306	PLUS SIGNATUIRE FERTILIZER	738.68
				Vendor 1708 - NUTRIENT AG SOLUTIONS, INC. Total:	**738.68**
Vendor: OLI01 - OLIVERS TOWING INC					
24-19907-5	108941	12/19/2025	100-221-42107	STORAGE FEES APRIL 2025 - NOVEMBER 2025	9,760.00
				Vendor OLI01 - OLIVERS TOWING INC Total:	**9,760.00**
Vendor: O'R01 - O'REILLY AUTOMOTIVE, INC					
DECEMBER 2025	109077	01/16/2026	100-221-42107	CITYWIDE PURCHASES	134.97
DECEMBER 2025	109077	01/16/2026	100-221-42107	CITYWIDE PURCHASES	19.56
DECEMBER 2025	109077	01/16/2026	100-343-44306	CITYWIDE PURCHASES	24.10
DECEMBER 2025	109077	01/16/2026	100-343-44306	CITYWIDE PURCHASES	46.17
DECEMBER 2025	109077	01/16/2026	500-641-44306	CITYWIDE PURCHASES	31.94
DECEMBER 2025	109077	01/16/2026	500-641-44306	CITYWIDE PURCHASES	12.11
				Vendor O'R01 - O'REILLY AUTOMOTIVE, INC Total:	**268.85**
Vendor: OTI01 - OTIS ELEVATOR COMPANY					
100402138903	108942	12/19/2025	505-119-42108	MAINTENANCE SERVICE DEC. 2025 PYC	197.08
100402172941	109031	01/09/2026	100-343-42108	MAINTENANCE SERVICE JAN. 2026 CH	138.29
				Vendor OTI01 - OTIS ELEVATOR COMPANY Total:	**335.37**
Vendor: PAC41 - PACIFIC ECORISK					
21009	108943	12/19/2025	500-641-44305	NPDES ACUTE WET TESTING WPCP	3,199.00
				Vendor PAC41 - PACIFIC ECORISK Total:	**3,199.00**
Vendor: PET08 - PET FOOD EXPRESS CORP					
384-1225-01	109032	01/09/2026	100-221-42514	FOOD FOR MILO	12.39
384-1225-02	109032	01/09/2026	100-221-42514	FOOD FOR MILO	80.42
				Vendor PET08 - PET FOOD EXPRESS CORP Total:	**92.81**
Vendor: PGE01 - PG&E					
0081-12172025	109033	01/09/2026	200-342-43103	2501 SAN PABLO AVE TRAFFIC CONTROLLER	127.22
0209-12172025	109033	01/09/2026	200-342-43103	S/E CORNER SAN PABLO AVE & TENNENT TRAFFIC SIGNAL	145.27
0217-12162025	109033	01/09/2026	107-345-43103	TENNENT & PARK ST CLUB HOUSE	8.41
0466-12162025	109033	01/09/2026	209-554-43103	635 TENNENT AVE YOUTH CTR/CATV	4,325.68
0466-12162025	109033	01/09/2026	505-119-43103	635 TENNENT AVE YOUTH CTR/CATV	6,488.53
0498-12102025	109033	01/09/2026	100-231-43103	3790 PINOLE VALLEY RD FIRESTATION	1,126.01
0883-12112025	109033	01/09/2026	100-222-43103	800 TENNENT AVE PUBLI C SAFETY FACILITY	4,176.34
0883-12112025	109033	01/09/2026	100-223-43103	800 TENNENT AVE PUBLI C SAFETY FACILITY	835.27
0883-12112025	109033	01/09/2026	100-231-43103	800 TENNENT AVE PUBLI C SAFETY FACILITY	3,341.07
0887-12012025	109033	01/09/2026	200-342-43103	PINON AVE & SAN PABLO AVE TRAFFIC SIGNAL	147.93
0923-12162025	109033	01/09/2026	100-110-43103	2131 PEAR ST	127.04
0923-12162025	109033	01/09/2026	100-111-43103	2131 PEAR ST	167.16
0923-12162025	109033	01/09/2026	100-112-43103	2131 PEAR ST	183.87
0923-12162025	109033	01/09/2026	100-115-43103	2131 PEAR ST	458.01
0923-12162025	109033	01/09/2026	100-116-43103	2131 PEAR ST	133.73
0923-12162025	109033	01/09/2026	100-117-43103	2131 PEAR ST	1,487.70
0923-12162025	109033	01/09/2026	100-343-43103	2131 PEAR ST	2,771.46

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
0923-12162025	109033	01/09/2026	200-342-43103	2131 PEAR ST	484.76
0923-12162025	109033	01/09/2026	212-461-43103	2131 PEAR ST	200.59
0923-12162025	109033	01/09/2026	212-462-43103	2131 PEAR ST	504.82
0923-12162025	109033	01/09/2026	285-464-43103	2131 PEAR ST	167.16
1093-12012025	109033	01/09/2026	500-642-43103	W END/HAZEL AVE SEWAGE PLANT	767.48
1156-12112025	109033	01/09/2026	209-554-43103	635 TENNENT AVE YOUTH CTR/CATV	36.68
1156-12112025	109033	01/09/2026	505-119-43103	635 TENNENT AVE YOUTH CTR/CATV	55.01
1462-12122025	109033	01/09/2026	209-552-43103	2500 CHARLES ST SENIOR CENTER	930.49
1801-12092025	109033	01/09/2026	209-553-43103	2454 SIMAS AVE REC CTR & POOL	284.14
2182-12012025	109033	01/09/2026	200-342-43103	OAKRIDGE/SAN PABLO AVE TRAFFIC SIGNAL	96.42
2793-12172025	109033	01/09/2026	200-342-43103	1451 FITZGERALD DR TRAFFIC SIGNAL	119.96
3029-12112025	109033	01/09/2026	107-345-43103	1270 ADOBE RD @ OUTSIDE BATHROOMS	109.53
3311-12172025	109033	01/09/2026	200-342-43103	PINOLE VALLEY RD & HENRY TRAFFIC CONTROLLER	185.52
3537-12162025	109033	01/09/2026	100-343-43103	659 TENNENT AVE PARKING LOT LIGHTS	67.81
3834-12052025	109033	01/09/2026	100-231-43103	3790 PINOLE VALLEY RD FIRESTATION	274.53
3850-12162025	109033	01/09/2026	107-345-43103	601 TENNENT AVE CARETAKER'S SHED	133.97
3879-12262025	109033	01/09/2026	200-342-43103	N COR RAMONA ST AND PINOLE VALLEY RD	197.97
3914-12162025	109033	01/09/2026	107-345-43103	FERNANDEZ PARK BALLPARK LIGHTING	548.65
4065-12162025	109033	01/09/2026	100-343-43103	2937 PINOLE VALLEY RD TENNIS CT LIGHTS	245.32
4193-12172025	109033	01/09/2026	200-342-43103	HWY 80 PINOLE VALLEY RD TRAFFIC CONTROLLER	88.86
4256-12262025	109033	01/09/2026	500-641-43103	11 TENNANT AVE	61,758.26
4368-12162025	109033	01/09/2026	200-342-43103	APPIAN WAY & TARA HILLS TRAFFIC SIGNAL	235.56
4612-12162025	109033	01/09/2026	201-343-43103	2100 SAN PABLO AVE FARIA HOUSE	40.62
5127-12172025	109033	01/09/2026	500-642-43103	893 1/2 SAN PABLO AVE PUMP STATION	214.19
5137-12122025	109033	01/09/2026	209-557-43103	2450 SIMAS AVE SWIM CTR	747.60
5374-12172025	109033	01/09/2026	200-342-43103	1220 PINOLE VALLEY RD TRAFFIC SIGNAL	159.56
5387-12172025	109033	01/09/2026	107-345-43103	588 MARLESTA RD LOUIS FRANCIS PARK	70.89
6043-12102025	109033	01/09/2026	100-231-43103	3790 PINOLE VALLEY RD	26.65
6969-12162025	109033	01/09/2026	201-343-43103	2361 SAN PABLO AVE PARKING LOT LIGHTS	190.90
7114-12172025	109033	01/09/2026	200-342-43103	2429 SAN PABLO AVE	197.17
7186-12112025	109033	01/09/2026	100-343-43103	601 TENNENT AVE PUBLIC MEETING HALL	179.05
7509-12162025	109033	01/09/2026	200-342-43103	TARA HILLS DR 500 FT APPIAN WAY TRAFFIC SIGNAL	91.48
7547-12262025	109033	01/09/2026	100-222-43103	880 Tennent Ave-Public Safety Facility	4,241.32
7547-12262025	109033	01/09/2026	100-223-43103	880 Tennent Ave-Public Safety Facility	848.26
7547-12262025	109033	01/09/2026	100-231-43103	880 Tennent Ave-Public Safety Facility	3,393.06
8086-12172025	109033	01/09/2026	200-342-43103	N/S BORDER CITY OF PINOLE	120.44
8716-12112025	109033	01/09/2026	500-641-43103	SEWAGE PLNT-FT OF TENNENT	8,939.00

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
9824-12172025	109033	01/09/2026	310-347-43103	1303 PINOLE VALLEY RD TRAFFIC CONTROL SVC	162.18
9900-12152025	109033	01/09/2026	200-342-43103	2303 GRANADA CT TRAFFIC CONTROL SERVICE	236.95
9929-12242025	109033	01/09/2026	201-343-43103	790 PINOLE SHORES DR-NEW METAL BUILDING	111.02
9961-12262025	109033	01/09/2026	209-552-43103	2500 CHARLES ST-SENIOR CENTER	3,558.02
9985-12162025	109033	01/09/2026	201-343-43103	NEAR 795 FERNANDEZ PARKING LOT LIGHTS	144.70
				Vendor PGE01 - PG&E Total:	**117,217.25**
Vendor: PIN01 - PINOLE POLICE ASSOCIATION					
12302025	109036	01/09/2026	998-20109	REISSUE STALE DATED CHECK 12/8/23-6/6/25	32,597.08
				Vendor PIN01 - PINOLE POLICE ASSOCIATION Total:	**32,597.08**
Vendor: 3040 - PRAJWOL BHANDARI					
12092025	108944	12/19/2025	100-111-42514	PCITURE HANGING HOOKS FOR ART WORK AT CH	57.36
				Vendor 3040 - PRAJWOL BHANDARI Total:	**57.36**
Vendor: 2388 - PRESTIGE PRINTING AND GRAPHICS					
106142	109037	01/09/2026	100-115-42201	#10 WINDOW ENVELOPES FINANCE	313.73
106280	109037	01/09/2026	100-115-42201	#10 WINDOW FINANCE	854.41
106432	109037	01/09/2026	100-222-42201	PD BUSINESS CARDS	94.38
106433	109037	01/09/2026	100-221-42201	PD BUSINESS CARDS	94.38
106755	109037	01/09/2026	100-110-42201	BUSINESS CARDS FOR COUNCIL MEMBER	82.25
106759	109037	01/09/2026	100-110-42201	BUSINESS CARDS COUNCIL MEMBER	67.25
106775	109078	01/16/2026	100-110-42201	NOTE CARDS AND ENVELOPES MURPHY	310.30
106898	109078	01/16/2026	100-221-42201	BUSINESS CARDS	94.38
				Vendor 2388 - PRESTIGE PRINTING AND GRAPHICS Total:	**1,911.08**
Vendor: PRI18 - PRIORITY 1 PUBLIC SAFETY EQUIPMENT					
10455	108945	12/19/2025	100-221-42107	WIRE HARNESS RELAYS SAFETY EQUIP	10,530.30
				Vendor PRI18 - PRIORITY 1 PUBLIC SAFETY EQUIPMENT Total:	**10,530.30**
Vendor: 2985 - PURETEC INDUSTRIAL WATER					
2374376	109038	01/09/2026	500-641-44305	GAC GRANULAR CARBON TANK WPCP	48.00
				Vendor 2985 - PURETEC INDUSTRIAL WATER Total:	**48.00**
Vendor: R&S01 - R & S ERECTION OF RICHMOND, INC.					
22512076	109039	01/09/2026	100-231-42108	DOOR AT STATION 73	5,656.20
				Vendor R&S01 - R & S ERECTION OF RICHMOND, INC. Total:	**5,656.20**
Vendor: 2783 - READYFRESH					
05L6708041107	108946	12/19/2025	100-222-42201	WATER FOR PD	297.78
05L6708050237	108946	12/19/2025	100-111-42201	WATER FOR CH	83.93
05L6709787258	108946	12/19/2025	500-641-42201	WATER FOR WPCP	43.20
06A6708041107	109079	01/16/2026	100-222-42201	WATER FOR PD	335.78
06A6709787258	109079	01/16/2026	500-641-42201	WATER FOR WPCP	66.44
45L6708050237	109040	01/09/2026	100-111-42201	WATER FOR CH	129.27
				Vendor 2783 - READYFRESH Total:	**956.40**
Vendor: 2817 - REDWOOD PUBLIC LAW, LLP					
18639	109080	01/16/2026	100-20011	APPIAN VILLAGE	3,723.00
18640	109080	01/16/2026	100-20011	CITY ATTORNEY SERVICES	23,982.72
18641	109080	01/16/2026	100-20011	CITY COUNCIL MEETINGS	4,096.00
18642	109080	01/16/2026	100-20011	FARIA HOUSE DISPOSITION	1,375.00
18643	109080	01/16/2026	100-20011	GENERAL SERVICES CITY CLERK	173.50

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
18644	109080	01/16/2026	100-20011	GENERAL SERVICES COMMUNITY DEVELOP	2,555.50
18645	109080	01/16/2026	100-20011	GENERAL SERVICES FINANCE	106.50
18646	109080	01/16/2026	100-20011	GENERAL SERVICES LABOR AND EMPLOYMENT	3,874.50
18647	109080	01/16/2026	100-20011	GENERAL SERVICES POLICE	315.00
18648	109080	01/16/2026	100-20011	GENERAL SERVICES PUBLIC WORKS	958.50
18649	109080	01/16/2026	100-20011	PCB LITIGATION	400.50
18650	109080	01/16/2026	100-20011	RISK MANAGEMENT	208.50
18651	109080	01/16/2026	100-20011	SUCCESSOR AGENCY	177.50
				Vendor 2817 - REDWOOD PUBLIC LAW, LLP Total:	**41,946.72**
Vendor: 2440 - RINCON CONSULTANTS, INC.					
70668	108947	12/19/2025	212-461-42514	PINOLE ELECTRIFICATION RESOURCE CENTER	3,394.12
				Vendor 2440 - RINCON CONSULTANTS, INC. Total:	**3,394.12**
Vendor: 2646 - ROADSAFE TRAFFIC SYSTEMS, INC.					
259174	108948	12/19/2025	204-227-42514	DUI CHECKPOINT SUPPLIES PD	1,232.58
259180	108948	12/19/2025	204-227-42514	DUI CHECKPOINTS SUPPLIES PD	493.50
259839	109041	01/09/2026	100-345-42514	COROPLAST ALUMINUM DIGITIL PRINTS	562.47
				Vendor 2646 - ROADSAFE TRAFFIC SYSTEMS, INC. Total:	**2,288.55**
Vendor: ROS08 - RSG, INC.					
14619	109081	01/16/2026	285-464-42101	HOSING CONSULTING SERVICES	956.25
14620	109081	01/16/2026	285-464-42101	HOSING POLICY AND IN-LIEU FEE STUDY	2,293.75
14621	109081	01/16/2026	285-464-42101	PROPERTY DISPOSTION SERVICES	382.50
14621	109081	01/16/2026	750-463-42101	PROPERTY DISPOSTION SERVICES	382.50
				Vendor ROS08 - RSG, INC. Total:	**4,015.00**
Vendor: 3136 - SAFE AIR FAST ENVIRONMENTAL LLC					
251203-11T	108949	12/19/2025	100-343-42108	ASB AND LEAD TESTING AT CY	540.00
				Vendor 3136 - SAFE AIR FAST ENVIRONMENTAL LLC Total:	**540.00**
Vendor: 3133 - SALLY NEGRONES					
12152025	108950	12/19/2025	209-552-36409	REFUND FOR 5 ZUMBA GOLD TICKETS	12.50
				Vendor 3133 - SALLY NEGRONES Total:	**12.50**
Vendor: 2531 - SEWER CONNECTION, INC.					
12232025	109042	01/09/2026	100-000-31510	OVERPAYMENT BL 23-09092	4.00
				Vendor 2531 - SEWER CONNECTION, INC. Total:	**4.00**
Vendor: 1714 - SHERRI D. LEWIS					
CC09PINOLE-FY2025/26	108951	12/19/2025	100-112-42101	PREPARE MINUTES CC MEETING 12022025	1,125.00
				Vendor 1714 - SHERRI D. LEWIS Total:	**1,125.00**
Vendor: 2632 - SHIPLEY POOL SERVICE					
14253	109043	01/09/2026	209-557-42108	SWIM CENTER MAINTENANCE	3,508.93
				Vendor 2632 - SHIPLEY POOL SERVICE Total:	**3,508.93**
Vendor: 2657 - SHRED CITY, LLC					
23979122925	109082	01/16/2026	100-221-42101	FLAT RATE DOCUMENT DESTRUCTION	400.00
				Vendor 2657 - SHRED CITY, LLC Total:	**400.00**
Vendor: 3119 - SHRED WORKS, INC.					
82785	109044	01/09/2026	100-112-42514	DESTRUCTION OF RECORDS CH	185.00
				Vendor 3119 - SHRED WORKS, INC. Total:	**185.00**
Vendor: SQU00 - SQUARE DEAL GARAGE					
54309	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
54310	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75
54312	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75
54316	109045	01/09/2026	100-343-42107	SSMOG INSPECTION++++++++++	178.85
54325	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75
54327	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75
54330	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75
54332	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75
54342	109045	01/09/2026	100-343-42107	NEW TIRES AND WHEEL SENSORS FOR CAR 42	2,107.58
54346	109045	01/09/2026	100-343-42107	SMOG INSPECTION	61.75
54356	109045	01/09/2026	100-343-42107	TRUCK 27 FUSE BOX AND OIL CHANGE	1,390.59
54403	109045	01/09/2026	100-343-42107	SMOG INSPECTION AND OIL CHANGE	189.05
54418	109045	01/09/2026	100-343-42107	SMOG INSPECTION	118.75
				Vendor SQU00 - SQUARE DEAL GARAGE Total:	**4,478.82**
Vendor: STA56 - STAILING S&S RV REPAIRS					
8120	109083	01/16/2026	100-221-42107	BATTERY REPAIRS	169.10
				Vendor STA56 - STAILING S&S RV REPAIRS Total:	**169.10**
Vendor: STA42 - STAPLES BUSINESS CREDIT					
DECEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	137.88
DECEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	61.73
DECEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	68.92
DECEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	199.28
DECEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	18.67
DECEMBER 2025	109084	01/16/2026	204-227-42514	CITYWIDE PURCHASES OFFICE SUPPLIES	1,139.97
DECEMBER 2025	109084	01/16/2026	209-553-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	87.52
NOVEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	2.14
NOVEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	311.03
NOVEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	112.10
NOVEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	164.50
NOVEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	296.70
NOVEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	70.71
NOVEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	60.17
NOVEMBER 2025	109084	01/16/2026	100-341-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	18.24
NOVEMBER 2025	109084	01/16/2026	209-552-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	175.23
NOVEMBER 2025	109084	01/16/2026	209-553-42514	CITYWIDE PURCHASES OFFICE SUPPLIES	12.83
NOVEMBER 2025	109084	01/16/2026	209-553-42514	CITYWIDE PURCHASES OFFICE SUPPLIES	51.76
OCTOBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	46.02
OCTOBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	56.21
OCTOBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	108.19

Payable Number	Payment Number	Payment Date	Account Number	Description (Payable)	Amount
OCTOBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	28.43
OCTOBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	61.91
OCTOBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	41.88
OCTOBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	92.76
OCTOBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	809.86
OCTOBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	-19.78
OCTOBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	48.51
OCTOBER 2025	109084	01/16/2026	100-341-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	179.48
OCTOBER 2025	109084	01/16/2026	209-553-42201	CITYWIDE PURCHASES OFFICE SUPPLIES	84.28
OCTOBER 2025	109084	01/16/2026	209-553-42514	CITYWIDE PURCHASES OFFICE SUPPLIES	116.34
SEPTEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE OFFICE SUPPLIES	131.53
SEPTEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE OFFICE SUPPLIES	125.89
SEPTEMBER 2025	109084	01/16/2026	100-111-42201	CITYWIDE OFFICE SUPPLIES	67.19
SEPTEMBER 2025	109084	01/16/2026	100-112-42201	CITYWIDE OFFICE SUPPLIES	32.17
SEPTEMBER 2025	109084	01/16/2026	100-112-42201	CITYWIDE OFFICE SUPPLIES	136.42
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	234.73
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	13.21
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	230.09
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	96.22
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	23.97
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	62.73
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	38.19
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	27.02
SEPTEMBER 2025	109084	01/16/2026	100-222-42201	CITYWIDE OFFICE SUPPLIES	93.70
SEPTEMBER 2025	109084	01/16/2026	100-341-42201	CITYWIDE OFFICE SUPPLIES	45.90
				Vendor STA42 - STAPLES BUSINESS CREDIT Total:	**6,002.43**
Vendor: STE20 - STERICYCLE, INC.					
8012982700	109085	01/16/2026	100-221-42101	MEDICAL WASTE DISPOSAL	69.61
				Vendor STE20 - STERICYCLE, INC. Total:	**69.61**
Vendor: 3134 - TAKAKO KATSUI					
12122025	108952	12/19/2025	209-552-36409	RREFUND FOR 4 ZUMBA GOLD TICKETS	10.00
				Vendor 3134 - TAKAKO KATSUI Total:	**10.00**
Vendor: 2969 - TERMINIX COMMERCIAL					
466208803	108953	12/19/2025	209-552-42108	PEST CONTROL PSC	174.00
466236897	108953	12/19/2025	209-554-42108	PEST CONTROL PYC	170.00
466323641	108953	12/19/2025	209-553-42108	PEST CONTROL TINY TOTS AND SWIM CENTER	76.00
466323641	108953	12/19/2025	209-557-42108	PEST CONTROL TINY TOTS AND SWIM CENTER	76.00
466585780	109046	01/09/2026	100-343-42108	PEST CONTROL WPCP	138.00
466586217	109046	01/09/2026	100-231-42108	PEST CONTROL FIRE STAT 74	124.00
467227101	109046	01/09/2026	209-552-42108	PEST CONTROL PSC	174.00
467342805	109046	01/09/2026	209-553-42108	PEST CONTROL TINY TOTS AND SWIM CENTER	76.00
467342805	109046	01/09/2026	209-557-42108	PEST CONTROL TINY TOTS AND SWIM CENTER	76.00
467342847	109046	01/09/2026	209-554-42108	PEST CONTROL PYC	170.00
				Vendor 2969 - TERMINIX COMMERCIAL Total:	**1,254.00**

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Vendor: 2990 - THE BUTLER					
DECEMBER 2025	109047	01/09/2026	209-552-42101	INSTRUCTOR FEES DEC. 2025 PSC	327.00
				Vendor 2990 - THE BUTLER Total:	**327.00**
Vendor: EDJ01 - THE ED JONES CO., INC.					
59854	109048	01/09/2026	100-221-42514	SERGEANT BADGES	1,316.56
				Vendor EDJ01 - THE ED JONES CO., INC. Total:	**1,316.56**
Vendor: EMB04 - THE EMBLEM AUTHORITY					
50072	109086	01/16/2026	100-221-44410	SHOULDER PATCHES FOR PD	472.00
				Vendor EMB04 - THE EMBLEM AUTHORITY Total:	**472.00**
Vendor: 3137 - THE PAPE' GROUP, INC					
15803714	108954	12/19/2025	500-641-44306	BATTERY WPCP	580.82
				Vendor 3137 - THE PAPE' GROUP, INC Total:	**580.82**
Vendor: TMO00 - T-MOBILE USA, INC					
I2511300199	108955	12/19/2025	100-221-42514	SEARCH CELL TOWER DUMP	200.00
				Vendor TMO00 - T-MOBILE USA, INC Total:	**200.00**
Vendor: TRA20 - TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC.					
263397-202512-1	109087	01/16/2026	100-222-42106	DATA SEARCH	130.35
				Vendor TRA20 - TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC. Total:	**130.35**
Vendor: 2633 - TRB AND ASSOCIATES, INC.					
6713	109088	01/16/2026	212-462-42101	PLAN REVIEW AND INSPECTION SERVICES OCT. 2025	1,354.77
6811	109088	01/16/2026	212-462-42101	PLAN REVIEW AND INSPECTION SERVICES NOV. 2025	5,495.59
6852	109088	01/16/2026	100-465-42101	WEED ABETEMENT	5,700.00
				Vendor 2633 - TRB AND ASSOCIATES, INC. Total:	**12,550.36**
Vendor: 1028 - TRI-CITY POWER, INC.					
4175	109089	01/16/2026	525-118-47106	MAINTENANCE AGREEMENT 120125-113026	1,650.00
				Vendor 1028 - TRI-CITY POWER, INC. Total:	**1,650.00**
Vendor: 3063 - UBEO WEST, LLC.					
569776263	108956	12/19/2025	525-118-42107	COPIER RENTALS AND SUPPLIES CITYWIDE	1,761.24
571872795	109049	01/09/2026	525-118-42107	CITYWIDE COPIERS MIANTENANCE	1,761.24
				Vendor 3063 - UBEO WEST, LLC. Total:	**3,522.48**
Vendor: USP02 - UNITED STATES POSTAL SVC					
679650262	108957	12/19/2025	209-552-43809	POSTAGE FOR JANUARY NEWSLETTER PSC	263.46
				Vendor USP02 - UNITED STATES POSTAL SVC Total:	**263.46**
Vendor: UNI38 - UNIVAR USA INC					
53500900	108958	12/19/2025	500-641-44303	SOD BISULFITE WPCP	7,554.50
53572789	109090	01/16/2026	500-641-44303	SOD HYPO LIQUICHLOR K2 WPCP	17,543.42
				Vendor UNI38 - UNIVAR USA INC Total:	**25,097.92**
Vendor: UNI07 - UNIVERSAL BUILDING SVCS.					
22534	108959	12/19/2025	209-552-42108	JANITORIAL SUPPLIES PYC	172.55
22754	109050	01/09/2026	100-222-42108	JANITORIAL SUPPLIES PD	371.58
22755	109050	01/09/2026	100-343-42108	JANITORIAL SUPPLIES CH	321.12
22857	109050	01/09/2026	209-554-42108	JANITORIAL SUPPLIES PYC	172.55
22885	109050	01/09/2026	100-343-42108	JANITORIAL SUPPLIES CY	97.66
22885-1	109050	01/09/2026	100-345-42108	JANITORIAL SUPPLIES CY	180.98
23187	109050	01/09/2026	209-554-42108	JANITORIAL SUPPLIES PYC	165.26
23190	109050	01/09/2026	100-345-42108	JANITORIAL SUPPLIES CY	669.86
541856	109050	01/09/2026	100-343-42108	JANITORIAL SERVICES NOV. 2025 CH	1,354.00

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541857	109050	01/09/2026	100-222-42108	JANITORIAL SERVICES NOV. 2025 PUBLIC SAFETY BLDG.	2,768.00
541858	108959	12/19/2025	209-557-42108	MONTHLY JANITORIAL SERVICES SWIM CENTER NOV. 2025	2,229.00
542746	109091	01/16/2026	500-641-42108	JANITORIAL SERVICES DEC. 2025 WPCP	559.00
				Vendor UNI07 - UNIVERSAL BUILDING SVCS. Total:	**9,061.56**
Vendor: USB06 - US BANK					
DECEMBER 2025	109051	01/09/2026	100-20018	CREDIT CARDS CITYWIDE	26,142.01
				Vendor USB06 - US BANK Total:	**26,142.01**
Vendor: VER02 - VERIZON WIRELESS					
6131086972	109052	01/09/2026	525-118-43101	CITYWIDE CELL PHONES	5,114.11
				Vendor VER02 - VERIZON WIRELESS Total:	**5,114.11**
Vendor: 2828 - VESTIS					
860105970-10312025	109053	01/09/2026	100-342-44410	MONTHLY STATEMENT-GENERAL MAINTENANCE	350.14
860105970-10312025	109053	01/09/2026	100-343-44410	MONTHLY STATEMENT-GENERAL MAINTENANCE	1,782.56
860105970-10312025	109053	01/09/2026	500-642-44410	MONTHLY STATEMENT-GENERAL MAINTENANCE	1,050.43
939388000-12312025	109092	01/16/2026	209-552-43804	LAUNDRY SERVICES WPCP AND PSC	219.94
939388000-12312025	109092	01/16/2026	209-552-43804	LAUNDRY SERVICES WPCP AND PSC	188.33
939388000-12312025	109092	01/16/2026	209-552-43804	LAUNDRY SERVICES WPCP AND PSC	188.33
939388000-12312025	109092	01/16/2026	500-641-44410	LAUNDRY SERVICES WPCP AND PSC	470.28
939388000-12312025	109092	01/16/2026	500-641-44410	LAUNDRY SERVICES WPCP AND PSC	469.50
939388000-12312025	109092	01/16/2026	500-641-44410	LAUNDRY SERVICES WPCP AND PSC	469.50
939388000-12312025	109092	01/16/2026	500-641-44410	LAUNDRY SERVICES WPCP AND PSC	469.50
				Vendor 2828 - VESTIS Total:	**5,658.51**
Vendor: 3150 - WANDA LAM					
01122026	109093	01/16/2026	209-20308	SECURITY DEPOSIT REF. RENTAL 011026 PSC	845.00
				Vendor 3150 - WANDA LAM Total:	**845.00**
Vendor: 2603 - WEST VALLEY CONSTRUCTION CO, INC.					
239702	108960	12/19/2025	106-344-47206	ROBLE AVE STORM DRAIN IMPROVEMENTS NOV. 2025	5,846.00
239703	108960	12/19/2025	500-642-47201	ENGINEERING DESIGN SERVICES SANITARY PROJECT	1,100.00
				Vendor 2603 - WEST VALLEY CONSTRUCTION CO, INC. Total:	**6,946.00**
Vendor: 2697 - WEST YOST & ASSOCIATES, INC.					
2064523	108961	12/19/2025	106-344-42101	STORM DRAIN MASTER PLAN CONSULTING	2,756.20
2065116	108961	12/19/2025	106-344-42101	STORM DRAIN MASTER PLAN CONSULTING	4,199.20
				Vendor 2697 - WEST YOST & ASSOCIATES, INC. Total:	**6,955.40**
Vendor: 1520 - WEX BANK					
109858774	109094	01/16/2026	100-221-44301	FUEL PD	82.98
				Vendor 1520 - WEX BANK Total:	**82.98**
Vendor: 2648 - YANNET TORRES					
DECEMBER 2025	109054	01/09/2026	209-552-42101	INSTRUCTOR FEE DEC. 2025 PSC	930.00
				Vendor 2648 - YANNET TORRES Total:	**930.00**
				Grand Total:	**1,194,412.47**

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	426,385.26
105 - Measure S -2006	153,251.89
106 - MEASURE S-2014	173,040.49
107 - Measure I	6,741.07
200 - Gas Tax Fund	2,635.07
201 - Restricted Real Estate Maintenance Fund	487.24
204 - Police Grants	9,667.58
206 - Supplemental Law Enforcement Svc Fund	960.00
207 - NPDES Storm Water Fund	1,684.31
209 - Recreation Fund	51,314.91
212 - Building & Planning	14,391.22
226 - CASp Certification and Training Fund	4.00
276 - Growth Impact Fund	21,660.00
285 - Housing Land Held for Resale	3,799.66
310 - Lighting & Landscape Districts	162.18
325 - City Street Improvements	37,142.93
500 - Sewer Enterprise Fund	199,322.40
505 - Cable Access TV	7,042.50
525 - Information Systems	51,074.38
750 - Recognized Obligation Retirement Fund	382.50
998 - Payroll Clearing	33,262.88
Grand Total:	**1,194,412.47**

Account Summary

Account Number	Account Name	Payment Amount
100-000-31510	Other Tax/Business Lice...	28.00
100-10601	Gas Tanks/Corp Yard	6,857.01
100-110-41007	Emp Benefits/Life-ADD	7.79
100-110-42201	Office Expense	477.40
100-110-42301	Travel & Training/Conf-R...	70.00
100-110-42302	Travel & Training/Milea...	838.49
100-110-42303	Travel & Training/Meal A..	175.00
100-110-42401	Dues & Pub/Membershi...	1,805.00
100-110-42515	Admin Exp/Special Events	7,506.83
100-110-43103	Utilities/Electricity & Po...	127.04
100-111-41007	Emp Benefits/Life-ADD	79.79
100-111-42201	Office Expense	1,880.52
100-111-42514	Admin Exp/Special Depa...	57.36
100-111-43103	Utilities/Electricity & Po...	167.16
100-112-41007	Emp Benefits/Life-ADD	68.95
100-112-41008	Emp Benefits/Long Term...	23.70
100-112-42101	Prof Svcs/Professional Se..	1,125.00
100-112-42201	Office Expense	200.81
100-112-42514	Admin Exp/Special Depa...	589.94
100-112-43103	Utilities/Electricity & Po...	183.87
100-113-41007	Emp Benefits/Life-ADD	20.68
100-115-41007	Emp Benefits/Life-ADD	103.05
100-115-41008	Emp Benefits/Long Term...	71.10
100-115-42101	Prof Svcs/Professional Se..	369.93
100-115-42201	Office Expense	1,168.14
100-115-42510	Admin Exp/Software Pur...	10,500.00
100-115-43103	Utilities/Electricity & Po...	458.01
100-116-41007	Emp Benefits/Life-ADD	63.88
100-116-42401	Dues & Pub/Membershi...	900.00
100-116-43103	Utilities/Electricity & Po...	133.73
100-117-43103	Utilities/Electricity & Po...	1,487.70
100-20011	Accounts Payable/Miscel...	41,946.72

Account Summary

Account Number	Account Name	Payment Amount
100-20018	Accounts Payable/CalCa...	26,142.01
100-221-41007	Emp Benefits/Life-ADD	471.85
100-221-41008	Emp Benefits/Long Term...	1,984.50
100-221-42101	Prof Svcs/Professional Se..	2,584.61
100-221-42107	Prof Svcs/Equipment Ma...	24,297.80
100-221-42201	Office Expense	256.36
100-221-42301	Travel & Training/Conf-R...	75.00
100-221-42302	Travel & Training/Milea...	1,640.59
100-221-42303	Travel & Training/Meal A..	1,199.00
100-221-42511	Admin Exp/Equipment R...	744.00
100-221-42514	Admin Exp/Special Depa...	1,884.37
100-221-44301	Other Materials Supp/F...	82.98
100-221-44410	Safety Clothing	1,498.15
100-222-41007	Emp Benefits/Life-ADD	90.90
100-222-41008	Emp Benefits/Long Term...	118.18
100-222-42101	Prof Svcs/Professional Se..	5,623.10
100-222-42106	Prof Svcs/Software Main...	130.35
100-222-42108	Prof Svcs/Building-Struc...	8,460.37
100-222-42201	Office Expense	3,000.51
100-222-42401	Dues & Pub/Membershi...	60.00
100-222-42514	Admin Exp/Special Depa...	255.78
100-222-43103	Utilities/Electricity & Po...	8,417.66
100-222-43105	Utilities/Cable	266.84
100-223-41007	Emp Benefits/Life-ADD	203.57
100-223-41008	Emp Benefits/Long Term...	915.30
100-223-42101	Prof Svcs/Professional Se..	58.28
100-223-43103	Utilities/Electricity & Po...	1,683.53
100-231-42101	Prof Svcs/Professional Se..	195,321.60
100-231-42108	Prof Svcs/Building-Struc...	5,780.20
100-231-43102	Utilities/Water	1,919.62
100-231-43103	Utilities/Electricity & Po...	8,161.32
100-341-34227	Fees/Professional Svc. F...	3,059.50
100-341-41007	Emp Benefits/Life-ADD	134.21
100-341-41008	Emp Benefits/Long Term...	118.50
100-341-42101	Prof Svcs/Professional Se..	4,500.00
100-341-42201	Office Expense	243.62
100-342-41008	Emp Benefits/Long Term...	23.70
100-342-42107	Prof Svcs/Equipment Ma...	276.04
100-342-42514	Admin Exp/Special Depa...	300.00
100-342-44410	Safety Clothing	455.98
100-343-41007	Emp Benefits/Life-ADD	134.73
100-343-41008	Emp Benefits/Long Term...	164.70
100-343-42107	Prof Svcs/Equipment Ma...	5,293.21
100-343-42108	Prof Svcs/Building-Struc...	5,356.25
100-343-43103	Utilities/Electricity & Po...	3,263.64
100-343-44306	Other Materials Supp/M...	4,597.31
100-343-44410	Safety Clothing	2,106.52
100-345-42108	Prof Svcs/Building-Struc...	2,023.65
100-345-42514	Admin Exp/Special Depa...	562.47
100-345-44306	Other Materials Supp/M...	2,062.96
100-465-41007	Emp Benefits/Life-ADD	18.81
100-465-41008	Emp Benefits/Long Term...	23.70
100-465-42101	Prof Svcs/Professional Se..	5,700.00
100-466-42401	Dues & Pub/Membershi...	3,000.00
100-551-42511	Admin Exp/Equipment R...	144.83
105-221-41007	Emp Benefits/Life-ADD	56.91
105-221-41008	Emp Benefits/Long Term...	189.00
105-231-42101	Prof Svcs/Professional Se..	153,005.98

Account Summary

Account Number	Account Name	Payment Amount
106-115-42101	Prof Svcs/Professional Se..	6,162.50
106-231-42101	Prof Srvs/Professional Se...	152,604.09
106-344-42101	Prof Svcs/Professional Se..	6,955.40
106-344-47206	Improvements/Storm Dr...	5,846.00
106-466-42101	Prof Svcs/Professional Se..	1,472.50
107-115-42101	Prof Svcs/Professional Se..	900.00
107-221-41007	Emp Benefits/Life-ADD	98.86
107-342-41007	Emp Benefits/Life-ADD	21.92
107-345-43102	Utilities/Water	987.01
107-345-43103	Utilities/Electricity & Po...	871.45
107-345-44306	Other Materials Supp/M...	3,861.83
200-342-43103	Utilities/Electricity & Po...	2,635.07
201-343-43103	Utilities/Electricity & Po...	487.24
204-227-42514	Admin Exp/Special Depa...	2,866.05
204-227-47105	FF&E/Equipment (not-c...	6,801.53
206-227-47105	FF&E/Equipment (not-c...	960.00
207-344-42101	Prof Svcs/Professional Se..	843.98
207-344-42514	Admin Exp/Special Depa...	840.33
209-20307	Deposits Payable/Recrea...	210.00
209-20308	Deposits Payable/Recrea...	1,127.00
209-551-41007	Emp Benefits/Life-ADD	73.85
209-551-41008	Emp Benefits/Long Term...	23.70
209-551-42515	Admin Exp/Special Events	11,647.43
209-552-36409	Recreation Chg/Class Fee	40.00
209-552-38112	Rental Income/Facility R...	1,480.00
209-552-41007	Emp Benefits/Life-ADD	22.83
209-552-41008	Emp Benefits/Long Term...	40.51
209-552-42101	Prof Svcs/Professional Se..	2,148.85
209-552-42107	Prof Svcs/Equipment Ma...	175.00
209-552-42108	Prof Svcs/Building-Struc...	6,617.51
209-552-42201	Office Expense	175.23
209-552-42202	Office Exp/Printing & Bi...	355.06
209-552-42515	Admin Exp/Special Events	577.33
209-552-43102	Utilities/Water	2,207.94
209-552-43103	Utilities/Electricity & Po...	4,488.51
209-552-43804	Program Cost/Food Prog...	4,210.74
209-552-43809	Program Cost/Newsletter	263.46
209-553-41007	Emp Benefits/Life-ADD	16.50
209-553-41008	Emp Benefits/Long Term...	23.70
209-553-42108	Prof Svcs/Building-Struc...	804.21
209-553-42201	Office Expense	171.80
209-553-42514	Admin Exp/Special Depa...	180.93
209-553-43102	Utilities/Water	24.48
209-553-43103	Utilities/Electricity & Po...	284.14
209-554-38112	Rental Income/Facility R...	563.00
209-554-42108	Prof Svcs/Building-Struc...	1,288.44
209-554-43102	Utilities/Water	39.63
209-554-43103	Utilities/Electricity & Po...	4,362.36
209-554-44306	Other Materials Supp/M...	241.62
209-557-42108	Prof Svcs/Building-Struc...	5,889.93
209-557-43102	Utilities/Water	791.62
209-557-43103	Utilities/Electricity & Po...	747.60
212-461-41007	Emp Benefits/Life-ADD	72.89
212-461-42101	Prof Svcs/Professional Se..	2,179.00
212-461-42201	Office Expense	90.64
212-461-42514	Admin Exp/Special Depa...	3,941.86
212-461-43103	Utilities/Electricity & Po...	200.59
212-462-41007	Emp Benefits/Life-ADD	92.65

Account Summary

Account Number	Account Name	Payment Amount
212-462-41008	Emp Benefits/Long Term...	71.10
212-462-42101	Prof Svcs/Professional Se..	6,850.36
212-462-42201	Office Expense	197.88
212-462-42302	Travel & Training/Milea...	117.43
212-462-42303	Travel & Training/Meal A..	72.00
212-462-43103	Utilities/Electricity & Po...	504.82
226-000-34223	Fees/CASp Fee $4	4.00
276-343-47201	Improvements/Building	13,460.00
276-345-47203	Improvements/Parks	8,200.00
285-464-42101	Prof Svcs/Professional Se..	3,632.50
285-464-43103	Utilities/Electricity & Po...	167.16
310-347-43103	Utilities/Electricity & Po...	162.18
325-342-47205	Improvements/Streets	37,142.93
500-641-41007	Emp Benefits/Life-ADD	261.57
500-641-41008	Emp Benefits/Long Term...	237.00
500-641-42107	Prof Svcs/Equipment Ma...	4,635.50
500-641-42108	Prof Svcs/Building-Struc...	559.00
500-641-42201	Office Expense	109.64
500-641-43103	Utilities/Electricity & Po...	70,697.26
500-641-44302	Other Materials Supp/Sl...	14,968.51
500-641-44303	Other Materials Supp/C...	51,276.44
500-641-44305	Other Materials Supp/La...	7,275.49
500-641-44306	Other Materials Supp/M...	4,645.87
500-641-44410	Safety Clothing	1,878.78
500-642-41007	Emp Benefits/Life-ADD	37.92
500-642-41008	Emp Benefits/Long Term...	47.40
500-642-42514	Admin Exp/Special Depa...	335.67
500-642-43103	Utilities/Electricity & Po...	981.67
500-642-44410	Safety Clothing	1,050.43
500-642-47201	Improvements/Building	40,324.25
505-119-41007	Emp Benefits/Life-ADD	39.40
505-119-41008	Emp Benefits/Long Term...	47.40
505-119-42108	Prof Svcs/Building-Struc...	197.08
505-119-43102	Utilities/Water	39.63
505-119-43103	Utilities/Electricity & Po...	6,543.54
505-119-43105	Utilities/Cable	175.45
525-118-41007	Emp Benefits/Life-ADD	26.34
525-118-42101	Prof Svcs/Professional Se..	13,501.89
525-118-42107	Prof Svcs/Equipment Ma...	3,522.48
525-118-42510	Admin Exp/Software Pur...	18,057.01
525-118-43101	Utilities/Telephone	8,493.28
525-118-43105	Utilities/Cable	29.94
525-118-43106	Utilities/Internet	1,758.48
525-118-47106	FF&E/Computer Equipm...	5,684.96
750-463-42101	Prof Svcs/Professional Se..	382.50
998-20107	Sal & Ben Payable/Life In...	232.30
998-20109	Sal & Ben Payable/Union...	32,597.08
998-20118	Sal & Ben Payable / LTD ...	433.50
	Grand Total:	**1,194,412.47**

Project Account Summary

Project Account Key	Payment Amount
None	1,124,827.38
10634447206SW2001	5,846.00
20422742514GR2503	1,633.47
20422742514GR2504	1,232.58
20422747105GR2503	6,801.53
21246142101GR2505	2,062.50

Project Account Summary

Project Account Key		Payment Amount
21246142201GR2505		90.64
21246142514GR2501		3,394.12
27634547203PA1901		8,200.00
50064247201SS2201		1,100.00
50064247201SS2401		39,224.25
	Grand Total:	**1,194,412.47**

APPROVE BY: _____

DATE: 1/15/2026

CITY COUNCIL REPORT

9.C.

DATE: JANUARY 20, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: Roxane Stone, Deputy City Clerk, Rstone@pinole.gov

SUBJECT: 2026 REGULAR CITY COUNCIL MEETING SCHEDULE

RECOMMENDATION

Staff recommends that the City Council approve the 2026 schedule of regular City Council meetings by minute order.

BACKGROUND

Chapter 2.12.010 of the Pinole Municipal Code establishes the regular meeting schedule of the City Council to be the first and third Tuesdays of every month at 5:00 p.m.

Staff has prepared a meeting schedule that identifies 2026 regular meeting dates, reflects report deadlines as an internal tool for staff and proposes meeting cancellations.

Staff is seeking Council's review and approval of the schedule.

REVIEW AND ANALYSIS

It is common practice amongst cities to cancel one or several meetings each year to provide an opportunity for a recess for staff and Council.

In reviewing the calendar for 2026 and regular meeting dates, staff identified three meeting dates that we suggest cancellation for the reasons outlined below and reflected in the schedule included as Attachment A.

August 4 Summer Recess
August 18 Summer Recess
October 6 National Night Out (City-wide, city-sponsored event by the Police Department)

The January 6th meeting was canceled due to the December 2025 holiday closure, per usual practice.

FISCAL IMPACT

None

ATTACHMENTS

A. DRAFT 2026 Regular Council Meeting Schedule

2026 Regular Council Meeting Schedule

January 6
Meeting Cancelled

January 20
Item Entry Deadline - December 23

February 3
Item Entry Deadline - January 6

February 17
Item Entry Deadline - January 20

March 3
Item Entry Deadline - February 3

March 17
Item Entry Deadline - February 17

April 7
Item Entry Deadline - March 10

April 21
Item Entry Deadline - March 24

May 5
Item Entry Deadline - April 7

May 19
Item Entry Deadline - April 21

June 2
Item Entry Deadline - May 5

June 16
Item Entry Deadline - May 19

July 7
Item Entry Deadline - June 9

July 21
Item Entry Deadline - June 23

August 4
Tentative Cancellation

August 18
Tentative Cancellation

September 1
Item Entry Deadline - August 4

September 15
Item Entry Deadline - August 18

October 6
Meeting Cancelled

October 20
Item Entry Deadline - September 22

November 3
Item Entry Deadline - October 6

November 17
Item Entry Deadline - October 20

December 1- Council Reorganization
Item Entry Deadline - November 3

December 15
Item Entry Deadline- November 17

CITY COUNCIL REPORT

9.D.

DATE: JANUARY 20, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: Roxane Stone, Deputy City Clerk, Rstone@pinole.gov

SUBJECT: APPROVE THE 2026 COUNCIL COMMITTEE ASSIGNMENT LIST

RECOMMENDATION

It is recommended that the City Council adopt a resolution approving the 2026 Council Committee Assignment List.

BACKGROUND

At the December 16, 2025 City Council meeting, Council reviewed and amended a draft 2026 Council Committee Assignment List created by staff based on the standard mayoral succession and 2025 assignments.

REVIEW AND ANALYSIS

Attached is the 2026 Council Committee Assignment List that reflects Council's direction from the December 16, 2025, meeting.

All appointments on this list are subject to Council discretion, including appointments to ad-hoc committees that are approved during the year. Staff will disseminate the 2026 list to the Council and to the respective boards and outside agencies. Council assignments are also uploaded to the City Council webpage.

FISCAL IMPACT

None

ATTACHMENTS

A. Resolution
B. 2026 Council Assignments

RESOLUTION 2026 - XX

RESOLUTION OF THE CITY COUNCIL OF PINOLE, CALIFORNIA, APPROVING THE 2026 PINOLE CITY COUNCIL COMMITTEE APPOINTMENT LIST

WHEREAS, the City Council of the City of Pinole has established various Ad-Hoc Committees designed to aid the City Council in the conduct of the public's business; and

WHEREAS, in addition, the City of Pinole has representation on various county, local, regional Boards and Committees as a means of furthering the City's interests; and

WHEREAS, representation on various regional board and committees require attendance by the Mayor and Mayor Pro Tem; and

WHEREAS, designated City Council representatives appointed to the various boards, commissions and committees serve for one-year terms expiring in December of each year (except as otherwise noted in Exhibit A) following the reorganization of the new City Council; and

WHEREAS, on December 16, 2025, the City Council reviewed and recommended changes to the Committee Appointment list and directed staff to bring the item back on January 20, 2026, for approval.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Pinole does hereby approve the 2026 Council Committee Appointment List, hereunto attached as Exhibit A.

PASSED AND ADOPTED this **20th** day of **January 2026,** by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

I hereby certify that the foregoing resolution was introduced, passed and adopted on this **20th** day of **January 2026.**

_____
Roxane Stone, CMC
Deputy City Clerk

2026 COUNCIL ASSIGNMENTS

JOINT POWERS AUTHORITIES AND OTHER INTERAGENCY REGULATORY BODIES OF WHICH THE CITY IS A MEMBER

1. **ASSOCIATION OF BAY AREA (ABAG)**

Meetings: General Assembly Conference: June 18, 2026, 9:00 a.m. - 3:00 p.m.
General Assembly Business Meeting: June 18, 2026, 10:00 a.m. - 12:00 p.m.
Location: Bay Area Metro Center, 375 Beale Street, San Francisco
Contact: Fred Castro, Clerk of the Board, Ph: (415) 820-7913,
Email: fcastro@bayareametro.gov
Delegate: Murphy **Alternate: Martinez-Rubin**

2. **GREEN EMPOWERMENT ZONE BOARD OF DIRECTORS**

Meetings: **Every Other Month Meetings** - 3rd Friday at 9:30 a.m.
Location: 1025 Escobar St., Room 110A/B/C, Martinez
Contact: Alyson Greenlee, Economic Development Director, Ph: (925) 655-2783,
Email: alyson.greenlee@dcd.cccounty.us
Delegate: Murphy **Alternate: Toms**
Created: October 15, 2024

3. **MCE CLEAN ENERGY**

Meetings: **Monthly Meetings** - 3rd Thursday at 6:30 p.m.
Location: Rotational locations
Contact: Jesica Brooks, Lead Clerk/Executive Assistant, Ph: (888) 632-3674
Email: jbrooks@mcecleanenergy.org
Delegate: Murphy **Alternate: Sasai**

4. **PINOLE / HERCULES WASTEWATER SUBCOMMITTEE**

Meetings: **Quarterly Meetings** – 3rd Thursday at 7:00 p.m.
Contact: Pinole Public Works Director, Heba El-Guindy, Ph: (510) 954-3495,
Email: helguindy@pinole.gov
Location: Pinole Council Chambers, 2131 Pear Street, Pinole
Delegates: Murphy/ Martinez-Rubin **Alternate: Toms**

5. **WEST CONTRA COSTA INTEGRATED WASTE MANAGEMENT AUTHORITY (WCCIWMA, "RECYCLEMORE")**

Meetings: **Monthly Meetings** - 2nd Thursday at 6:15 p.m.
No Meeting in August.
Location: Richmond Council Chambers, 440 Civic Center Plaza – 27th Street, Richmond
Contact: Viviane Vidal, Office Administrator & Board Secretary, Ph: (510) 609-1215,
Email: vivianev@recyclemore.com
Cliff Feldman, Executive Director, Email: clifff@recyclemore.com
Delegate: Murphy **Alternate: Tave**

6. **WEST CONTRA COSTA TRANSPORTATION COMMISSION (WCCTC)**

Meetings: **Monthly Meetings** - 4th Friday at 8:00 a.m.
No Meetings in August and November. December Meeting Date, TBD.
Location: El Cerrito City Hall, 10890 San Pablo Ave., El Cerrito
Contact: John Nemeth, Executive Director, Ph: (510) 210-5933,
Email: jnemeth@WestContraCostaTC.gov
Mia Carrasco, Administrative Assistant., Ph: (510) 210-5931,
Email: mcarrasco@westcontracostatc.gov
Delegate: Sasai **Alternate: Toms**

7. **WESTERN CONTRA COSTA TRANSIT AUTHORITY ("WCCTA / WESTCAT")**

Meetings: **Monthly Meetings** - 2nd Thursday at 6:30 p.m.
Location: Pinole Council Chambers, 2131 Pear Street, Pinole
Contact: Mica McFadden, Ph: (510) 724-3331 x 113, Email: mica@westcat.org
Delegate: Sasai/Martinez-Rubin **Alternate: Murphy**

VOLUNTARY INTERAGENCY COLLABORATION BODIES OF WHICH THE CITY IS A MEMBER

8. **BAYFRONT CHAMBER OF COMMERCE**

Meetings: TBD
Location: TBD
Contact: Sylvia Villa-Serrano, Ph: (510)741-7945, Email: sylvia@bayfrontchamber.com
Delegate: Toms

9. **CONTRA COSTA MAYORS CONFERENCE**

Meetings: **Monthly Meetings** - 1st Thursday at 6:30 p.m.
(Meetings Fluctuate During Holidays)
Location: Rotational locations
Contact: Gary Pokorny, Ph. (510) 508-0052, Email: gjpokorn@lmi.net
Delegate: (Mayor) Tave (Mayor Pro Tem) Murphy

10. **EAST BAY DIVISION, LEAGUE OF CALIFORNIA CITIES**

Meetings: February 26, 2026, April 30, 2026, October 22, 2026, December 10, 2026.
Location: Rotational locations
Contact: Sam Brightman (Caygill), Regional Public Affairs Manager, Ph: (510) 473-5418,
Email: scaygill@calcities.org
Delegate: (Mayor) Tave (Mayor Pro Tem) Murphy

11. **EAST BAY WILDFIRE COALITION OF GOVERNMENTS**
(limited duration / specific focus)
Meetings: TBD
Delegate: **Toms** **Alternate: Tave**

12. **WEST COUNTY MAYORS AND SUPERVISORS' ASSOCIATION**
Meetings: **Quarterly Meetings** – 4th Thursday at 8:30 a.m.
Location: 6th Month Rotation: San Pablo, El Cerrito, Pinole, Hercules, Richmond
Contact: January-June 2026, **City of San Pablo**: Casey Erlenheim, Interim Deputy City Clerk, (510) 212-3008, Email: caseye@sanpabloca.gov
July-December 2026, **City of El Cerrito:** Holly Charléty, City Clerk, Ph: (510) 215-4305, Email: hcharlety@ci.el-cerrito.ca.us
Delegate: **(Mayor) Tave** **(Mayor Pro Tem) Murphy**

SUBCOMMITTEES OF THE PINOLE CITY COUNCIL

13. **FINANCE SUBCOMMITTEE**
Meetings: Meet Quarterly/As Needed
Delegates: Mayor, Mayor Pro Tem & City Treasurer
Contact: City Manager, Finance Director, & City Clerk
Created: *(Res. 2005-15)*

14. **COMMITTEE ON MEMORIALS**
(limited duration / specific focus)
Meetings: TBD
Attendees: **Sasai/Murphy**
Created: November 1, 2016

15. **PLANNING COMMISSION INTERVIEW AD-HOC SUBCOMMITTEE**
(limited duration / specific focus)
Attendees: **Toms/Martinez-Rubin**

16. **TAPS AND COMMUNITY SERVICES COMMISSION INTERVIEW AD-HOC SUBCOMMITTEE**
(limited duration / specific focus)
Attendees: **Tave/Martinez-Rubin**

17. **CITY COUNCIL PROCEDURES SUBCOMMITTEE**
Meetings: TBD
Attendees: **Martinez-Rubin/Murphy**
Created: October 21, 2025

18. **EMERGENCY OPERATIONS PLAN (EOP) SUBCOMITTEE**
Meetings: TBD
Attendees: **Toms/Murphy**
Created: October 21, 2025

CITY COUNCIL REPORT

9.E.

DATE: JANUARY 20, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: Heba El-Guindy, Public Works Director, helguindy@pinole.gov

SUBJECT: APPROVAL OF RESOLUTION ALLOWING THE SUBMITTAL OF A REQUEST TO THE METROPOLITAN TRANSPORTATION COMMISSION FOR THE ALLOCATION OF FISCAL YEAR 2026/27 TRANSPORTATION DEVELOPMENT ACT ARTICLE 3 PEDESTRIAN/BICYCLE PROJECT FUNDING

RECOMMENDATION

Approval of the attached Resolution authorizing the submittal of Transportation Development Act Article 3 (TDA3) funding application in the amount of $250,000 in addition to $140,000 local match for a total project cost of $390,000 to implement safety improvements on San Pablo Avenue including safe crossings.

BACKGROUND

The Metropolitan Transportation Commission (MTC) solicited applications for FY 2026/27 Transportation Development Act Article 3 (TDA3) funds for pedestrian and bicycle projects. Last year's total allocation for Contra Costa County was approximately $1,100,000.00. Final applications to the current cycle of TDA 3 are due by 5:00 p.m. on Thursday, January 29, 2026.

REVIEW AND ANALYSIS

The Local Roads Safety Plan (LRSP) identified San Pablo Avenue as a priority safety corridor due to the high number of collisions including injury collisions. The proposed project intends to improve traffic safety on San Pablo Avenue between Third Avenue and Adams Court. Within this project segment, San Pablo Avenue has a width of 72 feet including five travel lanes and curb-side parking on both sides of the road. San Pablo Avenue in the project area serves an average daily traffic volume of 21,000 vehicles/day.

The Public Works Department received numerous safety concerns including from the Vista Woods development (newly developed 179-unit affordable senior housing complex on the north side of San Pablo Avenue at Fifth Avenue) due to the lack of safe crossings across San Pablo Avenue within reasonable walking distances to access the bus stops and the area's service land uses. To improve traffic safety conditions for the community and improve access to the transit service on both sides of the road, the project proposes the following improvements:

- Add a crosswalk across San Pablo Avenue at Fifth Avenue with associated ADA

compliant curb ramps, equipped with a regulatory High-Intensity Activated CrosswalK (HAWK) signal;
- Add a Rectangular Rapid Flashing Beacon (RRFB) at the existing crossing across San Pablo Avenue at Madrone Avenue;
- Construct necessary widening of sidewalks to allow installation of accessible curb ramps and new poles of the HAWK and RRFB devices;
- Construct necessary median improvements to improve crossings safety and allow installation of traffic control devices; and,
- Improve signage and pavement markings on San Pablo Avenue between Third Avenue and Adams Court to enhance safety conditions.

Design and construction costs of the above-listed improvements are estimated to amount to $390,000.

It should be noted that staff submitted a draft copy of the TDA3 funding application for review by the Countywide Bicycle Advisory Committee (CBAC) before the set review deadline of November 20, 2025. The CBAC recommended the installation of a regulatory HAWK signal on San Pablo Avenue at Fifth Avenue to replace the originally proposed warning RRFB device (was originally proposed to lower the project cost).

Staff also presented the draft TDA3 application to the City's Traffic and Pedestrian Safety Committee (TAPS) during the regularly scheduled meeting of December 10, 2025. Although approved unanimously, the TAPS members also recommended installation of a HAWK signal on San Pablo Avenue at Fifth Avenue.

Given the limited TDA3 funding likely to be allocated to Contra Costa County, the City's application offers to accept a lower TDA3 funding amount and increase the local match, if necessary, to implement the aforementioned safety improvements.

FISCAL IMPACT

The TDA3 funding request is for $250,000 in addition to $140,000 of local match for a total project cost of $390,000 to fund the project's design and construction. The local match will be funded by Arterial Streets Rehabilitation (Fund 377) and City Street Improvements (Fund 325) from annual applicable projects contained in the five-year Capital Improvement Plan (CIP) namely Accessibility Improvement Project, Pinole Signals Upgrade Project, and Pavement Marking and Signage Upgrades Project.

ATTACHMENTS

A. Resolution
B. Exhibit A: MTC Findings
C. TDA Article 3 Project Application Form

RESOLUTION NO. 2026-___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING THE SUBMITTAL OF: REQUEST TO THE METROPOLITAN TRANSPORTATION COMMISSION FOR THE ALLOCATION OF FISCAL YEAR 2026/27 TRANSPORTATION DEVELOPMENT ACT ARTICLE 3 PEDESTRIAN/BICYCLE PROJECT FUNDING

WHEREAS, Article 3 of the Transportation Development Act (TDA), Public Utilities Code (PUC) Section 99200 et seq., authorizes the submission of claims to a regional transportation planning agency for the funding of projects exclusively for the benefit and/or use of pedestrians and bicyclists; and

WHEREAS, the Metropolitan Transportation Commission (MTC), as the regional transportation planning agency for the San Francisco Bay region, has adopted MTC Resolution No. 4108, Revised, entitled "Transportation Development Act, Article 3, Pedestrian/Bicycle Projects," which delineates procedures and criteria for submission of requests for the allocation of "TDA Article 3" funding; and

WHEREAS, MTC Resolution No. 4108, Revised requires that requests for the allocation of TDA Article 3 funding be submitted as part of a single, countywide coordinated claim from each county in the San Francisco Bay region; and

WHEREAS, the City of Pinole desires to submit a request to MTC for the allocation of TDA Article 3 funds to support the project described in Attachment B to this resolution, which are for the exclusive benefit and/or use of pedestrians and/or bicyclists.

NOW, THEREFORE BE IT RESOLVED that the City of Pinole declares it is eligible to request an allocation of TDA Article 3 funds pursuant to Section 99234 of the Public Utilities Code, and furthermore, be it

RESOLVED, that there is no pending or threatened litigation that might adversely affect the project described in Attachment B to this resolution, or that might impair the ability of the City of Pinole to carry out the project; and furthermore, be it

RESOLVED, that the City of Pinole attests to the accuracy of and approves the statements in Attachment A to this resolution; and furthermore, be it

RESOLVED, that a certified copy of this resolution and its attachments, and any accompanying supporting materials shall be forwarded to the congestion management agency, countywide transportation planning agency, or county association of governments, as the case may be, of Contra Costa County for submission to MTC as part of the countywide coordinated TDA Article 3 claim.

PASSED AND ADOPTED at a regular meeting of the Pinole City Council held on the 20th day of January 2026 by the following vote, to-wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

I hereby certify that the foregoing resolution was regularly introduced, passed, and adopted on the 20th day of January 2026.

_____
Roxane Stone
Acting City Clerk

Resolution No. 2026 -
Attachment A

Re: Request to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2026/27 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding

Findings

1. That the City of Pinole is not legally impeded from submitting a request to the Metropolitan Transportation Commission for the allocation of Transportation Development Act (TDA) Article 3 funds, nor is the City of Pinole legally impeded from undertaking the project described in “Attachment B” of this resolution.
2. That the City of Pinole has committed adequate staffing resources to complete the project described in Attachment B.
3. A review of the project described in Attachment B has resulted in the consideration of all pertinent matters, including those related to environmental and right-of-way permits and clearances, attendant to the successful completion of the project.
4. Issues attendant to securing environmental and right-of-way permits and clearances for the project described in Attachment B have been reviewed and will be concluded in a manner and on a schedule that will not jeopardize the deadline for the use of the TDA funds being requested.
5. That the project described in Attachment B complies with the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.).
6. That as portrayed in the budgetary description of the project in Attachment B, the sources of funding other than TDA are assured and adequate for completion of the project.
7. That the project described in Attachment B are for capital construction and/or final design and engineering or quick build project; and/or for the maintenance of a Class I bikeway which is closed to motorized traffic and/or Class IV separated bikeway; and/or for the purposes of restriping Class II bicycle lanes; and/or for the development or support of a bicycle safety education program; and/or for the development of a comprehensive bicycle and/or pedestrian facilities plan, and an allocation of TDA Article 3 funding for such a plan has not been received by the City of Pinole within the prior five fiscal years.
8. That the project described in Attachment B which are bicycle projects have been included in a detailed bicycle circulation element included in an adopted general plan, or included in an adopted comprehensive bikeway plan (such as outlined in Section 2377 of the California Bikeways Act, Streets and Highways Code section 2370 et seq.) or responds to an immediate community need, such as a quick-build project.

9. That any project described in Attachment B bicycle project meets the mandatory minimum safety design criteria published in the California Highway Design Manual or is in a National Association of City and Transportation Officials (NACTO) guidance or similar best practices document.
10. That the project described in Attachment B will be completed in the allocated time (fiscal year of allocation plus two additional fiscal years).
11. That the City of Pinole agrees to maintain, or provide for the maintenance of, the project and facilities described in Attachment B, for the benefit of and use by the public.

Attachment B

TDA Article 3 Project Application Form

1. **Agency**	City of Pinole		
2. **Primary Contact**	Heba El-Guindy, Public Works Director		
3. **Mailing Address**	2131 Pear St., Pinole, CA 94564		
4. **Email Address**	helguindy@pinole.gov	5. **Phone Number**	510-954-3495
6. **Secondary Contact** (in the event primary is not available)	Rachel Matsumoto, Public Works Specialist		
7. **Mailing address** (if different) N/A☒			
8. **Email Address**	rmatsumoto@pinole.gov	9. **Phone Number**	510-724-9839
10. **Send allocation instructions to** (if different from above):			
11. **Project Title**	Improved Crossings Safety on San Pablo Avenue		
12. **Amount requested**	$390,000	13. **Fiscal Year of Claim**	2026/2027

14. **Description of Overall Project:**

San Pablo Avenue is a designated State Route (SR 123) and a 1.9-mile-long arterial road that runs through the city of Pinole and connects with neighboring jurisdictions to the east and west including the cities of Hercules and San Pablo and unincorporated County areas. The project segment of San Pablo Avenue extends between Third Avenue and Adams Court, has an approximate width of 72 feet with curb-side parking on both sides of the road, and five vehicular travel lanes including the designated left turn lane. It slopes uphill in the easterly direction, has a posted speed limit of 25 miles per hour (mph) and serves an average daily traffic volume of 21,000 vehicles/day. It should be noted that San Pablo Avenue is a designated truck route, and runs parallel to Interstate 80 (I-80) thereby experiencing diverted traffic. The City of Pinole as well as the Contra Costa County Local Road Safety Plan (LRSP) identifies San Pablo Avenue as a high-injury corridor in need of improved pedestrians' and bicyclists' safety. In the most recent 5-year reporting period from January 1, 2020, through December 31, 2024, a total of 20 collisions occurred on San Pablo Avenue with five (5) of these taking place within the project area. Two of the five (5) collisions involved a pedestrian or a bicyclist, and both resulted in injuries. The San Pablo Avenue corridor encompasses commercial, industrial, and residential land uses. The project segment includes a newly developed 179-unit affordable senior housing complex, Vista Woods, located on the north side of San Pablo Avenue at Fifth Avenue.

The City of Pinole has received numerous safety complaints including reports initiated by Vista Woods community members that they do not have access to a safe crossing within a reasonable walking distance and experience difficulty crossing San Pablo Avenue to access nearby bus stops and service land uses. This issue is also worsened by speeding traffic (85th percentile speed of 35 mph), high volume of vehicular traffic, and a wide road with several traveling lanes and no refuge space. The City has taken steps to address community concerns to improve safety in this area. This includes lowering the posted speed limit from 35 mph to the current 25 mph, however it has not caused a noticeable reduction in the travel speeds. The City will also soon implement safety enhancements for a crosswalk on San Pablo Avenue at Third Avenue about 450 feet to the east of Vista Woods (i.e., 900 feet for seniors to walk to a safe crossing then return to the location of the bus stop across the street). Improvements for that crosswalk are funded by Highway Safety Improvement Program (HSIP) funds, will be constructed in the second quarter of 2026, and will include the installation of Rectangular Rapid Flashing Beacons (RRFB).

Despite past efforts to address safety issues along the San Pablo Avenue corridor, there remains a need for safe crossings for all community members, and particularly the senior residents of Vista Woods. The lack of a safe crossing restricts their access to the bus stop located on the other side of San Pablo Avenue (please refer to provided map). Currently, the closest crosswalks on either side are a few blocks from the access door of Vista Woods. This application proposes the following:

- Add a crosswalk across San Pablo Avenue at Fifth Avenue with associated ADA compliant curb ramps, equipped with a regulatory High-Intensity Activated CrosswalK (HAWK) signal;
- Add a Rectangular Rapid Flashing Beacon (RRFB) at the existing crossing across San Pablo Avenue at Madrone Avenue;
- Construct necessary widening of sidewalks to allow installation of accessible curb ramps and new poles of the HAWK and RRFB devices;

- Construct necessary median improvements to improve crossings safety and allow installation of traffic control devices; and,
- Improve signage and pavement markings on San Pablo Avenue between Third Avenue and Adams Court to enhance safety conditions.

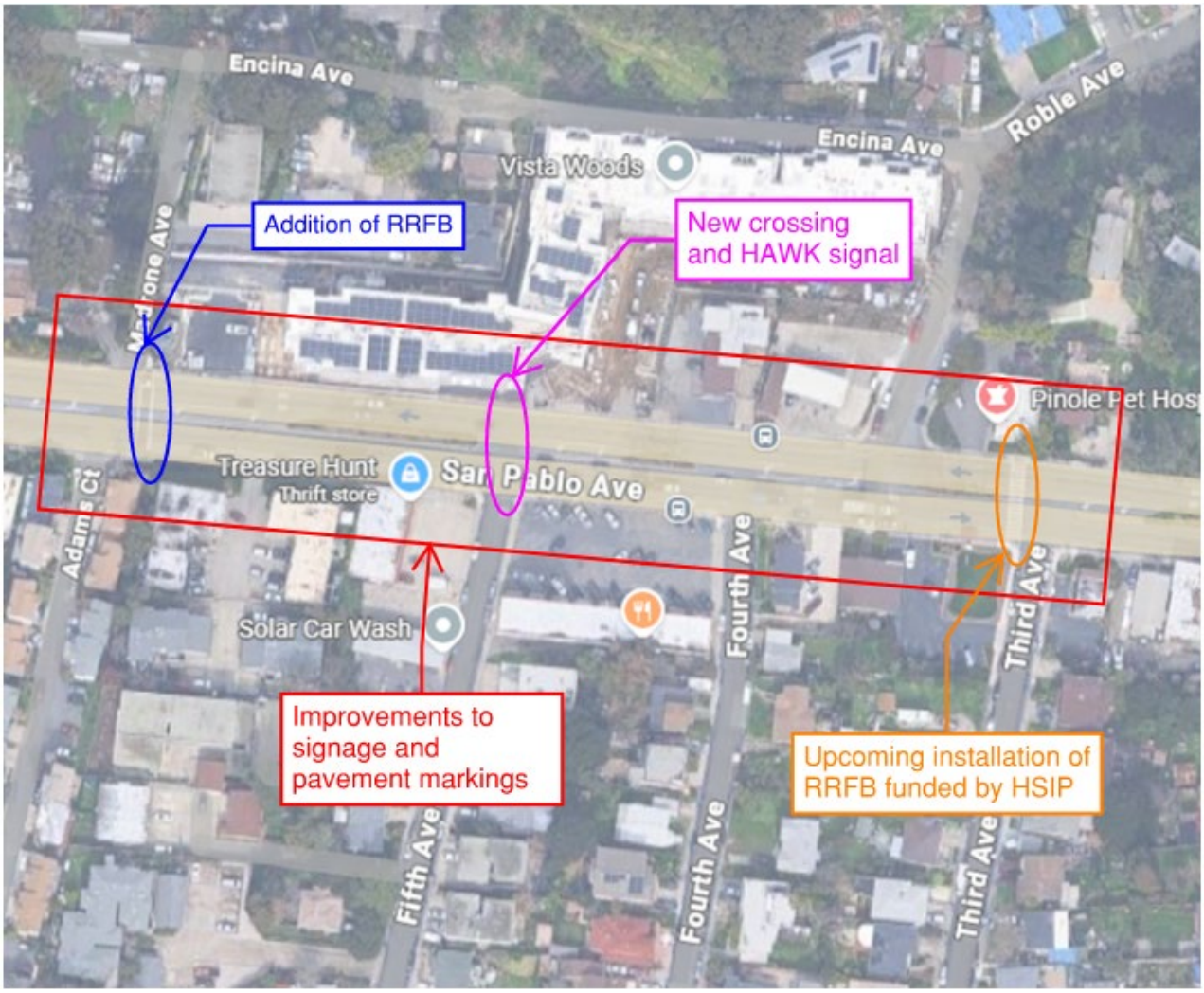
This project will increase pedestrian and bicyclist visibility and enhance safety conditions at all three crosswalks on San Pablo Avenue in addition to improving access to public transportation for the senior residents and community as a whole by creating more direct connections to the bus stops and significantly reducing the walking distances.

An earlier draft of this application was presented to the Contra Costa County Countywide Bicycle and Pedestrian Advisory Committee (CBAC) on December 9, 2025, and to the City of Pinole Traffic and Pedestrian Safety Committee (TAPS) on December 10, 2025. While both committees expressed support for the proposed project, it was recommended by both committees to install a HAWK signal at the proposed crosswalk on San Pablo Avenue at Fifth Avenue. The TAPS and CBAC members felt that the added safety of a regulatory device such as a HAWK was better than the originally proposed RRFB at this location given the age and physical abilities of pedestrians crossing at this location.

15. **Project Scope Proposed for Funding:** (Project level environmental, preliminary planning, and ROW are ineligible uses of TDA funds.)

Planning, Engineering, Construction

16. **Project Location:** A map of the project location is attached or a link to a online map of the project location is provided below:



Project Relation to Regional Policies (for information only)

17. Is the project in an Equity Priority Community?

    Yes☐ No☒

18. Is this project in a Priority Development Area or a Transit-Oriented Community?

    Yes☐ No☒

19. **Project Budget and Schedule**

Project Phase	TDA 3	Other Funds	Total Cost	Estimated Completion (month/year)
Bike/Ped Plan				
ENV				
PA&ED				
PS&E	35,000	15,000	50,000	December 2026
ROW				
CON	215,000	125,000	340,000	May 2027
Total Cost	**250,000**	**140,000**	**390,000**	Project Closeout 2027

Project Eligibility

A. Has the project been reviewed by the Bicycle and Pedestrian Advisory Committee?

Yes☒ No☐

If "YES," identify the date and provide a copy or link to the agenda.

1. Countywide Bicycle Advisory Committee (CBAC) on DECEMBER 09, 2025 – https://ccta.ca.gov/meetings/committees/countywide-bicycle-and-pedestrian-advisory-committee/
2. City Traffic and Pedestrian Safety Committee (TAPS) on DECEMBER 10, 2025 - https://pinoleca.portal.civicclerk.com/event/1051/files/agenda/1020

If "NO," provide an explanation).

B. Has the project been approved by the claimant's governing body?

Yes☒ No☐

If "NO," provide expected date:___ _____

C. Has this project previously received TDA Article 3 funding?

Yes☐ No☒

(If "YES," provide an explanation on a separate page)

D. For "bikeways," does the project meet Caltrans minimum safety design criteria

Yes☒ No☐

pursuant to Chapter 1000 of the California Highway Design Manual?

E. **1.** Is the project categorically exempt from CEQA, pursuant to CCR Section 15301(c),

Yes☒ No☐

Existing Facility?

2. If "NO" above, is the project is exempt from CEQA for another reason?

Yes☐ No☐

Cite the basis for the exemption. _____

N/A☒

If the project is not exempt, please check "NO," and provide environmental documentation, as appropriate.

F. Estimated Completion Date of project (month and year):

May 2027

G. Have provisions been made by the claimant to maintain the project or facility, or has

Yes☒ No☐

the claimant arranged for such maintenance by another agency? (If an agency other than the Claimant is to maintain the facility, please identify below and provide the agreement.

H. Is a Complete Streets Checklist required for this project ?

Yes☒ No☐

If the amount requested is over $250,000 or if the total project phase or construction phase is over $250,000, a Complete Streets checklist is likely required. Please attach the Complete Streets checklist or record of review, as applicable. More information and the form may be found here:
https://mtc.ca.gov/planning/transportation/complete-streets

MTC Complete Streets Checklist

Implementation of MTC's Complete Streets Policy, Resolution 4493, Adopted 3/25/22

Background
Since 2006, MTC's Complete Streets (CS) Policy has promoted the development of transportation facilities that can be used by all modes. In March 2022, MTC updated its CS policy (Resolution 4493) with the goal of ensuring that people biking, walking, rolling, and taking transit are safely accommodated within the transportation network. This policy works to advance Plan Bay Area 2050 objectives of achieving mode shift, safety, equity, and vehicle miles traveled and greenhouse gas emission reductions, as well as state & local compliance with applicable CS-related laws, policies, and practices, specifically the California Complete Street Act of 2008 (Gov. Code Sections 65040.2 and 65302) and applicable local policies such as the CS resolutions adopted before January 16, 2016 (as part of MTC's OBAG 2 requirements.)

Requirements
MTC's CS Policy requires that all projects in the public right of way (with a total project cost of $250,000 or more) applying for regional discretionary transportation funding – or requesting regional endorsement or approval through MTC – submit a Complete Streets Checklist (Checklist) to MTC.

Project sponsors shall coordinate with their respective County Transportation Agency (CTA) or local Bicycle and Pedestrian Advisory Committee (BPAC) (or equivalent) to review the CS Checklist. Checklists must be reviewed by the local or county BPAC (or equivalent) prior to MTC's review of the Checklist. **If a project includes a transit stop/station or is located along a transit route, the checklist should include an email confirmation from the transit agency(ies)** to confirm transit agency coordination and acknowledgement of the project.

Please note that projects claiming exceptions to the CS Policy must complete the Exceptions section on the Checklist, including the BPAC review, and provide a Department Director-level signature. Please fill out Contact Information and Project Information and then move to Statement of Exception, which is the last section.

Additional information and guidance for completing this Checklist can be found at the MTC Administrative Guidance: Complete Streets Policy Guidance for public agency staff implementing MTC Resolution 4493 at https://mtc.ca.gov/planning/transportation/complete-streets

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* Indicates required question

Contact Information

1. Contact Name *

Heba El-Guindy

2. Email Address *

helguindy@pinole.gov

3. Contact Phone Number

510-954-3495

4. Project Sponsor *

Pinole Public Works Department

5. If "Other" was selected above, please provide your jurisdiction name here.

Your answer

6. County *

Contra Costa

7. Counties (if "Regional" was selected above, please list all counties impacted here)

Your answer

8. Is your project seeking regional discretionary funds or an endorsement? *

- (●) Regional discretionary funding
- ( ) Endorsement

9. If your project is seeking regional discretionary funding, please choose which funding program. If you are unsure, please email completestreets@bayareametro.gov.

- ○ Active Transportation Program (ATP)
- ○ Carbon Reduction Program (CRP)
- ○ Local Transportation Climate Adaptation Program (LTCAP)
- ○ One Bay Area Grant Program (OBAG)
- ○ Regional Measure 2 (RM2)
- ○ Regional Measure 3 (RM3)
- ○ Regional Transportation Improvement Program (RTIP)
- ○ Senate Bill 1 (SB1) Competitive Programs - (SCCP, TCEP, LPP-C)
- ○ STA Revenue-Based Exchange
- ◉ Transportation Development Act (TDA) Article 3
- ○ Priority Conservation Area (PCA)
- ○ Bus Accelerated Infrastructure Delivery (BusAID)
- ○ Other:

Clear selection

Project Information

10. Project Name/Title *

Improved Crossings Safety on San Pablo Aven

11. Project Location *

Pinole

12. Project Area Map (Attach if applicable)

Please save the file "Project Name_YourJurisdictionName_Map." Add the name of the file being uploaded below. Then Click Here to upload your file.

San Pablo Avenue from Third Avenue to Adam

13. Project Description (200 character limit). *

Please include scope of project, project extents, length of segment(s), street names, transit stop/stations, etc.

Improve safety conditions for pedestrians and

14. Please choose the project phase(s). *

- [ ] Planning (PLN)
- [ ] Environmental (ENV)
- [ ] Preliminary Engineering (PE)
- [x] Design Engineering (PSE)
- [ ] Right-of-Way Acquisition (ROW)
- [x] Construction (CON)
- [ ] Operating and Maintenance (O&M)

15. Please check all the modes that the project includes: *

- [x] Bicycle
- [x] Pedestrian
- [x] Roadway Transit (bus, light rail, streetcar)
- [ ] Non-Roadway Transit (heavy rail, ferries, etc.)
- [ ] Driver/Automobile

16. Do you think your project qualifies for a Statement of Exception? *

- ( ) Yes
- (•) No

Next

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* Indicates required question

Topic: Bicycle, Pedestrian and Transit Planning

The Complete Streets Policy states that projects that are funded all or in part with regional discretionary funding or receiving MTC endorsements must implement CS as recommended in recently adopted local or countywide plans, such as bicycle, pedestrian, active transportation, Vision Zero, or other systemic safety plan, Community Based Transportation Plans, or transit plan.

17. Please check all of the relevant plans that this project helps to implement. *

- [ ] City/County General + Specific Area Plans
- [x] Bicycle, Pedestrian and/or Active Transportation Plan(s)
- [x] Community-Based Transportation Plan
- [ ] ADA Transition Plan
- [ ] Station Access Plan
- [ ] Transit Plan
- [ ] Safety-Related Plans
- [ ] Safe Routes to School Plan
- [ ] Other:

18. Please provide details on the Plan recommendation(s) affecting the project area, if any, with Plan adoption date.
If the project is inconsistent with adopted plans, please provide explanation.

Contra Costa County LRSP (03/2023) and ATP (04/2022) and Pinole LRSP (02/2023) and ATP (10/2024)

Topic: Active Transportation Network

19. Does the project area contain segments of the regional Active Transportation (AT) Network? [See MTC's AT Network map here] *

- (●) Yes
- ( ) No

20. If yes, describe how the project adheres to the National Association of City Transportation Official's (NATCO's) "Designing for All Ages & Abilities Contextual Guidance for High-Comfort Bicycle Facilities" and/or the Architectural and Transportation Barriers Compliance Board's "Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way."

Background: MTC's Complete Streets Policy states, "Projects on the AT Network shall incorporate design principles based on designing for “All Ages and Abilities” contextual guidance provided by the National Association of City Transportation Officials (NACTO), and consistent with state and national best practices. The Proposed Public Rights-of-Way Accessibility Guidelines (PROWAG) (adopted July 2024,) by the U.S. Access Board should also be referenced during design."

The design will incorporate and all construction will adhere to AASHTO, MUTCD, NACTO, ADAAG standards.

21. Is there a MTC Mobility Hub (map) within the project area? *

- ○ Yes
- ◉ No

22. If yes, please describe outreach to mobility providers, and the project’s Hub-supportive elements. Please view the Mobility Hubs Playbook Play 1.

Your answer

A. Topic: Safety and Comfort

23. Is the project on a known High Injury Network (HIN) or has a local traffic safety analysis found a high incidence of killed or severely injured bicyclist/pedestrian-involved crashes within the project area? *

- (●) Yes
- ( ) No

24. Please summarize the traffic safety conditions and describe the project's traffic safety countermeasures. The Bay Area Vision Zero System may be a helpful resource.

Your answer

Topic: Pedestrian, Bicycle, and Transit Facility Design

Please check all the infrastructure elements that will be included in this phase of the Project:

- [ ] Sidewalk Gap Closure
- [x] Sidewalk Widening
- [x] New Crosswalk
- [x] Updated Crosswalk/Crosswalk Enhancements
- [ ] Pedestrian Safety Island(s)
- [ ] Curb Extensions
- [ ] Class I Muti-Use Trail or Path
- [ ] Class 2 Bike Lane or Buffered Bike Lane
- [ ] Class 3 Bicycle Boulevard / Slow Street
- [ ] Class 3 Bike Route - Sharrow
- [ ] Class 4 Separated Bikeway
- [ ] Speed Hump/Table/Cushion/Raised Sidewalk
- [ ] Daylighting/Corner Parking Restrictions
- [ ] Speed Limit Reduction
- [ ] New Traffic Signal or Control Device
- [ ] Upgrade to Existing Traffic Signal or Other Control Device
- [ ] Transit Signal Priority
- [ ] Transit Queue-Jump Lanes
- [ ] Transit-Supportive Lanes (transit lanes, HOV lanes, bus-on-shoulder lanes)
- [ ] Transit-Stop Design (transit bulbs, boarding islands, etc.)
- [ ] Transit-Supportive Stop Placement/Spacing
- [ ] Other:

Topic: Equity

Will the project help to improve active transportation or transit in an Equity Priority Community (EPC)? *

- (●) Yes
- ( ) No

Please list census tracts that are designated as EPCs and affected by this project.

While the project is not in an area designated as EPC, the San Pablo Avenue corridor services many EPCs which will be affected by this project. They include CTs 364002, 366001, 367100, and many more.

Topic: Resilience

Will the Project integrate green infrastructure?

- ( ) Yes
- (●) No
- ( ) N/A

Clear selection

Back Next Page 2 of 3 Clear form

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* Indicates required question

Compliance and Exemption with Bicycle and Pedestrian Committee (or Equivalent) Review

Topic: Transit Coordination

25. Please describe the transit routes, stations, etc., and include information about transit-supportive design elements included in the project. *

WestCAT bus route C3 runs in this area. The project proposed to improve access to the bus stop for senior residents and the community.

26. If yes, list transit facilities (stop, station, and route) and all affected agencies.

WestCAT C3

27. Have all potentially affected transit agencies had the opportunity to review this project? If yes, please save the email from transit operator(s) below. *

- ○ Yes
- ◉ No

Topic: Transit Agency Review

Please upload the email documentation from the transit operator(s). Please save the files as "Project Name_YourJurisdictionName_TransitEmail" Add the name of the file being uploaded below. Then Click Here to upload your file.

Your answer

Statement of Compliance
The proposed projects status of compliance with MTC Complete Streets Policy (Resolution 4493).

Is this project in compliance with MTC Complete Street's Policy (Resolution 4493)? *

- [x] Yes
- [ ] No

Topic: Bicycle Advisory and Pedestrian Committee/Commission Review

Has a local Bicycle and Pedestrian Advisory Committee/Commission (BPAC) reviewed this Checklist? *

- (●) Yes
- ( ) No
- ( ) The Checklist is being submitted to send to the BPAC for review.

Please provide the meeting date(s).

CBAC 12/09/2025 & Pinole Traffic and Pedestı

Please provide a summary of meeting comments.

Both committees supported this project and recommended the installation of a HAWK signal for the crossing at Fifth Avenue

Topic: Transit Agency Review

1. The affected roadway is legally prohibited for use by bicyclists and/or pedestrians.

- ( ) Yes
- (●) No

Clear selection

If yes, please cite language and agency citing prohibited use.

Your answer

2. The costs of providing Complete Streets improvements are excessively disproportionate to the need or probable use (defined as more than 20 percent for Complete Streets elements of the total project cost).

- ○ Yes
- ◉ No

Clear selection

If claimed, the agency must include proportionate alternatives and still provide safe accommodation of people biking, walking and rolling. Please share how that will be executed.

Your answer

3. There is a documented Alternative Plan to implement Complete Streets and/or on a nearby parallel route.

- ○ Yes
- ◉ No

Clear selection

If Yes, describe alternative Plan/Project.

N/A

4. Conditions exist in which policy requirements may not be able to be met, such as fire and safety specifications, spatial conflicts on the roadway with transit or environmental concerns, defined as abutting conservation land or severe topological constraints.

- ○ Yes
- ◉ No

Clear selection

Describe condition(s) that prohibit implementation of CS policy requirements.

N/A

Name of department director or equivalent for exceptions.

N/A

Department Director-Level Signature for Exceptions

Exceptions must be signed by a Department Director--level agency representative, or their designee. Please include name, title and copy of their approval of this exception in email or letter format below.

Director Approval File Upload

Please save the file with the project name and the jurisdiction submitting checklist. Add the name of the file being uploaded below. Then Click Here to upload your file.

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CITY COUNCIL REPORT

10.A.

DATE: JANUARY 20, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: Lilly Whalen, Community Development Director, 510-724-9832, lwhalen@pinole.gov
David Hanham, Planning Manager, 510-724-9842, dhanham@pinole.gov

SUBJECT: CONDUCT A PUBLIC HEARING, TABULATE BALLOTS, AND CONSIDER ADOPTION OF A RESOLUTION CONFIRMING ASSESSMENTS FOR THE APPIAN VILLAGE RESIDENTIAL LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2026/27

RECOMMENDATION

Conduct a public hearing, receive and tabulate Proposition 218 ballots, and, if a majority of weighted ballots are submitted in favor of the proposed assessment, adopt a Resolution confirming assessments for the Appian Village Residential Lighting Assessment District for Fiscal Year 2026/27

BACKGROUND

On December 2, 2025, the City Council adopted a Resolution initiating proceedings to form the Appian Village Residential Lighting Assessment District ("District") and directing preparation of an Engineer's Report in accordance with the Landscaping and Lighting Act of 1972 (Streets & Highways Code §22500 et seq.) and Article XIII D of the California Constitution.

On January 13, 2026, the City Council approved the Engineer's Report, declared its intent to form the District, and set January 20, 2026 as the date for the required Proposition 218 public hearing.

The formation of the District supports Condition of Approval No. 39 of Planning Commission Resolution No. 22-01, which requires the Appian Village subdivision to be incorporated into a lighting and landscaping district to ensure ongoing maintenance of public improvements serving the development.

The proposed District includes all 154 residential parcels within the Appian Village subdivision. The District is designed to fund the ongoing operation, maintenance, and servicing of public streetlighting, traffic signal equipment, and associated utilities located within the public right-of-way along Appian Way and Canyon Drive. Landscaping within the subdivision is privately maintained and is not included in the District.

REVIEW AND ANALYSIS

Proposition 218 Public Hearing and Balloting

This item represents the final procedural step required to form the Appian Village Residential Lighting Assessment District.

The City mailed Proposition 218 notices and ballots to the sole property owner within the proposed District. There are no other property owners in the District. As previously reported, the Appian Village property owner requested a shortened notice and balloting period and executed a written waiver approving this modification. The property owner was given the opportunity to submit a ballot either in favor of or in opposition to the proposed assessments.

At this public hearing, the City Council will:
• Open the public hearing;
• Receive any public testimony;
• Close the public hearing and balloting period; and
• Direct staff to tabulate ballots.

The procedure is as follows: if ballots submitted in favor of the proposed assessment represent a majority of the weighted ballots received, the Council may adopt a Resolution confirming the assessments and ordering their levy beginning in Fiscal Year 2026/27.

Assessment and Services

The Engineer's Report identifies that the District will fund the annual operation, servicing, routine maintenance, and minor repair of public streetlighting, traffic signal equipment, and associated electrical utilities; graffiti removal within the project right-of-way; the City's administrative costs related to managing the District; and capital replacement, contingency, and operating reserves.

All improvements included in the District are located within the public right-of-way along Appian Way and Canyon Drive and provide special benefit to the parcels within the subdivision, in addition to general benefit to the public.

Next Steps
If the assessments are confirmed tonight, staff will proceed with the following:
• August 10, 2026: Submit final assessment amounts to Contra Costa County for inclusion on the Fiscal Year 2026/27 property tax roll.

If the assessments are not approved, the District will not be formed, and the City would need to identify an alternative funding source or defer maintenance of the associated improvements.

FISCAL IMPACT

Adoption of a Resolution confirming assessments will have no immediate fiscal impact on the City's General Fund.

If approved, annual assessments levied on parcels within the Appian Village Residential Lighting Assessment District will fund a portion of the ongoing operation, maintenance, utilities, and administrative costs related to the public lighting and traffic-related improvements serving the development.

The proposed assessment will have an initial Maximum Assessment for the District in the amount of $33,311.33 to be divided by the number of equivalent benefit units of each parcel within the District boundary. These rates may be adjusted annually by the greater of four percent (4%) or the cumulative percentage increase in the Consumer Price Index over the base year of 2025.

The revenue from this special assessment will be deposited into a Special Fund and will be used to pay for the services provided in the District. The total annual cost for maintenance associated with this District is $52,952.10. Of this amount, $33,311.33 is attributed as a special benefit to the development and will be assessed accordingly. The remaining general benefit portion will be funded by the City's General Fund or other source. Both the revenue and expenses will be part of the City's FY 2026-27 Adopted Budget.

ATTACHMENTS

A. Resolution
B. Engineer's Report

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINOLE DECLARING THE RESULTS OF THE ASSEMENT BALLOTING, FORMING THE APPIAN VILLAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT, AND CONFIRMING ASSESSMENTS FOR FISCAL YEAR 2026/27

WHEREAS, on December 2, 2025, the City Council of the City of Pinole ("City Council") adopted a Resolution initiating proceedings to form the Appian Village Residential Lighting Assessment District ("District") and directing preparation of an Engineer's Report in accordance with the Landscaping and Lighting Act of 1972 (Streets & Highways Code §22500 et seq.) and Article XIII D of the California Constitution; and

WHEREAS, on January 13, 2026, the City Council adopted a Resolution approving the Engineer's Report, incorporated as Exhibit A herein, declaring its intent to form the District, and setting January 20, 2026 as the date for the public hearing on the proposed assessments; and

WHEREAS, the District includes all 154 residential parcels within the Appian Village subdivision and is intended to fund the operation, routine maintenance, minor repairs, and servicing of public streetlighting, traffic signal equipment, and associated utilities located along Appian Way and Canyon Drive, as well as graffiti removal, administrative costs associated with managing this maintenance, and capital replacement, contingency, and operating reserves; and

WHEREAS, all improvements to be funded by the District are located within the public right-of-way and provide special benefit to the parcels within the District, in addition to any general benefit to the public, as described in the Engineer's Report; and

WHEREAS, the City mailed Proposition 218 notices and ballots to the sole property owner within the proposed District, there being no other property owners within the District; and

WHEREAS, the property owner of the Appian Village development requested a shortened notice and balloting period and executed a written waiver approving such modification; and

WHEREAS, the property owner was provided the opportunity to submit a ballot in favor of or in opposition to the proposed assessments; and

WHEREAS, on January 20, 2026, the City Council conducted a duly noticed public hearing, received public testimony, closed the hearing and the balloting period, and directed the tabulation of ballots; and

WHEREAS, ballots submitted in favor of the proposed assessments represent a majority of the weighted ballots received.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pinole as follows:

SECTION 1. PUBLIC HEARING. The City Council hereby finds that the public hearing and balloting process were conducted in compliance with Article XIII D of the California Constitution and the Landscaping and Lighting Act of 1972. At the conclusion of the Public Hearing, the ballots submitted in favor of the proposed assessments represent a majority of the weighted ballots received.

SECTION 2. FORMATION OF THE DISTRICT. The City Council hereby declares the formation of the Appian Village Landscape and Lighting Assessment District.

SECTION 3. CONFIRMATION OF ASSESSMENTS. The assessments described in the Engineer's Report for the Appian Village Residential Lighting Assessment District for Fiscal Year 2026/27 are hereby confirmed.

SECTION 4: LEVY AND COLLECTION OF ASSESSMENTS. The City Council hereby orders the levy and collection of the assessments for Fiscal Year 2026/27 in the manner set forth in the Engineer's Report, including collection on the County tax roll.

SECTION 5: ASSESSMENT AMOUNTS AND ADJUSTMENTS. The total Maximum Assessment for the District for Fiscal Year 2026/27 shall not exceed $33,311.33 to be divided by the number of equivalent benefit units of each parcel within the District boundary as described in the Engineer's Report. Future annual adjustments may be made in accordance with the methodology and escalation provisions set forth in the Engineer's Report.

SECTION 6: **SPECIAL FUND.** All assessment revenues shall be deposited into a special fund established for the Appian Village Residential Lighting Assessment District and shall be used solely for the purposes identified in the Engineer's Report.

SECTION 7: IMPLEMENTATION. The City Manager or designee is authorized and directed to take all actions necessary to implement this Resolution, including submitting the confirmed assessments to Contra Costa County for inclusion on the Fiscal Year 2026/27 property tax roll.

PASSED AND ADOPTED at a regular meeting of the Pinole City Council held on the 20th day of January 2026 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

I, hereby certify that the foregoing resolution was regularly introduced, passed, and adopted on this 20th day of January 2026.

_____

Roxane Stone, CMC
Deputy City Clerk

CITY OF PINOLE
APPIAN VILLAGE
LANDSCAPE AND LIGHTING
ASSESSMENT DISTRICT

ENGINEER'S REPORT

January 2026

PREPARED BY

Harris & Associates

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Temecula, CA 92590
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF PINOLE**

PROJECT: **CITY OF PINOLE**
APPIAN VILLAGE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

TO: **THE CITY COUNCIL OF THE CITY OF PINOLE, STATE OF CALIFORNIA**

ENGINEER'S REPORT

LANDSCAPING AND LIGHTING ACT OF 1972, DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"), in compliance with the substantive and procedural requirements of Articles XIII C and XIII D (Proposition 218) of the California Constitution, recent court precedent and under the direction of the City Council of the City of Pinole, California ("City Council"), submitted herewith is the annexation Engineer's Report ("Report") for the City of Pinole ("City").

This Report provides for the formation of the City of Pinole Appian Village Landscape and Lighting Assessment District ("Appian Village LLAD" or "District") as required under the terms of Tract 9630 issued for the development of the following Assessor Parcel Numbers (APN):

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

This Report also establishes the Maximum Assessment to be levied commencing with Fiscal Year 2026-2027 (i.e., commencing July 1, 2026, and ending June 30, 2027) and continuing in all subsequent Fiscal Years, for the area to be known and designated as:

Appian Village LLAD

I do hereby assess and apportion the total amount of the costs and expenses upon parcels of land within the designated area liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

I, the appointed Engineer, acting on behalf of the City of Pinole, pursuant to the 1972 Act, do hereby submit the following:

- The costs and expenses of the District which have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels pursuant to the provisions of law.
- An Assessment Diagram/Boundary Map is filed herewith as required by law, showing the District as well as the boundaries and dimensions of the respective parcels or lots and subdivisions of land within said District, as the same exist as of the date of this Report. Reference is made to the Assessor Parcel Map for a description of the lots or parcels.
- An Assessment Roll showing the annual assessment for each parcel corresponding to the numbers assigned to each parcel by the Contra Costa County Assessor and are current as of the date of this Report.

In conclusion, it is my opinion that the assessments for Appian Village LLAD have been spread in accordance with the benefits that each parcel receives from the items being financed.

DATED this 6th day of January 2026

Alison M. Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work
County of Contra Costa
State of California

EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"), in compliance with the substantive and procedural requirements of Articles XIII C and XIII D (Proposition 218) of the California Constitution and recent court precedent, the costs and expenses of Appian Village LLAD ("Appian Village LLAD" or "District") have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included in Part IV of this Report. On the 13th day of January, 2026 the City Council, City of Pinole, State of California, ordering the preparation of the Engineer's Report ("Report") providing for the formation of the Appian Village LLAD did, pursuant to the provisions of the 1972 Act, adopt Resolution No. 2026-_____ for a special assessment district known and designated as:

Appian Village LLAD

The formation of the Appian Village LLAD includes the parcels identified by the Assessor Parcel Numbers (APN) valid as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

Formation of a landscape & lighting assessment district for the maintenance of improvements in perpetuity is a prerequisite for development of these parcels or any future subdivision of land under the terms of Tract 9630.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the District, as well as the respective parcels and subdivisions of land within said District as they exist on the date of this Report. Each of which subdivisions of land into parcels or lots, respectively, has been assigned a distinctive number and is so indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Harris submits this Report, consisting of five parts, for the annexation of Appian Village LLAD and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2026-2027 and continuing in subsequent fiscal years.

Part I

Plans and Specifications: A description of Appian Village LLAD boundaries and the proposed improvements within said District. The District shall consist of thirty-five parcels which comprise the residential development known as Appian Village LLAD. The proposed improvements described in this Report are based on the requirements of Tract 9630 ("Appian Village") and the current development and improvement plans provided to Harris & Associates (Harris) by the City of Pinole as of the date of this Report. (1) Unsigned Appian Way - Public Street Lighting for Denova Homes, Apian Way/Canyon Drive, by Giacalone Design Services, Inc., dated 06/27/2025 and (2) Unsigned Subdivision 9630 Apian Village tract map, by CBG Civil Engineers., dated March 2025 are on file in the office of the City Engineer and are incorporated into this Report by reference.

Part II

Cost Estimate: An estimate of the cost of the streetlight and traffic signal improvements maintenance and service, including incidental costs and expenses in connection therewith, for Fiscal Year 2025-2026.

Part III

Method of Apportionment: A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum Assessment established for Appian Village LLAD is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by Appian Village LLAD at build-out.

Part IV

Assessment Diagram/Boundary Map: An Assessment Diagram/Boundary Map showing the parcels of land included within the boundaries of Appian Village LLAD. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

Part V

Assessment Roll: A listing of the Assessor's Parcel Numbers, or the lot/unit numbers assigned for subdivided parcels, and the initial Maximum Assessment per parcel or acre to be applied on the tax roll for Fiscal Year 2025-2026.

B. Assessment District

The improvements and services to be provided by Appian Village LLAD generally include streetlight and traffic signal maintenance. The formation of Appian Village LLAD will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded in perpetuity. Appian Village LLAD's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Harris as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the proposed improvements.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Assessment District

Appian Village LLAD is located within the City of Pinole, County of Contra Costa, State of California generally located at the northeast corner of Appian Way and Canyon Drive. At full development, Appian Village LLAD is projected to include a one-hundred-fifty-four (154) residential unit project in twenty-six (26) buildings on twenty-six (26) taxable residential parcels and nine (9) non-assessable parcels. Appian Village LLAD consists of all lots/units, parcels and subdivisions of land located in the residential development area currently defined by the following Assessor Parcel Numbers as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

A general boundary map for the District is presented in Part IV of this Report.

B. Description of Improvements and Services Authorized by the Landscaping and Lighting Act of 1972

As applicable to the District, the 1972 Act (specifically, Section 22525 of the California Streets and Highways Code) defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities, including, but not limited to, streetlights and traffic signals.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The installation of park or recreational improvements, including, but not limited to, all of the following:
    - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.

- Lights, playground equipment, play courts, and public restrooms.
- The maintenance or servicing, or both, of any of the foregoing, and any of the improvements authorized in Streets and Highways Code Section 22525 (i).
- The acquisition of land for park, recreational, or open-space purposes.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.

Section 22526 of the California Streets and Highways Code states that "incidental expenses" associated with the improvements include, but are not limited to the following:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
- The costs of printing, advertising, and the giving of published, posted, and mailed notices.
- Compensation payable to the County for collection of assessments.
- Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5 of the California Streets and Highways Code.
- Costs associated with any elections held for the approval of a new or increased assessment.

Section 22531 of the 1972 Act defines "maintain" or "maintenance" to mean the following:

- Furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:
- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating [vegetation] for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. Improvements and Services for Appian Village LLAD

Appian Village LLAD provides for the collection of annual assessments to fund the ongoing maintenance and servicing of streetlighting and traffic signal improvements on Appian Way and Canyon Drive within the public right-of-way of the following parcels:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

The assessments will also fund any appurtenant facilities and related incidental expenses including, but not limited to, the cost of personnel, electrical energy, materials, equipment, contracting services, and other items necessary for the satisfactory operation of these services which are the responsibility of Appian Village LLAD.

PART II – COST ESTIMATE

The Cost Estimate is located below:

APPIAN VILAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF PINOLE
ANNUAL BUDGET
FISCAL YEAR 2025-2026

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST [1]
Street Light Operation and Maintenance Costs Appian Way (125 Watt LED - 6 poles)	$ 3,239.71
Street Light Operation and Maintenance Costs Canyon Drive (125 Watt LED - 3 poles)	$ 1,619.85
Annual Service/Repairs Cost	$ 540.00
Traffic Signal Maintenance[6]	$ 11,501.00
Capital Reserves - Streetlighting Appian Way[2]	$ 1,500.00
Capital Reserves - Streetlighting Canyon Drive[2]	$ 750.00
Capital Reserves - Traffic Signal Upgrades[6]	$ 16,642.86
TOTAL MAINTENANCE COSTS	**$ 35,793.42**

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST
Administrative Costs[3]	$ 10,000.00
Contingency (10%)	$ 3,579.34
Operating Reserves (10%)	$ 3,579.34
TOTAL INCIDENTAL COSTS	**$ 17,158.68**

	PROJECTED ANNUAL COST
TOTAL PROJECTED COSTS	**$ 52,952.10**
GENERAL BENEFIT OFFSET[4]	**($18,872.86)**
SPECIAL BENEFIT PARCELS OUTSIDE DISTRICT OFFSET[5]	**$ (767.92)**
TOTAL ASSESSED COSTS	**$ 33,311.33**

APPIAN VILAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
CITY OF PINOLE
ANNUAL BUDGET (CONTINUED)
FISCAL YEAR 2025-2026

[1] Appian Village is composed of 26 residential parcels containing 154 single family dwelling units and 9 non-assessable parcels on 4.25 net assessable acres and 77 EBUs.
[2] Streetlight Capital Reserve based on one estimated pole and lighting fixture replacement every 5 years due to traffic collisions + labor costs.
[3] Administrative cost is composed of consultant annual administrative contract fees and City overhead.
[4] General Benefit Offset = General benefit offset Appian Way Streetlights and Traffic Signals
[5] Special Benefit Parcels Outside District Offset = Streetlight special benefit to parcels outside district located on Canyon Drive.
[6] Traffic Signal Maintenance and Upgrade costs provided by the City of Pinole.

PART III – METHOD OF APPORTIONMENT

A. Method of Apportionment

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include dedicated easements for streetlighting and traffic signals use, and appurtenant facilities. Section 22573 of the 1972 Act gives the following instructions for apportioning assessments to the parcels within the district:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments for parcels within Appian Village LLAD, which reflects the composition of the parcels and the improvements and services which are the responsibility of Appian Village LLAD, fairly apportions the costs based on the estimated benefit to each parcel. In addition, Article XIII D of the California Constitution ("Article XIIID") requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over, and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

This section of the Engineer's Report includes an explanation of the special and general benefits to be derived from the public improvements maintained by the District and the methodology used to apportion the total assessment to properties within the District. The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the District or to the public at large. Special benefit and the Assessments are calculated for each parcel in the District using the following process:

1. Description and quantification of the general benefits
2. Determination of the relative special benefits by improvement type
3. Determination of the Benefit Factors by Land Use Type
4. Description and calculation of Equivalent Dwelling Unit (EDU) Methodology
5. Description and calculation of Equivalent Benefit Unit (EBU) Methodology
6. Calculation of assessment rates and calculation of assessments

The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit.

Streetlighting and traffic signal maintenance are the responsibility of Appian Village LLAD.

Benefit Factors

The special benefits will be applied by improvement and land use types through the application of an Applied Benefit Factor ("Benefit Factor). The Benefit Factor will be multiplied by the Equivalent Dwelling Units (EDUs) to derive the Equivalent Benefit Units (EBUs) in the report, both described later in this report. The EBUs proportionately spread the assessments based on the special benefits received.

Benefit Factors quantify the relative amount of benefit a parcel receives from an improvement. The following paragraphs describe each Benefit Factor by land use.

Benefit Factors – Streetlighting

The factors that determine the benefit of streetlighting to a particular land use are defined as follows:

Safety & Security: Streetlighting is a crucial component in enhancing safety and security for residential and commercial developments. Adequate streetlighting deters criminal activity by increasing visibility and decreasing locations for criminal activity to not be visible. This improved security reduces the likelihood of crime, making neighborhoods and business districts safer and more appealing for residents, employees, and visitors.

Community Character & Vitality: Streetlighting contributes to the overall character and vitality of a community. Consistent, well-designed lighting helps create an inviting atmosphere that reflects the community's identity, encourages social interactions, and supports a sense of pride among residents. Well-lit streets and public spaces stimulate economic activity by making these areas more attractive for evening activities, contributing to a vibrant local culture and economy.

Property Access: Streetlighting directly support property access by ensuring that streets, sidewalks, and pathways are well lit and easy to navigate after dark for parcels within or adjacent to streetlight illumination pattern. This lighting benefits visitors and emergency services by providing clear, visible pathways, which enhance accessibility, safety, and ease of movement to and from properties. This factor is especially important in high-traffic areas, enhancing the overall usability of roads and walkways at night.

Nighttime Visibility: Good nighttime visibility provided by streetlighting primarily benefits commercial land uses by improving navigation and reducing hazards. With enhanced visibility, visitors can travel safely and comfortably at night, reducing the risk of accidents and injuries when accessing commercial parcels. For commercial areas, nighttime visibility also aids in attracting customers and fostering a safe, lively environment, supporting both safety and economic activity.

The special and direct benefits of streetlighting for each land use type are listed in Table 1 below with the Applied Benefit Factor assigned to each land use type by taking the total benefit factor for each land use divided by the commercial benefit total.

Table 1
Applied Benefit Factor

Special Benefits/Land Use	Single Family Residential (Neighborhood Lighting)	Office	Utility, Industrial, Schools, Colleges	Commercial	Park	Vacant, Agricultural, Golf
Safety & Security	1	1	1	1	1	1
Community Character & Vitality	1	1		1		
Property Access		1	1	1	1	
Nighttime Visibility				1		
Subtotal:	2	3	2	4	2	1
Applied Benefit Factor (Subtotal/Commercial Subtotal)	0.50	0.75	0.50	1.00	0.50	0.25

Separation of General Benefit and Special Benefit

Based on Article XIIID, Section 4 of the of the California Constitution, all benefits are either general or special.

In other words:

Total Benefit = Special Benefit + General Benefit

General Benefit = Benefits to Population of the District + Benefits to the Public At Large

Special Benefit = Benefit to Parcels Inside the District + Benefit to Parcels Outside the District

The identified improvements and services provide benefits to the parcels located within the District. Some of these benefits are "special benefits," benefits that are above and beyond those "general benefits" provided to the public at large. Under Article XIIID, Section 4 of the California Constitution, only "special benefits" provided to the parcels within the District are assessable. Special Benefits provided to parcels outside the District are not assessable. General benefit to the population of the District and the public at large are not assessable. As such, isolation and quantification of the "special benefits" provided to parcels within the District associated with the improvements and services are paramount. In order to isolate the "Special Benefits," it is necessary to quantify the amount of "General Benefits" associated with the improvements and services. Additionally, we will also identify the Special Benefit to any parcels outside the District that must be excluded from the assessment of District parcels.

Special benefits impact the assessed properties in a way that is particular and distinct from their effect on other parcels not within the District and that real property in general and the public at large

do not share. The improvements were installed as a condition of development for the Appian Village residential development and would not have been installed otherwise. Since these improvements were installed and are maintained especially for the benefit of properties within the District, all assessable properties in the District receive a special benefit and are assessed for the special benefits conferred by the improvements.

General Benefit - Streetlighting

The project includes installation, operation and maintenance of six (6) new streetlights on Appian Way and three (3) new streetlights on Canyon Drive for a total of nine (9) new streetlights.

Appian Way: The six (6) additional streetlights on Appian Way are a City required condition of approval for the development and therefore 50% of the associated costs to service and maintain those streetlights and provide for future capital replacement are assigned as general benefit to the developing parcels. The remaining 50% is further divided based on the following additional criteria. Additionally, Appian Way is an arterial roadway composed of two lanes in each direction. Roadway lights clearly provide a measure of general benefit to the public and to properties in general resulting from nighttime traffic safety and circulation on these primary streets. The lane immediately adjacent to the parcels is primarily used for local traffic, including accessing the project parcels, and confers a particular and distinct special benefit upon parcels within Appian Village LLAD. The thru lane, located nearest the median, is designated for traffic continuing past the parcels traveling to other destinations. The thru lane comprises 50% of the two lanes bordering the development. Therefore, it is reasonable to conclude that fifty percent (50%) of the remaining costs associated with the servicing, maintenance, and future capital replacement of the streetlights on Appian Way would be considered a general benefit. **This results in a net total of 25% of the arterial streetlights on Appian Way and associated costs to service and maintain those streetlights and provide for future capital replacement would be considered a general benefit.**

Canyon Drive: Canyon Drive is a collector roadway composed of one lane in each direction. Streetlights on Canyon Drive provide special and direct benefit to the parcels inside the District as well as certain parcels outside the District which are located adjacent to the development and illuminated by the streetlights (addressed later in Special Benefit section of report) and provide a de-minimus amount of benefit to the public in general. **Therefore, the general benefit from streetlights on Canyon Drive is zero**. See special benefit calculation for parcels outside the District in Table 6.

General Benefit – Traffic Signals

Traffic Signal costs are composed of the (1) Operation and maintenance costs and (2) Traffic signal upgrade costs.

Operation and Maintenance Costs: The facilities maintained in the District include the operation and maintenance of two (2) existing traffic signals on Appian Way/Mann Drive and Appian Way/Canyon Drive. Traffic signals clearly provide a measure of general benefit to the broader

traveling public, to properties in general as well as properties within the assessment district. Operation and maintenance of the traffic signals provide general benefits by (1) Improving overall network circulation, enhancing regional mobility, and reducing travel delay for non-local through-traffic, (2) Pedestrian crossing protection and vehicle safety resulting from the traffic signal benefit all users of the intersection, including drivers, bicyclists, transit riders, and pedestrians who are not associated with any assessed parcel, and (3) Traffic signal improves emergency vehicle routing and response time, a benefit shared by the community as a whole. The ongoing cost to operate, service and maintain the traffic signals existed before the Appian Village development. However, the conditions of approval for the Appian Village development required one additional leg (2 poles/masts/signals) be added to the traffic signal at the intersection of Appian Way/Mann Drive to provide ingress/egress to Appian Village. **Therefore, it is reasonable to conclude that the associated annual costs to operate, service and maintain the existing traffic signals would be considered 75% general benefit for the traffic signal at Appian Way/Mann Drive and 100% general benefit for the traffic signal at Appian Way/Canyon Drive.**

Traffic Signal Upgrade Costs: The cost of upgrades to the traffic signal battery backup, video, controller & firmware occurred as a result of a condition of development of the Appian Villages development, however they also provide a benefit to the traffic passing thru the traffic signals traveling to other destinations. Additionally, Appian Way is an arterial roadway composed of two lanes in each direction. Roadway lights clearly provide a measure of general benefit to the public and to properties in general resulting from nighttime traffic safety and circulation on these primary streets. The lane immediately adjacent to the parcels is primarily used for local traffic, including accessing the project parcels, and confers a particular and distinct special benefit upon parcels within Appian Village LLAD. The thru lane, located nearest the median, is designated for traffic continuing past the parcels traveling to other destinations. The thru lane comprises 50% of the two lanes bordering the development. **Therefore, it is reasonable to conclude that 50% of traffic signal upgrade costs are considered general benefit.**

Summary – General Benefit Offset

All the General Benefit Offset amounts are summarized in Table 2 below:

Table 2
General Benefit Offset Summary

Improvements	Total Costs	General Benefit %[3]	General Benefit Offset
Traffic Signal Annual Maintenance Costs - Appian Way/Mann Drive[1]	$7,398.00	75%	$5,548.50
Traffic Signal Annual Maintenance Costs - Appian Way/Canyon Drive[1]	$4,103.00	100%	$4,103.00
Traffic Signal - Annual Capital Replacement Cost of Upgraded Equipment[1]	$16,642.86	50%	$8,321.43
Traffic Signal General Benefit			$17,972.93
Streetlighting - Appian Way[2]	$3,599.71	25%	$899.93
		Total General Benefit Offset	$18,872.86

[1] Refer to Table 7 - Traffic Signal Operation & Maintenance and Upgrade Costs.

[2] Appian Way streetlighting operation & maintenance costs + annual service & repair costs. Refer to Table 5 - Streetlighting Costs.

[3] Refer to General Benefit discussion section.

See additional amount of Benefit Offset in Special Benefit – Streetlighting (Parcels outside District) Offset Calculation.

Special Benefits by Improvement Type:

Special Benefit – Street Lighting

The operation, maintenance and servicing of lighting provides a special benefit to each and every assessable lot or parcel within the development or vicinity which is adjacent to such lighting resulting in: 1) improved safety and security of such lots or parcels, 2) contributes to the overall character and vitality of a community, 3) improved property access for such lots or parcels and traffic circulation by illuminating access after sunset, and 4) improved nighttime visibility by improving navigation, reducing accidents as well as aiding in attracting customers to commercial parcels.

Additionally, the street lighting improvements were installed as a condition of development for Appian Village LLAD and would not have been installed otherwise. Since these improvements were installed and are maintained especially for the benefit of properties within the District, all assessable properties in the District receive a special benefit and are assessed for the special benefits conferred by the improvements.

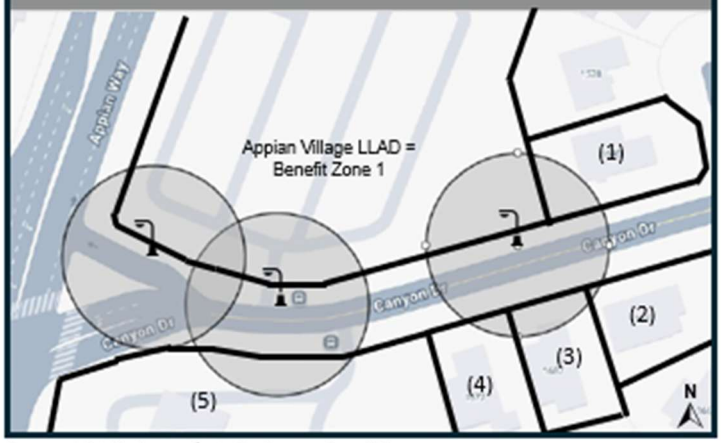
Special Benefit – Streetlighting (Parcels outside District) Offset Calculation

A summary of the Special Benefit for Parcels Outside the District Offset calculation for streetlights on Canyon Drive is as follows:

Five parcels (one commercial and four single family residences) outside the District benefit from the streetlights on Canyon Drive and are assigned to a benefit zone based on the 75-foot illumination pattern of each streetlight. The streetlights will illuminate each of the five parcels, therefore, each parcel receives special benefit from the streetlights. Parcels are grouped into a benefit zone based on the illumination benefit it receives, and a correlating benefit factor is assigned and the EBU calculated for each parcel.

The following graphic identifies the parcels illuminated by each streetlight on Canyon Drive, assigned benefit zones and the corresponding Benefit Factor:

Reference/APN	Benefit Zone	Benefit Factor[1]
(1) 401-271-001	2	.50
(2) 401-273-003	2	.50
(3) 401-273-002	2	.50
(4) 401-273-001	2	.50
(5) 401-273-048	2	1.00



For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

APN = Assessor Parcel Number
Streetlight Illumination Area

[1] See Applied Benefit Factor descriptions in Table 1

The Special Benefit for Parcels Outside the District offset is calculated in Table 6.

Equivalent Dwelling Units

A methodology, which takes into consideration the impact of land use and parcel size, has been developed and applied to The District. This methodology, called Equivalent Dwelling Units (EDUs), calculates the EDUs for each parcel where every land use is converted to EDUs based on the assessment formula appropriate for the City. Single Family Residential, which includes Condominiums, is defined as the basic unit for calculation of assessments and assigned 1 EDU per

parcel. Multi-Family Residential (Apartments and Mobile Home Parks) are converted to EDUs based on the number of dwelling units on each parcel. Commercial/Industrial, Parks, and certain Public Property, such as Schools, are converted to EDUs based on the lot size of each parcel of land. Vacant Property and Public Property are converted to EDUs based on actual use using the equivalent Land Use Category EDU factor. Property Owner Association and Exempt parcels are assigned zero EDUs. The EDU method is seen as the most appropriate and equitable for streetlight and traffic signal maintenance districts, as the benefit to each parcel from the improvements are apportioned as a function of land use type and parcel size.

Parcel Classification

Residential:

Residential: Residential means a parcel for which a building permit has been issued permitting construction of one or more Residential dwelling units. Residential parcels shall be further classified as Single Family Residential.

- Single Family Residential (SFR): SFR means all parcels of residential property, other than Multi-Family Residential Property. The SFR parcel is the basic unit for calculation of the benefit assessments. Parcels designated as SFR land use will be assigned 1 EDU per dwelling unit, including vacant subdivided residential lots.
- Condominium/Townhome: Condominium means all parcels of developed property within a residential building or buildings comprised of dwelling units with each unit having individual ownership and assigned an individual assessor parcel number. Condominiums will be treated the same as SFR units. Therefore, parcels designated as Condominium/Townhome land use will be assigned 1 EDU per dwelling unit.

Non-Residential:

Non-Residential: Non-Residential means a parcel for which a building permit has been issued permitting construction of one or more Non-Residential structures. Non-Residential parcels shall be further classified as Commercial/Office/Industrial: Commercial/Office/Industrial means non-residential parcels that are not Exempt, Public Property, Property Owners Association Property, or Vacant, and are used for retail, office, professional, medical, restaurant, government, institutional, financial, lodging, or other commercial/industrial related uses. These parcels are assigned EDUs based on acreage. In converting Commercial/Office/Industrial properties to EDUs, the factor used is the City of Pinole average single family residential density of 4.61 dwelling units per acre (as derived from the City of Pinole General Plan, Housing Element adopted in 2023, the total number of Single Family Residential (SFR) dwelling units in the City divided by the entire SFR area (acres) of the City)(5,056 SFR units / 1,097.04 acres = 4.61 dwelling units/acre). Therefore, the Commercial/Industrial parcels, including institutional uses, will be assigned 4.61 EDUs per acre.

Special Benefiting Other Property:

- Parks: Parks will be assessed on parcel frontage, which is the approximate metric of the parcel typically benefiting from the Zone landscaping and streetlighting improvements. The typical frontage for a SFR is fifty (50) feet. Park parcels will be assessed 1 EDU for every fifty (50) feet of frontage.
- Schools: Schools will be assessed as 4.61 EDUs per acre for the portions of the parcel with building improvements. Playground and athletic fields will not be assessed as they are treated like Property Owners Association Property with no development potential.

Exempt Property and Vacant Property:

- Exempt: Exempt means any parcel dedicated as public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, parkways and that portion of public property that is not developed or used for business purposes similar to private commercial, industrial and institutional activities. Also defined as Exempt parcels are utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no development potential and do not benefit from the improvements. These parcels are defined as having a zero EDU factor and, therefore, zero EDUs to be assessed.
- Vacant Property: Vacant Property means parcels with no improved structures, including agricultural and golf course parcels. Vacant parcels adjacent to streetlighting receive 25% of the benefit of fully developed commercial parcels. Therefore, Vacant parcels adjacent to streetlighting improvements are defined as having 1.15 (4.61 X 25%) EDU factor and, therefore, 1.15 EDUs for every acre to be assessed. Vacant parcels with approved subdivision maps filed on them will be assessed at the rate appropriate to their future designated use.

Determination of Rate

A summary of Equivalent Dwelling Unit (EDU) rates is shown in Table 3:

TABLE 3
EDU Rates

Land Use Category	Basic Unit		Equivalent Dwelling Unit Factor		EDU Rates
Residential:					
Single Family Residential	1 DU	X	1.00	=	1 EDU/DU
Condominium/Townhome	1 DU	X	1.00	=	1 EDU/DU
Non-Residential:					
Commercial/Office/Industrial	Per Acre	X	4.61	=	4.61 EDU/Acre
Schools	Per Acre	X	4.61	=	4.61 EDU/Acre of developed area (excludes playground and athletic fields)
Public Property and Other Property:					
Parks	1 EDU/50 feet frontage	X	Per Park Frontage	=	1 EDU per 50 feet of frontage
Exempt & Vacant Property:					
Exempt	N/A	X	0.00	=	0.00 EDU/DU
Vacant/Agricultural/Golf Course	Per Acre	X	1.15	=	1.15 EDU/Acre

Equivalent Benefit Units

EDUs quantify how much benefit a particular property or parcel receives relative to other properties in the assessment district. They allow for equitable cost distribution based on factors like property size, type, or usage, which influence the level of benefit from the improvement.

The EBU for each parcel is the product of the of the parcel's EDUs multiplied by the Benefit Factor which equals the Equivalent Benefit Units for that parcel.

The following are the EDU and EBU calculations and Cost per EBU by improvement Type:

Table 4
EBU Calculation

EBU Calculation						
Benefit Zones	**Acres**	**Dwelling Units[2]**	**Equivalent Dwelling Unit (EDU) Factor [3]**	**Equivalent Dwelling Units[2]**	**Benefit Factor[3]**	**Equivalent Benefit Units (EBUs)[4]**
Benefit Zone 1 (Inside District)[1]	-	154	1.00	154.00	0.50	77.00
Benefit Zone 2 (Outside Zone)						
401-271-001 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-001 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-002 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-003 (SFR)[5]	-	1	1.00	1.00	0.50	0.5
401-273-048 (Commercial)[6]	1.75	0	4.61	8.07	1.00	8.07
Subtotal (Outside District)	**1.75**	**4**		**12.07**		**10.07**
Total EDU / EBU	**1.75**	**158**		**166.07**		**87.07**

[1] Benefit Zone 1 is composed entirely of single family townhome parcels located inside District.
[2] Parcels in Benefit Zone 1 (Inside District) are composed of parcels with multiple dwelling units (single-family owned
[3] Refer to Benefit Factor Table in this report.
[3] Refer to Equivalent Dwelling Unit Factors in Table 6.
[4] Equivalent Benefit Units = Equivalent Dwelling Units times Benefit Factor.
[5] Parcel is composed of single family residential land use which is located within the 75 foot illumination pattern of a streetlight on Canyon Drive and has an additional Benefit Factor of property access illuminated by the streetlight = .5
[6] Parcel is composed of commercial land use which is located within the 75 foot illumination pattern of a streetlight on Canyon Drive and has an additional Benefit Factor of property access illuminated by the streetlight = 1.

Table 5
Streetlighting Costs

Streetlighting Costs							
	Annual Operation & Maintenance Costs[1]	Annual Service / Repair Costs[2]	Capital Reserves[1]	Administrative Costs[3]	Contingency[4]	Operating Reserve[5]	Total
Streetlighting							
Appian Way	$ 3,239.71	$ 360.00	$1,500.00	$2,500.00	$509.97	$509.97	$8,619.65
Canyon Drive	$ 1,619.85	$ 180.00	$750.00	$2,500.00	$254.99	$254.99	$5,559.82
Total Cost	$4,859.56	$540.00	$2,250.00	$5,000.00	$764.96	$764.96	$14,179.47

[1] Streetlight annual operation and maintenance cost and capital reserves from Annual Budget.

[2] Streetlight annual service/repair costs, from Annual Budget, allocated based on Appian Way and Canyon Drive percentage of total operation & maintenance costs.

[3] City Administrative overhead = $10,000 total budgeted administrative cost, from Annual Budget, is allocated 25% to each maintained improvement = $2,500.

[4] Contingency = 10% of the sum of Annual Energy Costs, Annual Service & Repair Costs and Capital Reserves.

[5] Operating Reserve = 10% of the sum of Annual Energy Costs, Annual Service & Repair Costs and Capital Reserves.

Table 6
Assessment per EBU Calculation – Streetlighting

Assessment Per EBU - Streetlighting			
	Number of EBUs	Cost/EBU	Cost
Costs - Streetlighting[1]			
Appian Way			$8,619.65
Canyon Drive			$5,559.82
Total Costs - Streetlighting[1]			$14,179.47
Less: General Benefit Offset on Appian Way[2]			($899.93)
Total Special Benefit Cost - All Property			$13,279.54
Portion of Special Benefit Cost Attributed to Condition of Development (50%)	77.00	$86.23	$6,639.77
Portion of Special Benefit Cost Attributed to all else (50%)	87.07	$76.26	$6,639.77
Special Benefit parcels outside of District[2]	10.07	$76.26	$767.92
Assessment Summary			
Total Costs - Streetlighting			$14,179.47
Less: General Benefit Offset[2]			($899.93)
Less: Special Benefit parcels outside of District			($767.92)
Total Special Benefit Assessment to District			**$12,511.62**
Total District EBUs[3]			77.00
Special Benefit Assessment per EBU - Streetlighting			**$162.49**

[1] Refer to Table 5 - Streetlighting Costs.
[2] Refer to General Benefit Offset Summary.
[3] Refer to Table 4 - EBU Calculation.

Special Benefit – Traffic Signals

New development within the assessment boundary generates additional traffic that will rely on the signalized intersection for primary site access. The operation, maintenance and servicing of the existing traffic signals and installation of additional traffic signals provides a special benefit to each and every assessable lot or parcel within the development resulting in: 1) Improved safety of ingress and egress from such lots or parcels and 2) Improved traffic circulation by regulating traffic patterns and mitigating delays directly attributable to their generated trips.

Traffic Signal Operation and Maintenance: The conditions of approval for the Appian Village development require one additional leg (2 poles/masts/signals) to be installed at the Appian Way/Mann Drive traffic signal to provide ingress/egress to Appian Village. No changes were required for the Appian Way/Canyon Drive traffic signal. **Therefore, we have allocated 25% special benefit for the traffic signal at Appian Way/Mann Drive and 100% general benefit for the traffic signal at Appian Way/Canyon Drive for traffic signal annual operation and maintenance.** See the General Benefit – Traffic Signals section previously in this report.

Traffic Signal Upgrades: The traffic signal upgrades were a condition of approval for the Appian Village development. Additionally, the cost for the traffic signal upgrades to the traffic signal battery backup, video, controller & firmware benefit the Appian Village development as they access the development.. **Therefore, we have allocated 50% general benefit and 50% special benefit to the traffic signal upgrades**. See the General Benefit – Traffic Signals section previously in this report.

The following details the annual traffic signal operating and maintenance costs and traffic signal upgrade costs (capital reserves) for ultimate replacement of traffic signal facilities and cost per EBU calculation for the traffic signals on Appian Way/Mann Drive and Appian Way/Canyon Drive:

Table 7
Traffic Signal Operation & Maintenance and Upgrade Costs

Traffic Signal Operation & Maintenance and Upgrades Costs						
	Annual Operation & Maintenance Costs[1]	Traffic Signal Upgrades - Capital Reserves[2]	Administrative Costs[3]	Contingency[4]	Operating Reserve[5]	Total
Traffic Signal						
at Appian Way/Mann Drive	$7,398.00	$7,428.57	$2,500.00	$1,482.66	$1,482.66	$20,291.89
at Appian Way/Canyon Drive	$4,103.00	$9,214.29	$2,500.00	$1,331.73	$1,331.73	$18,480.74
Total Costs	**$11,501.00**	**$16,642.86**	**$5,000.00**	**$2,814.39**	**$2,814.39**	**$38,772.63**

[1] Traffic Signal annual operation and maintenance costs provided by the City of Pinole - from Annual Budget.

[2] Capital Reserves for Traffic Signal Upgrades: Traffic Signal Upgrade (Battery Backup/Video/Controller & Firmware) costs provided by City ($52,000 Appian Way/Mann Drive and $47,000 Appian Way/Canyon Drive) divided by useful life of 7 years.

[3] City Admininstrative = $10,000 total budgeted administrative overhead cost, from Annual Budget, is allocated 25% to each maintained improvement = $2,500.

[4] Contingency = 10% of Capital Reserves and Annual Maintenance Costs.

[5] Operating Reserve = 10% of Capital Reserves and Annual Maintenance Costs.

Table 8
Assessment per EBU Calculation – Traffic Signal Operation & Maintenance and Upgrades

Assessment Per EBU - Traffic Signal Operation & Maintenance and Upgrades	
Costs - Traffic Signals[1]	
Appian Way/Mann Drive	$20,291.89
Appian Way/Canyon Drive	$18,480.74
Total Costs - Traffic Signals[1]	$38,772.63
Less: General Benefit Offset[2]	($17,972.93)
Total Special Benefit Assessment	$20,799.70
Total District EBUs[3]	77.00
Special Benefit Assessment per EBU - Streetlighting	**$270.13**

[1] Refer to Traffic Signal Upgrade Costs - Table 6.
[2] Refer to General Benefit Offset Summary.
[3] Refer to Table 4 - EBU Calculation.

B. Annual Assessment

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within the District over and above general benefit conferred upon the assessable real property within the District or to the public at large. The assessment for each assessable parcel within the District is calculated as follows: Each parcel currently within the District will be placed into one of the designated categories by land use. Using the EDU factor for the applicable land use category in Table 3 above, multiply the EDU factor rate by the number of Basic Units for each parcel to determine the number of EDUs for that parcel. A Benefit Factor is then multiplied by the number of EDUs to calculate the Equivalent Benefit Units (EBUs).

Once the total costs and the total number of EBUs associated with all parcels within the District are determined, the total costs are divided by the total EBUs to determine an assessment rate for each EBU in the District.

Total Zone Costs ÷ Total Number of EBUs in Zone = Zone Assessment Rate per EBU

Each individual parcel's assessment will then be determined by multiplying the District assessment rate by the parcel's total EBUs.

Zone Assessment Rate per EBU x Parcel's Total EBUs = Parcel's Annual Assessment

The maximum assessment rate is subject to a cost-of-living increase as explained in the Maximum Assessment Methodology section below.

Summary

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. The special benefit proportionate share of the costs and expenses for the provision of streetlighting and traffic signals as well as costs and expenses for the maintenance of the streetlighting and traffic signals are apportioned on an EBU basis and assessed only for special and direct benefits. The general benefit and special benefit for parcels outside the district will be funded by the City General Fund or other financial sources.

C. Maximum Assessment Methodology

The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the District costs and assessments.

The following are the Cost per EBU and Total Cost/Max Assessment by improvement Type summarized:

Table 9
Total Assessment/Max Assessment Summary

Total Assessment/Max Assessment			
Improvement	**Assessment per EBU**	**EBUs[4]**	**Total Assessment/Max Assessment[1]**
Streetlighting Cost[2]	$ 162.49	77.00	$ 12,511.62
Trafffic Signal Cost[3]	$ 270.13	77.00	$ 20,799.71
Total Assessment/Max Assessment	**$ 432.62**		**$ 33,311.33**

[1] Includes effect for rounding.
[2] Refer to Table 6 - Assessment per EBU Calculation – Streetlighting.
[3] Refer to Table 8 - Assessment per EBU Calculation – Traffic Signal Operation & Maintenance and Upgrade Costs .
[4] Refer to Table 4 - EBU Calculation.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the District.

- For Appian Village LLAD, the initial Maximum Assessment for Fiscal Year 2025-2026 shall be a total of $33,311.33 or $432.62 per EBU as detailed in Part III.

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2026-2027. The initial Maximum Assessment may be adjusted by the greater of four percent (4%) per year or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U")

for the San Francisco-Oakland-San Jose California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index of 2025.

The Maximum Assessment is adjusted annually and is calculated independent of the Appian Village LLAD annual budget and proposed annual assessment. The annual assessment (rate per equivalent dwelling unit) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount for that fiscal year. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Appian Village LLAD assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on Appian Village LLAD assessments. The Maximum Assessment calculated each year does not require the annual assessment be raised to the adjusted maximum but can be less than maximum. If the budget and assessments for the fiscal year require an increase to an amount greater than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increase greater than the annually adjusted maximum assessment, the City of Pinole must comply with the provisions of California Constitution Articles XIII C and XIII D, which require a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process, property owners must approve the proposed maximum assessment increase. If the proposed change is approved, then a new Maximum Assessment is established for Appian Village LLAD. If the proposed change is not approved, the City may not levy an assessment greater than the annually adjusted Maximum Assessment previously established for Appian Village LLAD.

PART IV – ASSESSMENT DIAGRAM/BOUNDARY MAP

Part IV – Assessment Diagram/Boundary Map

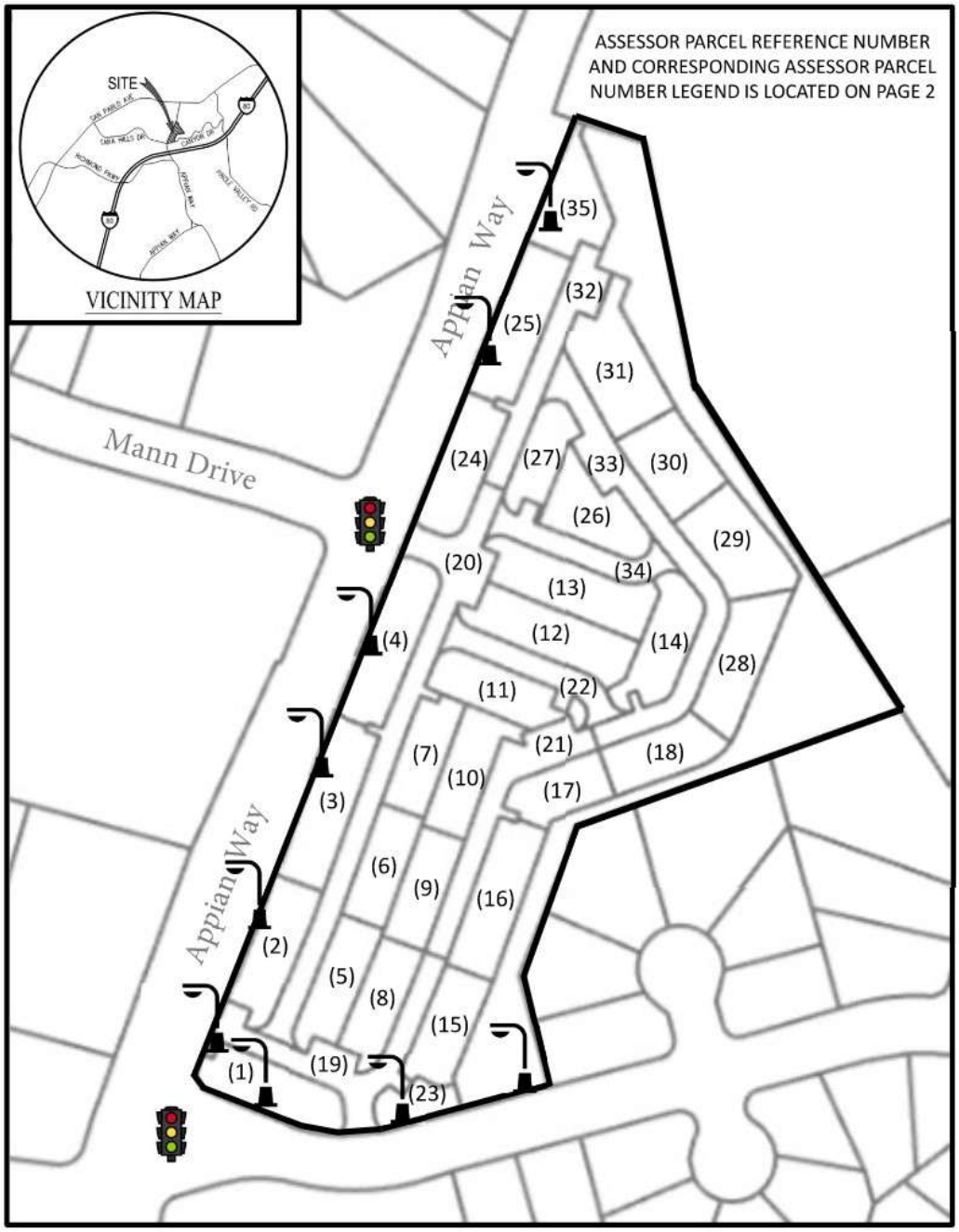
Fiscal Year 2025-2026 Appian Village LLAD

The Assessment Diagram/Boundary Map for Appian Village LLAD by this reference is incorporated and made a part of this Report. Only the parcels identified within the Appian Village LLAD Assessment Diagram/Boundary Map are within said boundary.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number (or numbers) will be identified and resubmitted to the County Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel and/or new parcel number(s) shall be based on the method of apportionment and the assessment rate as defined in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and the assessment rate rather than as a proportionate share of the original assessment.

Page 1 of 2

Assessment Diagram / Boundary Map
Appian Village
Landscape and Lighting Assessment District



For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

Harris & Associates

November 2025

N

No Scale

Assessment Diagram / Boundary Map
Appian Village
Landscape and Lighting Assessment District

City of Pinole, Contra Costa County
State of California

SEC. 28, T.2N., R.4W.

Legend

Zone Boundary

Parcels

Landscape Improvements

New Streetlight

Assessor Parcel Numbers Located within Proposed Boundaries of the Appian Village Landscape and Lighting Assessment District as of Fiscal Year 2025-26

Label	APN	Label	APN	Label	APN	Label	APN
(1)	401500001	(10)	401500010	(19)	401500019	(28)	401510005
(2)	401500002	(11)	401500011	(20)	401500020	(29)	401510006
(3)	401500003	(12)	401500012	(21)	401500021	(30)	401510007
(4)	401500004	(13)	401500013	(22)	401500022	(31)	401510008
(5)	401500005	(14)	401500014	(23)	401500023	(32)	401510009
(6)	401500006	(15)	401500015	(24)	401510001	(33)	401510010
(7)	401500007	(16)	401500016	(25)	401510002	(34)	401510011
(8)	401500008	(17)	401500017	(26)	401510003	(35)	401510012
(9)	401500009	(18)	401500018	(27)	401510004		

(#) Assessor Parcel Reference Number for parcels on Page 1

For parcel detail, please refer to the Assessor Parcel Map of the County of Contra Costa for Fiscal Year 2025-2026 for an exact description of the lines and dimensions of each parcel/lot.

Harris & Associates

PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within Appian Village LLAD shall be the parcel as shown on the Contra Costa County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Map. Appian Village LLAD includes the following APNs as of the date of this Report:

401-500-001	401-500-010	401-500-019	401-510-005
401-500-002	401-500-011	401-500-020	401-510-006
401-500-003	401-500-012	401-500-021	401-510-007
401-500-004	401-500-013	401-500-022	401-510-008
401-500-005	401-500-014	401-500-023	401-510-009
401-500-006	401-500-015	401-510-001	401-510-010
401-500-007	401-500-016	401-510-002	401-510-011
401-500-008	401-500-017	401-510-003	401-510-012
401-500-009	401-500-018	401-510-004	

The initial Maximum Assessment for each parcel will be as follows[1]:

APPIAN VILLAGE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT
PROPOSED FISCAL YEAR 2025-2026 MAXIMUM ASSESSMENT

Assessor Parcel Number	EBU's	Rate per EBU	Max Assessment[1,2,3]
401-500-001	4.00	$ 432.61	$ 1,730.46
401-500-002	4.00	$ 432.61	$ 1,730.46
401-500-003	5.00	$ 432.61	$ 2,163.08
401-500-004	5.00	$ 432.61	$ 2,163.08
401-500-005	2.50	$ 432.61	$ 1,081.54
401-500-006	2.50	$ 432.61	$ 1,081.54
401-500-007	2.50	$ 432.61	$ 1,081.54
401-500-008	2.50	$ 432.61	$ 1,081.54
401-500-009	2.50	$ 432.61	$ 1,081.54
401-500-010	2.50	$ 432.61	$ 1,081.54
401-500-011	2.50	$ 432.61	$ 1,081.54
401-500-012	3.50	$ 432.61	$ 1,514.16
401-500-013	3.50	$ 432.61	$ 1,514.16
401-500-014	2.50	$ 432.61	$ 1,081.54
401-500-015	2.50	$ 432.61	$ 1,081.54
401-500-016	3.50	$ 432.61	$ 1,514.16
401-500-017	2.00	$ 432.61	$ 865.23
401-500-018	2.00	$ 432.61	$ 865.23
401-510-001	4.00	$ 432.61	$ 1,730.46
401-510-002	5.00	$ 432.61	$ 2,163.08
401-510-003	2.00	$ 432.61	$ 865.23
401-510-004	2.00	$ 432.61	$ 865.23
401-510-005	2.50	$ 432.61	$ 1,081.54
401-510-006	2.00	$ 432.61	$ 865.23
401-510-007	2.00	$ 432.61	$ 865.23
401-510-008	2.50	$ 432.61	$ 1,081.54
Rounding			$ (0.09)
Total	**77.00**		**$ 33,311.33**

[1] The Actual Assessment for each Assessable Parcel, when submitted to the tax roll, will be rounded to even pennies, as required by the Contra Costa County Auditor-Controller to allow for the equal division of 2 installment payments on the property tax bill.

[2] The initial Maximum Assessment may be adjusted annually by the greater of four percent (4%) per year, or the cumulative percentage increase in the CPI-U, if any, as it stands in March of each year over the base Index of 2025.

[3] Max Assessment includes effect for rounding.

CITY COUNCIL REPORT

10.B.

DATE: JANUARY 20, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: David Hanham, Planning Manager, 510-724-9842, dhanham@pinole.gov

SUBJECT: ADOPTION OF THE SAFETY ELEMENT AND HEALTH AND ENVIRONMENTAL JUSTICE ELEMENT

RECOMMENDATION

Staff recommends that the City Council adopt a Resolution approving the updated Safety Element and new Health and Environmental Justice Element of of the City of Pinole's General Plan and a Notice of Exemption.

BACKGROUND

A General Plan is a legally required policy document for all jurisdictions in California and includes the community's vision for future growth. California state law requires each jurisdiction to address seven mandated topics in the General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. In Contra Costa County, all jurisdictions are also required to address Growth Management. Cities and counties that have identified disadvantaged communities must also address environmental justice in their General Plans, including air quality. General Plans are organized by topic in what are called "elements." There is no requirement that a general plan be organized into separate elements; a jurisdiction may organize its General Plan in any format, including consolidated elements, so long as all the relevant statutory issues are addressed, and the document is internally consistent.

The updated Safety Element, which is the former Health and Safety Element, and a new Health and Environmental Justice Element are two General Plan Elements that must be addressed by the City of Pinole, as required by State law. State law requires jurisdictions to review and update their Safety Element after the completion of the Housing Element Update. Recent State legislation has expanded Safety Element requirements:

- **SB 379 (2015):** Requires Safety Elements to address climate adaptation and resilience strategies, consistent with the Local Hazard Mitigation Plan (LHMP).
- **SB 1000 (2016):** Requires local jurisdictions with disadvantaged communities to integrate an **Environmental Justice (EJ) Element**, or equivalent policies, into their General Plans.
- **AB 2140 (2006):** Encourages cities to adopt the LHMP by reference into their General Plan, making them eligible for additional disaster recovery funding.
- **AB 747 (2019) and SB 99 (2019):** Require jurisdictions to analyze evacuation routes for adequacy under emergency conditions.

New state law also requires jurisdictions to adopt an Environmental Justice (EJ) Element (or EJ related goals, policies, and objectives integrated in other elements), if the City identifies as a “disadvantaged community” and if the jurisdiction is updating two or more elements concurrently. Since the City has updated the Housing Element and at the same time initiated an update to the Health and Safety Element, the City is required by State Law to add the EJ Element. “Disadvantaged communities” are defined as areas identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

The following is a brief overview of the process followed to update the Safety and Environmental Justice Element:

A General Plan is a legally required policy document for all jurisdictions in California and contains the community’s vision for future growth. California state law requires each jurisdiction to address seven mandated topics in the General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. In Contra Costa County, all jurisdictions are also required to address Growth Management. Cities and counties that have identified disadvantaged communities must also address environmental justice in their General Plans, including air quality. General Plans are organized by topic in what are called “elements.” There is no requirement that a general plan be organized into separate elements; a jurisdiction may organize its General Plan in any format, including consolidated elements, so long as all the relevant statutory issues are addressed, and the document is internally consistent.

The Safety Element and Environmental Justice Element are two General Plan Elements that must be addressed by the City of Pinole, as required by State law. State law requires jurisdictions to review and update their Safety Element after the completion of the Housing Element Update. Recent State legislation has expanded Safety Element requirements:

- **SB 379 (2015):** Requires Safety Elements to address climate adaptation and resilience strategies, consistent with the Local Hazard Mitigation Plan (LHMP).
- **SB 1000 (2016):** Requires local jurisdictions with disadvantaged communities to integrate an **Environmental Justice (EJ) Element**, or equivalent policies, into their General Plans.
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New state law also requires jurisdictions to adopt an Environmental Justice (EJ) Element (or EJ related goals, policies, and objectives integrated in other elements), if the City identifies as a “disadvantaged community” and if the jurisdiction is updating two or more elements concurrently. Since the City has updated the Housing Element and is in the process of updating the Safety Element, the City is required by State Law to add the EJ Element. “Disadvantaged communities” are defined as areas identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

The following is a brief overview of the process followed to update the Safety and Environmental Justice Element:

The City of Pinole's current Safety Element was last comprehensively updated in 2010. Since that time, State law, regional hazard mapping, and community priorities have evolved significantly.

The following is a brief overview of the community engagement process used to update the Safety Element and create a new Health and Environmental Justice Element:

- On March 22, 2022, the City Council received an introduction to the Land Use Planning for Pinole process, which included an update to the Housing Element as well as the existing Health and Safety Element and a new Environmental Justice Element.
- A multilingual (English, Tagalog, Cantonese, and Spanish) online community survey was released and heavily promoted through email list notification, project website, flyers, postcards, social media posts, banners, stakeholder interviews, and community workshops. 149 community members took the survey.
- On May 11, 2022, the first community workshop was held.
- On June 9, 2022, the second community workshop was held.
- On July 13, 2022, the City Council and Planning Commission held a special joint meeting to receive a comprehensive status update.
- On January 17, 2023 the Housing Element was adopted by the City; revisions occurred in both April 2023 and June 2023.
- On September 7, 2023, the Contra Costa County Office of Emergency Services kicked off the County-wide Multi-Jurisdiction Hazard Mitigation Plan update process. The plan was approved on September 18, 2024. This plan is required by AB2140 to be adopted and referenced in the City's Safety Element by reference.
- In February 2025, Cal FIRE announced revised Local Responsibility Area maps illustrating updates to the Fire Hazard Severity Zone for Contra Costa County. Revised maps for the City of Pinole were released on February 24, 2025. Map revisions included the elimination of Very High Fire Hazard Severity Zones within the jurisdiction, but an expansion of Moderate Fire Hazard Severity Zones. This change required revisions within the draft Safety Element for consistency.
- In March 2025, the draft Safety Element was revised to reflect the updated Fire Hazard Severity Zones published by Cal FIRE.
- On August 27, 2025, the Safety Element Update and Environmental Justice Element were presented at a community outreach meeting in the early evening at the Library. Participants had the opportunity to ask questions about both elements and participate in a policy prioritization exercise.
- Draft Safety and Health and Environmental Justice Elements were published for public review between September 12, 2025, and September 22, 2025.
- On September 22, 2025, the Planning Commission reviewed the Safety and Health and EJ Elements and included recommended changes to the City Council. The Planning Commission's adopted Resolution is provided as Attachment D and the adopted minutes of the Planning Commission meeting are included as Attachment E of this report.

REVIEW AND ANALYSIS

The Safety and Health Element of the General Plan (Chapter 9) was last updated in 2010 as one element. Chapter 9 of the General Plan discussed goals, policies, and action items. As mentioned above, there have been a number of legislative actions that require the City to update the Health and Safety Element and create the Environmental Justice Element. Early on in the process it was determined to integrate the Health policies of the Safety Element into the Environmental Justice Element, leaving a standalone Safety Element. The development of the Environmental Justice Element using CalEnviroScreen 4.0, identified portions of census tracts 3922.02 and 3640.02 in Pinole that meet State criteria for disadvantaged communities. The draft Safety and Health and Environmental Justice Element update addresses the following focus areas:

Safety Element Focus Areas:

1. Geologic and Seismic Hazards

- Mapping of seismic hazard areas near the Hayward and Concord faults.
- Policies requiring new development to adhere to the most recent California Building Code seismic standards.
- Siting restrictions and hazard avoidance strategies in liquefaction and landslide zones.

2. Flooding and Sea-Level Rise

- FEMA-designated floodplains and sea-level rise exposure areas along San Pablo Bay.
- Policies requiring flood-resilient design for new and substantially improved structures.
- Long-term adaptation strategies, including shoreline protection and green infrastructure.

3. Wildfire Hazards and Evacuation

- Identification of Wildland-Urban Interface (WUI) zones in the Pinole hills.
- Coordination with Contra Costa County Fire Protection District on vegetation management and defensible space.
- Evacuation route analysis is consistent with AB 747 and SB 99.

4. Climate Change and Resilience

- Integration of the City's Climate Action Plan strategies into the Safety Element.
- Public health focuses on extreme heat, smoke events, and drought.
- Resilience upgrades such as community cooling centers and backup power for critical facilities.

Environmental Justice Element Focus Areas

The CalEnviroScreen 4.0 model is based on pollution burden and population characteristics, which contribute to cumulative impacts. Pollution burden is made up of two components –

exposures and environmental effects. Population characteristics are made up of sensitive populations and socioeconomic factors. Each of these components (i.e., exposures, environmental effects, sensitive populations, and socioeconomic factors) is determined by 21 statewide indicators. Scoring for the CalEnviroScreen 4.0 model uses percentiles for each of the indicators in a given geographic area. The percentile represents a relative score for the indicators as compared to the State of California. Thus, the results for each indicator range from 0 to 100 and represent the percentile ranking. A percentile of 100 means that a particular indicator for that area is among the highest within California; a ranking of 0 would be the lowest. A percent ranking of 50 is the average score for any indicator in California. Tables 4-8 in the Environmental Justice Element show the City of PInole's disadvantaged communities' scores from the CalEnviroScreen results. Polices and Programs were developed to accommodate the City's disadvantaged communities.

Planning Commission Recommendations:

As stated above, the Planning Commission at its regular meeting on September 22, 2025, reviewed and approved the Safety and Environmental Justice Elements. As a part of that approval, the Planning Commission made recommendations for policy changes for the City Council to review and approve. Staff have outlined the modifications of the Safety and Health and Environmental Justice Elements in Table 1 of this report. Pages 2–15 of the Planning Commission Minutes (Attachment E), show the detailed discussion of the Safety and Health and Environmental Justice Elements.

TABLE 1 – PLANNING COMMISSION RECOMMENDATIONS OF ACTION ITEMS FOR THE SAFETY AND HEALTH AND ENVIRONMENTAL ELEMENTS.	
Action Item	***Recommended by Planning Commission***
Safety Element	
Action SE 2.1.3	*Maintain, expand, and secure the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience while ensuring security protocols are administered.*
Action SE 1.11.4	*Should development be located in Moderate, High, Fire Hazard Severity Zone, then they must maintain certain defensible space through specific fuel modification (brush clearing) and required to be built to the current California Building Code and Fire Code.*
Action SE 3.1.5	*Explore restoring the CERT program and conducting annual tabletop exercises and community drills and partner with other jurisdictions in the County on the CERT program.*
Action 1.9.10, **Based on discussion with the**	*Construct an emergency access egress road*

Public Works Department on this item and the timetable that this action could take, the City wants to keep this option available	*extending from Galbreth Road to South Rancho Road and a fire access gate to be opened by emergency responders and explore the possibility of making this a permanent public road.*
Environmental Justice Element	
EJ 1.5.6	*Encourage the development of a medical center, emergency room, urgent care, or other hospital uses within the City of Pinole.*
EJ 2.1.3	*Prohibit development in areas that are particularly susceptible to erosion and sediment loss that can't be mitigated through standard engineering practices.*
EJ 2.2.4	*Establish a protocol for reducing the use of pesticides within public spaces maintained by the City*
EJ 4.4.3	*Ensure that future improvements in the Impacted Community will not produce negative impacts unless mitigated, on existing residents, such as an increase in pollution exposure, net loss of affordable housing, or displacement of residents*
EJ 1.2.1	*Collaborate with school districts and other entities to form joint use of facility agreements for the use of pools, sports, and recreation facilities.*
EJ 1.5.1	*Encourage local health care providers to locate health care services and facilities and provide adequate staffing to ensure equitable accessibility to such facilities.*

California Environmental Quality Act (CEQA)
The Safety Element and Environmental Justice Element Update is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (the "common sense" exemption), as it can be determined with certainty that there is no possibility the proposed action may result in a significant effect on the environment.

FISCAL IMPACT

There is no fiscal impact associated with the receiving of this report and adopting a new Safety Element and Health and Environmental Justice Element. Individual action items may have a fiscal impact as they are implemented, which will be budgeted appropriately.

ATTACHMENTS

A. Resolution
B. Safety Element - Draft
C. Health & EJ Element - Draft
D. Final Resolution 25-09 Safety and EJ Element Sept 17 2025
E. Final PC Minutes 9.22.25

ATTACHMENT A

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINOLE APPROVING THE GENERAL PLAN AMENDMENT 25-01 FOR THE ADOPTION OF THE SAFETY ELEMENT AND HEALTH AND ENVIRONMENTAL JUSTICE ELEMENT AND APPROVAL OF THE CEQA EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15061 (b)(3) THE 2023-2031 HOUSING ELEMENT

WHEREAS, California Government Code Sections 65580-65589.8 require amendment of the City's current General Plan Housing Element to address the assigned housing needs of current and future City residents; and

WHEREAS, on March 22, 2022, the City Council received an introduction to the Land Use Planning for Pinole process, which included the Housing Element Update as well as updates to the existing Health and Safety Element and preparation of a new Environmental Justice Element; and

WHEREAS, from March through July 2022 the City conducted extensive public outreach, which included creating a housing element update website, posting a multilingual survey, conducting a focus group, stakeholder interviews, and two virtual community workshops, and advertisements of engagement opportunities and information through social media, email, notifications in the City's bi-weekly reports, mailed postcards, flyers, community TV advertisements, and banners posted throughout the city; and

WHEREAS, on July 13, 2022, the City Council and Planning Commission held a special joint meeting to receive a comprehensive status update of the project; and

WHEREAS, on October 17, 2022, the public review draft of the Housing Element was released for public review and comment, with a digital copy available through the City's webpage, which links to the dedicated General Plan Update, and a hardcopy available at City Hall; and

WHEREAS, on September 12, 2025, the public review draft of the Safety and Environmental Justice Elements was released for public review and comment, with a digital copy available through the City's webpage, which links to the dedicated General Plan Update, and a hard copy available at City Hall; and

WHEREAS, revisions to the draft Safety and Environmental Justice Elements were made with consideration of updated approved projects information and feedback received through the public comment period, the Planning Commission meeting, and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 22, 2025, and recommended that the City Council approve General Plan Amendment 25-01 to adopt the Safety and Environmental Justice Element, attached as Exhibit A and B, to repeal and replace the existing Health and Safety Element of the General Plan, and approve the CEQA Exemption; and

WHEREAS the City Council held a duly noticed public hearing on January 20, 2026, and considered the presentation, staff report, and related background documents and materials, as well as the testimony of all persons speaking or providing information on this matter.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Pinole hereby

approves General Plan Amendment 25-01 to adopt the 2026 Safety Element and Health and Environmental Justice Element, attached as Exhibit A and B, to repeal and replace the existing Health and Safety Element of the General Plan, and approve the CEQA Exemption, based on the following determinations:

1. The above information within this resolution is true and correct; and

2. The Safety and Environmental Justice Element Update qualifies for a California Environmental Quality Act (CEQA) Exemption under CEQA Guidelines section 15061(b)(3); and

3. The amendments to the City's General Plan Safety and Environmental Justice Elements are consistent with applicable provisions of State law.

BE IT FURTHER RESOLVED that the City Council of the City of Pinole hereby authorizes the City Manager, or designee, to make iterative revisions to the 2026 Safety Element and Health and Environmental Justice Elements, as necessary to correct any clerical errors.

PASSED AND ADOPTED by the City Council of the City of Pinole on this 20th day of January 2026, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

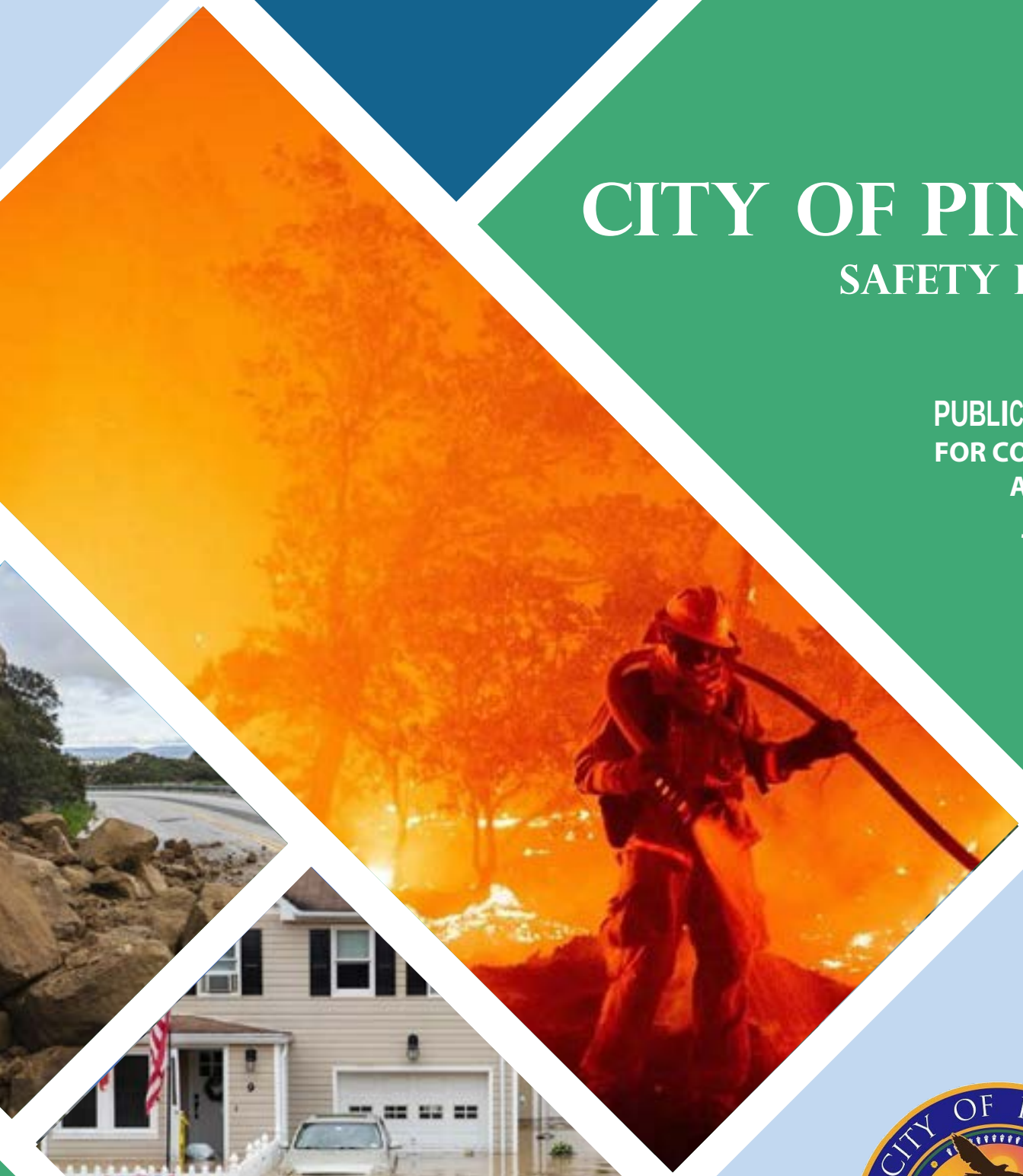
ABSTAIN: COUNCILMEMBERS:

_____
Heather Bell-Spears, CMC
City Clerk

CITY OF PINOLE

SAFETY ELEMENT

PUBLIC REVIEW DRAFT
FOR COUNCIL REVIEW AND ADOPTION
JANUARY 2026



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1 Introduction

A community's safety and well-being can be influenced by many natural and human-caused hazards. The Safety Element is a mandatory chapter of a jurisdiction's General Plan, as required by California Government Code Section 65302, and addresses the need to protect citizens from risks associated with natural and human-caused hazards. Natural hazards constitute natural phenomena and include naturally occurring events like geologic and seismic activity, wildfire, flooding, and drought. Conversely, human-caused hazards are hazardous events that are caused by human activity. Human-caused hazards may include hazardous materials spills, terrorism, sabotage, crime, and human-caused health crises or fires.

These hazards have the potential to cause serious impacts on the City and its residents. The Safety Element contains goals, policies, and actions to reduce the potential short- and long-term risk of death, injuries, property damage, economic damage, and social dislocation associated with hazards. The City of Pinole's response to these issues will determine its success in maintaining and attracting residents and businesses. Pinole will address safety issues comprehensively to ensure an enjoyable, safe, and healthy environment for Pinole's residents, workforce, and visitors.

1.1 Relationship with Other Documents

The Safety Element works jointly with other General Plan elements and planning documents and is implemented by several City departments through goals, policies, and implementation methods. The Safety Element relates to nearly every General Plan element but most closely relates to the Community Services and Facilities Element, Land Use and Economic Development Element, and the Sustainability Element. Additionally, the Safety Element relates to other planning documents, including the *Pinole Emergency Operations Plan* (EOP), Climate Action and Adaptation Plan (CAAP), and Contra Costa County's Multi-Jurisdictional Hazard Mitigation (MJHMP).

The Community Services and Facilities Element outlines how new development under the General Plan will affect the City's ability to provide adequate community services and facilities. This element concerns the public infrastructure and facilities that support community functions and allow for the growth of the community. The function of community services and facilities is essential to a well-developed response to hazards and safety risks.

The Land Use and Economic Development Element provides the central framework for the General Plan and serves as a compass to guide the public, planners, decision-makers, and City staff on the desired pattern of development in Pinole. Development is linked to safety as it provides an opportunity to design and guide the growth of the City with hazards and safety in mind.

The Sustainability Element supports land use patterns and programs that will enhance opportunities to improve both ecological conditions and the local economy and provide jobs, housing, education, recreation, and transportation opportunities. The Sustainability Element

works in conjunction with the Safety Element and links land use, environmental protection, and economic development to ensure a safe community.

The EOP provides guidance for the City of Pinole's response to extraordinary emergency situations associated with natural disasters and human-caused hazard events. Taken with the Safety Element, the EOP is a critical planning document that ensures the City is adequately prepared to respond to extreme hazard events. The Safety element integrates the EOP into the Safety Element.

The CAAP outlines the city's approach to address climate impacts and reduce its greenhouse gas (GHG) emissions. It serves as a comprehensive planning document to reduce City's GHG footprint and to enhance community resilience and protect physical assets from the impacts of climate change. The Safety Element discusses climate change resilience strategies and integrates CAAP into the Safety Element.

1.2 Integration of Hazard Mitigation Plan (Assembly Bill 2140)

The City of Pinole is a jurisdictional partner in Contra Costa County's Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The MJHMP identifies ways to minimize damage from natural and human-caused disasters. The plan is a resource for hazard management, state and federal program requirements, local hazard mitigation capability, and inter-jurisdictional coordination.

The County's MJHMP was revised in 2024 to include recent hazards and mitigation measures. It was crafted in accordance with the Disaster Mitigation Act of 2000 and followed by the Federal Emergency Management Agency's (FEMA) 2023 Local Hazard Mitigation Plan guidance. The MJHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short- and long-term strategies, involve planning, policy changes, programs, projects, and other activities.

The MJHMP is fully integrated into the Safety Element and the City of Pinole Annex may be found at this location: https://www.contracosta.ca.gov/DocumentCenter/View/82607/City-of-Pinole-Annex-2024-HMP

2 Natural and Man-made Hazards Analysis

2.1 Existing Conditions

An analysis of existing conditions is one of the primary steps in the process of updating the City of Pinole's Safety Element. An outline of information on existing conditions in the City and surrounding areas, as well as an analysis of factors that will impact the City's physical development, will inform the goals, policies, and actions of the Safety Element. The existing conditions analysis for each identified hazard includes identifying the location and extent of hazard areas that currently exist and have historically occurred as well as identifying the capabilities of the City to mitigate or respond to each hazard. The goals, policies, and implementation plan laid out in this Safety Element are guided by the existing conditions related to each hazard and safety risk. The focus of the identified existing conditions is on mappable resources, trends, and concerns that will frame choices for the long-term physical development of the City.

2.1.1 Planning Area

The Safety Element relates to the entire City of Pinole, which is located in Contra Costa County. Contra Costa County is located in the East Bay region of the San Francisco Bay Area. The City is located in the northwestern portion of Contra Costa County, along the shoreline of San Pablo Bay. The City is bordered by the Cities of Richmond and San Pablo, as well as the unincorporated community of Tara Hills to the southwest and the unincorporated community of El Sobrante to the south. The City is bordered by San Pablo Bay to the North, the City of Hercules to the northeast, and unincorporated areas of Contra Costa County to the east. Because certain disaster events, geologic features, and potential hazards relate to each other and transcend the City's boundaries, this Safety Element considers hazards that occur or originate in other jurisdictions when the potential impact of those hazards might impact the City.

2.2 Geologic Hazards

Contra Costa County has a geologically diverse composition of bayside alluvial plains, hills, valleys, and mountains and is in the Coast Ranges Geomorphic Province, which extends roughly 400 miles from Oregon to Southern California. The region is defined by a series of northwest-trending mountain ranges and valleys. Much of this province is characterized by marine sedimentary and volcanic rock. The northern and southern ranges are bisected by the topographic depression containing San Francisco Bay. To the west is the Pacific Ocean, where the coastline is uplifted, terraced, and wavecut. To the east is the Central Valley of California. Major geological and hydrogeological features of Contra Costa County include Suisun Bay to the North, San Pablo Bay to the northwest, San Francisco Bay to the west, the Sacramento-San Joaquin River delta to the northeast, and Mt. Diablo at the center of the County.

The Coast Ranges are subparallel to the active San Andreas Fault, and Contra Costa County intersects with various faults that run parallel to the San Andres Fault. The proximity of the many faults in the area may exacerbate geological and seismic hazards, as discussed later.

An understanding of the geology and soil composition of a site is essential for new construction and redevelopment of land as it can impact the safety of the structures. **Figure 1** and **Table 1** show the geologic makeup of Pinole. The City is characterized by bayside alluvial plains in the northern portions of the City and hills and mountains in the central and southern regions. San Pablo Bay abuts the City of Pinole to the north and is a major geologic component of the City's coastline. Pinole Creek runs from San Pablo Bay at the northern bounds of the City, following Pinole Valley Road southeast through Pinole Valley Park at the southeastern city limits. The majority of the City lies on moderately to well-consolidated Miocene marine sandstone, shale, and siltstone.

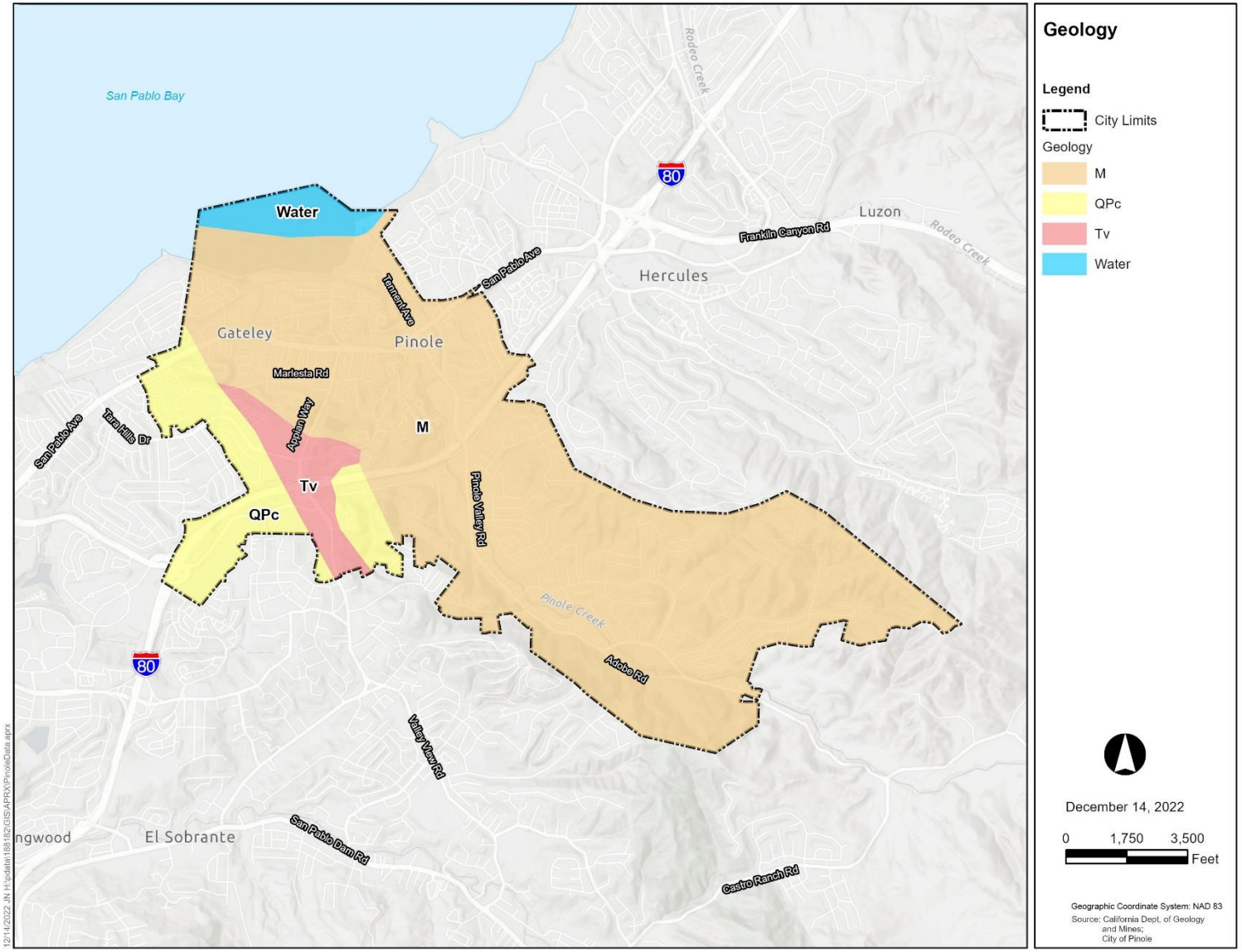
Geologic hazards include seismic hazards, landslides, subsidence, and expansive soils. Tsunamis and seiches. Seismic hazards can lead to fault rupture, ground shaking, and liquefaction. It can also be one of the causes of landslides, subsidence, tsunamis, and seiches.

Table 1: Geology

Generalized Rock Types	General Lithology	Age	Description
M	Marine sedimentary rocks	Miocene	Sandstone, shale, siltstone, conglomerate, and breccia; moderately to well consolidated.
QPc	Nonmarine (continental) sedimentary rocks	Pliocene	Sandstone, shale, and gravel deposits; are mostly loosely consolidated.
Tv	Nonmarine (continental) sedimentary rocks	Pliocene-Pleistocene	Sandstone, shale, and gravel deposits; are mostly loosely consolidated.

Source: https://maps.conservation.ca.gov/cgs/gmc/App/

Figure 1: Geology



2.2.1 Seismic Hazards

Fault Rupture

The City of Pinole is situated in the central area of the Coast Ranges Geomorphic Province, a region with characteristic northwest-trending landforms and geologic structures.

Earthquake severity is typically categorized according to magnitude (a measure of the amount of energy released when a fault ruptures) and seismic intensity (a qualitative estimate of the damage caused by an earthquake at a given location). Because the amount of destruction generally decreases with distance from the epicenter (the point at the earth's surface directly above where the earthquake originated), earthquakes are assigned several intensities. The most commonly used seismic intensity scale is the Modified Mercalli Intensity (MMI) scale, which has 12 levels of damage. The higher the Number, the greater the damage.

The largest earthquake likely to occur on a fault or fault segment is called the maximum credible (MCE) or characteristic earthquake. Depending on the planned use, lifetime, or importance of a facility, a maximum probable earthquake (MPE) is the earthquake most likely to occur in a specified period of time (such as 30 to 500 years). In general, the longer the period between earthquakes on a specific fault segment (recurrence interval), the larger the earthquake. The State of California, under the guidelines of the Alquist-Priolo Earthquake Fault Zoning Act of 1972, regulates the development near active faults so as to mitigate the hazard of surface fault rupture. The California Department of Conservation classifies faults according to the following criteria:

- ***Holocene-Active Fault***: A fault that has had surface displacement within Holocene time (the last 11,700 years).
- ***Pre-Holocene Fault***: A fault whose recency of past movement is older than 11,700 years and thus does not meet the criteria of Holocene-active fault as defined in the State Mining and Geology Board regulations.

An earthquake or rupture along one of the many faults in the vicinity could result in casualties and extensive property damage. The impacts of such a quake may also result from aftershocks and secondary effects such as fires, landslides, dam failure, liquefaction, and other threats to public health and safety.

California is a seismically active area with numerous faults throughout the region. The City of Pinole is not listed within a State-designated Alquist-Priolo Earthquake Fault Zone.[1] The closest Holocene-Active faults in the region are the Hayward Fault, approximately 3 miles west of the City, the Concord Fault, approximately 15 miles east, and the San Andreas Fault, approximately 20 miles west.

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[1] State of California Department of Conservations, Alquist-Priolo Earthquake Fault Zones, https://www.conservation.ca.gov/cgs/alquist-priolo, accessed March 13, 2022.

Hayward Fault. The Hayward Fault is part of the San Andreas Fault system and runs approximately 74 miles along the foot of the East Bay hills. The last major earthquake along the Hayward Fault occurred on October 21, 1868, destroying downtown Hayward, killing five people, and injuring 30. With an estimated magnitude of 6.8, it caused damage throughout the area. It is estimated that a rupture along this fault occurs every 100–220 years on average, with a high likelihood that the fault will rupture and produce a significant earthquake within the next 30 years. Considering the proximity of the Hayward Fault, the primary and secondary effects of a fault rupture would likely impact the City of Pinole.

Concord Fault. The Concord Fault is a Holocene active dextral strike-slip fault characterized by aseismic creep. The fault is approximately 11 miles long, running from Suisun Bay to the Mt. Diablo foothills. Its last earthquake occurred on October 23, 1955, with an estimated magnitude of 5.4, which resulted in roughly a million dollars in damage and one fatality. The likelihood of a rupture in the next 30 years is estimated to be about half that of the Hayward Fault and significantly less than that of the San Andreas Fault. However, a sizable earthquake along this fault would potentially result in secondary seismic impacts on the City of Pinole.

San Andreas Fault. The San Andreas Fault is a continental, right lateral transform fault that forms the tectonic boundary between the Pacific Plate and the North American Plate. The fault runs roughly 810 miles from Cape Mendocino in the North to the Salton Sea in Southern California. The largest historical earthquakes along the San Andreas Fault include the 1857 Fort Tejon earthquake and the 1906 San Francisco earthquake. The 1857 Fort Tejon earthquake occurred in January 1857 with an estimated magnitude of 7.9, which resulted in two deaths and severe damage throughout the area. The length of the surface rupture is estimated at 225 miles. The 1906 San Francisco earthquake occurred on April 18, 1906, with a magnitude of 7.9. The fault slipped over a segment of 270 miles, caused severe damage, and resulted in an estimated 3,000 deaths. The earthquake also caused the 1906 San Francisco fire, which burned for three days. Between the earthquake and fire, 28,000 buildings were destroyed, with a total property value loss estimated at $350 million. The 1906 earthquake is still considered the most devastating earthquake in the state.

There are two local faults near the City of Pinole that are not zoned under the Alquist-Priolo Earthquake Fault Zone. These include the Pinole Fault, which runs from San Pablo Bay southeast directly through the City, and the Franklin Fault, which runs from Vallejo southeast to the Cities of Lafayette and Walnut Creek. The Franklin Fault is approximately 4 miles northeast of the City of Pinole. Pinole Fault, which was formerly believed to be inactive, produced two major earthquakes during an 1800-year interval between about 800 and 2600 ago. The Pinole Fault ruptures thus appear to have an average recurrence interval of 900

years, and the latest detected event was about 800 years ago[2]. An earthquake along Pinole Fault can be particularly damaging to Pinole due to its proximity to the City.

In order to protect the City's infrastructure and buildings from the impacts of fault rupture and ground shaking, following current building codes is essential, and retrofitting buildings that were built under outdated codes can be effective. The City is managing geologic and seismic hazards through the rehabilitation and renovation of older buildings, requiring new developments to be designed to seismic standards under the building code, and using inspection as a way to ensure new structures will be safe in the event of any geologic or seismic hazards.

Ground Shaking

Ground shaking is characterized by the physical movement of the land surface during earthquakes. This shaking can cause severe damage to buildings and impact the underlying soil. Strong ground shaking as a result of earthquakes can cause soils to compact, resulting in local or regional subsidence of the ground surface. During strong ground shaking, soil becomes more tightly packed due to the collapse of pore spaces, resulting in a reduction in the thickness of the soil column. This type of ground failure typically occurs in loose granular, cohesionless soils and can occur in either wet or dry conditions. Unconsolidated young alluvial deposits are especially susceptible to this hazard. Damage to structures can occur as a result of subsidence.

Portions of the City that may be susceptible to seismically induced settlement are generally the floodplains and larger drainages that are underlain by late Quaternary alluvial sediments (similar to the liquefaction-susceptible areas below). The City is characterized by alluvial plains in the northern areas, which may be susceptible to ground shaking. However, the majority of the City is underlain by well-consolidated soils, which are less prone to ground shaking-induced impacts.

[2]Miller Pacific Engineering Group, *Preliminary Geotechnical Investigation, The BCRE Project at 2801 Pinole Valley Road, Pinole, CA*. https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_10946972/File/City%20Government/Planning/Current%20Projects/2801%20Pinole%20Valley/Geo%20-%20soils%20report.pdf. Accessed October 13, 2022

Figure 2: Regional Fault Locations Map

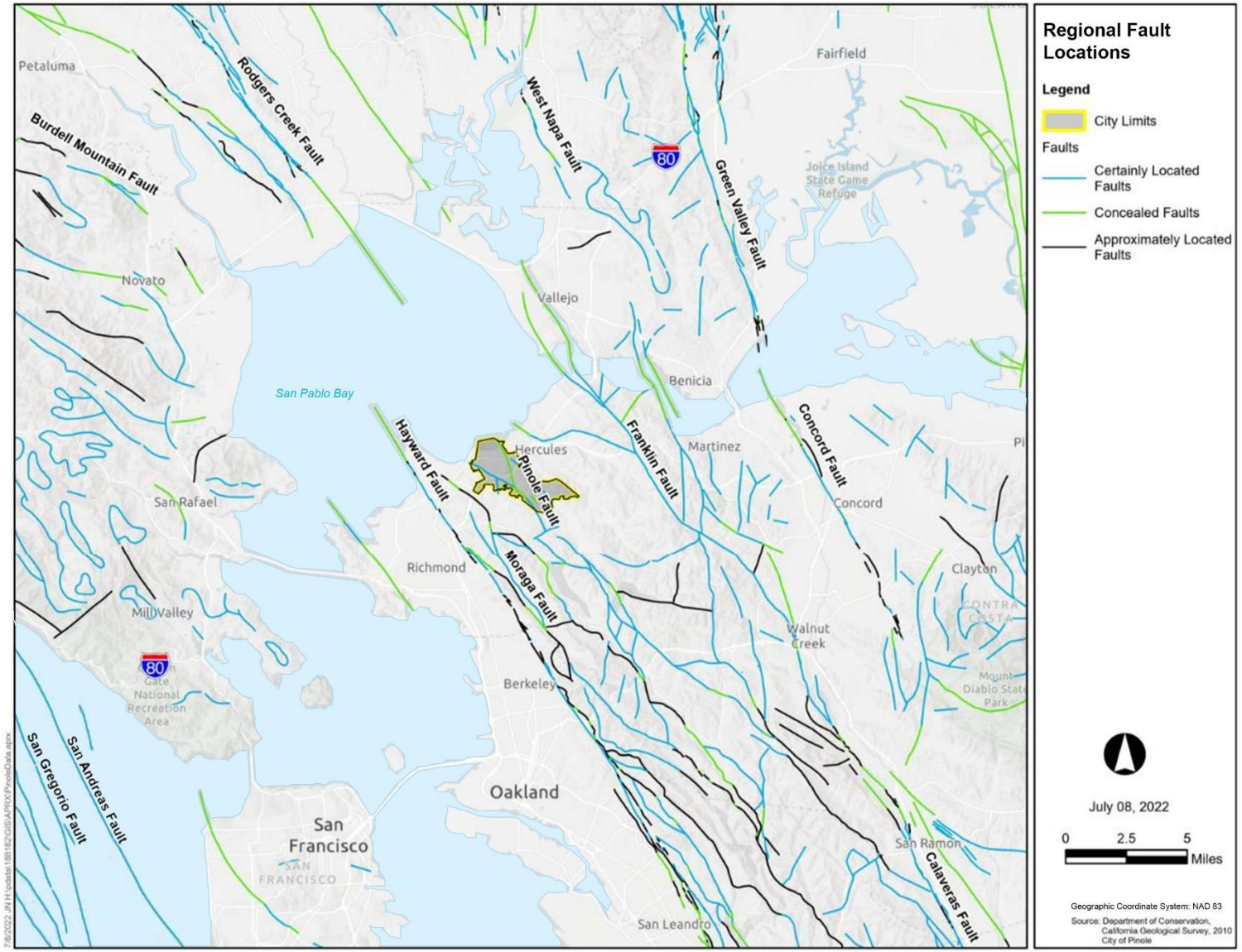


Figure 3: Local Fault Locations Map

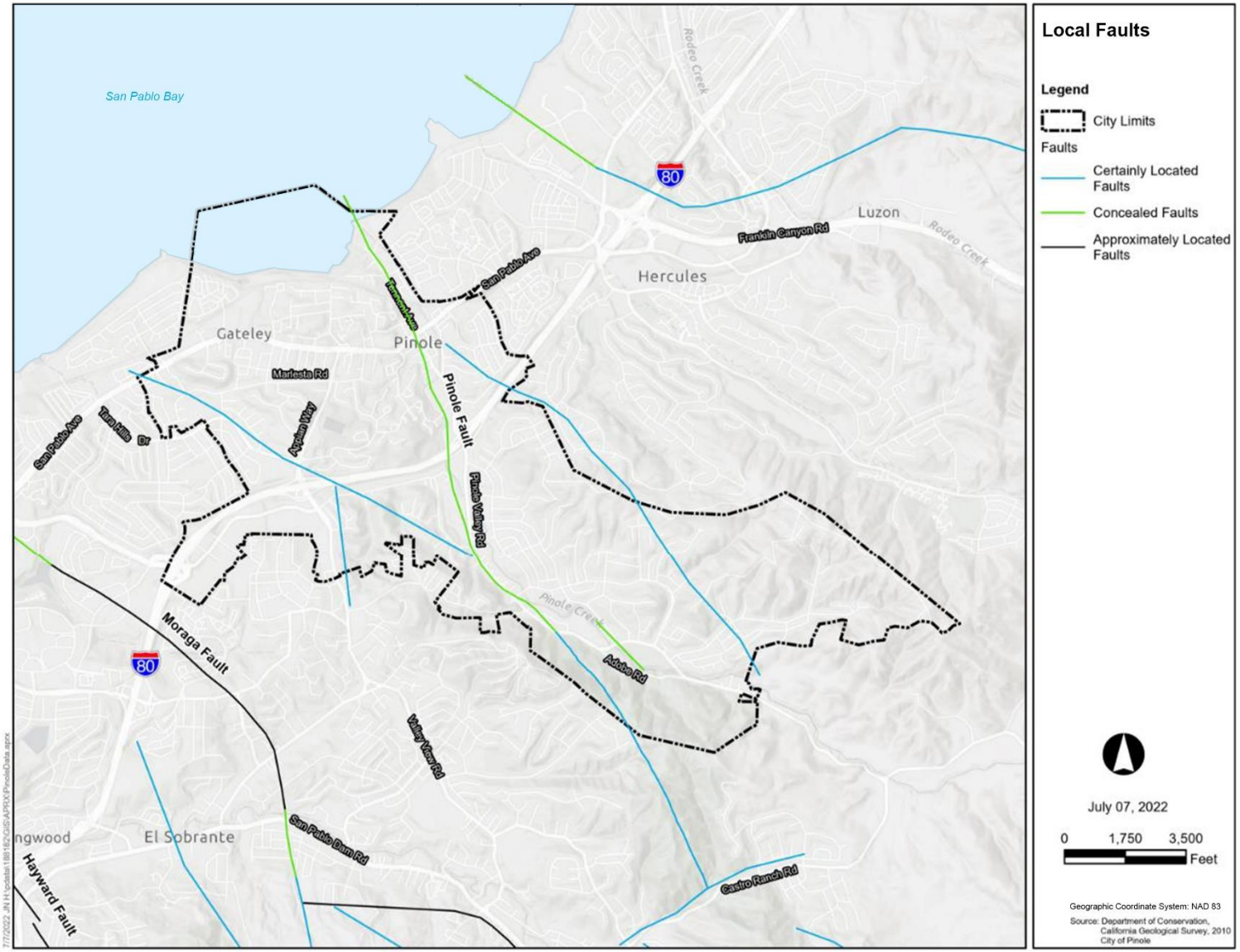


Figure 4 shows the shake potential in the City of Pinole. It shows the relative intensity of ground shaking from anticipated future earthquakes. Percentage of gravity (% g) is a method for expressing acceleration, measured relative to gravity (g). Shaking potential at 50% would be 0.50 g's, perceived as severe ground shaking with moderate to a heavy potential of damage on the Modified Mercalli Intensity scale. Based on the shake potential map (**Figure** 4) the strongest ground shaking that could occur in the City of Pinole would be 1.3 – 1.4 gs (130 % to 140 % of gravity). For comparison purposes, the peak ground acceleration in a single direction measured during the 1994 Northridge Earthquake was 1.82 g, moment magnitude 6.7 – this was the highest ever instrumentally recorded in urban North America[3].

These shake potential maps show the projected maximum capacity for ground shaking in the specific geography – based on conditions such as topography, soil types, groundwater location, etc. Areas around floodplains or shallow groundwater can experience more significant ground shaking, along with steep hillsides.

Liquefaction

Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause the soils to liquefy and temporarily behave as dense fluid. Liquefaction is caused by a sudden temporary increase in pore water pressure due to seismic densification or other displacements of submerged granular soils. Liquefaction more often occurs in earthquake-prone areas underlain by young (i.e., Holocene age) alluvium where the groundwater table is higher than 50 feet below the ground surface.

Liquefaction-prone areas within the City are generally located along the coast of San Pablo Bay in the North, where shallow groundwater and alluvial soils are located, and surrounding Pinole Creek, which runs from San Pablo Bay along Pinole Valley Road through Pinole Valley Park as shown in **Figure 5.** These areas are classified as having high and moderate liquefaction susceptibility, respectively.

3 The Northridge Earthquake of 1994: Ground motions and Geo Technical Analysis. https://web.archive.org/web/20130506100941/http://www.coe.neu.edu/Depts/CIV/faculty/myegian/library/Thenorthridge%20Earthquake%20of%201994%20Ground%20Motions%20and%20Geotechnical%20Aspects.pdf Accessed October 13, 2022.

Figure 4 Shake Potential Map

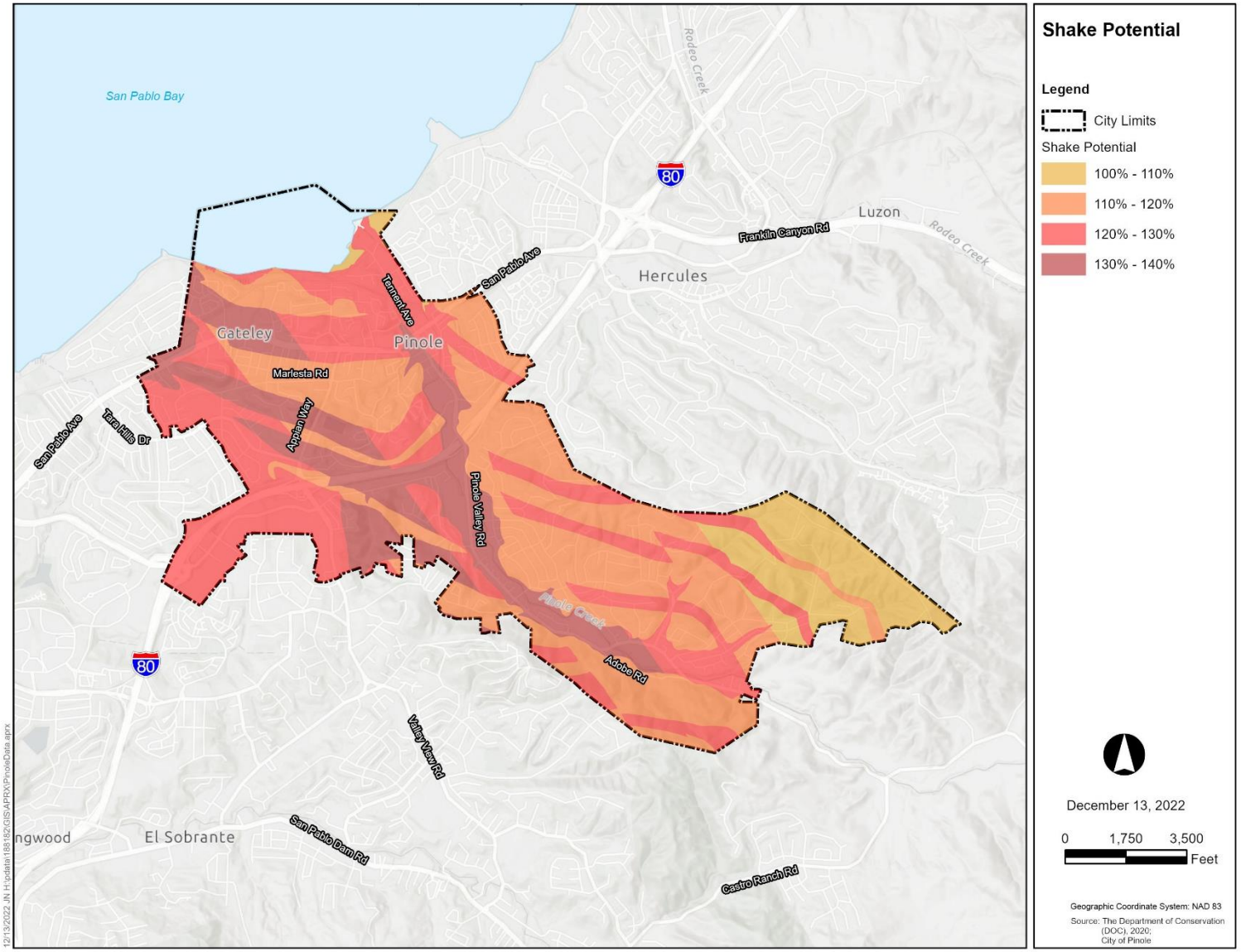
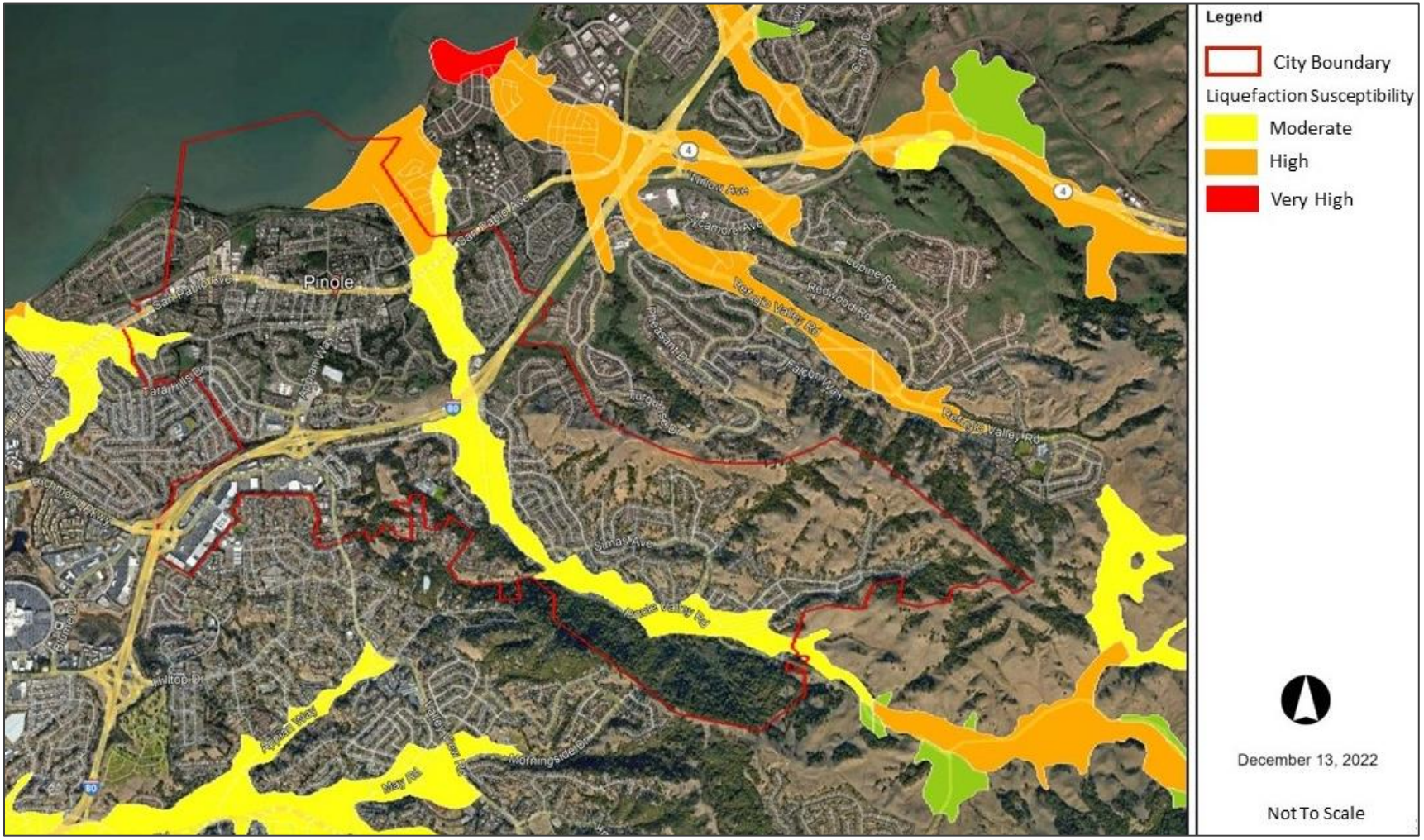


Figure 5: Liquefaction Zones



Source: United States Geological Survey; Google Earth; City of Pinole.

2.2.2 Landslides

A landslide is defined as the movement of a mass of rock, debris, or earth down a slope. Landslides are subdivided by the type of geologic material (bedrock, debris, or earth). Debris flows (commonly referred to as mudflows or mudslides) and rock falls are examples of common landslide types[4].

Landslides can be initiated on slopes already on the verge of movement by rainfall, snowmelt, changes in water level, stream erosion, changes in ground water, earthquakes, volcanic activity, disturbance by human activities, or any combination of these factors.

Figure 6 shows the relative likelihood of deep-seated landsliding based on regional estimates of rock strength and steepness of slopes. On the most basic level, weak rocks and steep slopes are most likely to generate landslides. The map uses detailed information on the location of past landslides, the location and relative strength of rock units, and the steepness of the slope to estimate susceptibility to deep-seated landsliding. This landslide susceptibility map is intended to provide infrastructure owners, emergency planners, and the public with a general overview of where landslides are more likely to occur. It is not appropriate for the evaluation of landslide potential at any specific site.

The analysis of landslide susceptibility uses a combination of rock strength and slope data to create classes of landslide susceptibility from 0 (low) to X (high). These classes express the generalization that on very low slopes, landslide susceptibility is low even in weak materials and that landslide susceptibility increases with slope and in weak rocks. The landslide susceptibility matrix is based on Rock Strength and Slope Steepness[5].

Areas underlain by shale and siltstone are more prone to landslides when compared to other bedrock geology, which is more prone to slow-developing, slump-type failure. The areas in the southeast portions of the City with steeper slopes containing shale and siltstone would be the most vulnerable to seismically induced slope failure. Areas along Pinole Creek are also potentially vulnerable to landslides due to the slope and underlying geology of the Pinole Creek watershed. The Pinole Creek Watershed Sediment Source Assessment, developed by the San Francisco Estuary Institute and Department of Conservation, identified landslide-prone areas within the City of Pinole[6].

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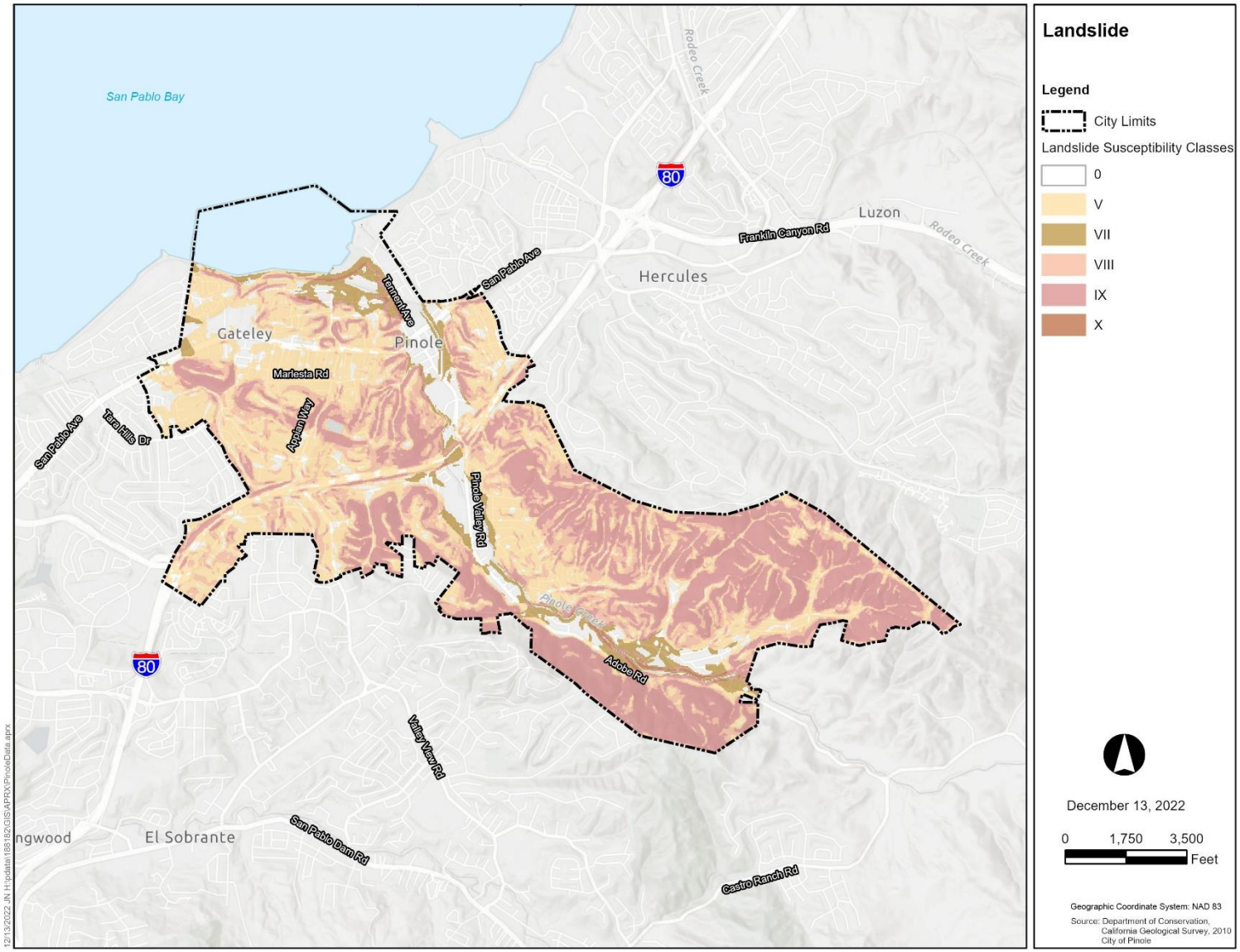
[4] What is a landslide and what causes one? https://www.usgs.gov/faqs/what-landslide-and-what-causes-one. Accessed 12 October, 2022

[5] Layer: Landslide Susceptibility Classes (ID: 0).
https://gis.conservation.ca.gov/server/rest/services/CGS/MS58_LandslideSusceptibility_Classes/MapServer/0. Accessed 11 July, 2022.

[6] Pinole Creek Watershed Sediment Source Assessment: Pavon Creeks Sub-Basin.
https://www.sfei.org/sites/default/files/biblio_files/WS515_PavonCreek_FinalReport.pdf. October 13, 2022

Figure 6: Landslide Areas



The assessment identified active landslides, dormant landslides, and Holocene landslides, which were generally located in the southern area of the City where slopes are steeper and in areas surrounding Pinole Creek. Pinole Creek banks are vulnerable to slope failure in the event of an earthquake due to steep topography and underlying soil. Low-lying areas in the northern portions of the City are generally not prone to seismic-induced landslides. Soil engineering tests are required before building permits are issued for development in areas of high-risk slope stability issues. The soil engineering analyses outline specific design elements that are necessary to mitigate landslides and slope stability issues on the site.

2.2.3 Subsidence

Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement. Most ground subsidence is anthropogenic and is usually associated with the extraction of oil, gas, or groundwater from below the ground surface in valleys filled with recent alluvium. Land subsidence can also occur during an earthquake because of offsetting along fault lines and as result of settling and compacting of unconsolidated sediment from the shaking of an earthquake.

The United State Geological Survey (USGS) documents areas of land subsidence throughout California, including historical and current subsidence. The USGS has not identified any regional subsidence as a result of groundwater pumping or oil extraction in the City of Pinole or surrounding communities[7].

2.2.4 Expansive Soils

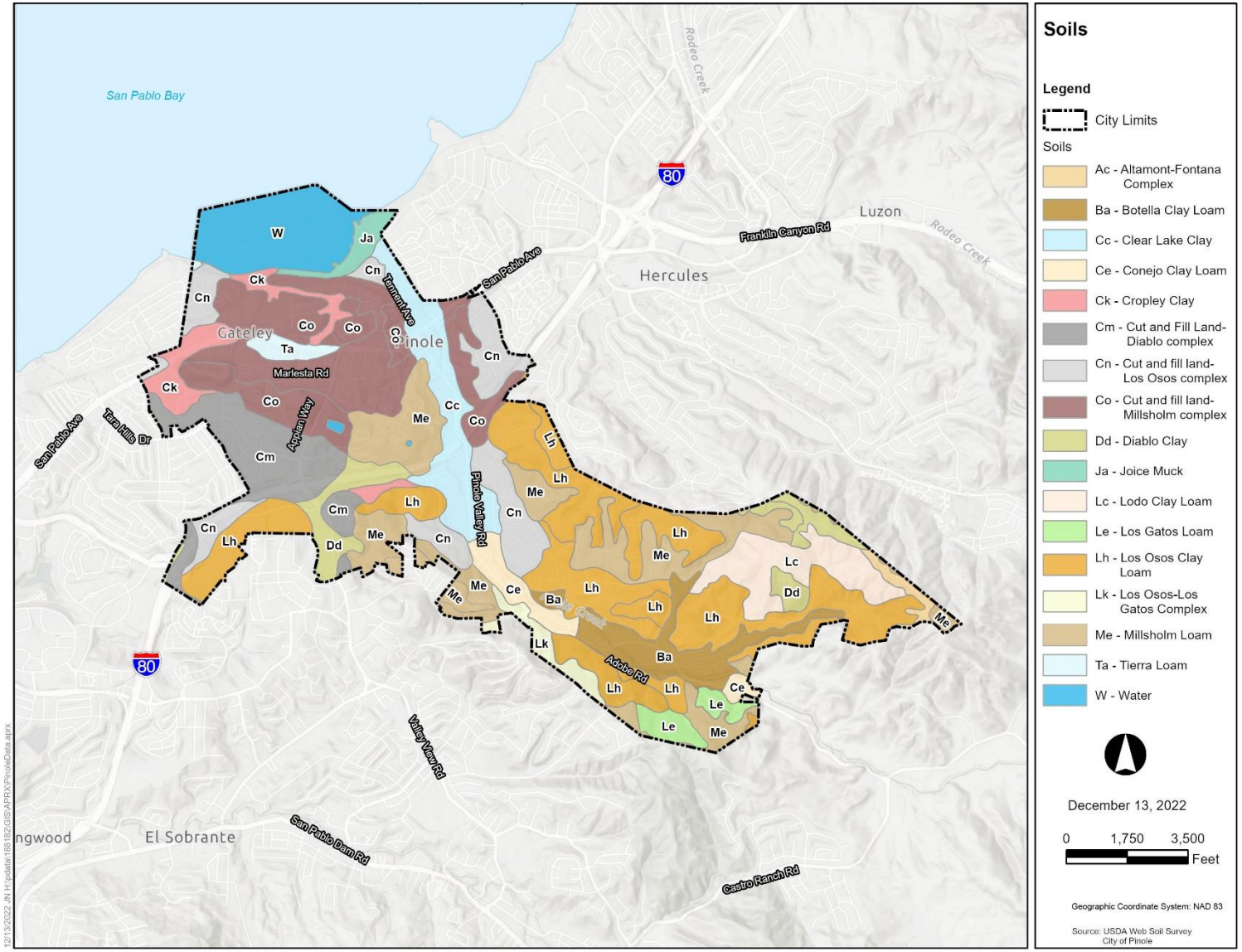
Expansive soils are those that have the ability to expand or contract, changing in volume based on their moisture content. They are typically composed of a form of expansive clay mineral that readily absorbs water and swells, leading to an increase in volume when wet and shrinkage when dry. This shrink-swell process can cause fatigue and crack infrastructure or foundations placed directly on or within expansive soils. Structural damage may result over an extended period of time, making it difficult to estimate the severity of long-term impacts.

The geology of the City is not generally prone to expansive soils due to the low clay content in the characteristic sandstone and shale soils in the area. The City generally has soil that contains less than 50 percent clay, with slight to moderate swelling potential. Soil classification in the City is depicted in **Figure 7**[8].

7 Areas of Land Subsidence in California. https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html. Accessed October 13, 2022

8 Soil Classification. https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/class/. Accessed October 13. 2022

Figure 7: Soils



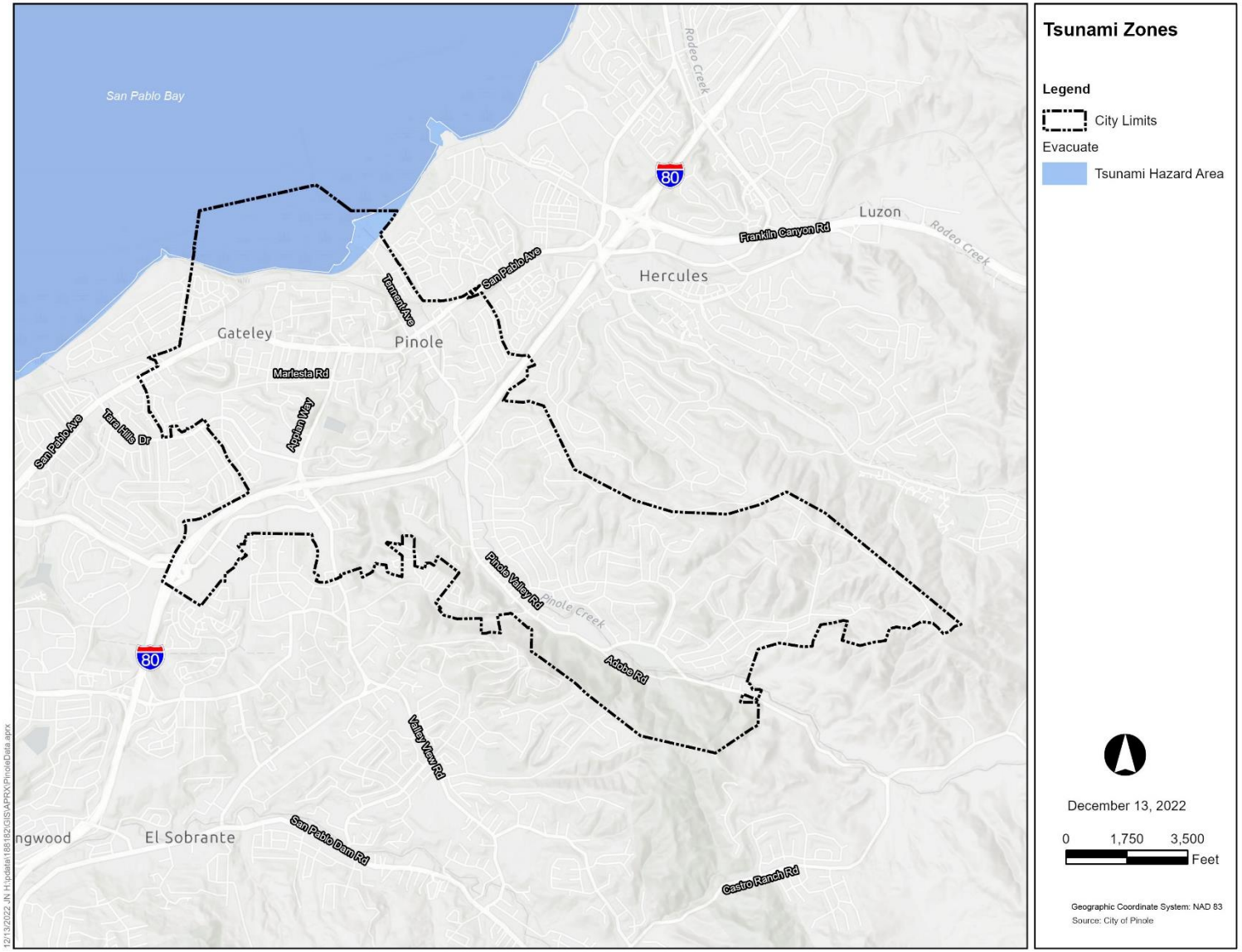
2.2.5 Tsunamis and Seiches

A tsunami is a wave or series of waves generated by a large and sudden upward movement of the ocean floor, usually the result of an earthquake below or near the ocean floor. This sudden displacement and force create waves that radiate outward in all directions away from their source, sometimes crossing entire ocean basins. The nearest large body of water is San Pablo Bay, which abuts the City of Pinole to the North. The most likely tsunami scenario would be an earthquake in the Pacific Ocean creating a tsunami that moves towards the California coast. The tsunami would then enter San Francisco Bay and potentially impact San Pablo Bay. Due to the mostly enclosed nature of the San Francisco Bay and San Pablo Bay, the vulnerability of the City to tsunami impacts is low, as the force of the tsunami would be mitigated as it enters the San Francisco Bay (refer to **Figure 8)**. Tsunami simulations predict that the effects of a tsunami event would extend only as far as the Union Pacific railroad tracks along the San Pablo Bay shoreline. Tsunami impacts could affect the Union Pacific railroad and disrupt service, but in general, the coastal bluffs that the railroad runs along will act as a barrier. The potential for tsunami hazards to the City is limited to the San Pablo Bay shoreline, and the ability for tsunamis to impact inland areas of the City is minimal.

A seiche is defined as a standing wave oscillation in an enclosed or semi-enclosed, shallow to moderately shallow water body to the basin, such as a lake, reservoir, bay, or harbor, due to ground shaking, usually following an earthquake. Seiches continue in a pendulum fashion after the cessation of the originating force, which can be tidal action, wind action, or a seismic event. Seiches are often described by the period of the waves (how quickly the waves repeat themselves) since the period will often determine whether adjoining structures will be damaged. The period of a seiche varies depending on the dimensions of the basin. Whether the earthquake will create seiches depends upon a number of earthquake-specific parameters, including the earthquake location (a distant earthquake is more likely to generate a seiche than a local earthquake), the style of fault rupture (e.g., dip-slip or strike-slip), and the configuration (length, width, and depth) of the basin.

Due to San Pablo Bay being a mostly enclosed body, seiches do pose a potential threat to the City of Pinole along the San Pablo Bay shoreline. However, seiches have not been historically documented in the area.

Figure 8: Tsunami Map



2.3 Fire Hazards

2.3.1 Wildland Fires

A wildfire is defined as an unplanned and unwanted wildland fire, including unauthorized human-caused fires, escaped wildland fire use events, escaped prescribed fire projects, and all other wildland fires where the object is to extinguish the fire. Wildfire is a natural part of the California ecosystem, helping to clear brush and debris, and is a necessary part of various species' life cycles. Lightning, accidents, or arson can spark wildfires.

Human activity has changed the buffer zone between urbanized and undeveloped areas, known as the wildland-urban interface, where naturally fire-prone landscapes abut developed neighborhoods. The natural setting of a wildland-urban interface can make these areas highly desirable places to live, and many of these areas in California are now developed. This development has brought more people into wildfire-prone areas. The availability of fuel and increasing encroachment into the wildland-urban interface have made wildfires a common and dangerous hazard in California. Structural conditions that may affect fire control include the type and use of a structure, roof covering, surrounding landscaping, and exposure to the building.

Once a fire has started, several conditions influence its behavior, including fuel topography, weather, drought, and development. Certain conditions must be present for significant interface fires to occur. The most common conditions include hot, dry, and windy weather, the inability of fire protection forces to contain or suppress the fire, the occurrence of multiple fires that overwhelm committed resources, and a large fuel load (dense vegetation).

Contra Costa County has a rich history of wildfires. The California Department of Forestry and Fire Protection logs fire incidents in the state and has identified dozens of wildfires in Contra Costa County since 2010, ranging in size from a few acres to hundreds of thousands of acres. None of the wildfire incidents identified by the California Department of Forestry and Fire Protection occurred in the City of Pinole. Small wildfires and brushfires have occurred in the City and surrounding jurisdictions. However, these tend to be contained quickly without damage to development in the City.

2.3.2 Fire Hazard Severity Zones

The California Department of Forestry and Fire Protection prepares wildfire hazard severity maps based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies and influence how people construct buildings and protect property to reduce the risk associated with wildland fires. While FHSZ do not predict when or where a wildfire will occur, they do identify areas where wildfires may be more likely to occur or be more severe, based on factors such as fire history, existing and potential vegetation that can serve as fuel, predicted flame length, blowing embers, terrain, and typical fire weather for an area. Zones are designated in varying degrees from Moderate, High, and Very High. There are three types

of responsibility areas that FHSZ may fall under: Local Responsibility Area (LRA), State Responsibility Area (SRA), or Federal Responsibility Area (FRA). LRAs are incorporated cities, urban regions, and agricultural lands where the local government is responsible for wildfire protection. SRAs are those for which the State of California is financially responsible for the prevention and suppression of wildfires. FRAs are land for which neither the state nor the local government has legal responsibility for providing fire protection.

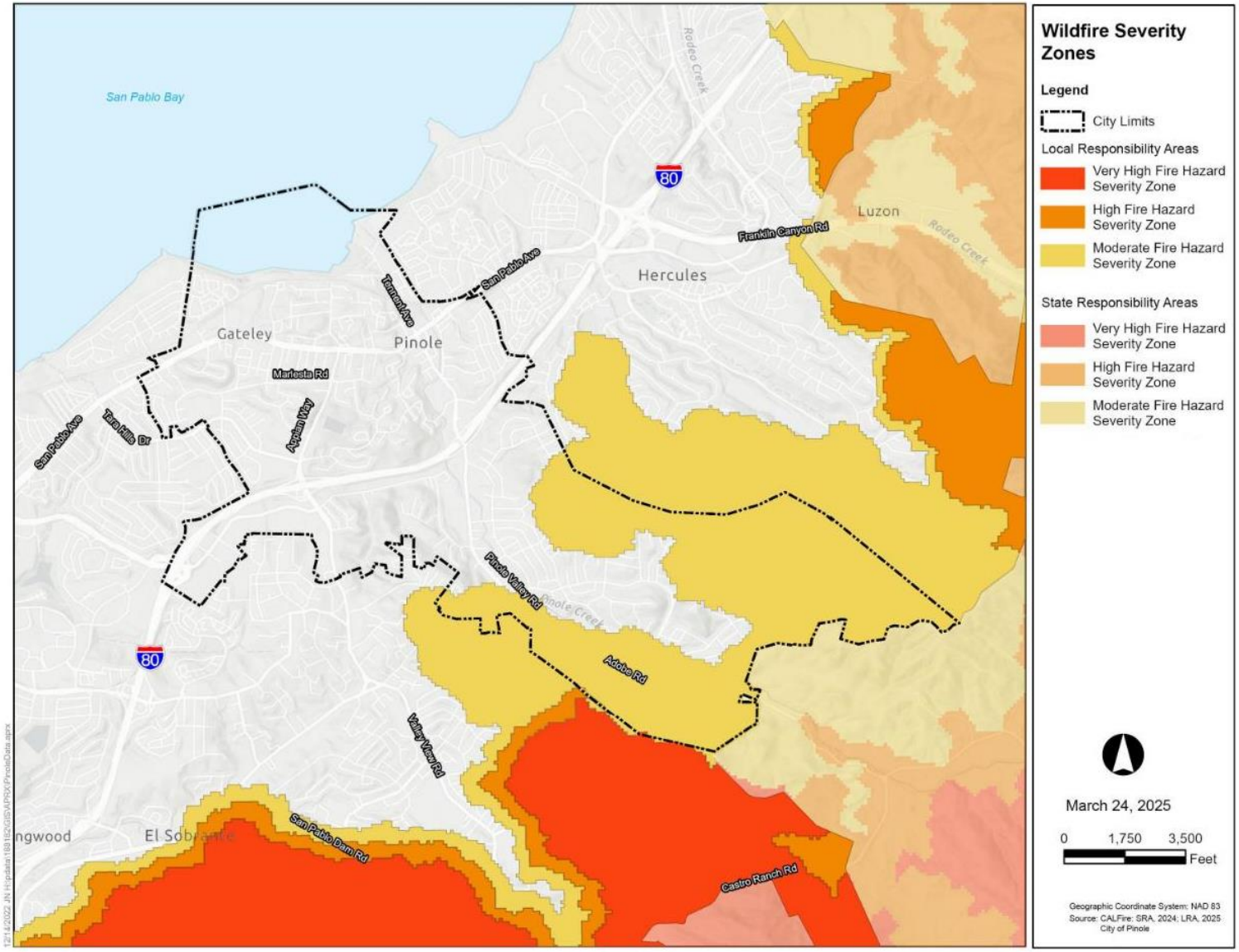
There are moderate FHSZ areas within the LRAs of the City that generally follow the southern City limits. Moderate FHSZ within the City include the southern edge of the City and through areas of Pinole Valley Road, including Pinole Valley Park. The moderate FHSZ also includes areas along the southeastern border near Doidge Avenue and follows north into the open areas in the northeastern areas of the City. Areas within this moderate FHSZ are primarily undeveloped, however, there are housing developments within and adjacent to the FHSZ that could be impacted by wildfires. There are High and Very High FHSZ areas within neighboring jurisdiction LRAs that are located just south of the City. Additionally, the southeastern area of the City abuts unincorporated areas of Contra Costa County, which are classified as moderate fire hazard severity zones under state responsibility (SRAs). Wildfires in this area would potentially impact the developed neighborhoods within the wildland-urban interface (refer to **Figure 9**).

The City of Pinole has contracted with the Contra Costa County Fire Protection District (Con Fire) for fire protection services in March of 2023. The City has adopted the California Fire Code 2020 to ensure the fire-safe design of the structures and fuel modification plans. The plan submittal set is provided to the Con Fire for its approval. Con Fire uses the Zonehaven platform linked to the County Community Warning System. The City also has an annual brush clearance program in collaboration with Con Fire. The City also maintains several firebreak areas, including the trails on Fareeha Hill.

The water supply for the City is provided by East Bay Municipal Utility District (EBMUD) and includes water demands and fire flows. EBMUD maintains an *Urban Water Management Plan* that is updated every five years to support long-term resource planning and water supply sustainability. EBMUD's water distribution reservoirs have a total system-wide capacity of 748 million gallons. The reservoirs, which are typically enclosed tanks, are sized to meet the estimated water service requirements of EBMUD's customers, including projected future water demands and fire flows. EBMUD has also prepared the *Water Shortage Contingency Plan 2020*, to help address water shortages that may occur and explore scenarios designed to test assumptions and explore changes[9]. The City of Pinole cooperates and participates in the update of these plans.

[9] East Bay Municipal Utility District's Urban Water Management Plan 2020. https://www.ebmud.com/water/about-your-water/water-supply/urban-water-management-plan. Accessed October 13, 2022

Figure 9: Fire Hazard Severity Zone



2.4 Flooding

2.4.1 Major Sources of Flooding

Flooding occurs when a waterway (either natural or artificial drainage channel) receives more water than it is capable of conveying, causing the water level in the waterway to rise. Depending on how long these conditions last and the amount of runoff the waterway receives in proportion to its capacity, the rising water level may eventually overtop the waterway's banks or any other boundaries to the drainage area, resulting in flooding.

Floods often occur during heavy precipitation events, when the amount of rainwater exceeds the capacity of storm drains or flood control channels. Floods can also happen when infrastructure such as levees, dams, reservoirs, or culverts fail or when a section of drainage infrastructure fails and water cannot be drained from an area quickly enough. These failures can be linked to precipitation events (e.g., when water erodes a levee, allowing water to escape and flood nearby areas) or can be a consequence of other emergency situations (e.g., a dam collapsing due to an earthquake).

The City of Pinole has minimal flood hazard risk, with areas of greatest potential flood hazard along existing waterways and water bodies. During heavy rain events and high tides, coastal areas of the City may experience some flooding. The Federal Emergency Management Agency (FEMA) maintains flood maps throughout the United States. FEMA defines flood or flooding as a general and temporary condition of partial or complete inundation of normally dry land areas from:

- The overflow of inland or tidal waters.
- The unusual and rapid accumulation or runoff of surface waters from any source; or,
- Mudslides (i.e., mudflows), which are caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when the earth is carried by a current of water and deposited along the path of the current.

Floods can be caused and/or exacerbated by a number of factors, including the following:

- Weather and climate patterns.
- Hydrologic features such as reservoirs, ponds, lakes, rivers, etc., can have a significant impact on the amount of flooding.
- The ground's absorption capacity depends on the soil's composition and the area's bedrock. Less absorbent soil conditions, in addition to a lack of proper storm infrastructure, can result in flooding.
- The type and density of vegetation are related to moisture absorption affecting the flow of water.
- Patterns of land use/urbanization relate to the pervious and impervious nature of the ground.

- The expected level, age, and condition of flood management infrastructure can impact flooding conditions.
- Large-scale wildfires dramatically alter the terrain and ground conditions. Vegetation absorbs rainfall, reducing runoff. However, wildfires leave the ground charred, barren, and unable to absorb water properly, creating conditions ripe for flash flooding and mudflow. Flood risk remains significantly higher until vegetation is restored, up to five years after a wildfire.[10]

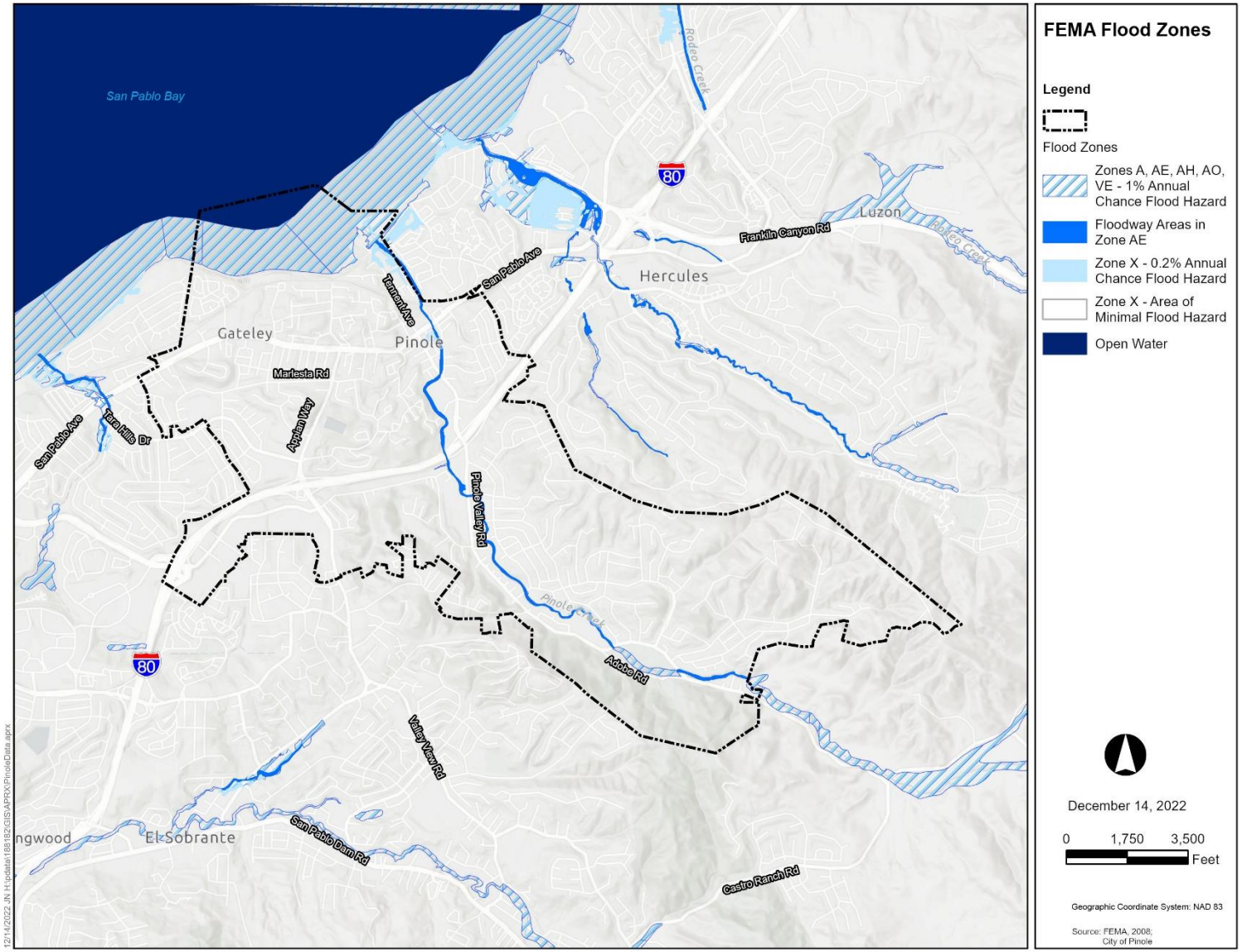
Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

The FEMA flood zones in the City are depicted in **Figure 10.** The areas identified in Pinole that are subject to flooding labeled as A, AE, AH, and AO are almost entirely located at the San Pablo Bay shoreline and along Pinole Creek, the two surface water features in the City. Coastal flooding of San Pablo Bay would potentially inundate areas along the northern coast of the City. The flood hazard zone associated with San Pablo Bay would only affect the bay coastline area of the City and would not impact developments in the City. The flood zone is categorized as a FEMA 100-year flood hazard zone with a one percent annual chance of flooding.

Flood zone X (shaded) associated with Pinole Creek are primarily near San Pablo Bay in the northern area of the creek. The flood zone is categorized as a FEMA 500-year flood hazard zone with a 0.2 percent annual chance of flooding, which results from an extraordinary storm event. The flood zone would potentially inundate the Tennant Avenue Pinole Recreational Vehicle Storage area, Orleans Drive, and Calais Drive in the northernmost area of the City.

[10] Federal Emergency Management Agency, *Flood Risk Increases After Fires Are Out – Buy Flood Insurance Now*, https://www.fema.gov/fact-sheet/4562/flood-risk-increases-after-fires-are-out-buy-flood-insurance-now, accessed March 14, 2022.

Figure 10: FEMA Flood Zones



Flood zones along Pinole Creek also exist at the intersection of Pear Street and Fernandez Avenue to the west of the creek. This flood zone is also categorized as a FEMA 500-year flood hazard zone with a 0.2 percent annual chance of flooding. Flooding in this area is also unlikely and would not significantly impact critical infrastructure or notable areas within the City.

A collaborative vision planning process in 2003-2004 resulted in the *Pinole Creek Watershed Vision Plan*. The plan was developed with the help of the Urban Creeks Councils and the Restoration Design Group through a grant from the California State Coastal Conservancy. The plan emphasized that "flood management projects should preserve or restore natural systems to the extent possible. The proposed lower flood control channel restoration project could significantly improve creek habitat while providing flood protection. A reliable source of funding must also be identified to ensure long-term maintenance of the flood protection function and habitat restoration. Community members also observed that the maintenance of existing storm drains should be improved to prevent localized street flooding.[11]

Adapting to Rising Tides Bay Area: Short Report Summary of Regional Sea Level Rise Vulnerability and Adaptation Study, a project spearheaded by the Bay Conservation and Development Commission and Metropolitan Transportation Commission/Association of Bay Area Governments, summarizes the consequences the Bay Area may face as sea levels rise in the absence of coordinated, prioritized adaptation. The City of Pinole actively participated in this effort. The next step in the process is for the region to develop a set of shared priorities and values that will help inform the types of adaptation strategies that are most appropriate, and what actions should be taken first.

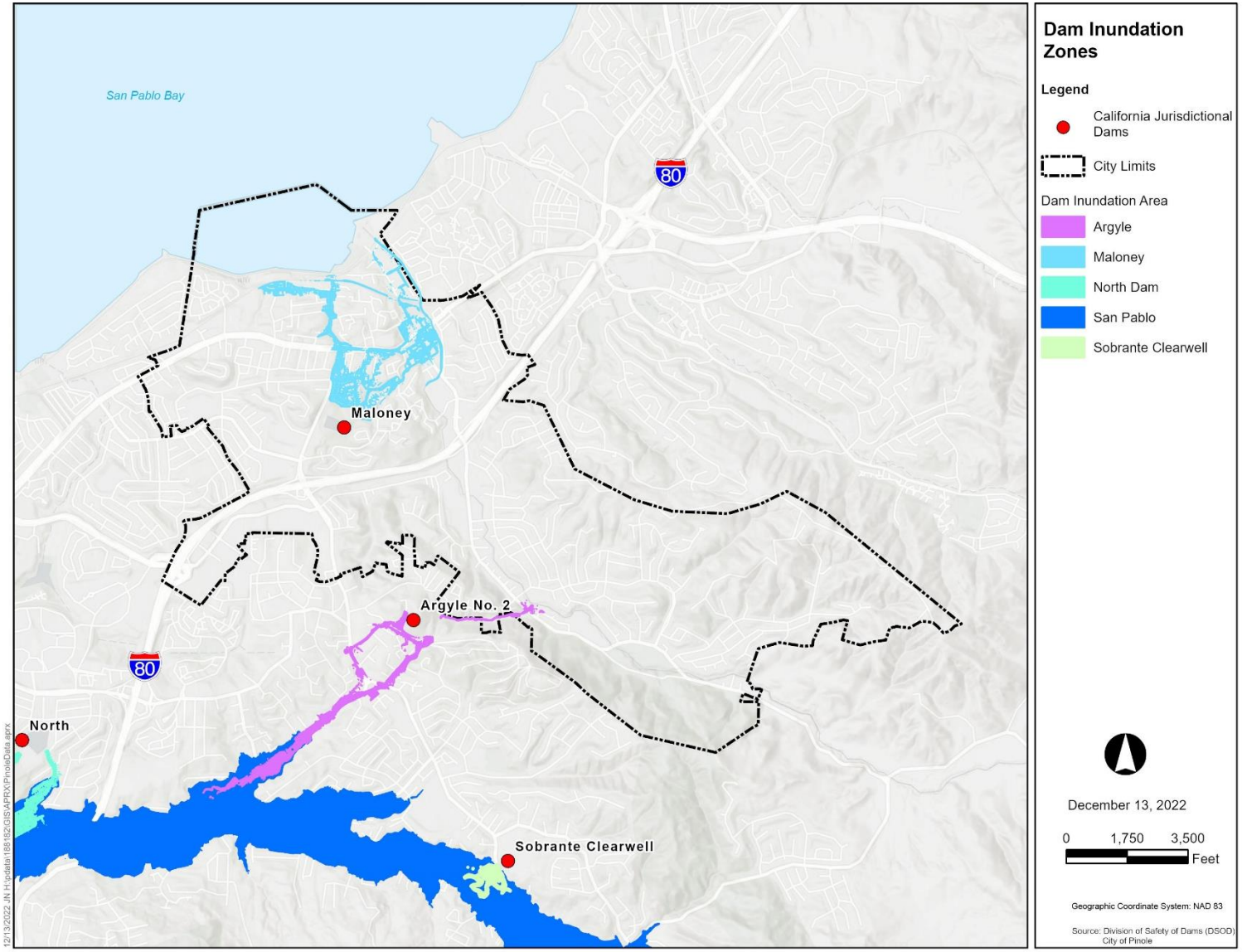
2.4.2 Dam Inundation

Dam failure is the uncontrolled release of impounded water from behind a dam. Flooding, earthquakes, blockages, landslides, lack of maintenance, improper operation, poor construction, vandalism, and terrorism can all cause dam infrastructure to fail. Dam failure causes downstream flooding of varying velocities that can result in loss of life and property.

Several regional reservoirs and dams are located throughout Contra Costa County, and Maloney Reservoir (classified as a dam by the Division of Safety of Dams) is located within the City boundaries and is an earthen embankment dam. Maloney Reservoir is an artificially impounded body of water located near the intersection of Appian Way and Mann Drive. The East Bay Municipal Utility District owns the reservoir. It is roughly 3 acres in area and has an elevation of 103 meters above sea level. It has a total maximum capacity of 68 Acre-Feet.

[11] Urban Creeks Council and Restoration Design Group, LLC, *Pinole Creek Watershed Vision Plan: A Local Community-Based Effort,* 2004, http://s3-us-west-2.amazonaws.com/ucldc-nuxeo-ref-media/c6f48c7b-fe69-41f2-a4fb-c5c0382f1689. Accessed October 13, 2022

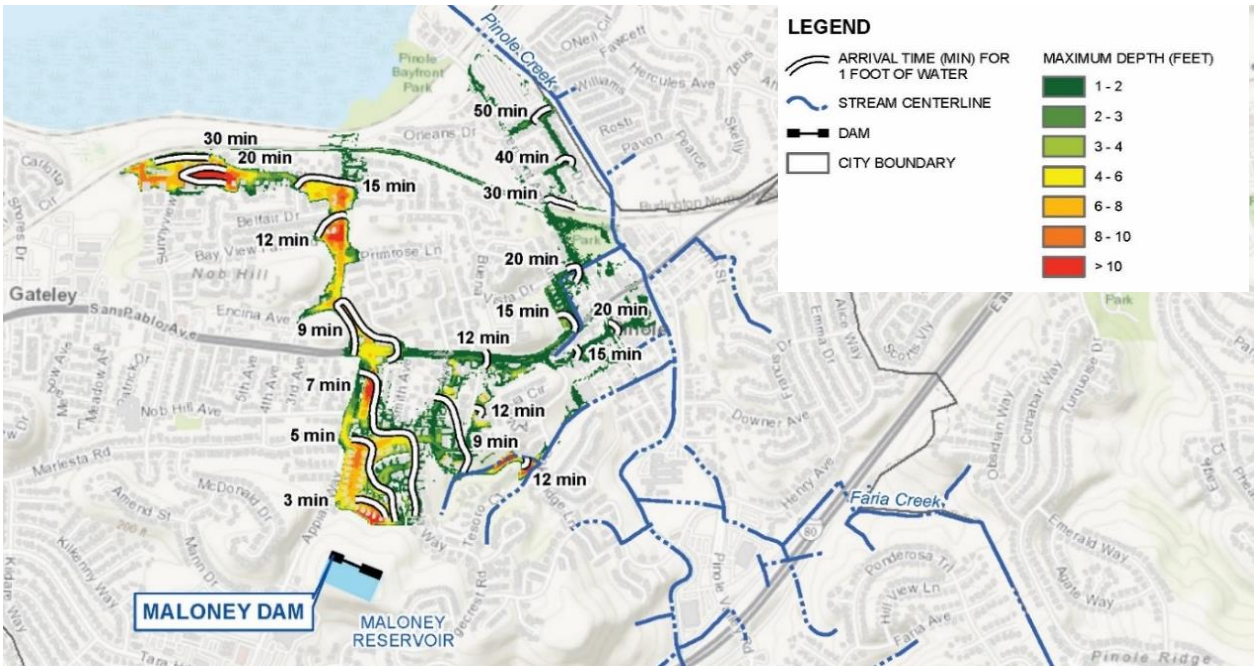
Figure 11: Reservoir Inundation



According to the Dam Safety inspection report dated March 10, 2021, the condition assessment is rated satisfactory, meaning no existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the applicable minimum state or federal regulatory criteria or tolerable risk guidelines. The hazard potential classification of Maloney dam is rated high, meaning dam failure could cause loss of human life[12].

Figure 11 shows the inundation area if this reservoir is breached. According to the Downstream Hazard, a sunny day, failure[13] on the North or northeast or North of the dam is classified as "Extremely High" meaning it is expected to cause considerable loss of human life or would result in an inundation area with a population of 1,000 or more[14]. **Figure 12** shows the extent and time taken for inundation in the event of such a failure.

Figure 12: Maloney Reservoir Breach



Source: Division of Safety of Dams

[12] Dam Safety Inspection: Maloney (Contra Costa County, CA) https://data.coloradoan.com/dam/california/contra-costa-county/maloney/ca00180/. Accessed October 13, 2022

[13] A sunny-day failure scenario represents a hypothetical failure of a dam or its critical appurtenant structure with the reservoir level at the time of failure at the maximum possible water surface elevation. This water-surface elevation generally corresponds to the crest of an ungated spillway or the top of a gated spillway. This scenario represents the failure during a non-storm or non-flood season (California Code Title 23 Chapter 1, Section 335.2(a)).

[14] Dam Safety Inspection: Downstream Hazard, https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/All-Programs/Division-of-Safety-of-Dams/Files/Publications/Division-of-Safety-of-Dams-Definitions-for-Downstream-Hazard-and-Condition-Assessment.pdf, Accessed November 10, 2022.

Reservoirs outside of the City include Sobrante Reservoir, San Pablo Reservoir, and Briones Reservoir. Sobrante Reservoir is an artificially impounded body of water in the unincorporated community of El Sobrante. Despite the close proximity of this reservoir to the City, a breach at this reservoir would not result in significant impacts on the City of Pinole (refer to **Figure 11**). San Pablo and Briones Reservoirs are fairly large reservoirs with dams in Contra Costa County. However, the inundation zone for both of these reservoirs would not impact the City in the event of a dam failure.

2.4.3 Drainage System

The City is located along the Pinole Creek Watershed, which drains and covers approximately 15 square miles in the northwest part of Contra Costa County. The watershed includes portions of the Cities of Pinole and Hercules as well as unincorporated areas of Contra Costa County. The creek drains the mountainous areas southeast of the City and outlets into San Pablo Bay. Pinole Creek serves as a regulatory floodway for the City and for Contra Costa County. Flooding of the creek would potentially occur in the event of a FEMA 100-year storm. However, flooding would have a minimal impact outside of the banks of the creek.

The City of Pinole participates in Contra Costa County's Clean Water Program and is compliant with the National Pollution Discharge Elimination Systems act and the Clean Water Act. In general, the City maintains all storm drain structures and piping, except those that are v-ditches that are located on private property. The local storm drain facilities were developed in coordination with the planned communities and have the capacity to handle the drainage needs of the City without contributing to flooding hazards.

2.5 Climate Change Resiliency

Climate change is a phenomenon characterized by the long-term shifts in global temperature and weather patterns, associated with the buildup of greenhouse gases in the atmosphere and warming of the planet due to the greenhouse effect. Although climate change is global, its effects can be felt locally and the response also can start locally. Local policies and actions can reduce greenhouse gas emissions from local sources and incorporate resilience and adaptation strategies into planning and development.

Climate change can have widespread effects on temperature and weather patterns, creating conditions that may make storms more frequent or more intense, resulting in more intense rainfall and flooding. Climate change also contributes to sea level rise, intensifying coastal hazards. In many areas, climate change may increase the frequency and duration of droughts and create conditions that intensify wildfire vulnerability.

2.5.1 Climate Change Snapshot

Table 2 shows the changes specific to Pinole. As shown, the Number of extreme heat days, increase in annual maximum temperatures, and decrease in annual Precipitation may be a cause of concern for the City.

Table 2: Local Climate Change Snapshot

Climate Change Factors impacting the City	Observed (1961-1990)	Mid-Century (2035-2064)	
		Medium Emissions[A]	**High Emissions[A]**
Annual Average Maximum Temperature (°F)	67.8	69.4-72.2	69.9-73.2
Extreme Heat Days (days)[B]	4	1-38	4-55
Annual Precipitation (inches)	20.7	18.4-28.1	17.4-27.9
Annual Average Area Burned (acres)[C]	Not Available	100.7-123.6	103.8-133.1

A. The Medium Emissions Scenario represents a mitigation scenario where global carbon dioxide (CO2) emissions peak by 2040 and then decline. Statewide, the temperature is projected to increase by 2-4°C for this scenario by the end of this century.
The High Emissions Scenario represents a scenario where CO2 emissions continue to rise throughout the twenty-first century. Statewide, the temperature is projected to increase by 4-7°C by the end of this century.
B. Number of days in a year when the daily maximum temperature is above a threshold temperature of 103.9°F (98th percentile).
C. This area may contain locations outside the combined fire state and federal protection responsibility areas. These locations were excluded from these wildfire simulations and had no climate projections.

Source: Cal-Adapt, Local Climate Change Snapshot (cal-adapt.org), accessed August 29, 2022.

2.5.2 Sea Level Rise

As the City of Pinole includes approximately 1.5 miles of coastline along San Pablo Bay, the City is potentially vulnerable to future sea level rise. The San Pablo Bay receives waters from several rivers (including the Sacramento and San Joaquin rivers) and is tidally influenced by the Pacific Ocean through the San Francisco Bay. Sea level rise is a climate change – driven phenomenon of increasing the elevation of the ocean surface.

According to NOAA, sea level rise at the regional level can deviate significantly from the globally averaged rate.[15] Thus, effects are unique to specific coastal jurisdictions due to variations in topography and geography. Sea level rise projections and modeling referenced in **Table 3** rely on the best available science as evaluated by the California Coastal Commission's 2018 Sea Level Rise Policy Guidance and are supplemented by NOAA's 2022 Sea Level Rise Technical Report. **Figure 13** depicts the extent of inundation caused by the Sea Level Rise. While 4 – 6 feet of sea level rise on the upper end of what is projected to occur during the 21st century, it is possible that sea level rise combined with storm surges could contribute to temporary inundation in Pinole.

[15] National Ocean Service/National Oceanic and Atmospheric Administration, *2022 Sea Level Rise Technical Report,* https://oceanservice.noaa.gov/hazards/sealevelrise/sealevelrise-tech-report-sections.html, accessed January 9, 2023.

Table 3: California Coastal Commission Sea Level Rise Projections

	Low Risk Aversion	Medium-High Risk Aversion
	Upper limit of "likely range" ~17% probability SLR exceeds…	***1-in-200 chance 0.5% probability SLR exceeds…***
2050	1.1 feet	1.9 feet
2070	1.9 feet	3.5 feet
2090	2.9 feet	5.6 feet
2100	3.4 feet	6.9 feet
NOTE: The California Coastal Commission and NOAA state available climate models and experiments do not extend beyond 2100. Both agencies acknowledge increased uncertainties regarding projections past 2100 and recommend caution if projections require utilization.		
Source: California Coastal Commission, *Sea Level Rise Policy Guidance – Science Update*, adopted November 2018, accessed January 9, 2023.		

Figure 13: Sea Level Rise

Source: BCDC, *Adapting to Rising Tides Data Viewer,* https://explorer.adaptingtorisingtides.org/explorer, accessed January 9, 2023.

In addition, groundwater emergence is anticipated to accompany future sea level rise impacts. Groundwater emergence is the emergence of groundwater at the land surface, causing flooding or inundation. As sea levels rise, saltwater can intrude into groundwater aquifers that store fresh water. If the amount of saltwater intrusion is great enough, groundwater can be pushed to the surface.[16] Specific vulnerabilities to a rising water table and groundwater emergence include dry weather flooding, deterioration of underground infrastructure such as water/sewer pipelines, extended earthquake liquefaction zones, and resurfacing any underground toxic contamination. [17]

[16] MIT Technology Review, *Climate Change: How Groundwater caused by Climate Change could Devastate Coastal Communities,* https://www.technologyreview.com/2021/12/13/1041309/climate-change-rising-groundwater-flooding/, published December 13, 2021, accessed January 9, 2023.

[17] KQED, *Groundwater Beneath Your Feet Is Rising With the Sea. It Could Bring Long-Buried Toxic Contamination With It*, https://www.kqed.org/science/1971582/groundwater-beneath-your-feet-is-rising-with-the-sea-it-could-bring-long-buried-toxins-with-it, published December 15, 2020, access January 10, 2023.

2.5.3 Resilience

Resiliency in the face of climate change refers to the actions that can be taken to reduce the drivers of climate change and actions to mitigate the effects of climate change. Because climate change is a long-term phenomenon, it is important to adequately plan for its impacts.

In order to mitigate the effects of intense storms, actions may include bolstering drainage capacities and flood control measures. With more frequent or intense storm events, it is likely that flooding would have a more significant effect on the City. Increasing the capacity of the City's drainage infrastructure would make the City more resilient to weather events linked to climate change.

Climate change resiliency would also include measures to reduce vulnerability to droughts and wildfires. This may include water conservation and water supply management efforts to ensure the City is prepared in the event of a long-term drought. Diversifying the City's water supply by introducing and maintaining water sources that are less susceptible to drought or are more sustainable also accomplishes this goal. Additionally, as wildfire becomes more frequent or intense with climate change, actions to mitigate the City's vulnerability may be warranted. Although the City is not generally prone to wildfire hazards, regional wildfires may become an increasing threat with climate change.

2.5.4 Vulnerability Assessment Summary

The purpose of the Vulnerability Assessment (VA) is to fulfill the first step as required by SB 379. The VA identifies specific natural hazards related to climate change and evaluates vulnerabilities accordingly. The assessment considers the physical threat to critical facilities within the City, as well as the physical threat to residential and non-residential structures. The vulnerability findings will have informed adaptation and resilience goals, policies, objectives, and implementation measures in the Safety Element Update in accordance with SB 379.

The City identified 35 critical facilities for incorporation in the vulnerability/risk analysis, as listed in **Table 4** and illustrated in **Figure 14***,* which also provides a summary of critical facilities that intersect with hazards in the City. These critical facilities that intersect with a hazard area are indicated with a “Y” and a red-shaded cell. Critical facilities that do not fall within the hazard area are designated with an “N” and a green-shaded cell. The risks of drought, hazardous materials releases, and ground shaking are present throughout the City, and thus, all critical facilities are assumed to be vulnerable, as reflected below.

2.5.5 Sustainability Element

The Sustainability Element was adopted in 2010 with the General Plan update and addressed local climate change issues by setting goals and policies to guide Pinole's efforts to reduce greenhouse gas emissions (GHGs), encourage renewable energy sources, expand local use of green technology, and educate Pinole's residents on how they can live fully while

preserving Pinole for future generations. The Safety Element fully integrates with the goals and policies related to climate change and resiliency in the Sustainability Element.

2.5.6 Climate Action and Adaptation Plan

The City of Pinole adopted the Climate Action and Adaptation Plan (CAAP) in 2024. The primary purpose of the City's CAAP is to chart a clear path to reduce greenhouse gas (GHG) emissions and become more resilient to changing climate. The City recognizes the need for comprehensive, fiscally responsible solutions while employing actionable, measurable, and time-bound metrics to gauge its success. The CAAP includes a thorough analysis of communitywide systems, including an updated GHG emissions inventory (2017) and social vulnerability assessment, and builds upon the City's existing sustainability efforts to establish a series of measures and actions that guide the City towards long-term GHG emissions reduction and resilience goals. The CAAP is integrated by reference into the Safety Element.

Figure 14: Critical Facilities Map

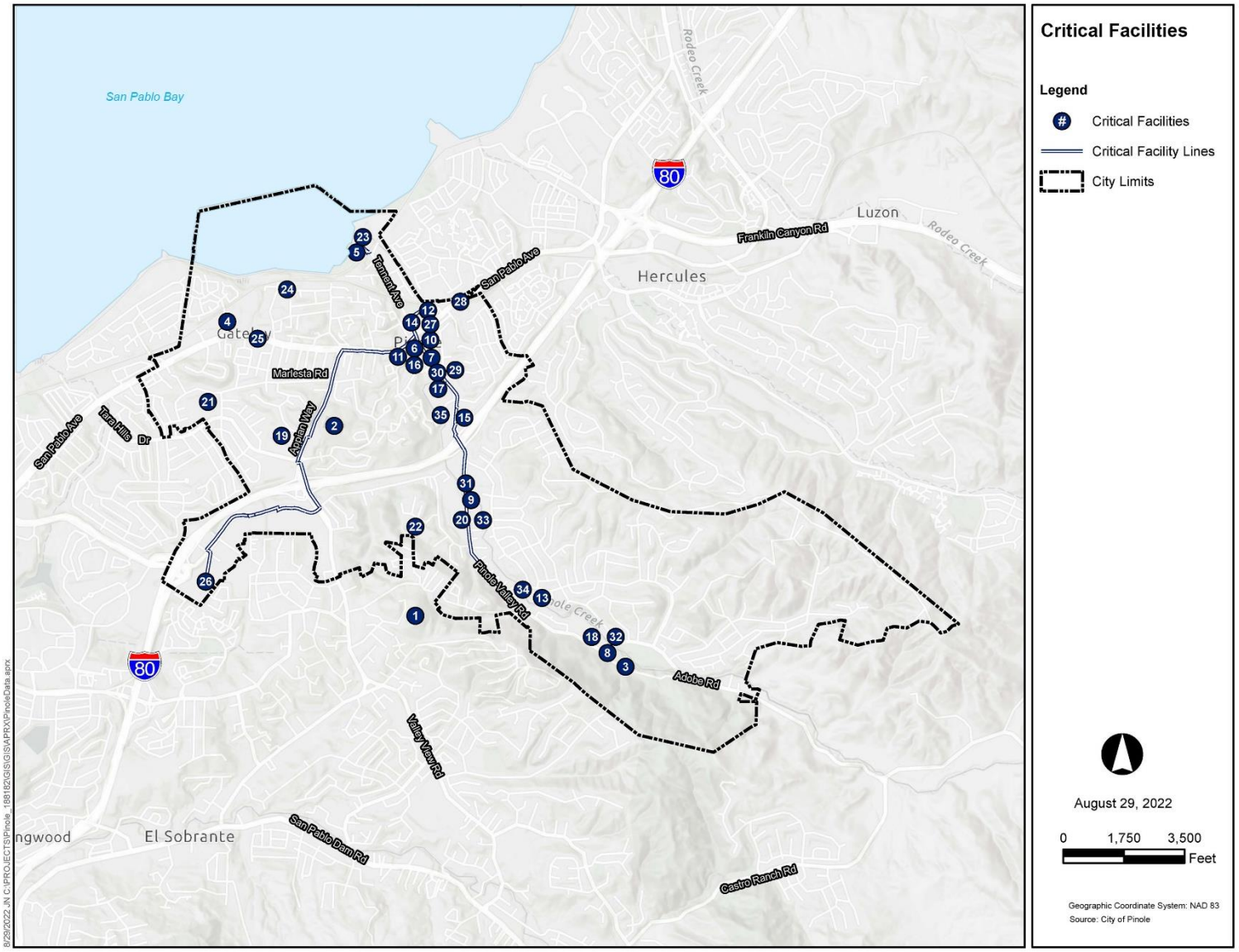


Table 4: Critical Facilities

Map ID	Facility Name	Dam Inundation	Drought	Flood	Landslide	Hazardous Materials	Seismic - Fault Rupture	Seismic- Ground Shaking	Wildfire
1	Argyle #2 Reservoir	N	Y	N	N	Y	N	Y	Y
2	Maloney Reservoir	N	Y	N	N	Y	N	Y	N
3	Caretaker's Building at Dog Park	N	Y	N	Y	Y	Y	Y	Y
4	City Corporation Yard - 1	N	Y	N	N	Y	Y	Y	N
5	City Corporation Yard – 2 (at Pinole Hercules Water Pollution Control Plant)	N	Y	N	N	Y	Y	Y	N
6	Pinole City Hall/Emergency Operations Center	Y	Y	N	N	Y	Y	Y	N
7	Pinole Fire Station 73	Y	Y	N	N	Y	Y	Y	N
8	Pinole Fire Station 74	N	Y	N	Y	Y	Y	Y	Y
9	Pinole Library	N	Y	Y	N	Y	Y	Y	N
10	Pinole Police Department	Y	Y	Y	N	Y	Y	Y	N
11	Pinole Post Office	Y	Y	N	Y	Y	Y	Y	N
12	Pinole Senior Center	N	Y	Y	N	Y	Y	Y	N
13	Pinole Tiny Tots	N	Y	Y	N	Y	Y	Y	N
14	Pinole Youth Center	Y	Y	N	N	Y	Y	Y	N
15	Kaiser Permanente Pinole (owned by Kaiser Permanente)	N	Y	N	Y	Y	Y	Y	N
16	St. Joseph School	Y	Y	N	Y	Y	Y	Y	N
17	Collins Elementary School (owned by)	N	Y	N	N	Y	Y	Y	N
18	Ellerhorst Elementary School	N	Y	N	Y	Y	Y	Y	N
19	Pinole Middle School and West County Mandarin Elementary School	N	Y	N	Y	Y	Y	Y	N
20	Pinole Valley High School	N	Y	N	N	Y	Y	Y	N

Map ID	Facility Name	Dam Inundation	Drought	Flood	Landslide	Hazardous Materials	Seismic - Fault Rupture	Seismic- Ground Shaking	Wildfire
21	Shannon Elementary School	N	Y	N	Y	Y	Y	Y	N
22	Stewart Elementary School	N	Y	N	Y	Y	Y	Y	N
23	Pinole-Hercules Water Pollution Control Plant	N	Y	N	N	Y	N	Y	N
24	San Pablo Lift Station	Y	Y	N	Y	Y	N	Y	N
25	Hazel Lift Station	N	Y	N	N	Y	Y	Y	N
26	Fiber Optic Line	Y	Y	Y	Y	Y	Y	Y	N
27	San Pablo Avenue Bridge over Pinole Creek (Caltrans Bridge #28C0061)	N	Y	Y	Y	Y	Y	Y	N
28	San Pablo Avenue Bridge over BNSF Railway Right Of Way (Caltrans Bridge #28C0062)	N	Y	N	Y	Y	Y	Y	N
29	Pinole Valley Road Bridge 1 over Pinole Creek (Caltrans Bridge #28C0076)	N	Y	N	N	Y	Y	Y	N
30	Tennent Avenue Bridge over Pinole Creek (Caltrans Bridge #28C0133)	Y	Y	Y	Y	Y	Y	Y	N
31	Pinole Valley Road over Pinole Creek 2 (Caltrans Bridge #28C0134)	N	Y	Y	N	Y	Y	Y	N
32	Pinole Valley Road over Pinole Creek 3 (Caltrans Bridge #28C0136)	N	Y	Y	Y	Y	Y	Y	N
33	Ramona Street Bridge over Pinole Creek (Caltrans Bridge #28C016)	N	Y	Y	Y	Y	Y	Y	N
34	Simas Street Bridge over Pinole Creek (Caltrans Bridge #28C0417)	N	Y	Y	Y	Y	Y	Y	N
35	Henry Avenue Bridge over Pinole Creek (Caltrans Bridge #28C0517)	N	Y	Y	Y	Y	Y	Y	N

2.6 Drought

Drought is defined as an extremely dry climatic period where the available water falls below a statistical average for a region. Drought is also defined by factors other than rainfall, including vegetation conditions, agricultural productivity, soil moisture, water levels in reservoirs, and streamflow. Droughts or water shortages are a gradual phenomenon, occurring over multi-year periods and increasing with the length of dry conditions. When Precipitation is less than normal for a period of time, the flow of streams and rivers declines, water levels in lakes and reservoirs fall, and the depth to water in wells increases. If dry weather persists and water supply problems develop, the dry period can become a drought.

The term "drought" can have different meanings depending on how a water deficiency affects day-to-day activities. Drought is a complex natural hazard, which is reflected in the following four definitions commonly used to describe it:

- Agricultural – Agricultural drought is defined principally in terms of naturally occurring soil moisture deficiencies relative to water demands of plant life, usually arid crops.
- Hydrological – Hydrological drought is related to the effects of precipitation shortfalls on stream flows and reservoir, lake, and groundwater levels.
- Meteorological – Meteorological drought is defined solely on the degree of dryness, expressed as a departure of actual Precipitation from an expected average or normal amount based on monthly, seasonal, or annual time scales.
- Regulatory (or socioeconomic) – Regulatory drought can occur when the availability of water is reduced due to the imposition of regulatory restrictions on the diversion and export of water out of a watershed to another area.

Although the climate is a primary contributor to hydrological drought, other factors such as changes in land use (i.e., deforestation), land degradation, and the construction of dams can affect the hydrological characteristics of a region. Because regions are geographically interconnected by natural systems, the impact of meteorological drought may extend well beyond the borders of the precipitation-deficient area. Changes in land use upstream may alter hydrologic characteristics such as infiltration and runoff rates, resulting in more variable streamflow and a higher incidence of hydrologic drought downstream. Land use change is one way that human actions can alter the frequency of water shortage even when no change in Precipitation has been observed.

Droughts cause public health and safety impacts, as well as economic and environmental impacts. Public health and safety impacts are primarily associated with catastrophic wildfire risks and drinking water shortage risks for small water systems in rural areas and private residential wells. Examples of other impacts include costs to homeowners due to loss of residential landscaping, degradation of urban environments due to loss of landscaping, agricultural land fallowing, and associated job loss, degradation of fishery habitat, and tree mortality with damage to forest ecosystems. Drought conditions can also result in damage to older infrastructure that is located within dry soils with the potential to leak or break. Dead or dying vegetation poses a risk of falling and damaging structures and infrastructure systems.

2.6.1 Drought Severity

Drought severity depends on numerous factors, including duration, intensity, and geographic extent, as well as regional water supply demands by humans and vegetation. The severity of drought can be aggravated by other climatic factors, such as prolonged high winds and low relative humidity. The magnitude of drought is usually measured in time and the severity of the hydrologic deficit.

The United States Drought Monitor is a map released weekly that indicates the portions of the United States that are experiencing drought and the severity of the drought based on five classifications: abnormally dry (D0), showing areas that may be going into or are coming out of drought, and four levels of drought: moderate (D1), severe (D2), extreme (D3), and exceptional (D4) (refer to **Table 5)**.

The Drought Monitor is not a forecast but looks backward, providing a weekly assessment of drought conditions based on how much precipitation did or did not fall. Because drought is a slow-moving hazard, it may take more than one good rainfall to end a drought, especially if an area has been in drought for a long time. **Figure 15** depicts the California drought monitor map, which identifies areas of drought and labels them by intensity, as shown in **Table 5.** The map also includes a table identifying the percentage of the area of California experiencing each level of drought intensity. For example, 100 percent of California was experiencing Category D1 (moderate) drought or worse for the majority of 2021. As of June 2022, the entirety of Contra Costa County is classified as Category D2 (severe).

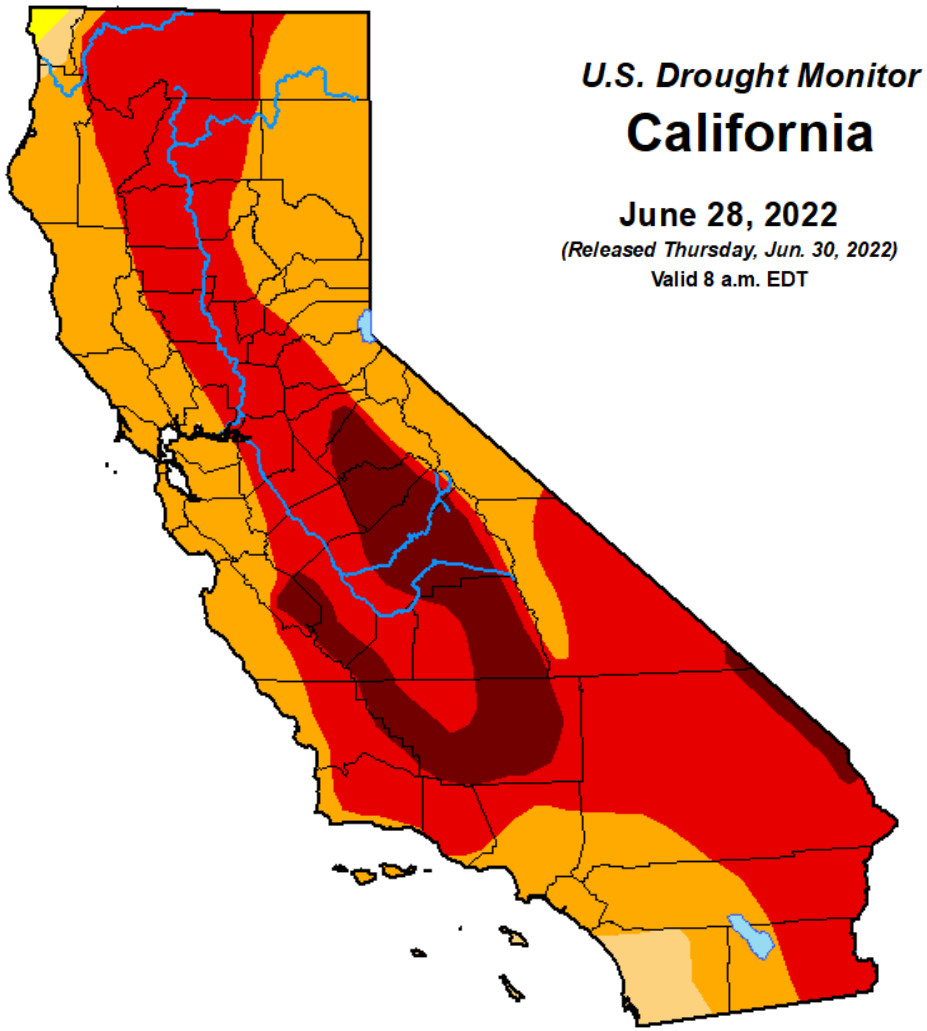
Table 5: Drought Severity Classification

Category	Description	Possible Impacts
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.
D1	Moderate Drought	Some damage to crops, pastures, streams, reservoirs, or wells is low. Some water shortages are developing or imminent; voluntary water-use restrictions are requested.
D2	Severe Drought	Crop or pasture losses likely; water shortages common; water restrictions imposed.
D3	Extreme Drought	Major crop/pasture losses; widespread water shortages or restrictions.
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; shortages of water in reservoirs, streams, and wells create water emergencies.

Source: US Drought Monitor, Drought Classification, https://droughtmonitor.unl.edu/About/AbouttheData/DroughtClassification.aspx, accessed March 15, 2022.

Droughts in California are regional events. In a drought, all areas of Pinole will be affected. Based on previous occurrences and trends in California, the likelihood that the City of Pinole will continue to experience drought conditions in the future is considered high. EBMUD supplies water for the City of Pinole. Water used by EBMUD comes from the 577-square-mile protected watershed of the Mokelumne River, which collects the melting snow on the west slope of the Sierra Nevada. Snowmelt watersheds are generally more sustainable than groundwater supplies. However, watersheds that rely on Precipitation may still be susceptible to drought-related concerns.

Figure 15: Drought Monitor Map



U.S. Drought Monitor

California

June 28, 2022

(Released Thursday, Jun. 30, 2022)

Valid 8 a.m. EDT

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.00	100.00	99.79	97.48	59.81	11.59
Last Week *06-21-2022*	0.00	100.00	99.79	97.48	59.81	11.59
3 Months Ago *03-29-2022*	0.00	100.00	100.00	93.65	40.25	0.00
Start of Calendar Year *01-04-2022*	0.00	100.00	99.30	67.62	16.60	0.84
Start of Water Year *09-28-2021*	0.00	100.00	100.00	93.93	87.88	45.66
One Year Ago *06-29-2021*	0.00	100.00	100.00	94.73	85.44	33.32

Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to https://droughtmonitor.unl.edu/About.aspx

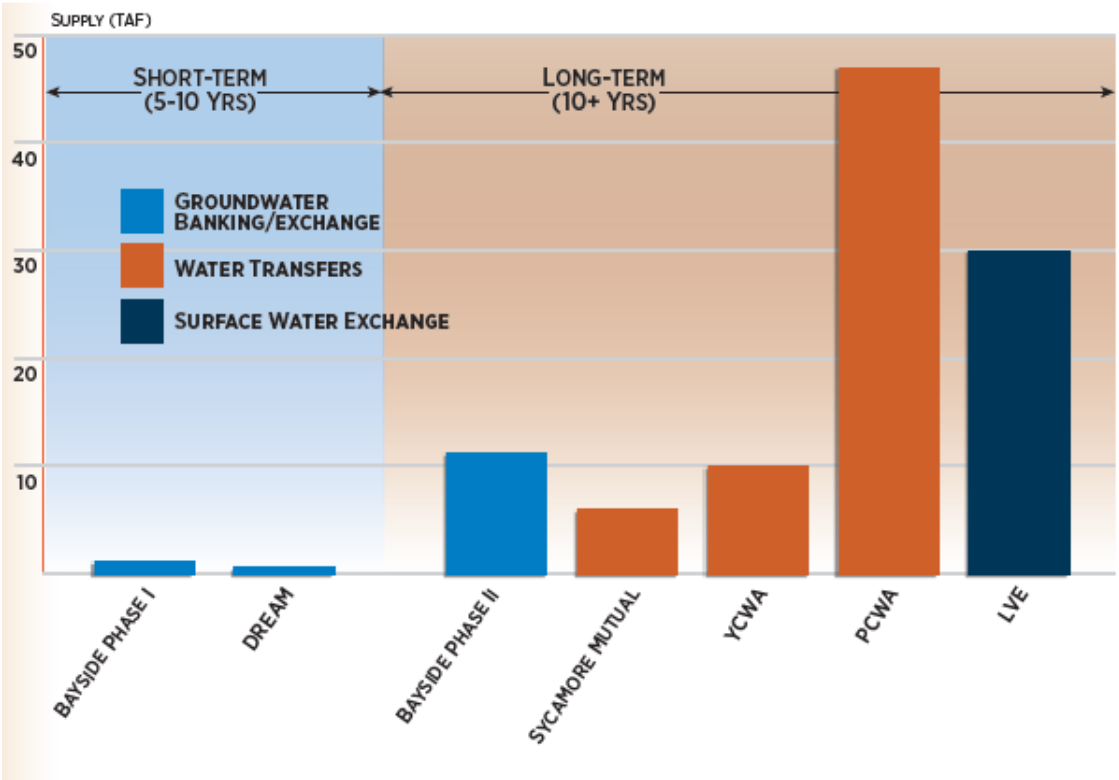
Author:

Curtis Riganti
National Drought Mitigation Center

2.6.2 Water Supply

The EBMUD water supply system collects, transmits, treats, and distributes high-quality water from its primary water source, the Mokelumne River, to its customers in the San Francisco East Bay Area. The Mokelumne Aqueducts convey the Mokelumne River supply from Pardee Reservoir, located upstream of Camanche Dam, across the Sacramento-San Joaquin River Delta (Delta) to local storage and treatment facilities in the East Bay. After treatment, water is distributed to the incorporated cities and unincorporated communities in Alameda and Contra Costa counties, including Pinole. EBMUD has developed a portfolio of water supply projects to help supplement any shortage in its water supply. These projects are expected to not only provide customers with relief from frequent and severe water rationing during multiyear droughts but will also help EBMUD respond to other adverse situations that lead to water shortages. **Figure 16** provides a summary of EBMUD's short- and long-term supplemental supply portfolio[18].

Figure 16: EBMUD's short- and long-term supplemental supply portfolio



[18] Urban Water Management Plan. https://www.ebmud.com/water/about-your-water/water-supply/urban-water-management-plan. Accessed October 13, 2022.

Ground Water Banking and Exchange

Bay Side Phase 1 and 2: The Bayside Groundwater Project is being developed in phases to provide a diverse and robust water supply using a conjunctive water management approach that sustainably manages the East Bay Plain Subbasin.

DREAM: Groundwater banking efforts are currently focused on Eastern San Joaquin County, where the Demonstration Recharge Extraction and Aquifer Management (DREAM) Pilot Project is underway.

Water Transfers

EBMUD has developed a water transfer program to secure dry-year water supplies to meet customer demands. The Freeport Regional Water Authority (FRWA) is a cooperative effort by the Sacramento County Water Agency (SCWA) and the East Bay Municipal Utility District (EBMUD) of Oakland to supply surface water from the Sacramento River to customers in central Sacramento County and the East Bay area of California. FRWA is in the final stages of the construction of a new water intake facility and pumping plant on the Sacramento River and 17 miles of underground water pipelines within Sacramento County. Upon completion, the intake facility will allow EBMUD to use up to 100 mgd of water during dry years only, estimated to be three out of every ten years, as a supplemental water source to complement existing conservation programs[19]. Currently, EBMUD has been working on agreements with senior water rights holders in the Sacramento River Watershed- This includes Placer County Water Agency, Yuba County Water Agency, and Sycamore Mutual Water Company.

Water Supply Management Program 2040

The Water Supply Management Program (WSMP) 2040 is a program-level effort that estimates EBMUD's water supply needs over a thirty-year horizon and proposes a diverse portfolio of policy initiatives and potential projects to ensure dry-year needs. The WSMP 2040 seeks to provide a diverse and robust water supply portfolio that ensures water reliability in an uncertain future while also protecting the environment. Through the implementation of the WSMP 2040, EBMUD is meeting future growth with aggressive conservation and recycling, while supplemental supply components allow a lower rationing level and thereby decrease direct impacts on EBMUD customers during dry years. The WSMP 2040 pushes conservation and recycling to the maximum, with a total of 50 million gallons per day (MGD) of future supply being provided from those two component categories. The WSMP 2040 Portfolio includes the following rationing, conservation, and recycled water goals:[20]

- Rationing Up to 15%

[19] Freeport Regional Water Project- Explore the Project. http://www.freeportproject.org/nodes/explore/. Accessed October 13, 2022.

[20] Water Supply Management Program 2040- Revised WSMP 2040 Final Plan. https://www.ebmud.com/water/about-your-water/water-supply/water-supply-management-program-2040. Accessed October 13, 2022.

- Conservation Level D (39 MGD)
- Recycling Level 3 (11 MGD)

The Water Supply Management Program 2040 provides 53 measures for conservation and is divided into five levels ranging from level A to E. In order to Achieve 39 MGD savings as listed above, the program level D is targeted and will include 43 out of the 53 measures. These measures are documented in **Table 6**, Conservation Measures Selected for Programs of Appendix D TM-1- Raw Water Infrastructure Reliability Review[21].

EBMUD practices various sustainability methods and develops sustainability plans to ensure it provides reliable water and wastewater services. Sustainability measures include a Climate Action Plan that analyzes impacts and mitigation measures for issues related to climate change. Also, EBMUD prepared a sustainability report in 2018 and promotes and practices water conservation measures to ensure it is able to provide water and wastewater services sustainably over a long-term period[22].

2.6.3 California Drought History

Drought has affected virtually every County in California, and California has experienced numerous severe droughts over the past century. FEMA declared one drought emergency for California in January 1977, and other drought emergency declarations have been declared by the state.[23] According to the *2018 State Hazard Mitigation Plan*, from 1972 to 2016, there were fifteen drought state emergency proclamations in California.[24]

The most severe drought on record began in 2012 and continued through 2017. On January 17, 2014, the governor of California declared a state drought emergency, and on April 1, 2015, the governor announced the first-ever mandatory 25 percent statewide water use reduction and a series of actions to help save water, increase enforcement to prevent wasteful water use, streamline the state's drought response, and invest in new technologies that would make California more drought resilient. At the time of the announcement, the volume of the Sierra Nevada snowpack was approximately 14 percent normal. Despite multiple storms in February 2014, drought conditions persisted. By the end of May 2014, all of California was in a condition of "extreme" or "exceptional" drought. At the same time, the volume of the Sierra Nevada snowpack had decreased to less than 10 percent of normal, and water stored in Lake Oroville, the major reservoir for the State Water Project, was at 58

[21] Water Supply Management Program 2040- Revised WSMP 2040 Final Appendix D. https://www.ebmud.com/water/about-your-water/water-supply/water-supply-management-program-2040. Accessed October 13, 2022.

[22] Sustainability. https://www.ebmud.com/about-us/sustainability. Accessed October 13, 2022.

[23] Federal Emergency Management Agency, Disaster Declarations, https://www.fema.gov/disaster/3023, accessed March 15, 2022.

[24] California Governor's Office of Emergency Services, *2018 California State Hazard Mitigation Plan*, September 2018, https://www.caloes.ca.gov/HazardMitigationSite/Documents/003-2018%20SHMP_FINAL_ACK-TOC.pdf, accessed March 15, 2022.

percent of normal.[25] On April 7, 2017, the governor issued an executive order ending the drought emergency in most of California, including Contra Costa County.

Table 6: Historical Droughts

Date	Area Affected	Notes
1827–1916	Statewide	Multiyear: 1827–29, 1843–44, 1856–57, 1863–64 (particularly extreme), 1887–88, 1897–1900, 1912–13.
1917–21	Statewide, except for the central Sierra Nevada and north coast	Simultaneous in affected areas, 1919–20. Most extreme in the North.
1922–26	Statewide, except for the central Sierra Nevada	Simultaneous effect for the entire state only during 1924, which was particularly severe.
1928–37	Statewide	Simultaneously in effect for the entire state, 1929–34. Longest in the state's history.
1943–51	Statewide	Simultaneously in effect for the entire state, 1947–49. Most extreme in the south.
1959–62	Statewide	Most extreme in the Sierra Nevada and the central coast.
1976–77	Statewide, except for southwestern deserts	Driest 2 years in the state's history. Most severe in the northern two-thirds of the state.
1987–92	Statewide	Moderate, continuing through 1989. Most extreme in the northern Sierra Nevada.
2000–02	Statewide	Most severe in southern California.
2007–09	Statewide	Twelfth driest 3-year period on record at the time. Most severe in western San Joaquin Valley.
2012–17	Statewide	Most severe California drought on record.
2021–present	Statewide	2021 became the second driest year on record. The drought emergency expanded Statewide as of October 2021.

Sources

- Paulson, R. W., E. B. Chase, R. S. Roberts, and D. W. Moody, Compilers, National Water Summary 1988-89: Hydrologic Events and Floods and Droughts: US Geological Survey Water-Supply Paper.
- California Department of Water Resources, *California's Most Significant Droughts: Comparing Historical and Recent Conditions*, February 2015.

[25] California Department of Water Resources, *California's Most Significant Droughts: Comparing Historical and Recent Conditions*, February 2015.

2.7 Hazardous Materials

A "hazardous material" is defined by California Health and Safety Code Section 25501 as "any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment." Improper handling of hazardous materials or waste may result in significant impacts on human health and the environment. Hazardous materials can be in the form of explosives, flammable and combustible substances, poisons, and radioactive materials. Hazardous materials accidents can occur during production, storage, transportation, use, or disposal.

The impacts of hazardous materials release can vary, depending on the type and amount of material released. Hazardous materials exposure can include the following effects: skin/eye irritation; difficulty breathing; headaches; nausea; behavior abnormalities; cancer; genetic mutations; physiological malfunctions (i.e., reproductive impairment, kidney failure); physical deformations; or birth defects.

Many businesses and residents in the City use hazardous materials and generate amount of hazardous waste. Common hazardous waste is generated from gasoline service stations, dry cleaners, automotive mechanics, auto body repair shops, machine shops, printers, photo processors, and agriculture.

2.7.1 Hazardous Materials Incidents

Potential threats from hazardous materials exist where they are manufactured, stored, transported, or used due to the risk of spill and exposure to hazardous materials.

The magnitude and severity of the hazard would be highly dependent on the type of spill, location, and the extent to which hazardous materials enter the water system. Hazardous materials can be flammable, radioactive, infectious, corrosive, toxic/poisonous, or otherwise reactive. Heavy rains or winds could spread hazardous materials over a larger geographical area and create challenging cleanup conditions.

Hazardous materials are used in every manufacturing operation by retailers, service industries, and homeowners in the City of Pinole. Operations known to handle hazardous materials in the City include gas stations, dry cleaners, medical facilities, commercial/retail businesses, and roadway and railway transportation. Most hazardous materials operations are small-scale and pose a minimal risk; however, commercial transportation of hazardous materials via roadway or railway would potentially have significant impacts on the City during an incident, given the volumes of hazardous materials being transported.

2.7.2 Transportation of Hazardous Materials

The California Code of Regulations Title 26 regulates transportation of hazardous materials/wastes. The US Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes

regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing). Criteria also exist regarding personnel qualifications and training, inspection requirements, and equipment specifications. The California Highway Patrol (CHP) enforces regulations related to the intrastate transport of hazardous materials and hazardous waste. The CHP and the California Department of Transportation (Caltrans) enforce federal and state regulations and respond to hazardous materials transportation emergencies.

Two rail lines traverse the City, the Burlington Northern Santa Fe (BNSF), and the Union Pacific. The Union Pacific and BNSF railroads operate freight services that pass-through Pinole. The Union Pacific tracks are located along the San Pablo Bay shoreline, and the BNSF tracks are located just south of the San Pablo Bay shoreline, running east and west through the City between Del Monte Drive and Hercules Avenue. Both railroads are used to transport hazardous materials, which would potentially impact the City in the event of a hazardous materials incident or spill during transport. Union Pacific or BNSF would be responsible for responding to hazardous materials transportation emergencies for their respective railroads along with local, state, and federal government agencies. Each railroad company has staff to specifically respond to railroad accidents involving hazardous materials.

2.7.3 Hazardous Materials Sites

The State Water Resources Control Board (SWRCB) maintains a data management system called GeoTracker. Sites identified by GeoTracker are sites that impact or have the potential to impact water quality in jurisdictions statewide. These sites are required for cleanups, such as leaking underground storage tank (LUST) sites, Department of Defense sites, and cleanup program sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities, including irrigated lands, oil, and gas production, operating permitted underground storage tanks, and land disposal sites.

As identified by the SWRCB, 22 sites have been cleaned up in Pinole since 1995. In 2022, only two sites were shown to have ongoing activities related to the previous known or suspected release of hazardous materials to soil and groundwater in the City of Pinole. These sites and their statuses are identified in **Figure 17** and **Table 7**.

In addition, the EnviroStor is the Department of Toxic Substances Control's data management system for tracking our cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. Of the four sites that were identified since 1995, one is active, and one is certified for operations and maintenance. These sites and their statuses are identified in **Table 7** and **Figure 17.** There is no action required for the other two sites.[26]

[26] Department of Toxic substances Control, Envirostor: Project Search Results, https://www.envirostor.dtsc.ca.gov/public/search?CMD=search&city=Pinole&zip=&county=Contra+Costa&case_number=&bus

Table 7: Hazardous Materials Sites

#	Facility	Address	Status	Site Type	Status Date
State Water Resource Control Board ("GeoTracker")					
1	Former Chevron #9-45912	550 San Pablo Ave, Pinole	Open–Assessment & Interim Remedial Action	LUST Cleanup Site	3/8/2022
2	ARCO # 06228	2747 Pinole Valley Rd, Pinole	Open – Eligible for Closure	LUST Cleanup Site	4/6/2022
State Department of Toxic Substances Control					
1	Appian 80 Express Cleaners # 60001904	1577 Tara Hills Drive, Pinole	Active	Envirostor	10/14/2022
2	Mercury Dry Cleaners # 07720037	2714 Pinole Valley Road, Pinole	Certified/Operation and Maintenance	Envirostor	10/29/2022

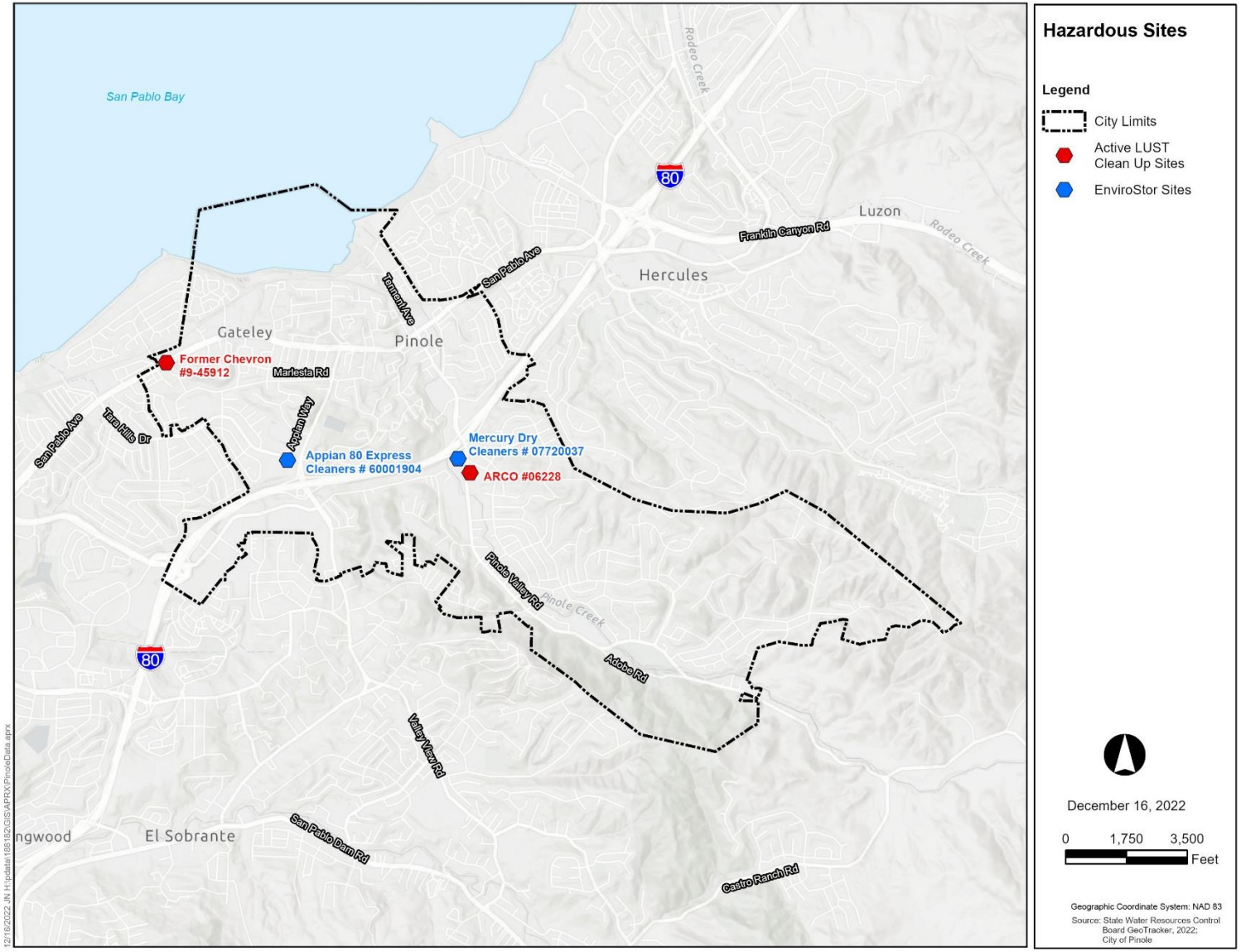
Source: State Water Resources Control Board GeoTracker, https://geotracker.waterboards.ca.gov/map/?global_id=SL0601331885, accessed March 15, 2022.

2.7.4 Hazardous Materials Area Plan

Contra Costa County maintains a Hazardous Materials Area Plan (HMAP). The document describes the overall hazardous materials emergency response organization within Contra Costa County. It establishes the lines of authority and coordination for hazardous materials incidents affecting Contra Costa County and identifies the roles and responsibilities of local, state, and federal government agencies necessary to minimize the impacts of a hazardous materials incident. The HMAP meets the requirements of the California Code of Regulations Title 19, Article 3 – Section 2640 et seq.

iness_name=&FEDERAL_SUPERFUND=True&STATE_RESPONSE=True&VOLUNTARY_CLEANUP=True&SCHOOL_CLEANUP=True&CORRECTIVE_ACTION=True&tiered_permit=True&evaluation=True&operating=True&post_closure=True&non_operating=True&inspections=True&inspectionsother=True, Accessed November 11, 2022.

Figure 17: Hazardous Materials Sites



2.8 Emergency Planning/Response

Emergency planning and disaster response are key components in addressing the City's vulnerability to natural and human-caused hazards. A well-developed emergency planning strategy ensures that in the event of a significant hazard event, the City of Pinole is prepared to efficiently respond and maintain the safety and well-being of its residents, buildings, infrastructure, and critical facilities.

2.8.1 Emergency Operations Plan

Contra Costa County developed its EOP in 2015 to address the County's planned response to emergency/disaster situations associated with natural disasters, technological incidents, biological hazards, and human-caused hazards. The EOP, which was developed as a collaborative document, also outlines the responsibilities of federal, state, regional, and county-level government agencies in the event of an emergency situation.

In 2024, the City updated and adopted its local EOP. The goal of the City's EOP is to efficiently organize, coordinate, and carry out the City's response to major emergencies. The EOP is designed to be implemented and exercised prior to an emergency. The plan identifies four phases of emergency management: mitigation, preparedness, response, and recovery. The EOP identifies the responsibilities of the following departments in an emergency situation: Fire, Police, Public Works, Finance, the City Manager's Office, the Community Development Group, Administrative Services, and the Emergency Operations Center. These departments, as directed by the EOP, are responsible for developing and maintaining standard operational procedures.

The City of Pinole's emergency management organization operates under California's Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). The City Manager will direct the emergency management organization, serving as the Emergency Operations Center (EOC) Director. The EOC Director is responsible for implementing the Comprehensive Emergency Management Plan (CEMP) through the efforts of the City's Emergency Operations Center (EOC). Every department and agency within the city will provide support to the operation of the City's EOC, with support from the Contra Costa County Fire Protection District, Contra Costa County Sheriff's Office, and the West Contra Costa Unified School District. The City's EOC is organized following the functions and principles of SEMS and NIMS.

2.8.2 Emergency Preparedness Program

The City has an emergency preparedness program, "Pinole-Ready," that was used to develop the City's municipal emergency planning and response project. Pinole-Ready is a collaborative emergency management program that includes the City's services and community. The purpose of the program is the organization and management of resources and responsibilities in the event of an emergency. This program employs an emergency management strategy focused on preparedness, response, recovery, and mitigation. This

planning project aims to make the community more prepared and resilient to emergencies and hazard events.

The City does not currently have an active community emergency response team (CERT) program. The *City of Pinole Strategic Plan 2020 – 2025 Implementation Action Plan,* adopted in August 2020, includes directives to restore the CERT program and conduct annual tabletop exercises and community drills as a strategy.

The City relies on the Contra Costa County Community Warning System (CWS) to warn and inform residents about an emergency or disaster and the safety actions that residents should take. CWS is a joint system between the Contra Costa County Office of the Sheriff, the Health Services Department, other government agencies, industry, news media, and the nonprofit organization Community Awareness & Emergency Response. Notification methods under the CWS include sirens, voice, text, and email alert messages, Telephone Emergency Notification System, National Oceanic and Atmospheric Administration weather radio, and national alert systems Emergency Alert Systems and Wireless Emergency Alerts.

2.8.3 Public Safety Services

Police Services

Police protection services in Pinole are provided by the Pinole Police Department, related to public safety in the City. Services include preventing and controlling activity that is threatening life and property, aiding citizens who are in danger of physical harm, protecting constitutional rights and freedoms, facilitating traffic, and responding to and investigating crime. The Pinole Police Department shares the Public Safety Building with the Pinole Fire Department.

Fire Services

The City of Pinole has contracted with the Contra Costa County Fire Protection District (Con Fire) for fire protection services in March of 2023. Through this agreement, a previously shuttered fire station (Station 74) reopened to provide fire suppression, medical services, rescue, and hazardous materials response to the Pinole Valley area. Con Fire will also operate out of Station 73 to provide these services in the Downtown area. It should be noted that Fire Station 74 is located in the Moderate Fire Hazard Severity Zone.

In Addition, Con Fire will also provide free services and safety devices, public outreach to schools and businesses, and training courses, including safety demonstrations, earthquake preparedness workshops, and maintenance. These services promote disaster preparedness, fire prevention, and safety in the City. A fiber-optic network has been established at Fire Station 74 to facilitate the transition to the county fire network.

The Community Services and Facilities Element was adopted in 2010 with the General Plan update and addressed the existing conditions, needs, goals, and policies related to police and fire services. This Safety Element fully integrates with the Community Services and Facilities Element.

2.8.4 Evacuation Routes

In the event of a significant emergency, clear routes are needed to ensure that emergency responders and supplies can be transported and that community members can be evacuated. Evacuation efforts depend on the severity and type of hazard incident that is occurring. In some cases, people may have a day or two to prepare, while other situations might call for an immediate evacuation. Evacuation routes include major roadways and thoroughfares intended to transport people from areas impacted by hazardous events to areas of safety. The designated evacuation routes in the City include freeways/highways, regional arterials, arterials, and collectors, as depicted in **Figure 18**. These are Interstate 80, San Pablo Avenue, Appian Way, Tennent Avenue, Pinole Valley Road, Tara Hills Drive, and Fitzgerald Drive. In addition, the evacuation routes map includes some of the collector streets. Designated evacuation routes are the most reliable roadway facilities for the following reasons:

- These roads are designed to accommodate higher volumes of traffic in-line with their classifications.
- Access controls are more stringent on roads of higher classification.
- Intersection controls are designed to prioritize travel on roads of higher classification.
- Roadway maintenance policies prioritize roads of higher classification.

In addition to identifying evacuation routes, SB 99, codified in Government Code Section 65302 (g), requires communities to identify residential developments in any hazard area identified in the Safety Element that does not have at least two emergency evacuation routes. **Figure 18** identifies these residential developments.

Evacuation Routes Study Summary

Under Assembly Bill (AB) 747, the City's Safety Element needs to address evacuation planning for any emergency scenarios that would warrant an evacuation of populations within the affected areas. The Evacuation Routes Assessment report for the City of Pinole includes an analysis of the capacity, safety, and viability of evacuation routes under a range of emergency scenarios applicable to the local jurisdiction.

Figure 18: Evacuation Routes

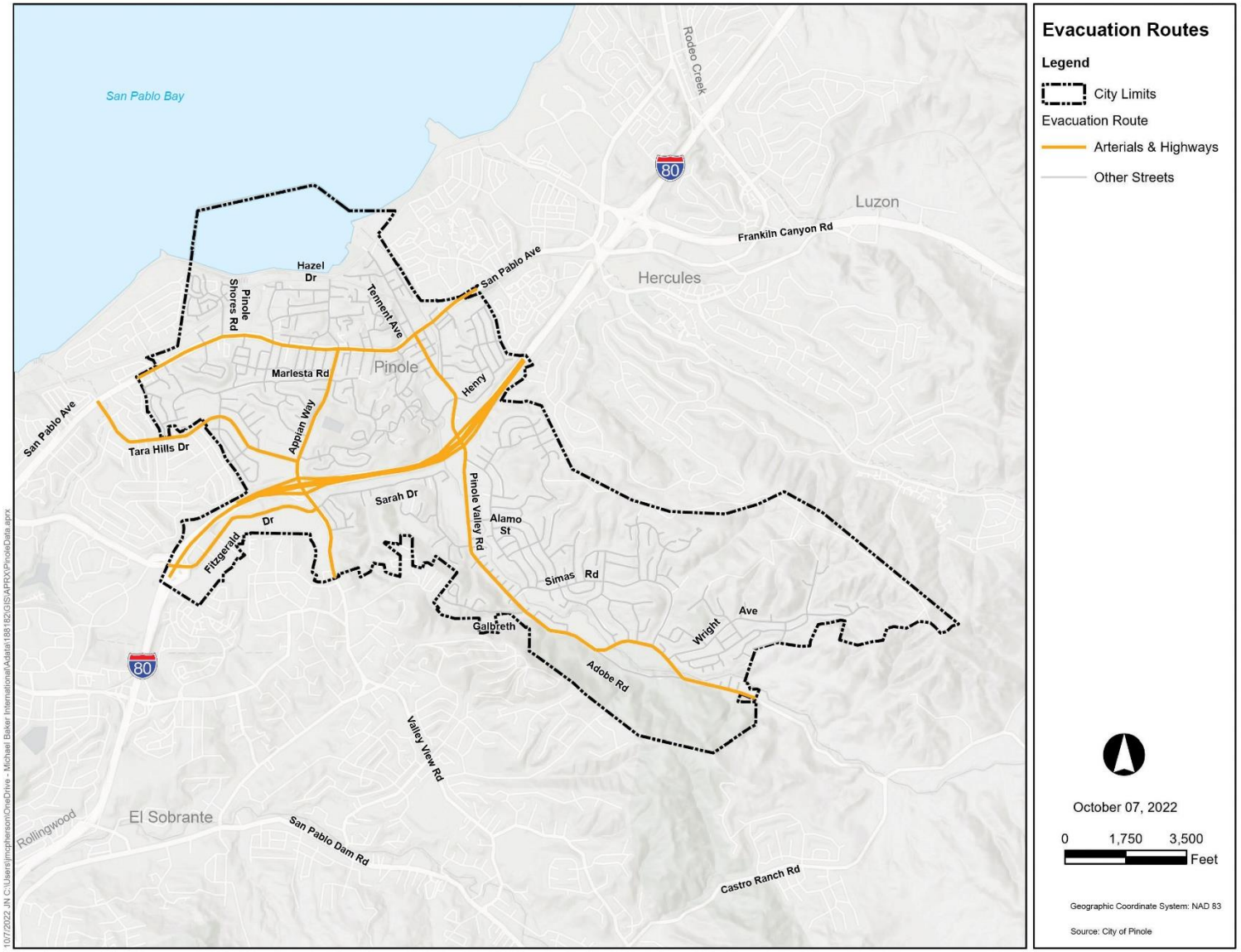
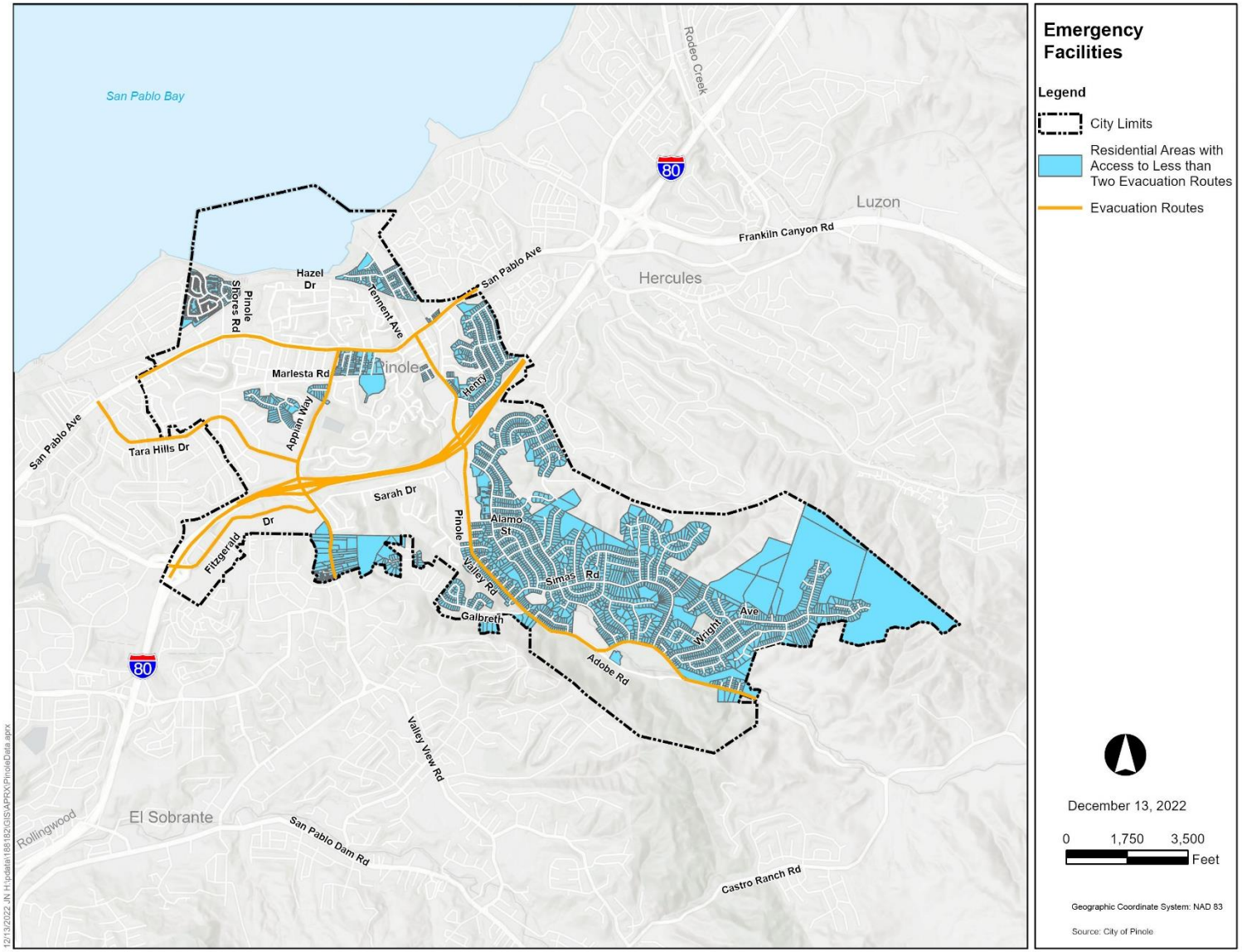


Figure 19: Neighborhood Access to Evacuation Routes



The technical definition of the capacity of a road is the maximum hourly rate at which vehicles can reasonably be expected to traverse a point during a given time period under prevailing roadway, traffic, and control (free flow) conditions. As part of the evacuation route assessment, the most direct evacuation routing from the centroid of Zonehaven evacuation zones[27] shown in to each of the primary evacuation gateways listed below exiting the City was identified (refer to **Figure 21**).

Gateway A – San Pablo Avenue (South)

- Gateway B – San Pablo Avenue (North)
- Gateway C – I-80 (South)
- Gateway D – I-80 (North)

The evacuation time from each zone centroid to each gateway as well as to the nearest gateway is provided in the Evacuation Routes Assessment. Travel time estimates range for each gateway are shown in **Table 8**. During evacuation conditions, manual control at the most critical intersections should be provided by designated traffic control personnel. Thirty-five such locations are identified in the Evacuation Routes Assessment, of which 28 are within City limits.

Table 8: Travel Time Estimates Summary

Evacuation Zones	Travel Time Summary (min) Via Gateway:				Closest Gateway	
	A San Pablo Ave (South)	B San Pablo Ave (North)	C I-80 (South)	D I-80 (South)	Via Gateway	Travel Time (minutes)
E001	2.50	6.00	6.25	7.25	**A**	2.50
E002	3.25	5.25	5.75	6.50	**A**	3.25
E003	5.25	3.00	6.00	5.25	**A**	3.00
E004a	3.00	6.25	4.75	5.50	**B**	3.00
E004b	2.75	4.75	4.25	5.00	**A**	2.75
E005a	4.75	5.00	3.75	4.75	**A**	3.75
E005b	7.00	4.75	4.25	3.50	**C**	3.50
E006	7.25	4.75	4.50	3.75	**D**	3.75
E007a	3.50	6.50	3.25	4.00	**D**	3.25
E007b	5.00	8.25	2.25	3.00	**C**	2.25
E008a	7.50	7.50	3.25	3.25	**C**	3.25
E008b	8.75	9.50	4.50	5.50	**C**	4.50
E008c	12.25	10.00	7.50	5.75	**C**	5.75
E009	9.75	7.50	5.00	3.25	**D**	3.25
E010	13.25	10.75	8.50	6.75	**D**	6.75
E011	15.25	12.75	10.50	8.75	**D**	8.75
E012	12.50	10.25	7.75	6.25	**D**	6.25

[27] Emergency evacuation zones for the City of Pinole have been developed at the County level as part of Contra Costa County Zonehaven EVAC Evacuation Pre-Plan modeling program. These zones have been developed through close coordination with the Pinole Fire Department.

Figure 20: Zonehaven Evacuation Zones

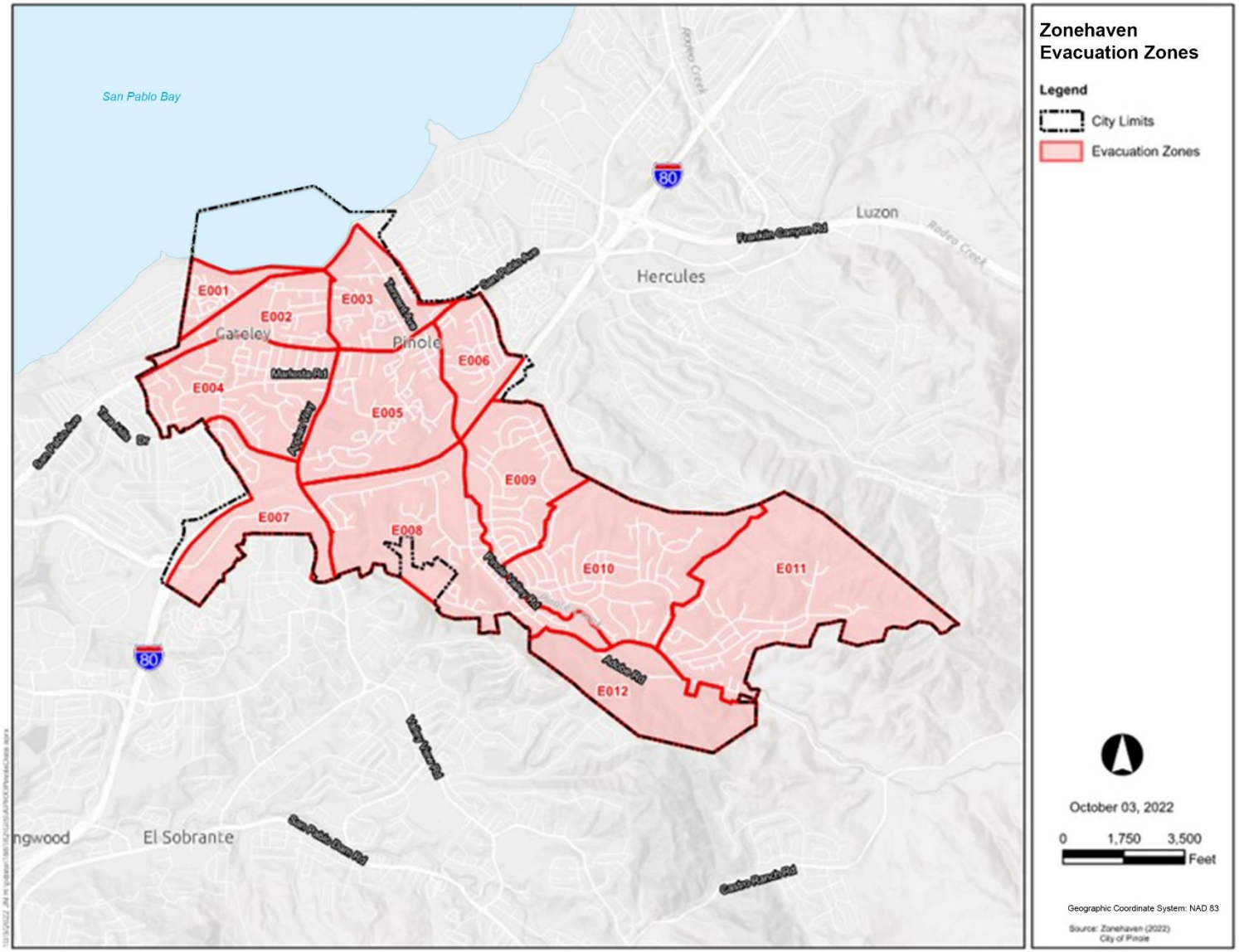
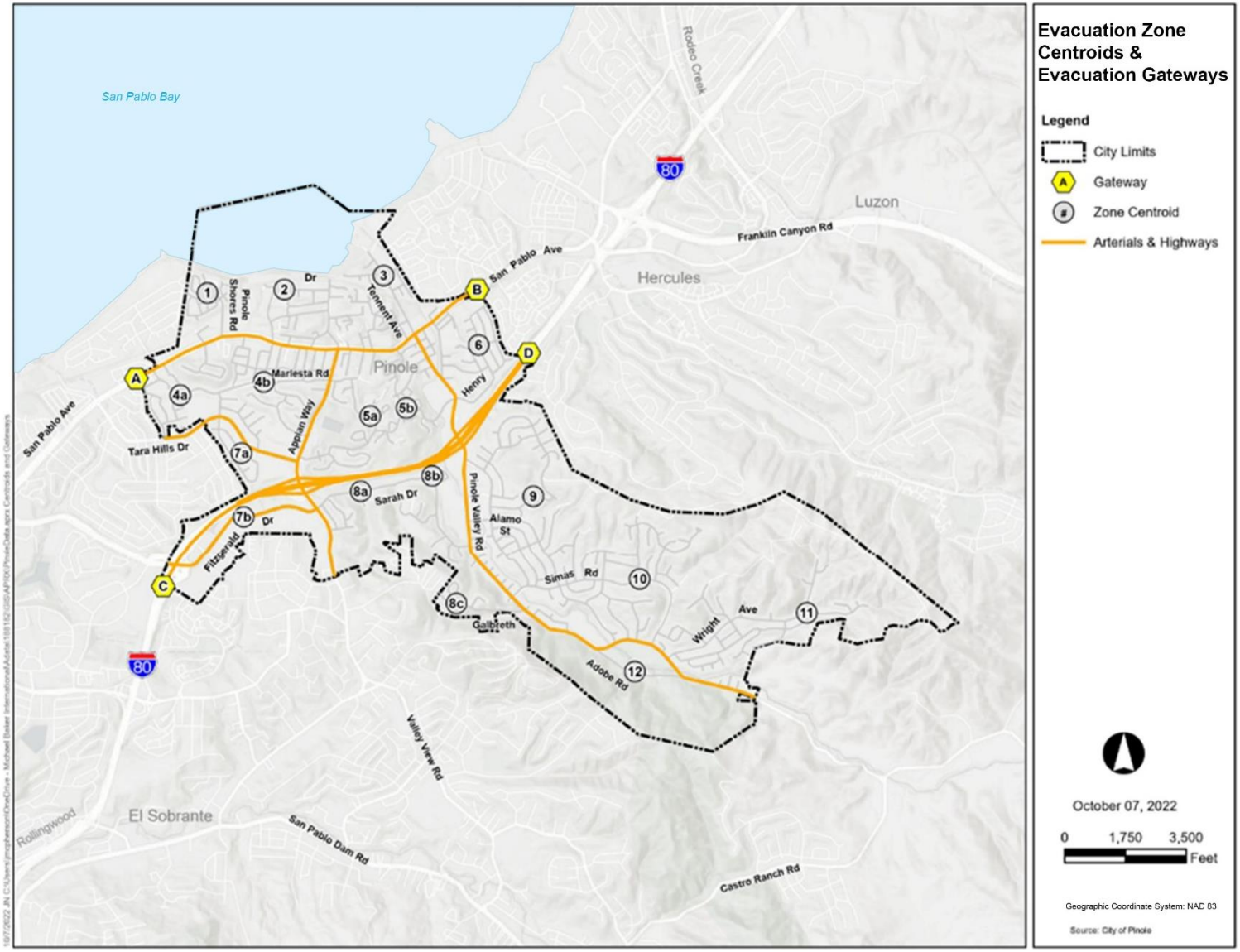


Figure 21: Evacuation Zone Centroids & Evacuation Gateways



The two emergency scenarios were identified that would require an evacuation of populations within select evacuation zones within the City. These include a potential fire hazard scenario and a potential dam inundation hazard scenario.

Scenario-1: If a fire hazard were to occur in the foothills to the east of the City, the Evacuation Zones 8, 9, 10, 11, and 12 may potentially be affected. Residents in each of these zones should be directed to travel north on Pinole Valley Road towards I-80 (Gateways C & D) and away from the fire hazard. The specific wildfire concern expressed by the City Fire Department is the threat to the residential neighborhood at the top of Galbreth Road, identified as Centroid 8c in the Evacuation Route assessment. If Galbreth Road is available during an evacuation, the travel time to the closest evacuation Gateway at I-80 Northbound is just under 6 minutes. If Galbreth Road becomes directly threatened by wildfire is therefore unusable for evacuation, alternative vehicular access is provided via the emergency access gate providing connectivity to South Rancho Road/Rancho Road. Emergency responders must unlock the emergency access gate.

Scenario-2: A potential failure at the Maloney Reservoir, which would potentially inundate residential neighborhoods and 10 critical facilities (refer to **Figure 14**), including government facilities such as City Hall, Fire Station 73, and the police department, post office, and youth center. A breach at the northeast corner of the dam and breach along the north wall will take less than 3 minutes for 1 foot of water to reach these homes. These homes would reach a maximum flood wave depth ranging from 6 to 10 feet. Given the relatively short time between the dam breach and flooding effects that would impact or make evacuation routes unusable, it will be critical to develop advance warning methods that would identify a likely breach of the dam so a preemptive evacuation order could be given. One such example would be an earthquake event that causes damage to the dam but does not immediately cause a dam breach. Under some emergency scenarios, such as an earthquake that causes an immediate rupture of the dam, it may not be possible or practical to declare a vehicle-based evacuation.

3 Goals, Policy, and Action Items

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

Flooding and Erosion

POLICY SE 1.1: Continue to implement the Pinole Creek Watershed Vision Plan and Pinole Creek Greenway Master Plan.

Action SE 1.1.1: Continue to seek funding and work with creek restoration stakeholders to implement the Pinole Creek Watershed Vision Plan and Pinole Creek Greenway Master Plan.

Action SE 1.1.2: Ensure Pinole Creek is complemented by local development during the review of specific development proposals by including it as a natural amenity for the development.

Action SE 1.1.3: Continue to update the Flood Hazard Reduction Ordinance periodically based on new information and research to include land use controls regulations for properties that abut Pinole Creek in order to minimize potential conflicts between flood, resource protection, and recreational goals and to adhere to pertinent local, state, and federal agency requirements.

Action SE 1.1.4: Collaborate with the Contra Costa County Flood Control District and other property owners in the Pinole Creek watershed, particularly the East Bay Municipal Utility District, to establish a diversion basin that could reduce stormwater flows during severe storm conditions.

Action SE 1.1.5: Coordinate with Contra Costa County Flood Control District on flood protection and prevention within the City, per GC 65302(g)(2)(B)(v)

POLICY SE 1.2: Require appropriate control measures to control and minimize the impact of flooding and erosion.

Action SE 1.2.1: Complete and implement the Storm Drainage Master Plan.

Action SE 1.2.2: Investigate feasible infrastructure improvements to remove the Pinole Library, Senior Center, and Tiny Tots structure from the 100-year flood zone.

Action SE 1.2.3: Coordinate with Caltrans to ensure proper maintenance and infrastructure integrity at all bridges within the City.

Action SE 1.2.4: Continue to periodically update and enforce the Erosion Control Ordinance.

Action SE 1.2.5: Require erosion prevention plans for new development such as revegetation or other acceptable measures.

Action SE 1.2.6: Periodically monitor areas surrounding Pinole Creek for erosion control.

POLICY SE 1.3: Continue to monitor studies that identify anticipated changes in sea level and create appropriate standards and improvements to minimize flood risks.

Action SE 1.3.1: Continue to coordinate with local, regional, state, and federal agencies regarding impacts and mitigation of a potential rise in sea level.

Action SE 1.3.2: Continue to update the Climate Action and Adaptation planning process on a regular basis, to govern the San Pablo Bay waterfront and any other areas that may be impacted by changes in sea level.

Action SE 1.3.3: Continue to support the actions in the Bay Conservation and Development Commission's Bay Adapt Joint Platform and cooperate in the future implementation of strategies to adapt to Bay-related impacts of climate change, in addition to other ongoing research by regional agencies.

Action SE 1.3.4: Continue to implement the Municipal Code flood protection standards for development within a Federal Emergency Management Agency (FEMA) -designated Special Flood Hazard Area and will coordinate with FEMA and other agencies in the evaluation and mitigation of future flooding hazards that may occur as a result of sea-level rise.

Action SE 1.3.5: Pursue funding for adequate protection based on best-available-science from sea-level rise and subsidence.

POLICY SE 1.4: Establish appropriate capital improvements and management programs to maintain and upgrade drainage systems as needed to minimize local flooding.

Action SE 1.4.1: Require project applicants to investigate and report on project impacts on stormwater runoff and the wastewater treatment plant and ensure that project-specific impacts are mitigated.

Action SE 1.4.2: Explore the possibility of incorporating green infrastructure requirements such as rain gardens, bio-swales, green roofs, permeable paving, rainwater harvesting, and green parking in the City Municipal Code for new developments and major renovations.

Action SE 1.4.3: Continue implementing a Clean Water Program to reduce surface water discharge through project design (e.g., reduce water runoff by minimizing impervious surfaces and using green areas for drainage) and monitor compliance with the National Pollution Discharge Elimination System permit program and the Clean Water Act.

Action SE 1.4.4: Seek funding to upgrade facilities to reduce inflow and infiltration and treat runoff.

POLICY SE 1.5: Ensure that appropriate measures are in place to minimize the risk and impact of flooding due to dam inundation.

Action SE 1.5.1: Investigate infrastructure improvements (such as retaining walls or deployable flood barriers) at City Hall, Fire Station 73, and Police Department.

Action SE 1.5.2: Consider alternative locations for the Emergency Operations Center (EOC), equipment staging, and other required resources outside of the Maloney Dam Reservoir inundation zone.

Action SE 1.5.3: Coordinate with East Bay Municipal Utility District to maintain Maloney Reservoir in satisfactory condition. Promptly identify future deficiencies and collaborate where feasible toward infrastructure solutions or improvements.

Action SE 1.5.4: Participate in emergency preparedness exercises with dam owners and operators, where required.

Action SE 1.5.5: Explore developing advance warning methods that would identify a likely breach of the dam so a preemptive evacuation order could be given.

Seismic Activity and Geologic Instability

POLICY SE 1.6: Ensure that all geologic hazards are adequately addressed and mitigated through project development. Development proposed in areas of potential geological hazards should not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties.

Action SE 1.6.1: Make the Geological Hazard map readily available on the website either by providing links to reliable data sources such as the California Geological Survey or by updating the geologic hazard map with new information provided by geotechnical studies.

Action SE 1.6.2: Require future development and major renovations within the fault trace areas or other geologic hazard areas (e.g., liquefaction, land sliding, mud sliding, erosion, sedimentation, hydromodification, and settlement) to provide geotechnical studies determining the location of the fault trace relative to proposed improvements, the feasibility of the proposed design, level of risk associated with potential geologic hazards, and appropriate mitigations.

Action SE 1.6.3: Ensure that during project design and review, existing and new structures are designed to protect people and property from seismic hazards.

Action SE 1.6.4: Continue to implement and routinely update the California Building Code (CBC) to mitigate the risk of seismic activity.

Action SE 1.5.5: Review the location of proposed utilities in relation to active fault traces identified during the Design Review and require utility lines crossing active fault traces to be specifically designed to withstand the earth's expected movement or to be relocated.

Action SE 1.5.6: Monitor slope conditions in areas of concern to evaluate future risk. If slope stability appears threatened or otherwise at risk of failure, document a response plan, schedule, and funding source.

Action SE 1.5.1: Monitor slope conditions closely after wildfire incidents for potential debris flow. If debris flow conditions occur, proactively stage response materials in areas at risk of debris flows.

POLICY SE 1.7: Address safety issues related to unreinforced masonry buildings in coordination with historic preservation policies and programs.

Action SE 1.7.1: Explore funding sources to create an inventory of unreinforced masonry structures in the City that may collapse in the event of an earthquake and develop a hazard reduction program for their rehabilitation or removal.

Wildfire

POLICY SE 1.8: Incorporate fire-safe design for existing and new developments and major renovations.

Action SE 1.8.1: Continue to use the California Fire Code and California Code of Regulations and update them as necessary to mitigate the risk of wildfires.

Action SE 1.8.2: Revisit site design and maintenance standards periodically to ensure that the standards for fire protection for new development meet or exceed the statewide minimums.

Action SE 1.8.3: Require the new development proposals to submit plans showing ingress/egress, evacuation routes, emergency vehicle access, visible addressing and signage, and fuel modification/fire-retardant zones.

Action SE 1.8.4: Identify existing non-conforming development and create a plan which would include seeking grant funding to update those developments to contemporary fire-safe standards, in terms of road standards and vegetative hazard, and requiring all development to meet or exceed CCR, division 1.5, chapter 7, subchapter 2, articles 1 -5 requirements (SRA Fire Safe Regulations).

POLICY SE 1.9: Ensure that the City is well equipped to reduce the risk of wildfire and its after-effects.

Action SE 1.9.1: Evaluate ongoing fire protection and emergency medical service delivery in the community and Stations 73 and 74 to improve response time in the City.

Action SE 1.9.2: Review, or work with the contracted fire protection agency to review, the adequate availability of fire suppression equipment, including fire engines, to support planned development in the City.

Action SE 1.9.3: Review and revise development impact fees for new development projects for their contribution towards fire protection services

Action SE 1.9.4: Ensure that the contracted fire protection agency strives to provide an on-scene response to emergency incidents in the City within eight minutes and 30 seconds, 90 percent of the time.

Action SE 1.9.5: Develop a Fire Safety Operations Assessment that identifies and compares different approaches to the provision of emergency services and identifies needed facilities and an appropriate organizational structure to provide cost-effective fire and emergency medical services.

Action SE 1.9.6: Examine opportunities to create all-weather emergency vehicle access through open space in order to shorten response times and improve mutual aid between Pinole, Hercules, and El Sobrante.

Action SE 1.9.7: Explore opportunities to provide access to two or more evacuation routes for existing and future residential development with densities of more than 30 units per acre.

Action SE 1.9.8: Continue using City's Utility Users' Tax (UUT) per Measure C passed in 2018 to fund fire protection services.

Action SE 1.9.9: Continue to coordinate with Pacific Gas and Electric Company through the Rule 20 Program to underground utility lines to mitigate wildfire risk for the projects approved under the program.

Action SE 1.9.10: Construct an emergency access egress road extending from Galbreth Road to South Rancho Road and a fire access gate to be opened by emergency responders and explore the possibility of making this a permanent public road.

POLICY SE 1.10: Coordinate and cooperate with regional agencies on wildfire preparedness programs.

Action SE 1.10.1: Continue working with the County to develop the Countywide Zonehaven Platform that connects to the community warning system.

Action SE 1.10.2: Cooperate with the East Bay Municipal Utility District to ensure that the present and future water supply needs are met adequately and to maintain the integrity of the water supply.

Action SE 1.10.3: Continue to collaborate with the Bay Area Quality Management District to monitor air quality, spread awareness of air quality issues, and notify the public if wildfire smoke appears to be causing elevated levels of particulate pollution in the region.

Action SE 1.10.4: Develop a plan to revegetate slopes on City-owned property as well as work with appropriate agencies and property owners soon after wildfires with desirable native species that support native habitat and have robust root systems to keep soil in place.

POLICY SE 1.11: Reduce the risk of wildfire spreading to the extent possible.

Action SE 1.11.1: Treat the City-owned roadways identified as evacuation routes as firebreak areas and maintain these roadways adequately.

Action SE 1.11.2: Encourage neighborhood- or area-based approaches to reducing wildfire hazards, acknowledging that one property's wildfire risk is dependent on the wildfire hazards presented by surrounding properties.

Action SE 1.11.3: Ensure that new development and major renovations are required to submit fuel modification plans for approval from the contracted fire protection agency.

Action SE 1.11.4: Should development be located in FHSZ's, then they must be built to the current California Building Code and Fire Code.

Action SE 1.11.5: Reduce the risk of wildfire hazards by working with homeowner associations, business park associations, and the Contra Costa County Fire Protection District to maintain fire-retardant landscaping and buffer zones in areas of high wildfire risk and impose such requirements on new development in areas of high wildfire risk.

Climate Resiliency

POLICY SE 1.12: Increase the City's resiliency to climate change impacts.

Action SE 1.12.1: Adopt a Climate Action and Adaptation Plan, routinely monitor its effectiveness, and update it on a regular basis.

Action SE 1.12.2: Continue to implement the resiliency efforts laid out in the Sustainability Element of the General Plan.

Action SE 1.12.3: Identify public buildings, specific private buildings, and/or institutions with facilities required for multiple day habitation as public shelters during periods of extreme flooding, heat waves, or power outages and provide up-to-date information to the public about such buildings through the City's website.

Action SE 1.12.4: Develop a protocol for how the City will respond to extreme heat events, e.g., extend cooling center hours, alternative schedules for outdoor workers, delivery of water, medicine, and other critical resources to vulnerable populations, and so on.

Action SE 1.12.5: Strive to reach out to the community during City-organized festivals or other regional events and on social media with climate-action-related education.

Action SE 1.12.6: Locate new essential public facilities, including hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities outside of hazard areas as feasible, and implement construction methods to minimize impacts if located in at-risk areas.

Action SE 1.12.7: To the extent feasible, develop natural infrastructure that uses natural ecological systems or processes to reduce vulnerability to climate change-related hazards or other related climate change effects.

Action SE 1.12.8: Continue tracking the status of current state drought warnings and conservation requirements. Support EBMUD in public outreach efforts regarding the drought status.

Action SE 1.12.9: Support EBMUD in water portfolio diversification efforts, including recycled and desalinated water, to ensure drought-proof water supplies in the future.

Action SE 1.12.10: Complete the Recycled Water Feasibility Study, as identified in the Capital Improvement Plan, to phase the construction of future recycled water infrastructure.

Action SE 1.12.11: Identify critical facilities in need of reliable sources of sustained electrical power during natural hazards and climate change impacts.

Action SE 1.12.12: Evaluate infrastructure improvements at Pinole-Hercules Water Pollution Control Plant (Critical Facility #23) to mitigate against sea level rise and flood hazards. Identify funding sources as appropriate.

Action SE 1.12.13: Continue tracking ongoing sea level rise policy and science updates.

Action SE 1.12.14: Continue to monitor critical facilities in and around Pinole Creek, where groundwater emergence is more likely to occur.

GOAL SE 2: Minimize the potential for loss of life, injury, damage to property, economic and social dislocation, and unusual public expense due to human-made hazards.

Crime

POLICY SE 2.1: Reduce the risk of crime through site planning, surveillance, and information.

Action SE 2.1.1: Apply Crime Prevention Through Environmental Design principles when planning for public and private improvements.

Action SE 2.1.2: Involve law enforcement agencies in the Design Review process of new and rehabilitated buildings in order to increase resident and occupant safety. The review may include but not be limited to lighting and landscaping.

Action SE 2.1.3: Maintain and expand a secure network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience.

Action SE 2.1.4: Strive to provide an on-scene response to emergency incidents in the City within 5 minutes.

Action SE 2.1.5: Work with criminal justice agencies and community groups to support programs that offer information about community policing, reporting child and adult abuse and neglect, and other crime prevention techniques.

Action SE 2.1.6: Support efforts to strengthen and expand neighborhood watch programs and encourage businesses to participate in these efforts.

Action SE 2.1.7: Work with law enforcement agencies and community groups to promote cleanup, graffiti removal, and other neighborhood beautification efforts.

Action SE 2.1.8: Work with law enforcement to guide and educate the public on active shooter scenario public responses through employer/school staff training and public education.

Action SE 2.1.9: Conduct a neighborhood safety light survey and provide adequate street lighting in areas with concern to discourage crime while preventing unnecessary light pollution or spillover.

Health Emergencies

POLICY SE 2.2: Be prepared to provide essential services during a public health crisis.

Action SE 2.2.1: Include an operations protocol for public health crisis scenarios in the next update to the City's Emergency Operations Plan.

Action SE 2.2.2: Ensure that City employees are equipped to telecommute if needed during an emergency.

Action SE 2.2.3: Keep the essential City services, to the extent possible, operational and timely.

Action SE 2.2.4: Ensure, to the extent possible, that City employees have access to appropriate protective equipment to provide essential services.

Action SE 2.2.5: Follow the direction and guidance of appropriate public health agencies and relay the information to the community in a timely manner.

Hazardous Materials

POLICY SE 2.3: Evaluate new development on sites that may have involved hazardous materials prior to development approvals.

Action SE 2.3.1: Ensure that sites in Pinole that are contaminated with hazardous substances are cleaned through decontamination of soils, treatment, and filtration of groundwater.

Action SE 2.3.2: Use the conditional use permit and encroachment permit process to ensure pipeline safety when construction occurs. New developments should screen, protect, or underground all gas, electric, and communication lines; screen facilities (e.g., transformers) as safety and conditions require; and provide underground connections when feasible to improve public safety and the City's appearance.

POLICY SE 2.4: Ensure proper handling, storage, disposal, and cleanup of hazardous materials.

Action SE 2.4.1: Work with Contra Costa County and other regional partners to implement the County Hazardous Waste Management Plan and notify the public about locations and opportunities to properly dispose of household hazardous materials.

Action SE 2.4.2: A comprehensive investigation of hazardous materials storage tanks should be undertaken for specific sites when development is proposed. The potential hazard of any tanks or former tank sites found should then be evaluated using California Environmental Protection Agency and local regulatory guidelines, and sites shall be remediated as needed.

Action SE 2.4.3: At the time of new development, any known or discovered hazardous material should be cleaned up and any impacts mitigated as required by the governing law.

Action SE 2.4.4: Ensure that no hazardous materials are dumped in any area of the City through code enforcement.

Action SE 2.4.5: Routinely educate the public regarding proper handling, storage, and disposal of hazardous materials and advertise household hazardous waste collection days and locations on the City website, through social media, and other platforms.

Action SE 2.4.6: Evaluate contracted fire protection agency's and Police Department's capacity to respond to hazardous materials spills; identify any gaps in equipment or training.

POLICY SE 2.5: Support measures to responsibly manage hazardous waste to protect public health, safety, and the environment.

Action SE 2.5.1: Support legislative efforts to reduce the risk associated with hazardous waste.

Action SE 2.5.2: Enforce licensing and current laws regarding the transport of hazardous materials through the City and support state and federal safety legislation to strengthen requirements for hazardous materials transport.

Action SE 2.5.3: Continue to participate in Contra Costa County Hazardous Materials Area Plan regulatory requirements and emergency response coordination.

GOAL SE 3: Spread education and awareness related to emergency preparedness and programs.

POLICY SE 3.1: Create programs and practices that provide information and education to the residents of Pinole related to hazards, emergency preparedness, and other safety issues.

Action SE 3.1.1: Encourage the development and dissemination of information relating to fire hazards to educate and assist builders and homeowners in being engaged in wildfire mitigation activities.

Action SE 3.1.2: Ensure that the emergency preparedness web page (Pinole-Ready) is up to date and readily accessible on the City website to promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding, and fire.

Action SE 3.1.3: Periodically update information on personal emergency preparedness (Pinole-Ready). At a minimum, this should include preparedness for events related to wildfire, earthquake, flooding, heat, and health emergencies.

Action SE 3.1.4: Strive to reach out to the community during City-organized festivals or other regional events and on social media to educate on personal emergency preparedness and other hazard-related information.

Action SE 3.1.5: Explore restoring the CERT program within the City of Pinole and coordinate with outside agencies in conducting annual tabletop exercises and community drills.

Action SE 3.1.6: Educate City officials at the beginning of each term on emergency procedures, protocols, line of command, and expedited processes related to disaster recovery.

Action SE 3.1.7: Spread awareness about the County Warning Systems and encourage residents to sign up to receive notifications and communication during a natural or human-made disaster.

Action SE 3.1.8: Continue to publicize disaster plans such as Emergency Operations Plan and make them available on the City website and to critical facilities.

GOAL SE 4: Ensure that government agencies, residents, and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.

POLICY SE 4.1: Minimize the risk to life and property through emergency preparedness.

Action SE 4.1.1: Maintain and implement the Emergency Operations Plan, including necessary training, emergency preparedness drills, evacuation plan, and community education.

Action SE 4.1.2: Explore the possibility of developing and implementing a Local Hazard Mitigation Plan either by the City or in partnership with regional entities.

Action SE 4.1.3: Consider developing and adopting a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers, and deferrals, and expedited permitting procedures for repair and reconstruction.

Action SE 4.1.4: Continue working with Contra Costa County and other concerned agencies to adopt a regional Emergency Response Plan.

Action SE 4.1.5: On their next update, ensure that the policies and action items in other general plan elements are revised to be consistent with policies and actions in Safety Element.

POLICY SE 4.2: Permit development only in those areas and with design features that mitigate potential danger to the health, safety, and welfare of the residents.

Action SE 4.2.1: Maintain detailed hazard maps for use in the development review.

Action SE 4.2.2: Strive to locate and design emergency buildings and vital utilities, communication systems, and other public facilities so that they can remain operational during and after an emergency or disaster.

Action SE 4.2.3: Maintain structural and operational integrity of essential public facilities during flooding, per GC 65302(g)(2)(B)(iii).

Action SE 4.2.4: Require appropriate studies to assess identified hazards and ensure that impacts are adequately mitigated.

Action SE 4.2.5: Regulate new pipeline development through the conditional use permit process. Require new development to screen, protect, or underground all utilities and provide underground connections to improve public safety as well as the City's appearance.

Action SE 4.2.6: Ensure newly proposed or modified roadway designs (e.g., median modifications and speed humps) are reviewed by the contracted fire protection agency to ensure that they do not significantly impair the movement of emergency vehicles and equipment.

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

Action SE 4.3.1: Consider developing a fiber-optic network plan that can provide visual access for emergency services providers and assist with crime prevention and the monitoring of critical public facilities (e.g., storm drain and flood protection facilities).

Action SE 4.3.2: Update the City's ordinance to incorporate necessary improvements into new and substantially remodeled structures to ensure that emergency service providers are able to transmit and receive radio communications within structures.

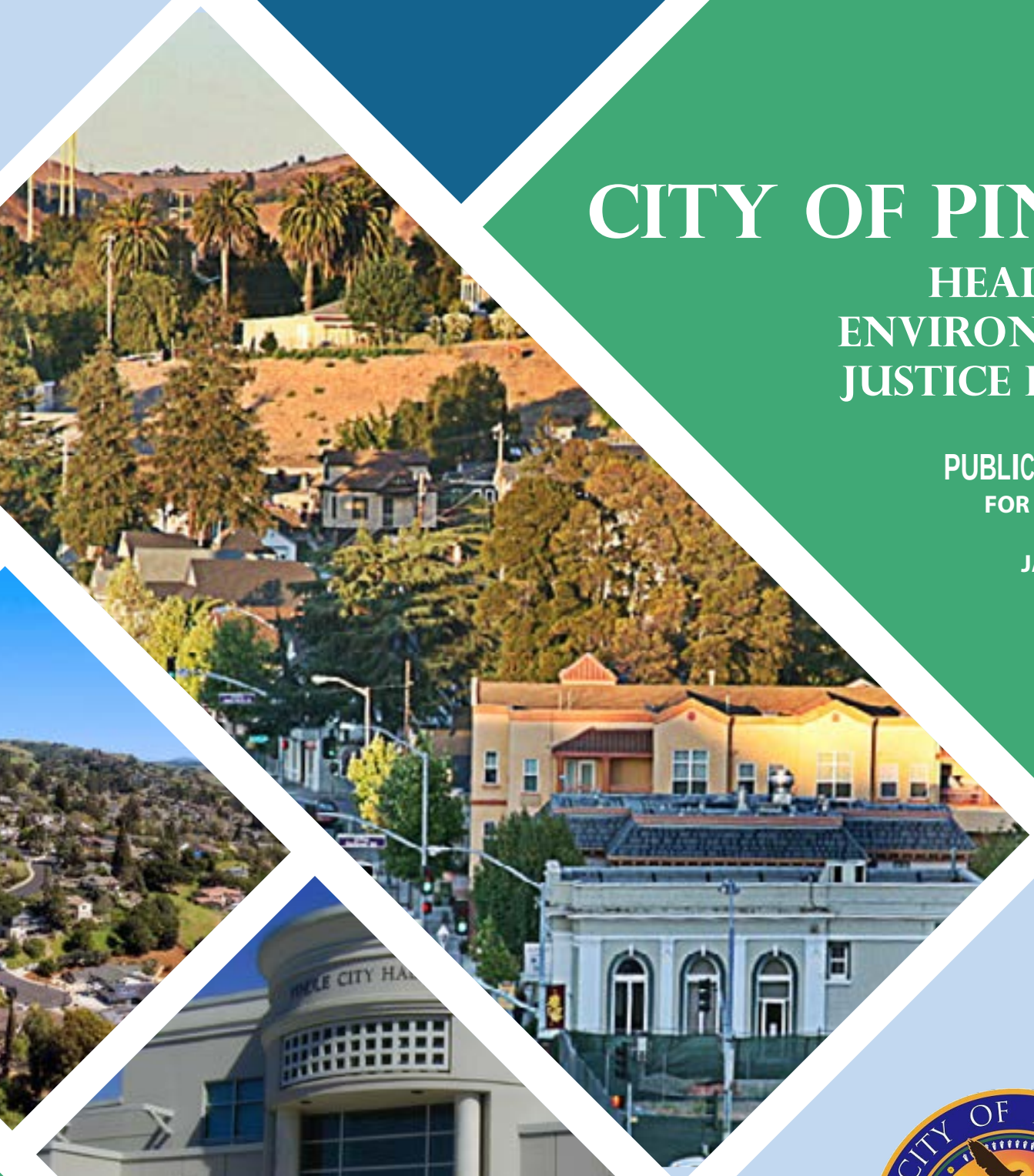
CITY OF PINOLE

HEALTH AND ENVIRONMENTAL JUSTICE ELEMENT

PUBLIC REVIEW DRAFT

FOR COUNCIL REVIEW AND ADOPTION

JANUARY 20, 2026



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1 Background & Historic Overview

1.1 Environmental Justice, Equity and Disadvantaged Communities

Environmental justice is a concept that aims to minimize and equalize the effects of environmental hazards and pollution among people of all races, ethnicities, or income levels. Critical definitions used in this existing conditions report is described below.

Environmental Justice. California Government Code Section 65040.12 defines environmental justice as: "The fair treatment and meaningful participation of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies" and establishes the Governor's Office of Planning and Research (OPR) as the coordinating agency for State environmental justice programs.

Equity. The Environmental Defense Fund (EDF) defines equity as: "achieving fairness and balance in access to environmental resources (e.g., green space, safe neighborhoods, healthy homes, healthy fisheries), in bearing environmental burdens (e.g., pollution in air, water and on land), and in participating in environmental decision-making." The EDF also establishes that some populations, including ethnic minority communities, indigenous persons, people of color, and low-income communities, have less access to resources and experience disproportional burden. Equitable policies aim to address the imbalance groups experience.

Disadvantaged Communities. California Government Code Section 65302(h) defines disadvantaged communities as: "an area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation".

Senate Bill (SB) 535 established initial requirements for minimum funding levels to disadvantaged communities. This legislation delegated responsibility to CalEPA to identify these communities, stating that designation must be based on "geographic, socioeconomic, public health and environmental hazard criteria."

As of May 2022, the final designation of disadvantaged communities was released by CalEPA. In this designation, CalEPA formally designated four categories of geographic areas as disadvantaged communities: [1]

1. Census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0.

[1] California Office of Environmental Health Hazard Assessment, *SB 535 Disadvantaged Communities – California Climate Investments to Benefit Disadvantaged Communities,* https://oehha.ca.gov/calenviroscreen/sb535, accessed October 25, 2022.

2. Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps but receiving the highest 5 percent of CalEnviroScreen 4.0 cumulative pollution burden scores.
3. Census tracts identified in the 2017 DAC designation as disadvantaged, regardless of their scores in CalEnviroScreen 4.0.
4. Lands under the control of federally recognized Native American Tribes. For the purposes of this designation, a Tribe may establish a particular area of land that is under its control even if not represented as such on CalEPA's Disadvantaged Communities (DAC) map and therefore should be considered a DAC by requesting a consultation with the CalEPA Deputy Secretary for Environmental Justice.

For the purposes of our research and investigation in this existing conditions report, the term "Impacted Communities" is used in place and interchangeably with the term disadvantaged communities.

1.2 Health and Healthy Communities

In addition to environmental justice principles, the health and well-being of City residents is fundamental to the quality of life and economic vitality. Protection of public health, safety and welfare is the legal basis for land use regulation, and the built environment closely relates to health and health outcomes. Research from OPR has shown that low-income communities or communities of color are more likely to disproportionately suffer from poor health. [2]

Health is integrated in statute into the Environmental Justice Element regulatory requirements but is also closely correlated with all other required General Plan Elements. While a stand-alone Health Element is not a State statutory requirement, the City of Pinole had previously included health-specific policies within the Health and Safety Element. Policies from the Health and Safety Element specifically related to Health were reorganized and moved into the Environmental Justice Element, as part of the preparation of this Element. The purpose behind this policy reorganization is to reduce redundancy between the two General Plan Elements. Policies were reviewed and edited where required. Recommendations from the OPR Health Communities General Plan Guidelines were included, where applicable.

1.3 Requirements & Regulations

The foundation of environmental justice comes from the Equal Protection Clause of the United State Constitution. The Fourteenth Amendment establishes that states may not "...deny to any person within its jurisdiction the equal protection of the laws."

The United States Environmental Protection Agency (EPA) indicated in a 1992 report that racial minority and low-income populations experience higher-than-average exposures to

[2] California Governor's *Office of Planning and Research, Chapter 6: Healthy Communities*, https://opr.ca.gov/docs/OPR_C6_final.pdf, accessed October 31, 2022.

certain air pollutants, hazardous wastes, and other environmental pollutants. Executive Order (EO) 12898 signed by President Clinton in 1994, titled Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations directs federal agencies to:

- Identify and address the disproportionately high and adverse human health or environmental effects of their actions on minority and low-income populations, to the greatest extent practicable and permitted by law.
- Develop a strategy for implementing environmental justice.
- Promote nondiscrimination in federal programs that affect human health and the environment, as well as provide minority and low-income communities access to public information and public participation.

At the State level, California Senate Bill 115 was approved in 1999 and added Section 65040.12 to the Government Code. This bill defined environmental justice at the state level and made the CalEPA responsible for the state environmental justice program. The bill also required OPR to consult with state and federal agencies to coordinate environmental justice efforts.

Assembly Bill 1553 Chapter 762, was passed in 2001 and required OPR to develop guidance for general plans, including guidance on environmental justice elements. Since 2003, OPR General Plan guidelines provided considerations for the inclusion of environmental justice concerns.

Most recently, Senate Bill 1000 in 2016 established environmental justice as a mandatory element or topic that must be addressed in jurisdictions with disadvantaged communities. The overarching Government Codes related to General Plan Environmental Justice Elements are Government Code Sections 65040.12 and 65302(h).

Government Code Section 65040.12(d) states:

The guidelines developed by the [Office of Planning and Research] pursuant to subdivision (c) shall recommend provisions for general plans to do all of the following:

(1) Propose methods for planning for the equitable distribution of new public facilities and services that increase and enhance community quality of life throughout the community, given the fiscal and legal constraints that restrict the siting of these facilities.

(2) Propose methods for providing for the location, if any, of industrial facilities and uses that, even with the best available technology, will contain or produce material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant hazard to human health and safety, in a manner that seeks to avoid over-concentrating these uses in proximity to schools or residential dwellings.

(3) Propose methods for providing for the location of new schools and residential dwellings in a manner that seeks to avoid locating these uses in proximity to

industrial facilities and uses that will contain or produce material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant hazard to human health and safety.

(4) Propose methods for promoting more livable communities by expanding opportunities for transit-oriented development so that residents minimize traffic and pollution impacts from traveling for purposes of work, shopping, schools, and recreation

Government Code Section 65302(h) states:

(1) An environmental justice element, or related goals, policies, and objectives integrated in other elements, that identifies disadvantaged communities within the area covered by the general plan of the city, county, or city and county, if the city, county, or city and county has a disadvantaged community. The environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements, shall do all of the following:

(A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

(B) Identify objectives and policies to promote civic engagement in the public decision-making process.

(C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

(2) A city, county, or city and county subject to this subdivision shall adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements, upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.

(3) By adding this subdivision, the Legislature does not intend to require a city, county, or city and county to take any action prohibited by the United States Constitution or the California Constitution.

(4) For purposes of this subdivision, the following terms shall apply:

(A) "Disadvantaged communities" means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

(B) "Public facilities" includes public improvements, public services, and community amenities, as defined in subdivision (d) of Section 66000.

(C) "Low-income area" means an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code.

Health and healthy community policies are not a statutorily required component of a California General Plan. However, OPR has published General Plan Guidelines for Healthy Community Elements, including policy recommendations. This guidance was applied to the Health and Environmental Justice Element where appropriate.

1.4 History

Historical discrimination against specific communities in California has driven the environmental justice issues faced today. Most inequities in Pinole, Contra Costa County, and the Bay Area Metropolitan Region can be traced through land use decisions in the past 200 years. These injustices, detailed on the following pages, were often encouraged by either the federal or state government. Specific discriminatory land use decisions relating to Native American tribes and redlining are outlined below. While this section is not intended to be an inclusive list of all land use injustices within the City and the region, this section serves to acknowledge as part of the foundation upon which more recent injustices lie.

1.4.1 Native American Tribes

Pinole and the surrounding communities are the ancestorial homeland of the Karkin Ohlone people, (Karkin language) Lisjan Ohlone people (Chochenyo language), Muwekma Ohlone people (Chochenyo language) and Bay Miwok in a territory called Huchiun. The Muwekma Ohlone people are represented by the Muwekma Ohlone Tribe of the San Francisco Bay Area. The Confederated Villages of Lisjan represents seven Tribes that were directly enslaved at Mission San Jose and Mission Delores: Lisjan Ohlone, Karkin Ohlone, Bay Miwok, Plains Miwok, Wappo, Delta Yokut and Napian. As early as the 1700s, Native American Tribes experienced systemic oppression from Spanish colonizers who institutionalized the Mission system and intentionally disrupted both tribal culture and environmental stewardship. In the 1800s, State-sponsored policies further impacted tribes' relationship with the land.

The Ohlone people are the primary group of Native Americans on the Northern California Coast, with a reach from present-day San Francisco through Monterey Bay.[3] When the Spanish invaded in the late 1700s, the Spanish called the tribes *Costanoan*, meaning people of the coast. In the 1960's and 1970's, inspired by the Black Power and American Indian

[3] University of California, Berkeley, Division of Equity & Inclusion. *Ohlone Land*, https://cejce.berkeley.edu/ohloneland, accessed April 12, 2022.

Movements, the tribes organized and renamed as *Ohlone.* Ohlone tribes were connected but consisted of diverse cultures and languages and did not view themselves as a single or unified group. The members of various tribes freely interacted with each other prior to Spanish colonization. Figure 1 below illustrates language territories of Ohlone people.

Figure 1: The Ohlone Territories

Ohlone language territories as mapped by the UC Berkley Native American Student Development and Muwekma Ohlone Tribe.

Source: UC Berkeley | Division of Equity & Inclusion, "Ohlone Land: Berkeley sits in the territory of xučyun," https://cejce.berkeley.edu/ohloneland, accessed May 19, 2022.

According to the Confederated Villages of Lisjan:

> *"The colonization of this land began with the reign of terror inflicted by Spanish soldiers and missionaries who sought to convert all Indigenous people into Catholic subjects of Spain and steal their land. The Missions were plantations, built by slave labor and sustained through brutal physical violence and extractive land practices. The Spanish brought deadly diseases, invasive species and Christian ideology based on human dominion of the natural world with devastating consequences for the Lisjan people and all living beings they shared the land with.*
>
> *After a brief but harrowing Mexican rancho period, Lisjan survivors faced extermination policies of the United States that aimed to eliminate California Indians entirely. In a climate of virulent racial discrimination and state-sponsored vigilante killings, most Lisjan families survived by isolating themselves and concealing their identities. Cultural and spiritual*

> *traditions were forced into dormancy or secrecy, and much knowledge perished with the passing of generations."*[4]

The Confederated Villages of Lisjan and Muwekma Ohlone Tribe are not recognized as official tribes by the United States federal government or the State of California.[5] An assessment from anthropologist A.L. Kroeber's in 1925 stated that Native Californians were "extinct for all practical purposes," and federal negligence resulted in the government stripping several Ohlone tribes of their land. At this time, Muwekma Ohlone were federally recognized as the Verona Band of Alameda County (established 1906), but because of Krober's statement the Bureau of Indian Affairs Lafayette Dorrington declared in 1927 that the "Ohlone needed no land". [6] The Verona Band of Mission Indians was dropped from the rolls.[7] Though Kroeber later recanted his erroneous statement in the 1950s, the lasting damage remains.[8]

Because of this "unrecognized" status, the Confederated Villages of Lisjan and Muwekma Ohlone tribes have no reservations or protected land, and receive none of the rights, benefits, compensations, or protections provided to tribes under existing U.S. laws. Tribe members cannot access educational scholarships or housing grants either at the state or federal level.

Collectively, the Ohlone tribes have submitted eight petitions since 1988 (at the cost of the tribe) for federal recognition status with no success. The federal criteria require costly genealogical investigations, and in the case of the Muwekma Ohlone tribe – decades long lawsuits and legal battles. The federal recognition process requires Native American tribes to demonstrate continuity of leadership, tribal cultural and tribe organization.[9] The California Mission System dismantled this leadership and organization, making it impossible for the Ohlone and other California tribes to meet the federal recognition criteria. California has the largest number of non-federally recognized tribes in the United States, due to the reasons listed above and other discriminatory policy related decisions. [10]

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[4] Confederated Villages of Lisjan, "*Tribal History,*" https://villagesoflisjan.org/home/tribal-history/, accessed May 18, 2022; Muwekma Ohlone Tribe

[5] Confederated Villages of Lisjan, "*Tribal History,*" https://villagesoflisjan.org/home/tribal-history/, accessed May 18, 2022; Muwekma Ohlone Tribe, *"Historical Overview – A Brief Historical Overview of a Previously Federally Recognized Tribe"*, http://www.muwekma.org/historical-overview.html, accessed May 18, 2022.

[6] Letter from Charlene Nijmeh, Chairwoman for the Muwekma Ohlone Tribe of the San Francisco Bay Area to Paul Fine, Chair at the University of California, Berkley, https://chancellor.berkeley.edu/sites/default/files/kroeber_muwekma_ohlone_tribe_public.pdf dated August 14, 2020, accessed May 18, 2022.

[7] UC Berkley | Division of Equity & Inclusion, *"Ohlone Land: Berkley sits in the territory of xučyun,"* https://cejce.berkeley.edu/ohloneland, accessed May 19, 2022.

[8] Jane Recker, "*This Native American Tribe Wants Federal Recognition. A New DNA Analysis Could Bolster Its Case,"* Smithsonian Magazine, https://www.smithsonianmag.com/smart-news/native-american-federal-recognition-dna-analysis-ohlone-180979916/#:~:text=According%20to%20an%20official%20tribal,recognized%20by%20the%20U.S.%20government. published April 18, 2022, accessed May 18, 2022.

[9] Sogorea Te' Land Trust, *Lisjan (Ohlone) History and Territory,* https://sogoreate-landtrust.org/lisjan-history-and-territory/, accessed May 19, 2022.

[10] Krol, Debra Utacia, The Revelator, *"Can Native American Tribes Protect Their Land If They're Not Recognized By The Federal Government?"* , published March 12, 2019, accessed May 19, 2022.

The City of Pinole acknowledges the Ohlone people, who are the traditional custodians of the land, and thanks the Ohlone community for stewardship and support. Policy recommendations in Section 3 include policies focused in support of the Ohlone tribe.

1.4.2 Redlining

As a response to a housing shortage caused by the Great Depression, the practice of "redlining" was carried out by the federal government in 1933 in an attempt to provide housing to white, middle- and lower-class families. The Homeowners Loan Corporation (HOLC) created "Residential Security" maps of major American cities, including urban areas in the neighboring Alameda County. HOLC maps assigned color-coded grades to residential neighborhoods that reflected "mortgage security". Neighborhoods receiving green or "Best" were deemed minimal risk for banks and other mortgage lenders. Neighborhoods receiving red were considered "hazardous"; this is where the term "redlining" originated from. Neighborhoods that were redlined were often lower-income, multi-family units. Communities often consisted of immigrants, communities of color, or communities of religious groups other than Christianity.

This practice directed both public and private capital to native-born white families and their communities, and away from Black and immigrant families and their communities. Individuals living in redlined communities were denied the right to credit, mortgages, or loans because HOLC maps erroneously declared these communities as high risk. This practice effectively segregated cities and led to disinvestment in areas populated by communities of color, immigrant, and low-income populations. Redlining also has contributed to generational wealth inequities, as homeownership in America is a primary driver of household wealth. Families that were prevented by federal policy from securing a federally backed mortgage to purchase a house were also prevented from accumulating equity that would eventually be passed down to children and grandchildren. To further compound the inequity, individuals in redlined areas were subject to predatory lending practices from private banks that further exacerbated disparities. Although the practice of redlining was outlawed by the Fair Housing Act of 1968, the effect of this policy remains.

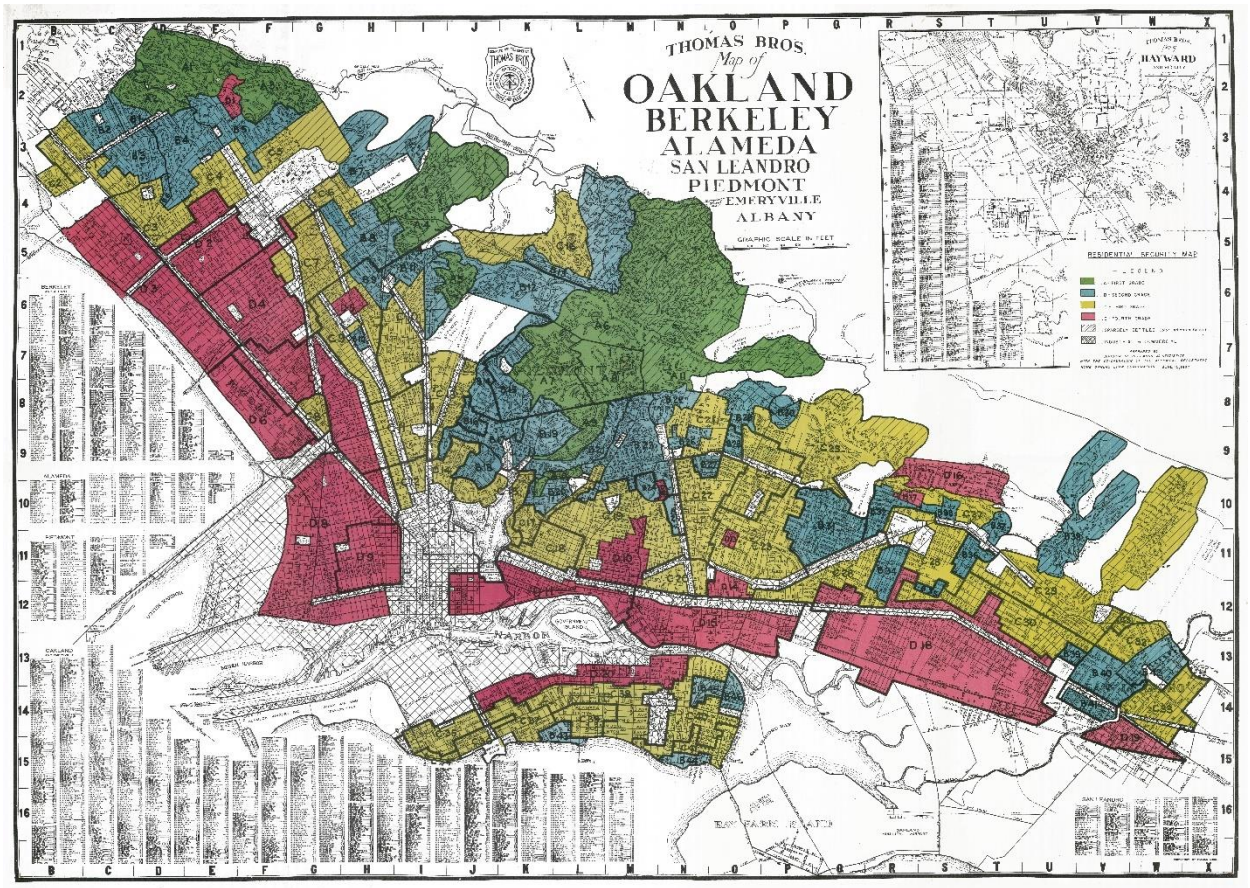
A 2018 report prepared by Zillow Research confirms that home values in the majority of redlined neighborhoods are lower than areas ranked green or "Best". The median home value in neighborhoods across the country labeled "Best" has risen 230.1 percent to $640,238 over the past 22 years. Comparatively, the median value in redlined areas has only climbed 203.1 percent, to $276,199. Discriminatory policy from 80 years ago continues to impact present day real estate and land use.[11]

Contra Costa County and Pinole was not mapped by HOLC, likely due to the rural nature compared to urban areas in neighboring of San Francisco and Alameda County (where HOLC maps were prepared). While HOLC maps were not prepared for Pinole, it is reasonable to

[11] Zillow Research, *Home Values Remain Low in Vast Majority of Formerly Redlined Neighborhoods*, https://www.zillow.com/research/home-values-redlined-areas-19674/, published April 25, 2018, accessed March 22, 2022.

assume that deed restrictions documented in the neighboring Alameda County were also present in Contra Costa County. Because of the prevalence of exclusionary zoning prior to the 1960s within the urban East Bay areas, it is possible that these practices occurred within the City of Pinole.

Figure 2: Alameda County HOLC Redlining Maps



HOLC mapped neighborhoods with lower-income, multi-family units, housing immigrants or communities of color in "redline"

Source: Robert K. Nelson and Edward L. Ayers, accessed May 24, 2022, https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58&text=downloads.

1.5 Relationship with Other General Plan Elements

Environmental Justice policies are consistent with the goals and policies of the City's broader General Plan, with a focus on promoting well-being of residents from the Impacted Community. The Environmental Justice Element addresses policy issues that are the focus of other elements in the General Plan. For example:

- The Housing Element identifies goals for the City to increase quality affordable housing stock.

- The Land Use Element identifies the type and location of future land uses within the City, including residential, commercial, and open space.
- The Circulation Element identifies the multi-modal transportation goals, along with strategies to reduce detrimental environmental impacts associated with transportation.

Where goals or policies appear to be in conflict with the General Plan with respect to the Impacted Communities, policies in the Environmental Justice Element shall prevail.

2 Existing Conditions

2.1 Identifying Impacted Communities

Using the May 2022 CalEPA definition to identify Impacted Communities, census tracts in Pinole were evaluated against categories identified by CalEPA. Findings are reported below:

Table 1: Disadvantaged Community Designation Criteria Applicability to Pinole

DAC Designation Criteria	Applicability to Pinole
1. Census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0.	**Applicable**. One census tract in Pinole has a CalEnviroScreen score of 75 or higher: • ***Census Tract 3922.02***; CalEnviroScreen Composite Score 85
2. Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps but receiving the highest 5 percent of CalEnviroScreen 4.0 cumulative pollution burden scores.	Not applicable. Census tracts in Pinole are not reported by CalEnviroScreen with data gaps.
3. Census tracts identified in the SB 535 2017 DAC designation as disadvantaged, regardless of their scores in CalEnviroScreen 4.0.	**Applicable**. Two census tracts in Pinole were identified as SB 535 Disadvantaged Communities: • ***Census Tract 3922.02***; and, • ***Census Tract 3640.02***.
4. Lands under the control of federally recognized Tribes.	Not applicable. No federally recognized Tribes control land within the City of Pinole.

One census tract within the City of Pinole meets Criteria 1 and 3 (Census Tract 3922.02) and one census tract within the City meets Criteria 3 (Census Tract 3640.02). As recommended by OPR guidelines, CalEnviroScreen 4.0 data is utilized below to investigate unique pollution burdens or socioeconomic factors affecting Census Tract 3922.02 and Census Tract 3640.02. A community profile for both census tracts is included in Section 2.2.

CalEnviroScreen 4.0 is a geospatial mapping tool with socioeconomic, environmental, and health data, developed by the Office of Environmental Health Hazards Assessment (OEHHA). This tool provides statewide data in percentile scores to compare communities disproportionately impacted by, or vulnerable to, environmental pollution and contaminants. CalEnviroScreen 4.0 is the latest data reporting at the time of this writing and uses 21 indicators covering pollution sources and drivers of vulnerability by census tract, to measure overall cumulative burdens affecting California communities. Cumulative impacts

refer to exposures, public health or environmental effects from the combined emissions and discharges, in a geographic area, including environmental pollution from all sources, whether single or multi-media, routinely, accidentally, or otherwise released. Impacts will consider sensitive populations and socioeconomic factors, where applicable and to the extent data are available.

2.2 Impacted Communities – Community Profile

Both identified Impacted Communities are located along the City's western boundary, with significant portions of each census tract located outside of the City of Pinole. The overview below provides general land use and existing conditions details to contextualize findings from CalEnviroScreen and other US Census data.

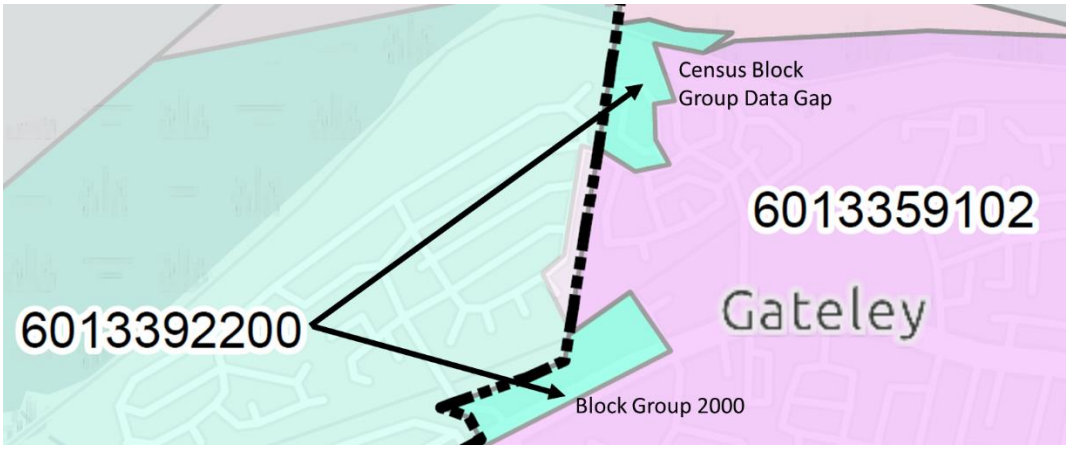
Where possible, Impacted Communities data is refined by census blocks to clearly establish residents and households within the City as part of the larger census tracts. Data limitations are noted in the following sections. Additional resources to support the community profile include the City of Pinole General Plan and Google Earth 2022 aerial imagery.

Census Tract 3922.02

Census Tract 3922.02 is approximately 0.6-square miles in size with a reported total population of 4,889 individuals.[12] This census tract is primarily residential, with a small commercial cluster. Census Tract 3922.02 includes two small portions within the City of Pinole; the remainder of the tract is unincorporated Contra Costa County, including the communities of Bayview and Montalvin Manor. The segments of Census Tract 3922.02 are both distinct along the northernmost border of the City. A detailed view is shown in Figure 3, below.

[12] US Census Bureau, *2020 Census Demographic Data Map Viewer – Population Density*, https://mtgis-portal.geo.census.gov/arcgis/apps/MapSeries/index.html?appid=2566121a73de463995ed2b2fd7ff6eb7, accessed October 25, 2022.

Figure 3: Census Tract 3922.02 Detail

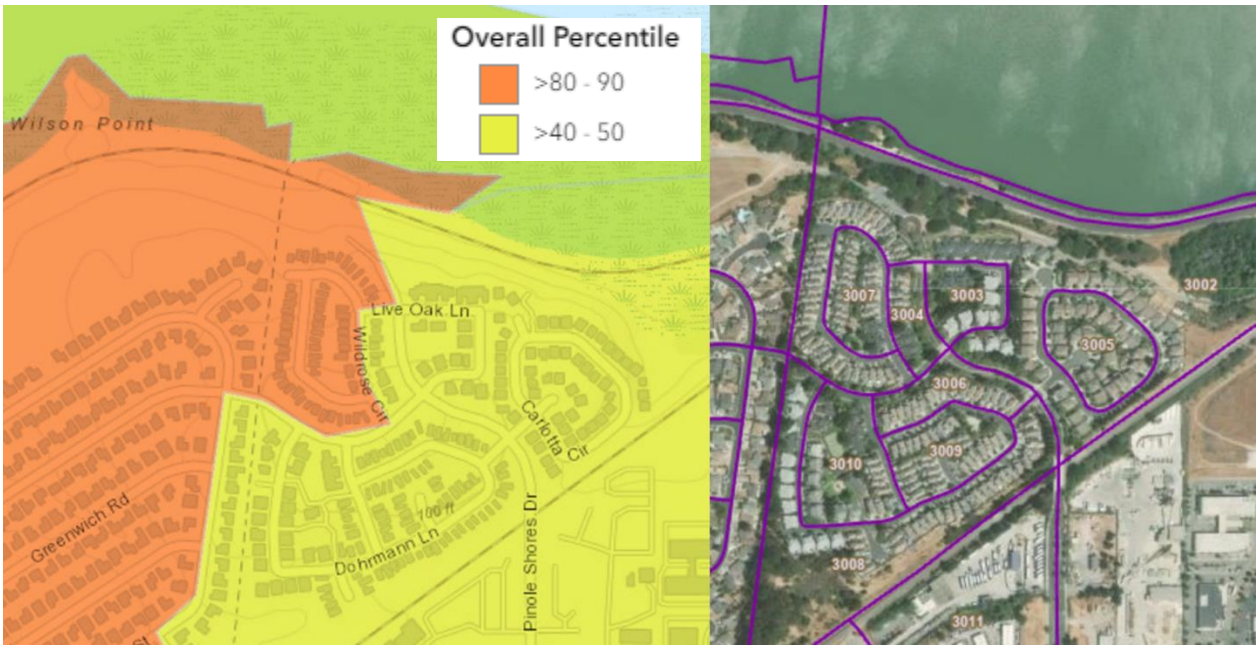


Source: CalEnviroScreen 4.0, US Census 2020 Address Count Listing Files Viewer

Census Block 3922.02.2000 is primarily bound by San Pablo Avenue to the south and Walter Avenue to the east. This block is characterized primarily by commercial and industrial uses. US Census 2020 data report a total of two housing units and zero group quarters within this census block group.

A data gap was encountered with the northern portion of Census Tract 3922.02, as reported CalEnviroScreen 4.0 data boundaries do not match reported census block boundaries. Census Block 3007 is located within the entirety of the Census Tract; Census Block 3002 includes land outside of the CalEnviroScreen 4.0 mapped boundary. Thus, the number of residential units and residents cannot be determined through US Census Data. This data gap is illustrated in Figure 4, below.

Figure 4: Census Tract 3922.02 Data Gap Detail [CalEnviroScreen 4.0 mapping on left, US Census Block mapping on right]



Source: CalEnviroScreen 4.0, US Census 2020 Address Count Listing Files Viewer

Because CalEPA has established CalEnviroScreen 4.0 data as regulatory authority in determining Impacted Communities, this Environmental Justice Element is required to prioritize mapping and findings from this data resource. Using aerial imagery from Google Earth 2022, it is estimated that 62 residential units are located within the Census Tract 3922.02 portion highlighted above.

Table 2: Census Tract 3922.02 Data Summary

	Census Tract 3922.02	Pinole Jurisdiction within Census Tract 3922.02
Population	4,889	Unknown
Housing Units	1,508	62*

Source: US Census Bureau, *2020 Census Demographic Data Map Viewer – Population Density*, https://mtgis-portal.geo.census.gov/arcgis/apps/MapSeries/index.html?appid=2566121a73de463995ed2b2fd7ff6eb7, accessed October 25, 2022

*Estimate generated with Google Earth 2022 aerial imagery.

The Impacted Community within Pinole is estimated to be approximately 62 housing units, which is approximately 1 percent of residential units within the City.[13] Based on 2020 US Census data and estimates based on recent aerial imagery, approximately 4 percent of housing units within Census Tract 3922.02 are located within the City of Pinole. It can reasonably be extrapolated a similar population estimate would apply as well. As the portion of Census Tract 3922.02 within Pinole accounts for a small percentage of the total land area, data reflected by CalEnviroScreen 4.0 is largely reporting for land outside of the City jurisdiction or control.

Census Tract 3640.02

Census Tract 3640.02 is approximately 0.8-mile in size, with a reported total population of 5,868 individuals.[14] This census tract is primarily residential, with small clusters of institutional (educational) and commercial uses. The majority of the census tract is located within unincorporated Contra Costa County, including the community of Tara Hills. Several small segments of Census Tract 3640.02 are located within the City of Pinole, centrally located on the western boundary. The segments of Census Tract 3640.02 include the following Census Block Groups: 1000, 1001, 3000, 3001, 3005, and 3014. A detailed view is shown of Figure 5, and population data for the Pinole portion of Census Tract 3640.02 is shown in Table 3.

Table 3: Census Tract 3640.02 Data Summary

	Census Tract 3640.02	Pinole Jurisdiction within Census Tract 3640.02
Population	5,868	477
Housing Units	1,937	143

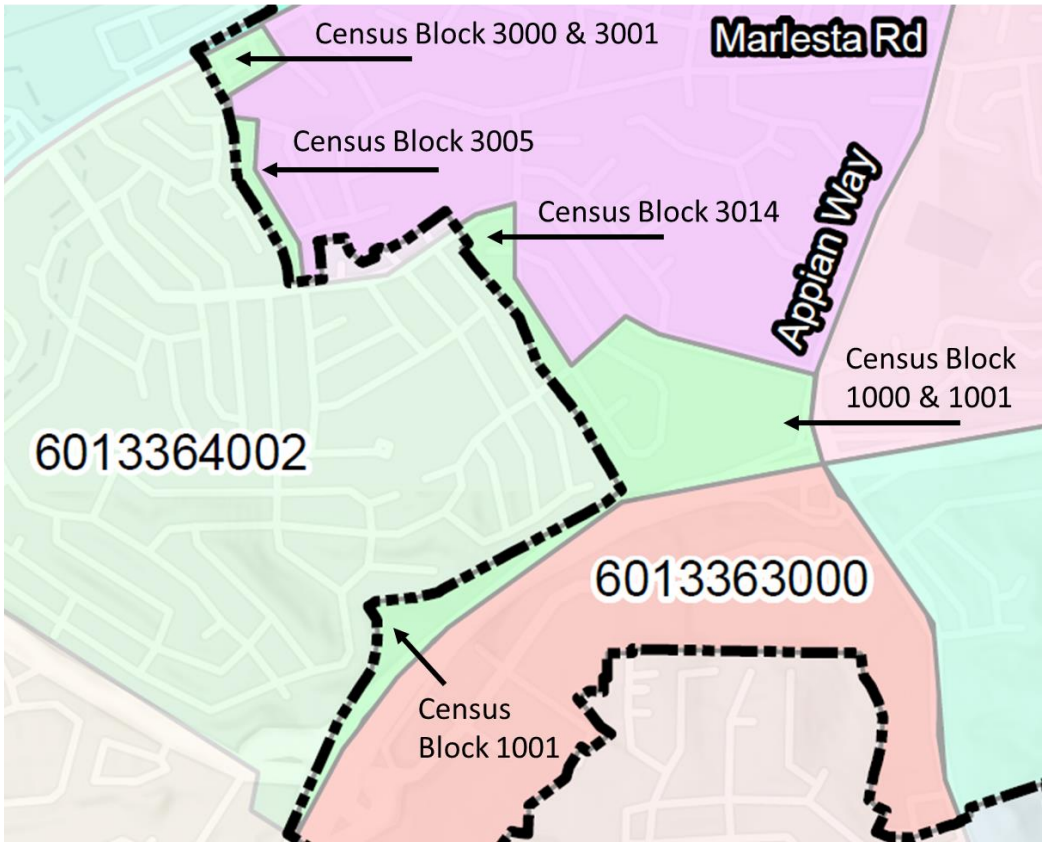
Source: US Census Bureau, *2020 Census Demographic Data Map Viewer – Population Density*, https://mtgis-portal.geo.census.gov/arcgis/apps/MapSeries/index.html?appid=2566121a73de463995ed2b2fd7ff6eb7, accessed October 25, 2022

US Census Bureau, *Decennial Census Table H10 – Total Population in Occupied Housing Units,* https://data.census.gov/, accessed October 25, 2022.

[13] US Census Bureau, *American Community Survey 5-Year Data (2016 – 2020) Table B25032 – Tenure by Units in Structure* , https://data.census.gov/, accessed October 25, 2022.

[14] US Census Bureau, *2020 Census Demographic Data Map Viewer – Population Density*, https://mtgis-portal.geo.census.gov/arcgis/apps/MapSeries/index.html?appid=2566121a73de463995ed2b2fd7ff6eb7, accessed October 25, 2022.

Figure 5: Census Tract 3640.02 Detail

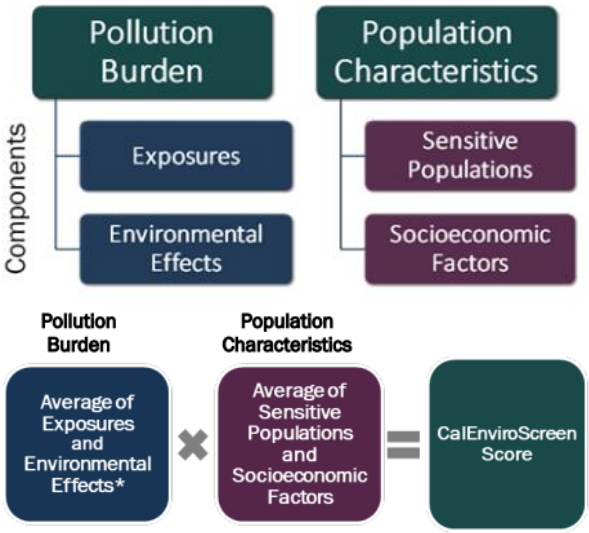


Source: CalEnviroScreen 4.0, US Census 2020 Address Count Listing Files Viewer

Approximately 8 percent of the Census Tract 3640.02 population resides within Pinole. Of the total housing units, approximately 7.3 percent are located within the City. Thus, the majority of individuals and households within Census Tract 3640.02 are located outside of the City. As the portion within Pinole accounts for a small percentage of the total population and households, data reflected by CalEnviroScreen 4.0 is largely reporting for land outside of the City.

2.3 CalEnviroScreen 4.0 Data and Results (CalEPA DAC Designation Criteria #1)

CalEnviroScreen 4.0 illustrates data at the census tract level. The City of Pinole jurisdiction includes a total of eight census tracts. Of the eight census tracts, six include portions of residencies and properties that are located within adjacent jurisdictions (primarily unincorporated Contra Costa County). Both Impacted Communities, Census Tracts 3640.02 and 3922.02 were previously identified to include significant portions of land outside the City jurisdiction. Because these census tracts include portions of land in adjacent jurisdictions, the data reports maybe distorted or skewed for the portion within the City of Pinole. Figure 6 depicts the census tracts that make up the City of Pinole.



* The Environmental Effects score was weighted half as much as the Exposures score.

The CalEnviroScreen 4.0 model is based on pollution burden and population characteristics, which contribute to cumulative impacts. Pollution burden is made up of two components – exposures and environmental effects. Population characteristics are made up of sensitive populations and socioeconomic factors. Each of these components (i.e., exposures, environmental effects, sensitive populations and socioeconomic factors) are determined by 21 statewide indicators. Pollution burden indicators include representative data from specific pollution types (ozone, PM 2.5, diesel, lead) and general pollution types (traffic, groundwater threats, impaired water, and drinking water contaminants). Population characteristics indicators include socioeconomic risk factors such as educational attainment, linguistic isolation, and poverty rates. Pollution burden and population characteristics are then combined to calculate the overall CalEnviroScreen score.

Scoring for the CalEnviroScreen 4.0 model uses percentiles for each of the indicators in a given geographic area. The percentile represents a relative score for the indicators as compared to the State of California. Thus, the results for each indicator range from 0-100 and represent the percentile ranking. A percentile of 100 means that a particular indicator for that area is among the highest within California, a ranking of 0 would be the lowest. A percent ranking of 50 is the average score for any indicator in California. Generally, lower scores indicate low environmental impacts or desirable socioeconomic conditions and high scores indicate poor environmental conditions, high pollution, and poor socioeconomic conditions. Further details regarding the components included in each risk factor score are further discussed in the following sections.

While the analysis below focuses on the two Impacted Communities (Census Tracts 3640.02 and 3922.02), data is presented for all census tracts located within the City. Analysis and findings are discussed where relevant. Table 4: *Overall CalEnviroScreen Percentiles* lists the overall CalEnviroScreen 4.0 percentile scores by census tract within the City of Pinole, below. CalEnviroScreen 4.0 composite scores, pollution burden percentiles and population characteristic percentiles are illustrated through Figure 6 to Figure 9.

Figure 6: City of Pinole Census Tracts

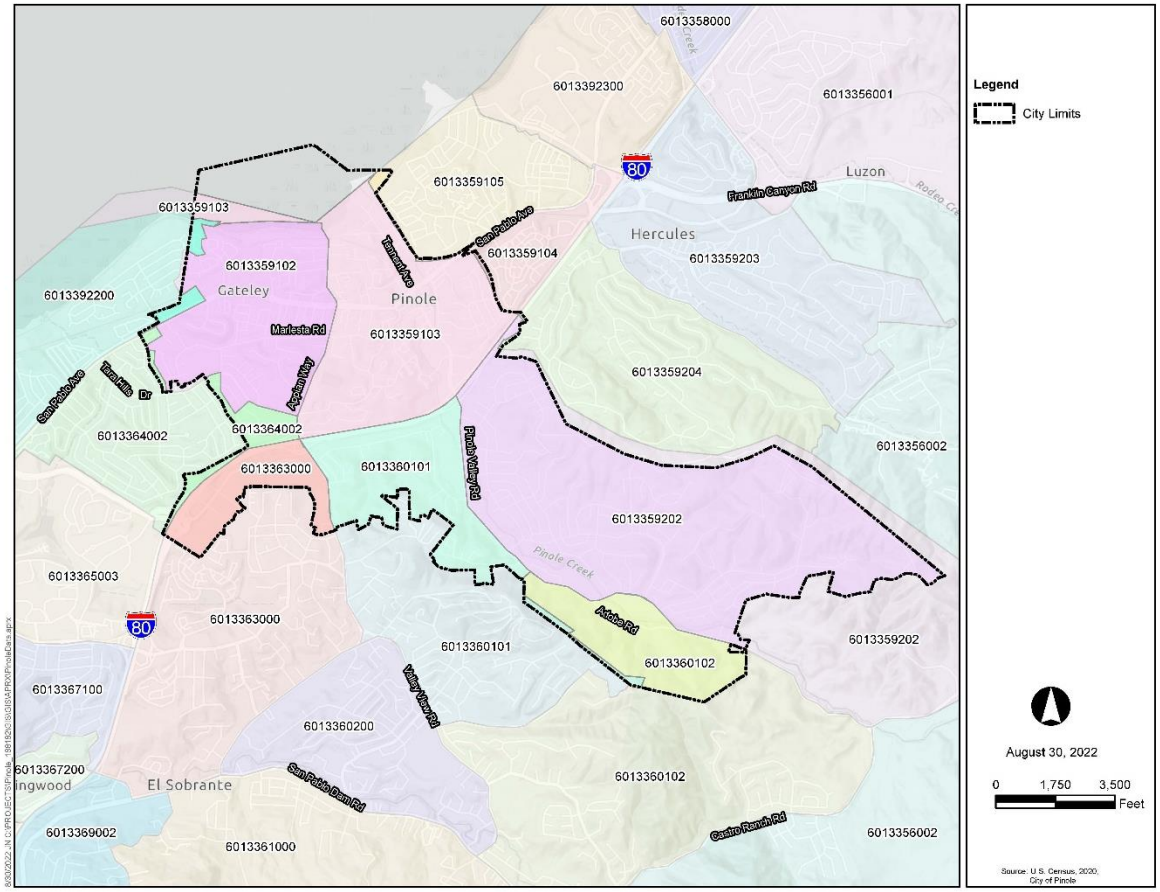


Figure 7: City of Pinole CalEnviroScreen 4.0 Composite Score

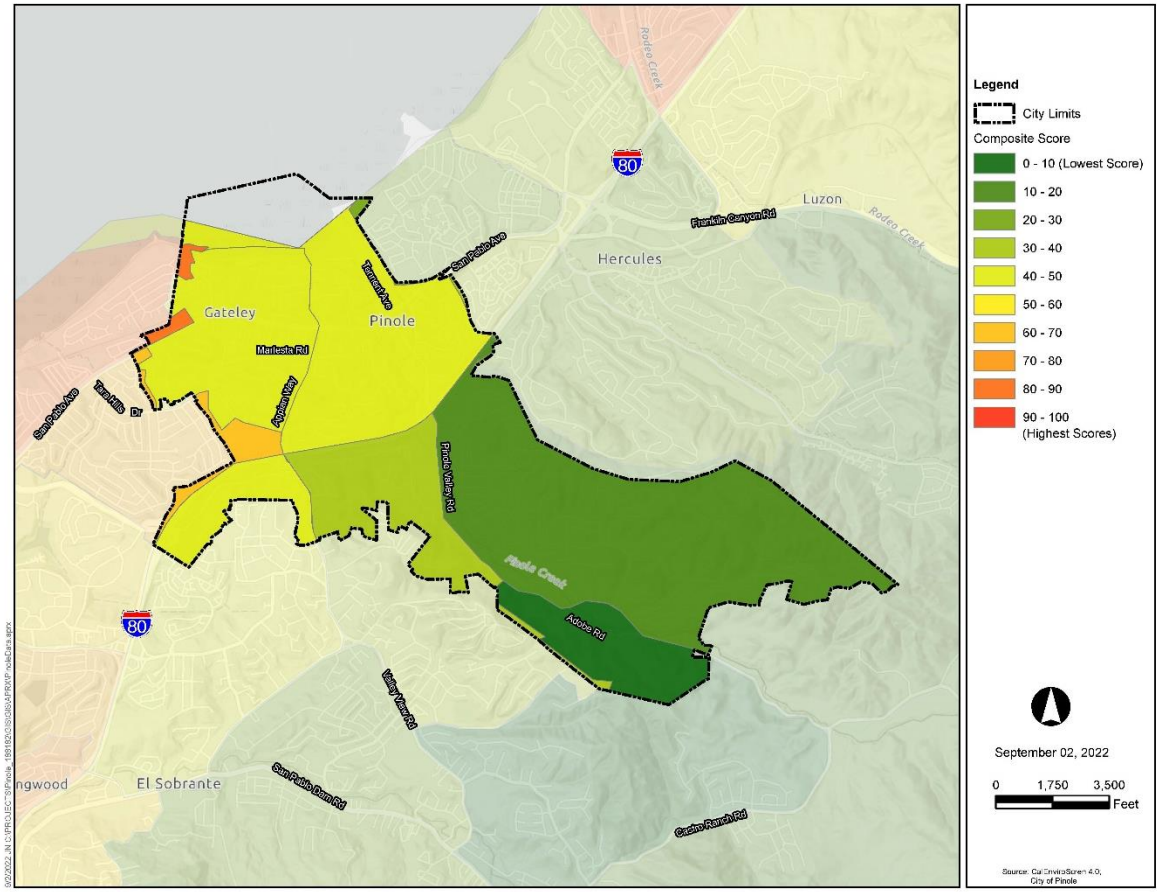


Figure 8: City of Pinole CalEnviroScreen 4.0 Pollution Burden Percentile

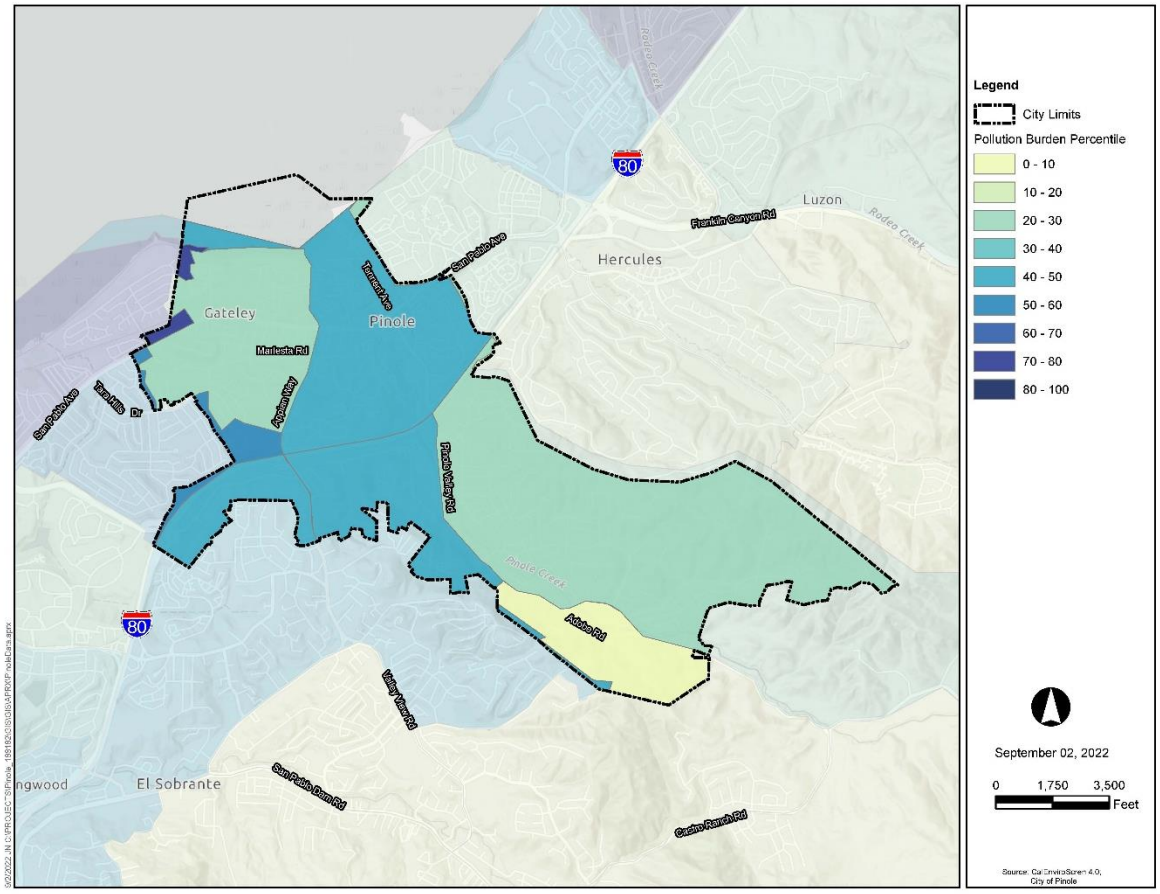


Figure 9: City of Pinole CalEnviroScreen 4.0 Population Characteristics Percentile

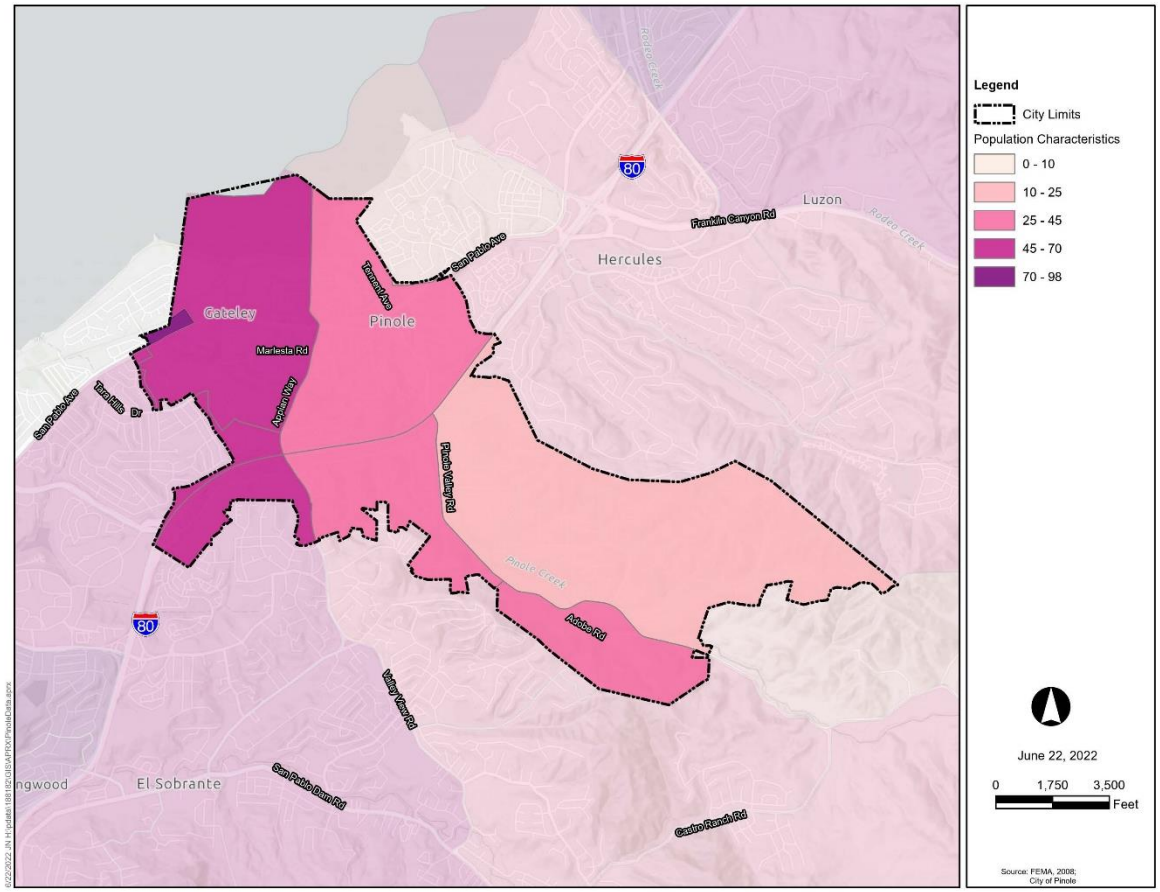


Table 4: Overall CalEnviroScreen Percentiles

Census Tract	CalEnviroScreen Composite Percentile	Pollution Burden Percentile	Population Characteristics Percentile
Impacted Communities - Census Tracts Meeting One or More CalEPA DAC Criteria			
3640.02*	65	52	68
3922.02*	85	75	83
Other Census Tracts			
3591.02	42	25	53
3591.03	46	49	42
3592.02*	20	20	23
3601.01*	38	45	34
3601.02*	6	0	30
3630*	48	41	50
* Census tract includes residencies and properties outside of the City of Pinole jurisdiction			

Source: CalEnviroScreen 4.0 Indicator Maps, https://experience.arcgis.com/experience/ed5953d89038431dbf4f22ab9abfe40d/?data_id=dataSource_25-17c3d89e7e2-layer-1%3A4441, accessed March 21, 2022.

Impacted Communities (Census Tracts 3640.02 and 3922.02)

As shown in Table 4, Census Tract 3922.02 is the only tract with a CalEnviroScreen 4.0 percentile score above 75, meeting CalEPA DAC Designation Criteria #1. With a composite score of 85, Census Tract 3922.02 is within the top 15 percent of environmentally burdened census tracts compared to the rest of California. As previously noted, a significant portion of this census tract is located outside the City of Pinole.

Census Tract 3640.02 has the second highest CalEnviroScreen 4.0 percentile score at 65, indicating this census tract is within the top 45 percent of impacted census tracts across California. This score does not meet the CalEPA DAC Designation Criteria #1 but is significantly higher than other census tracts in Pinole. Similar to Census Tract 3922.02, a significant portion of Census Tract 3640.02 is located outside the City of Pinole.

Other Census Tracts

The majority of census tracts within Pinole are characterized by CalEnviroScreen composite, pollution, and population characteristics scores below 50, indicating advantageous environmental outcomes. The remainder of Census Tracts in Pinole have Composite Scores between 6 – 48.

2.3.1 Pollution Indicators

CalEnviroScreen relies on specific pollution metrics to determine environmental burden, as exposure or environmental degradation is a primary concern regarding environmental justice. Communities that are disproportionately affected by environmental pollution are known to result in negative health effects, further discussed in Section 2.3.1. CalEnviroScreen

4.0 uses 13 pollution indicators to generate an overall pollution burden percentile. Table 5, *Pollution Overview*, includes both the overall pollution burden percentile and percentile scores for each pollution indicator by census tract.

Table 5: Pollution Overview

Census Tract	Impacted Communities		Other Census Tracts					
	3922.02*	***3640.02****	***3591.02***	***3591.03***	***3592.02****	***3601.01****	***3601.02****	***3630****
Pollution Burden Percentile	**75**	52	25	49	20	45	0	41
Ozone	8	6	8	8	8	6	6	6
PM 2.5	37	37	35	35	30	34	32	36
Diesel PM	60	70	59	**82**	29	65	8	73
Pesticides	60	0	0	0	6	0	0	0
Toxic Release	27	60	58	58	59	60	60	62
Traffic	9	**85**	18	**96**	54	**89**	7	**88**
Drinking Water Contaminants	4	4	4	4	4	4	4	4
Lead in Housing	65	47	44	46	32	25	17	55
Cleanups	**98**	58	58	**79**	52	65	0	41
Groundwater Threats	70	45	22	0	22	55	7	47
Hazardous Waste	**89**	**80**	53	63	36	52	17	70
Impaired Water	**87**	**77**	**83**	**83**	**83**	**87**	24	24
Solid Waste	**98**	0	0	0	0	0	0	0

* Census tract includes land and households outside of the City of Pinole jurisdiction

Source: CalEnviroScreen 4.0 Indicator Maps, https://experience.arcgis.com/experience/ed5953d89038431dbf4f22ab9abfe40d/?data_id=dataSource_25-17c3d89e7e2-layer-1%3A4441, accessed March 21, 2022.

Impacted Communities (Census Tracts 3640.02 and 3922.02)

Census Tract 3922.02 shows several percentile scores above 75, including cleanups (meaning sites undergoing formal cleanup actions by governmental authorities or property owners), groundwater threats, hazardous waste, impaired water, and solid waste. It is assumed that high pollution overview scores are related to historical and current land uses associated with heavy industry, solid waste/recycling facilities, military and distribution/shipping uses. Specifically, this tract contains an Amazon distribution center and the UPS North Bay shipping location that likely contributes to higher than average percentile scores. It is noted these uses occur outside of the City of Pinole, but pollution likely carries over and affects populations within the City.

No specific heavy industry or historical clean-up sites in these Census Tracts are located within the City of Pinole. Uses within the Pinole portion of Census Tract 3922.02 include residential (both single-family and multi-family), commercial, light industrial, and transportation uses. Current transportation uses are also assumed to be significant burdens on the community, including the Burlington Northern Santa Fe (BNSF) and Union Pacific rail lines.

Other Census Tracts

Several pollution burden indicators indicate above average burdens within the City, notably the diesel particulate matter (PM), traffic, hazardous waste, and impaired water indicators. As several pollution burdens included on Table 5 are interrelated, there are some correlations between pollution burden indicators discussed below.

Census tracts that have notably high diesel PM scores include Census Tracts 3591.03, 3601.01, and 3630. These census tracts also have the highest traffic pollution indicator scores within the City. Diesel PM occurs throughout the environment from both on-road/off-road mobile sources and some stationary sources. Major sources of diesel PM include trucks, buses, cars, ships, and locomotive engines. Cars on the I-80, including traffic conditions, is a likely factor in higher than average diesel PM and traffic pollution burden. Further, the BNSF and Union Pacific rail lines traverse the city east to west and likely impact diesel PM burden.

Hazardous waste pollution indicator scores are above average for multiple census tracts, including Census Tracts 3630, 3640.02 and 3591.03. The portions of Census Tracts 3640.02 and 3630 within the City generally include commercial and some light industrial uses, which are known to generate hazardous materials waste at higher rates/quantities when compared to residential uses. Hazardous waste indicator scores tend to vary across census tracts, ranging from 17 to 89 across the City. The toxic release indicator remains generally consistent across all census tracts, with scores between 58 – 62. Neither of these indicators appear to be correlated with solid waste, which show scores of zero across all census tracts with the exception of Census Tract 3922.02 (Impacted Community), as discussed above.

Impaired water bodies is a pollution indicator with consistently high scores across the majority of the City's census tracts; five census tracts within the City have scores higher than 80 and one tract has a score of 77. These census tracts are either located along the San Pablo Bay shoreline or along Pinole Creek. Pinole Creek is a known impaired water body, listed by the San Francisco Bay Regional Water Quality Board on the 303(d) list due to the pollutant diazinon sourced from urban runoff/storm sewers.[15] Diazinon is an insecticide, used in agriculture to control insects and other pests. Residential and private use of diazinon was banned in 2004, as it was found to easily dissolve in water and contaminate groundwater.

[15] Regional Water Quality Control Board – San Francisco Bay Region, Final California 2010 Integrated Report (303(d) List/305(b) Report) – Supporting Information, https://www.waterboards.ca.gov/water_issues/programs/tmdl/2010state_ir_reports/00704.shtml#7175, accessed August 16, 2022.

Diazinon is known to be highly toxic to birds, bees, and other insects, and moderately toxic to fish and amphibians.[16] This impaired water listing and known pollutant in Pinole Creek are likely correlated to pollution indicator scores in the top 20% of the state. It should be noted that drinking water contamination scores in Pinole are low across all census tracts, while groundwater threats vary across census tracts. Pesticide risk also remains low, as six of the eight census tracts list a score of zero and two of eight have a score below 10 (33922.02 at score of 9 and 3592.02 at score of 6).

2.3.2 Sensitive Populations

CalEnviroScreen includes data regarding sensitive populations that may be correlated with increased environmental and pollution burdens discussed above. Listed sensitive population data indicators include asthma, low birth weight and cardiovascular disease – health conditions known to be exacerbated by pollution exposure. Table 6, *Sensitive Populations*, identifies the sensitive populations scores for each indicator by census tract.

Table 6: Sensitive Populations

Census Tract	Impacted Communities		Other Census Tracts					
	3922.02*	***3640.02****	***3591.02***	***3591.03***	***3592.02****	***3601.01****	***3601.02****	***3630****
Population Characteristics Score	**83**	68	53	42	23	34	30	50
Asthma	**93**	**89**	61	56	51	57	53	67
Low Birth Weight	**86**	**77**	71	66	17	35	45	**77**
Cardiovascular Disease	**79**	68	45	40	34	39	34	51
* Census tract includes land and households outside of the City of Pinole jurisdiction								

Source: CalEnviroScreen 4.0 Indicator Maps, https://experience.arcgis.com/experience/ed5953d89038431dbf4f22ab9abfe40d/?data_id=dataSource_25-17c3d89e7e2-layer-1%3A4441, accessed March 21, 2022.

Impacted Communities (Census Tracts 3640.02 and 3922.02)

Census Tract 3922.02 (Impacted Community) has the highest scores amongst all census tracts for asthma, low birth weight and cardiovascular disease. Census Tract 3640.02 (Impacted Community) also shows relatively high scores for asthma and low birth weight. The incidence of asthma in Census Tract 3922.02 is scored 93, indicating a burden within the top 10 percent of census tracts within California. Census Tract 3640.02 shows a slightly lower score of 89 for asthma. Asthma is known to be correlated with pollution and environmental factors, particularly in early childhood before the immune system is fully mature.

[16] National Pesticide Information Center, *Diazinon – General Fact Sheet*, http://npic.orst.edu/factsheets/Diazgen.html, accessed August 16, 2022.

Environmental factors such as pollution exposure may also play a role in adult-onset asthma. It is noted that asthma can also be caused by factors not related to pollution, such as genetics, allergies, or respiratory infections in early childhood.[17] Higher than average rates of asthma could be correlated with the pollution burdens in Census Tract 3922.02, as discussed in Section 2.3.1, *Pollution Indicators*.

Similarly, low birthweight incidents could also be correlated with high pollution burden percentiles outlined in Section 2.3.1. Low birthweight is defined as when a baby is born weighing less than five pounds, eight ounces and is usually caused either by preterm birth or fetal growth restriction. Known risks to low birthweight includes environmental factors such as exposure to air pollution or lead, and social vulnerability factors such as chronic health conditions, domestic violence, infections, smoking, drinking alcohol or using street drugs. [18] The incidence of low birthweight for Census Tract 3922.02 scored 86, indicating a burden within the top 15 percent of census tracts within California. Census Tract 3640.02 has a lower score of 77 for low birth weight.

Census Tract 3922.02 has a percentile score or 79 for cardiovascular disease indicating an above average incidence of heart-related health problems. While cardiovascular disease can be related to social vulnerability and lack of healthy food or exercise opportunity, it is documented by the Environmental Protection Agency (EPA) that long-term exposure to particulate matter and nitrogen oxides can prematurely age blood vessels, thus contributing to heart disease.[19]

Both current and historical land uses are likely contributing factors for high pollution indicators, and thus the high concentration of sensitive populations. While the majority of Census Tract 3922.02 is located outside of the City, a small residential neighborhood within Pinole is included where pollution burden is shown by the data to be disproportionate. Further, significant portions of the City (including residential areas in Census Tract 3591.02) share a boundary with Census Tract 3922.02. Pollution sources from outside of the City within Census Tract 3922.02 could contribute to negative health outcomes in other parts of Pinole, as discussed below.

Other Census Tracts

Generally, indicators for asthma, low birthweight and cardiovascular disease are average or above average. Asthma rates in particular range from 61 – 89 in the remaining census tracts

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[17] American Lung Association, *What Causes Asthma?*, https://www.lung.org/lung-health-diseases/lung-disease-lookup/asthma/asthma-symptoms-causes-risk-factors/what-causes-asthma, published October 23, 2022, accessed August 17, 2022.

[18] March of Dimes, *Low Birthweight*, https://www.marchofdimes.org/complications/low-birthweight.aspx published June 2021, accessed August 17, 2022.

[19] United States Environmental Protection Agency, *Linking Air Pollution and Heart Disease,* https://www.epa.gov/sciencematters/linking-air-pollution-and-heart-disease, published March 30, 2022, accessed August 16, 2022.

within the City, even for census tracts with low diesel PM and traffic scores. For example, Census Tract 3601.02 shows a Diesel PM score of 8 and Traffic score of 7, but an asthma score of 53. As previously discussed, asthma occurrences could be related to factors outside of pollution burden, such as genetics or allergies. Asthma occurrences could also be correlated with indoor pollution types not tracked or documented by CalEnviroScreen 4.0.

Several census tracts within Pinole scored within the 70th percentile for low birthweight incidents, including 3591.02, 3630, and 3640.02. While Census Tracts 3630 and 3640.02 also show high scores in the Diesel PM, Traffic, and Hazardous Waste categories, Census Tract 3591.02 generally scores average or below average in these categories. Similar to asthma occurrences, low birthweight can also be correlated with risk factors outside of pollution burden.

Cardiovascular disease scores are generally below average, with the exception of Census Tract 3640.02. This tract shows the second highest pollution burden percentile score at 52, with high scores in diesel PM, traffic, and hazardous waste categories. This census tract is located adjacent to Census Tract 3922.02 (Impacted Community), and negative health impacts could be attributed to proximity of industrial and other polluting historical land uses. Further, Census Tract 3640.02 is located largely outside of the City of Pinole.

2.3.3 Socioeconomic Factors

According to OEHHA, there is a growing body of literature that provides evidence of the heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants. Socioeconomic factors analyzed by CalEnviroScreen include education, linguistic isolation, poverty, unemployment, and housing burden. Table 7, *Socioeconomic Factors*, identifies the socioeconomic factors scores for each indicator by census tract.

Table 7: Socioeconomic Factors

Census Tract	Impacted Communities		Other Census Tracts					
	3922.02*	***3640.02****	***3591.02***	***3591.03***	***3592.02****	***3601.01****	***3601.02****	***3630****
Population Characteristics Score	**83**	68	53	42	23	34	30	50
Education	63	58	59	30	40	44	34	38
Linguistic Isolation	64	52	38	41	10	31	N/A	29
Poverty	36	49	27	25	28	30	7	48
Unemployment	54	9	47	63	53	13	74	54
Housing Burden	73	54	55	14	20	52	1	7
* Census tract includes land and households outside of the City of Pinole jurisdiction								

Source: CalEnviroScreen 4.0 Indicator Maps, https://experience.arcgis.com/experience/ed5953d89038431dbf4f22ab9abfe40d/?data_id=dataSource_25-17c3d89e7e2-layer-1%3A4441, accessed March 21, 2022.

Impacted Communities (Census Tracts 3640.02 and 3922.02)

Census Tract 3922.02 includes the highest scores out of the eight census tracts for education levels (indicating lower levels of educational attainment), linguistic isolation (indicating high occurrences of linguistic isolation) and housing burden (indicating rent or mortgage levels over 30 percent of a household income). Despite socioeconomic indicators scored between 36 to 73, scores from sensitive population indicators (including 90th percentile asthma occurrences and 80th percentile low birthweight occurrences) result in a high population characteristic score at 83. This generally indicates high levels of social vulnerability, although instances of poverty remain below average and unemployment are average.

Other Census Tracts

Socioeconomic percentile scores for census tracts within Pinole are all below average or average, indicating advantageous socioeconomic outcome. Census Tract 3601.02 reports an unusually high unemployment score at 74, while other census tracts report scores either below average or average. The unemployment indicator represents the percentage of the population over the age of 16 and under the age of 65 that is unemployed and eligible for the labor force. Census Tract 3601.02 does not include any other significant vulnerability factors, with very low scores for housing burden (1) and poverty (7). Educational attainment appears to be high, with a below average percentile score of 34. No data for linguistic isolation is reported for this census tract. Despite the high unemployment score, the population characteristics composite score is 30 – generally indicating low social vulnerability compared to other census tracts in California. Additionally, it is noted this census tract includes a small portion within Pinole, the remainder of the census tract includes areas in El Sobrante to the south of Pinole.

The remainder of the population characteristic composite scores range from 23 to 68, generally below average or slightly above average. Majority of other scores reported are generally consistent across the remaining seven census tracts.

2.3.4 Race/Ethnicity Profiles

CalEnviroScreen 4.0 does not include indicators to document of race or ethnicity distribution, but CalEnviroScreen does include a race/ethnicity profile to supplement the indicator scores listed above. Understanding the distribution of CalEnviroScreen cumulative impact scores in association with race and ethnicity distribution are critical to understanding issues at the intersection of environmental justice and equity. The race/ethnicity profiles compiled by CalEnviroScreen 4.0 are included below in Table 8, *Racial/Ethnic Populations*.

Table 8: Racial/Ethnic Populations

Census Tract	Impacted Communities		Other Census Tracts					
	3922.02*	***3640.02****	***3591.02***	***3591.03***	***3592.02****	***3601.01****	***3601.02****	***3630****
African American	16.9%	14.3%	15.7%	9.9%	7.8%	8.1%	9.6%	19.7%
Asian American	18.8%	18.8%	26.2%	37.1%	21.9%	18.1%	25.8%	18.6%
Hispanic	43.9%	41.9%	28.3%	12.5%	20.8%	19.6%	20.4%	25.3%
Other	3.8%	4.5%	5.7%	8.9%	7.8%	11.6%	2.8%	4.7%
White	16.4%	20.4%	24%	31.6%	41.5%	42.6%	41.1%	31.7%
* Census tract includes land and households outside of the City of Pinole jurisdiction								

Source: CalEnviroScreen 4.0 Indicator Maps, https://experience.arcgis.com/experience/ed5953d89038431dbf4f22ab9abfe40d/?data_id=dataSource_25-17c3d89e7e2-layer-1%3A4441, accessed March 21, 2022.

Impacted Communities (Census Tracts 3640.02 and 3922.02)

Census Tract 3922.02 and Census Tract 3620.02 (Impacted Communities) have the highest percentage of Hispanic populations, at 43.9 percent and 41.9 percent, respectively. In addition, Census Tract 3922.02 has the second highest percentage of Black residents at 16.9 percent. Asian American citizens are generally represented at similar rates as other census tracts. Census Tracts 3922.02 and 3620.02 have the lowest percentage of white residents at 16.4 percent and 20.4 percent, respectively. Generally, Census Tract 3922.02 has the most diverse race and ethnicity breakdown compared to the rest of the census tracts. As discussed in previous sections, this Census Tract experiences pollution burden in the 75th percentile, with several pollution indicators such as solid waste, cleanup sites, hazardous waste, and impaired waters reported back in the 80th percentile or higher. Further, this census tract reports a 93rd percentile score for incidents of asthma, with low birthweight scores at 86 and cardiovascular disease at 79. While other population characteristics are below average or average, the housing burden score at 73 is the highest of all eight census tracts analyzed.

The intersection of race/ethnicity and significant pollution burden in this census tract is a critical environmental justice concern. This environmental justice element is limited in ability to address the full extent of this complex issue. It is noted that the majority of this census tract is located outside of the City of Pinole, and the census tract only includes approximately 50 residential uses. Further race or ethnicity data breakdowns by census block or census block group do not yield significantly improved or detailed information, as the size of the residential area accounts for a very small footprint at both the census block and census block group level. Thus, it is unclear if the racial/ethnic makeup of the portion of the census tract in Pinole is similar in nature to Census Tract 3922.02 as a whole.

Policies within this document are only applicable to the City of Pinole, including the portion of Census Tract 3922.02 within the City; the remainder of Census Tract 3922.02 is outside of the City's jurisdiction and control. The majority of current and historical industrial uses occurred in neighboring jurisdictions, where the City does not control land use decision-

making. Given the unique circumstances of this census tracts, policies focus on partnerships with neighboring jurisdictions and Contra Costa County, where feasible, to address this environmental justice concern.

Other Census Tracts

Racial/ethnic populations distributed in the six other census tracts are generally uniform, with some exceptions. Generally, white populations represent the largest population group, followed by Hispanic, Asian American, African American and then Other. However, Asian Americans represent the largest population group in Census Tract 3591.03 at 37.1 percent. Also, Hispanic populations represent the largest group in Census Tract 3591.02. Concentrations of racial/ethnic populations in these census tracts do not correlate with disproportionate environmental or socioeconomic disadvantages.

2.4 2017 SB 535 Previous DAC Designation (CalEPA DAC Designation Criteria #3)

In addition to CalEnviroScreen 4.0 composite scores receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0 (CalEPA DAC Designation Criteria #1), census tracts previously identified in the 2017 DAC designation (regardless of current CalEnviroScreen 4.0 scores) are considered to be disadvantaged or Impacted Communities. The 2017 CalEPA designation recognized census tracts in the top 25 percent as identified by CalEnviroScreen 3.0.[20] According to OEHHA, there are 307 tracts in California that were designated as Impacted Communities in 2017 that meet this specific DAC criteria. [21]

Two census tracts within Pinole meet this criterion, as discussed in Section 2.1, above. Census Tract 3640.02 and 3922.02 both were identified in 2017 as Impacted Communities, and thus they meet CalEPA DAC Designation Criteria #3. Therefore, both census tracts are formally designated as Impacted Communities in this Environmental Justice Element.

2.5 Household Median Income by Census Tracts

In addition, CalEnviroScreen 4.0 data, OPR also recommends evaluating California Department of Housing and Community Development (HCD) list of state income limits to identify communities at or below the statewide median income ($87,100 for a family of 4 during 2020). Income is a critical metric for analyzing Impacted Communities and identifying areas that may experience environmental justice issues related to income. Income data from the American Community Survey (US Census Bureau) at the census tract level is included

[20] California Environmental Protection Agency, *Final Designation of Disadvantaged Communities Pursuant to Senate Bill 535*, https://calepa.ca.gov/wp-content/uploads/sites/6/2022/05/Updated-Disadvantaged-Communities-Designation-DAC-May-2022-Eng.a.hp_-1.pdf, published May 2022, accessed October 26, 2022.

[21] California Office of Environmental Health Hazard Assessment, *SB 535 Disadvantaged Communities – California Climate Investments to Benefit Disadvantaged Communities,* https://oehha.ca.gov/calenviroscreen/sb535, accessed October 26, 2022.

below in Table 9, *Median Household Income*. Figure 10 depicts the census blocks within the City where the median household income is below the Statewide median household income level, $87,100.

Table 9: Median Household Income

Census Tract	Impacted Communities		Other Census Tracts					
	3922.02*	***3640.02****	***3591.02***	***3591.03***	***3592.02****	***3601.01****	***3601.02****	***3630****
Median Income	$89,567	$94,313	$94,902	$97,689	$113,821	**$82,457**	$128,781	**$86,830**
* Census tract includes land and households outside of the City of Pinole jurisdiction								

Source: American Community Survey 2020 5-Year Profiles, DP03 – ACS – Selected Economic Characteristics.

Two Census Tracts within Pinole have reported median household incomes below the statewide median income level: Census Tract 3601.01 ($82,457) and Census Tract 3630 ($86,830). When compared to CalEnviroScreen 4.0 data, direct correlations between below median household income levels and environmental justice are unclear. For example, Census Tract 3601.01 and 3603 both report below average pollution burden percentile scores, indicating generally positive outcomes. Both tracts have above average scores in traffic and diesel PM indicators, and Census Tract 3601.01 has an impaired water score of 87. The pollution burden percentile score for Census Tract 3601.01 is listed at 45; Census Tract 3630 is listed at 41. The median pollution burden percentile score for this census tracts is 43; while Census Tract 3630 and 3601.01 indicate below median income levels, pollution burden is reported back to be on par with median percentile scores.

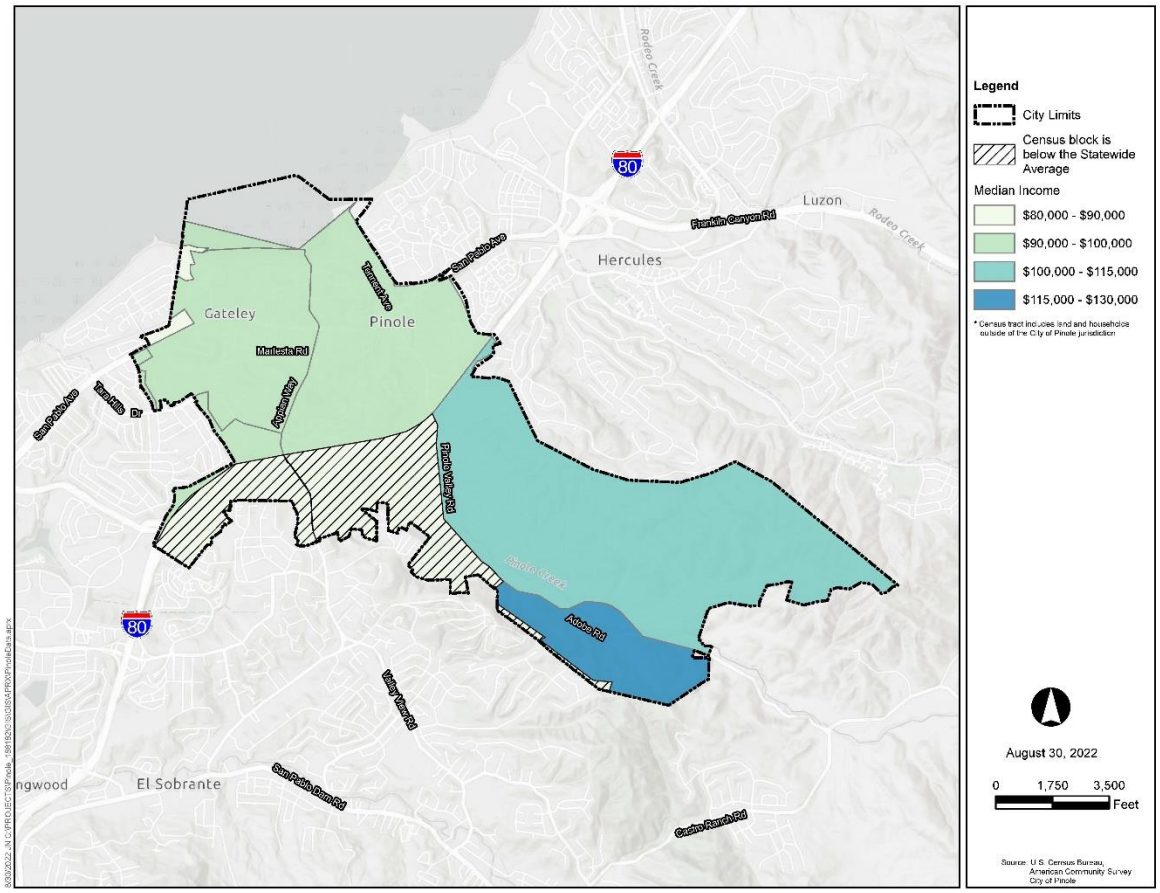
Similarly, Census Tract 3601.01 and 3630 report population characteristic scores categorized as average or below average, generally indicating positive outcomes. Census Tract 3601.01 reports slightly higher than average housing burden with a score of 52; however, the percentile score for population characteristics is 34. Census Tract 3630 reports slightly higher than average unemployment burden with a score of 54, and the percentile score for population characteristics is exactly average at 50.

Comparatively, both Impacted Communities show income levels higher than the state average. Census Tract 3922.02 has the highest pollution burden percentile score at 75 and the highest population characteristics score at 83. This census tracts report a median household income slightly above the statewide median average at $89,567. The second-most burdened census tract within the City, Census Tract 3640.01, has a pollution burden percentile score at 68 and pollution burden percentile score at 52. This census tract reports median household income at $94,313, significantly above the statewide median of $87,100.

Thus, factors other than household income may be driving inequity in pollution burden and population characteristics. This is compounded by Census Tract 3601.02 reporting the highest median household income at $128,781 per household, while simultaneously reporting the highest unemployment score within the City at 74. It is noted that the census tracts discussed above are not located entirely within the City of Pinole, where factors

outside of the City's control are included within the ACS data. Further, factors other than median household income can affect accessibility and capacity when evaluated at the family level.

Figure 10: Pinole Median Household Income Data



2.6 Supporting Environmental Justice Data

In addition to the OPR recommended analysis of CalEnviroScreen 4.0 and ACS median household income data, supporting environmental justice data is included in the section below to provide a comprehensive review of the City of Pinole.

2.6.1 Healthy Places Index

The California Healthy Places Index (HPI) is a data tool from the Public Health Alliance of Southern California to advance health equity. The Public Health Alliance of Southern California is an active coalition of ten local public health jurisdictions and supports emerging best practices for advancing a healthier California. The HPI was a tool to explore community conditions that impact life expectancy and combines 25 community characteristics (such as

access to healthcare, housing, education) into a single, indexed score.[22] The healthier a community, the higher the HPI score. Table 10, *Healthy Places Index*, identifies HPI percentile scores by census tract within Pinole.

Table 10: Healthy Places Index

Census Tract	HPI Percentile
Impacted Communities Census Tracts Meeting One or More CalEPA Criteria	
3640.02*	53.5
3922.02*	44.4
Other Census Tracts	
3591.02	80.5
3591.03	66.5
3592.02*	81.9
3601.01*	84.2
3601.02*	91.0
3630*	70.2
* Census tract includes land and households outside of the City of Pinole jurisdiction	

Source: Healthy Places Index, https://map.healthyplacesindex.org/?redirect=false, accessed April 13, 2022.

Generally, census tracts within the City are listed with above average HPI scores, indicating advantageous health outcomes in these neighborhoods. Several tracts list scores of 80 or above, including Census Tract 3591.02, 3592.02, 3601.01 and 3601.2.

Both Impacted Communities reflect the lowest HPI scores, with Census Tract at 44.4 and 3640.02 at 53.5. HPI reports policy action areas to improve this score in economic, education, neighborhood, housing, and healthcare access categories. Specific burdens on unemployment, high school graduation rates, park access, retail density and low income homeowner/renter cost burden are noted by the Public Health Alliance of Southern California. This data generally matches reports from CalEnviroScreen 4.0 and is consistent with findings discussed under Section 2.3.

The HPI data viewer also provides scores for the City and County level. The City of Pinole has an HPI percentile score of 83.6, indicating the City has healthier community conditions than 83.6 percent of other California cities. At the county level, Contra Costa County has an HPI percentile score of 91.2, indicating the County has healthier community conditions than 91.2 percent of other California counties. The high City and County scores are generally comparable to the surrounding area, with the exception of the known Impacted Communities as discussed above.

[22] Healthy Places Index, *About the HPI*, https://www.healthyplacesindex.org/about-hpi, accessed October 31, 2022.

2.6.2 Healthy Food Access

The United States Department of Agriculture (USDA) the Food Access Research Atlas is a data tool to present food access indicators and identify "food deserts". A food desert is defined as a census tract with limited access to health and affordable food. USDA research has shown areas with higher levels of poverty are more likely to be food deserts, but other factors such as vehicle availability and use of public transportation can contribute to food desert conditions. It is important to note that food deserts can be found in dense urban areas, rural areas, and all types of urbanized communities in between.[23]

The Food Access Research Atlas identifies both low income and low access census tracts, to identify and evaluate food deserts. Low-income census tracts are defined as:

- Poverty rate at 20 percent or greater; or,
- Median family income is less than or equal to 80 percent of the state-wide median family income; or,
- The tract is within a metropolitan area and has a median family income less than or equal to 80 percent of the metropolitan area's median family income.

Low income tracts are then compared against low access tracts. USDA defines low access to food stores by the number (at least 500) and share (at least 33 percent) of people at different distances from the nearest supermarket, supercenter, or large grocery store, as well as the number of housing units without access to a vehicle and are more than 0.5 mile from a store. Thus, USDA maps three measures in urban areas for low food store access:

- Low Income (LI) and Low Access (LA) at 1-mile [a significant number of residents is more than 1 mile from the nearest food store].
- LI and LA at 0.5-mile [a significant number of residents is 0.5-mile from the nearest food store].
- LI and LA using vehicle access [more than 100 housing units do not have a vehicle and are more than 0.5-mile from the nearest food store].

It is generally understood that the further people have to travel, challenges to healthy food access occur. Further, USDA cites vehicle availability as an important measure of how readily a household can access a food store. It is also noted that not all people in a census tract categorized as low access are low-income or without a vehicle. [24]

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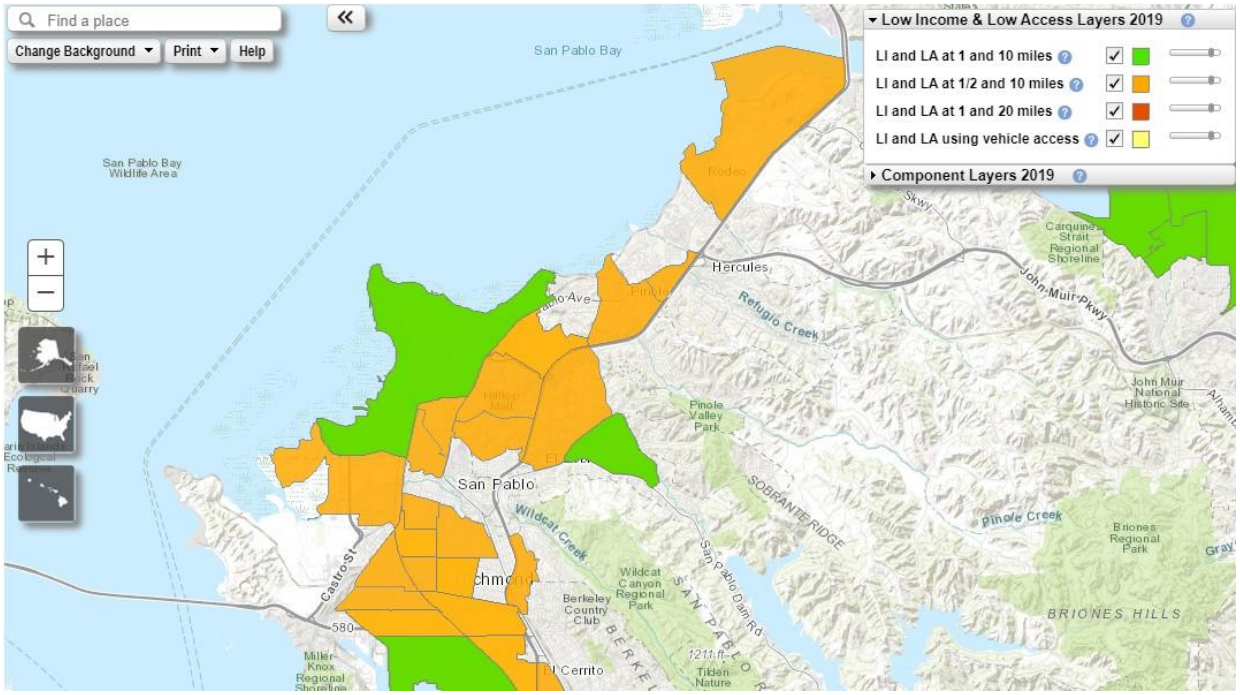
[23] United States Department of Agriculture, *Characteristics, and Influential Factors of Food Deserts,* https://www.ers.usda.gov/webdocs/publications/45014/30940_err140.pdf, published August 2012 and accessed May 23, 2022.

[24] United States Department of Agriculture – Economic Research Service, Introduction to the Food Access Research Atlas, https://gisportal.ers.usda.gov/portal/apps/experiencebuilder/experience/?id=a53ebd7396cd4ac3a3ed09137676fd40&page=page_0, accessed August 22, 2022.

Census Tract 3922.02 (Impacted Community) is listed as a LI and LA community at 1-mile, where a significant number of residents is more than one mile to the nearest food store. USDA notes that this tract does not have a high number of households without vehicles that are located more than one-half mile from a supermarket. Census Tract 3922.02 is known to have both environmental and socioeconomic burdens compared to neighboring census tracts, as identified by CalEnviroScreen 4.0 data. While CalEnviroScreen does not discuss food access or food deserts, the data conveyed by the USDA data is generally consistent with other socioeconomic burdens previously discussed and documented.

Figure 11: USDA Low-Income and Low-Access Food Atlas



Source: United States Department of Agriculture, *Food Access Research Atlas*, https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/, accessed April 13, 2022.

Census Tracts 3640.02 (Impacted Community), 3591.03, 3630 and are listed as LI and LA communities at 0.5-mile, where a significant number of residents is more than 0.5-mile to the nearest food store. While these census tracts indicate shorter distances to food stores when compared to Census Tract 3922.02, 0.5-mile distances or more can create access challenges for vulnerable populations. In addition, Census Tract 3640.02 is documented by USDA as a census tract with a high number of households (135 of 1,798, or 7.5 percent) without vehicles, more than one-half a mile from a supermarket. Reliance on public transportation or alternative transportation methods (such as walking or bicycling) can pose significant challenges to accessing healthy foods.

2.6.3 Transit, Bike and Walkability Access

Transportation access is closely linked to environmental justice and health concerns, as low-income populations may rely on public transportation or active transportation methods such

as walking and bicycling. In urban and suburban communities, public transportation or walking/biking can pose safety risks in areas designed primarily for cars. Public transportation can run slowly or irregularly, increasing the amount of time required to travel the same distance when compared to a private vehicle. Further, access can be prohibited by lack of infrastructure such as sidewalks, bike lanes, or transit stop facilities (e.g., benches, adequate lighting, and shade structure). Further, certain populations such as children or senior citizens may not be able to drive but would benefit from safe access without reliance on someone with a private vehicle.

Walk Score is an evaluation tool to measure general walkability and bike access for a community. This tool assigns composite scores based on how accessible a community is for those without cars. The Walk Score for the City of Pinole is 42, indicating that Pinole is a car-dependent city and more errands require a car. The most walkable neighborhoods in Pinole are listed as Old Town (Census Tract 3591.03, Walk Score 61), Nob Hill (Census Tract 3591.02, Walk Score 58) and East Bluff (Census Tract 3591.03, Walk Score 54). The Bike Score for Pinole is listed as 28, indicating that Pinole is somewhat bikeable but with minimal bike-specific infrastructure.[25]

Reasons for the relatively low pedestrian and bicycle access include lack of roadway crossing aids, narrow roads, lack of bicycle lanes, lack of signage and topography. Future projects are aimed at enhancing connectivity in the City, including the multi-use San Francisco Bay project and planned trails development to extend the Pinole Creek Trail to Pinole Valley Park.

Public transportation in the City includes bus services provided by the Western Contra Costa Transit Authority (WestCAT) and the Alameda Contra Costa Transit Authority (AC Transit). Within Pinole, WestCAT operates primarily along the City's main transportation corridors including San Pablo Avenue, I-80, Appian Way, and Pinole Valley Road. Services are provided Monday through Friday with limited service on Saturdays and Sundays. AC Transit services in the City are limited to routes along Fitzgerald Drive and Appian Way, which connect the Richmond Parkway Transit Center with the Richmond transit center.

2.6.4 Medical Care Access

Medical care access is fundamentally linked to environmental justice, as a key component to fighting health disparities in the community. While Pinole is a mid-sized City within the urbanized San Francisco-Oakland-Hayward Metropolitan Area, specific types of medical care can be challenging to access and require travel outside of the City. The City of Pinole previously had a small hospital and emergency room facilities (Doctor's Medical Center) located at 2151 Appian Way; this hospital declared bankruptcy and closed in 2006.[26] The

[25] WalkScore, *Living in Pinole,* https://www.walkscore.com/CA/Pinole, accessed August 22, 2022.

[26] San Francisco Business Times, *Doctors Medical Center closes Pinole campus,* https://www.bizjournals.com/sanfrancisco/stories/2006/09/11/daily29.html, published September 14, 2006, accessed August 25, 2022.

physical structure was demolished; no similar hospital, emergency room, or urgent care facilities have opened in the City since closing Doctor's Medical Center.

The largest medical center in City of Pinole is the Kaiser Permanente Pinole Medical Office, located along Pinole Valley Road north of Interstate-80. Kaiser Permanente is a membership-based integrated managed case consortium, that only accepts Kaiser Health Maintenance Organization (HMO) insurance plans or assigned Medicare/Medicaid/Medi-Cal plans. Thus, not all citizens in Pinole can access medical care at this specific facility. Kaiser Permanente Pinole is not an emergency care facility or urgent care facility. The following services are offered at this location: adult medicine, family medicine, injection clinic, laboratory, pediatrics, pharmacy, radiology/diagnostic imaging, rehabilitation services and women's health services.

There is one urgent care facility located in Pinole, LifeLong Immediate Urgent Care at 806 San Pablo Avenue. Office hours listed on the facility website are limited, 1:00 PM – 4:00 PM Monday through Thursday, and closed Friday – Sunday. [27] Outside of the City, there are three urgent care facilities in Richmond, one in Vallejo and four in Concord.

The closet emergency care facilities near Pinole include:

- Emergency Room – Kaiser Permanente Richmond Medical Center (approximately 8 miles from the City)
- Emergency Room – Sutter Solano Medical Center (approximately 14 miles from the City)
- Emergency Room – Contra Costa County Martinez Health Center (approximately 14 miles from the City)
- Emergency Room – Kaiser Permanente Vallejo Medical Center (approximately 14 miles from the City)
- Emergency Room -- Alta Bates Campus Emergency Department (approximately 15 miles from the City)
- Emergency Room – Kaiser Permanente Oakland Medical Center (approximately 16 miles from the City)

It is noted that Kaiser Permanente can provide emergency medical care to non-members in the above mentioned emergency room facilities.

Urban hospital closures are known to impact vulnerable populations and uninsured communities most greatly. Studies have observed and concluded that increased journey distance to the hospital Is associated with increased risk of mortality.[28] Further, the negative

[27] LifeLong Medical Care, Immediate/Urgent Care – Pinole, https://lifelongmedical.org/locations/lifelong-immediate-urgent-care-pinole/, accessed August 25, 2022.

[28] Nichol, et al. *The relationship between distance to hospital and patient mortality in emergencies: an observational study,* https://pubmed.ncbi.nlm.nih.gov/17711952/, published September 24, 2007, accessed August 25, 2022.

consequences of hospital closure extend beyond timely access to medical care, but also often affect long-term employment prospects and population growth of a community. [29]

2.6.5 Polling Places Access

Voting is the most basic act of citizenship, participation in the electoral process by voting. The right to participate in local, state, and federal elections is the primary way to participate in the public decision making process. California has become increasingly inclusive, providing multiple options to vote, including vote-by-mail, secure ballot drop-off boxes, early in-person voting, and conventional election day voting. During the 2020 and 2022 elections, all active registered voters automatically received a vote-by-mail ballot with pre-paid postage, to provide additional voting options amidst the COVID-19 pandemic.

For the 2022 primary in June and 2022 election in November, one official ballot drop box is located within the City jurisdiction at City Hall, 2131 Pear Street.[30] This drop box is located outdoors and is available for ballot drop-off 24/7. Residents in Pinole may drop off their ballot at any ballot drop box within the County. Ballot drop boxes are secured to prevent tampering or unauthorized retrieval of envelopes. Each ballot box is inspected daily for damage or evidence of tampering. [31]

At the time of this writing, polling locations have not been confirmed for the November 2022 election. For the June 2022 primary election, three polling locations were available within the City, listed below: [32]

- Shannon Elementary, 685 Marlesta Road
- Pinole Valley Community Church, 2885 Pinole Valley Road
- Pinole Senior Center, 2500 Charles Avenue

In addition, Pinole provides elections information and voter registration information on the City website, linked here:
https://www.ci.pinole.ca.us/city_government/city_council/elections_information

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[29] Health Care Drive, *Negative effects of rural hospital closings go beyond health, study finds,* https://www.healthcaredive.com/news/negative-effects-of-rural-hospital-closings-go-beyond-health-study-finds/620700/, published March 21, 2022, accessed August 25, 2022.

[30] Contra Costa County Elections, *Official Ballot Drop Boxes,* https://www.cocovote.us/official-ballot-drop-boxes/, accessed August 25, 2022.

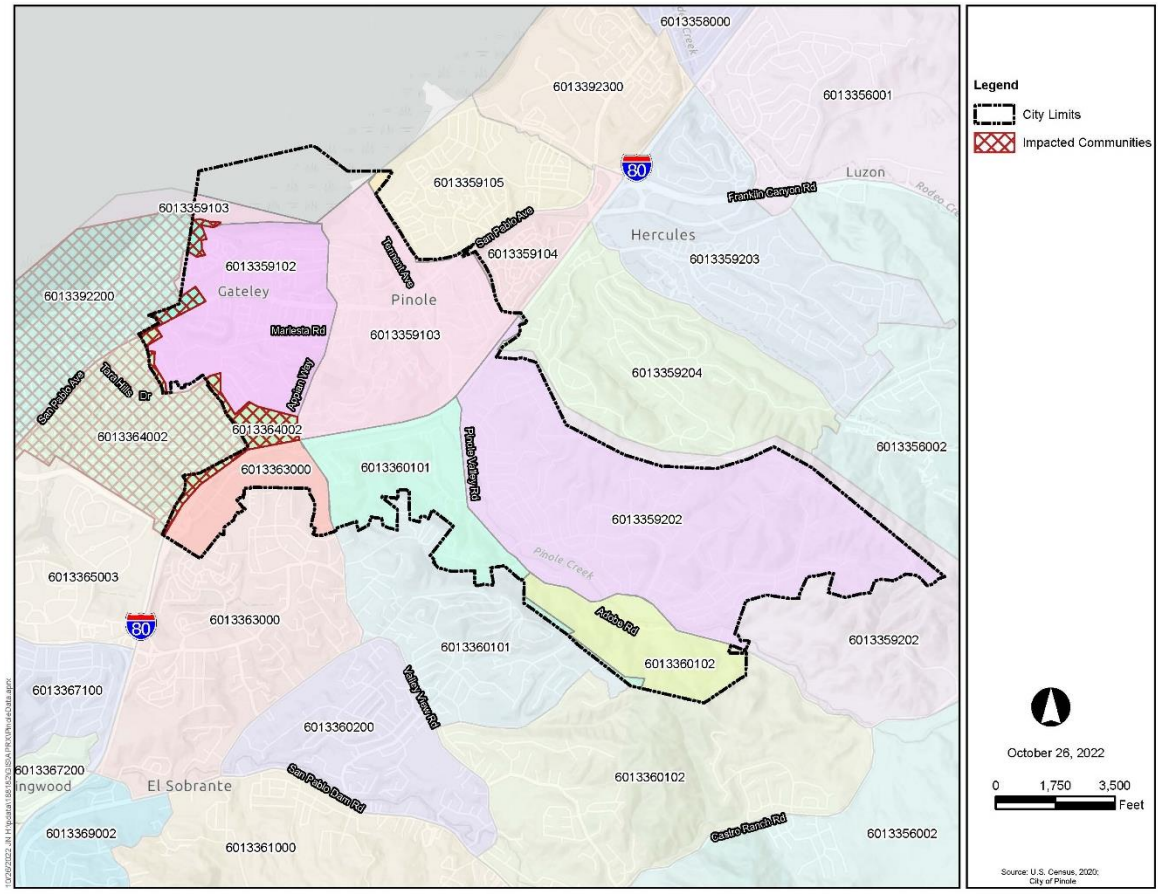
[31] Contra Costa County Elections, *Official Ballot Drop Boxes – Common Questions*, https://www.cocovote.us/official-ballot-drop-boxes/, accessed August 25, 2022.

[32] League of Women Voters – Smart Voter, *List of Polling Locations in Contra Costa County – June 7, 2022*, http://www.smartvoter.org/2022/06/07/ca/cc/polllist.html, accessed August 25, 2022.

2.7 Summary of Impacted Community Identification

After a review of CalEnviroScreen 4.0 data, previous 2017 DAC identification, and other environmental justice related data sources, it is concluded that Census Tracts 3922.02 and 3640.02 are both Impacted Communities in the City of Pinole. While additional environmental justice data resources were reviewed, findings and results were not significant enough to identify other City Census Tracts as Impacted Communities. Policies identified in Section 3 will include specific focus on the Impacted Communities, where noted. Figure 12 illustrates the City of Pinole Impacted Communities, below.

Figure 12: City of Pinole Impacted Communities Summary



3 Policy Recommendations

3.1 Policy Introduction and Preparation Summary

Based on the Impacted Community findings discussed above, recommended policies are presented and organized in the sections below. Government Code 65302(h)(1)(A) to (C) statutorily requires Environmental Justice Elements to address the following topical areas:

- Identify objectives and policies to reduce exposure to pollution including improving air quality in disadvantaged communities.
- Identify objectives and policies to promote public facilities in disadvantaged communities.
- Identify objectives and policies to promote food access in disadvantaged communities.
- Identify objectives and policies to promote safe and sanitary homes in disadvantaged communities.
- Identify objectives and policies to promote physical activity in disadvantaged communities.
- Identify objectives and policies to reduce and unique or compounded health risks in disadvantaged communities not otherwise addressed above.
- Identify objectives and policies to promote civic engagement in the public decision-making process in disadvantaged communities.
- Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

To meet these regulatory requirements, policies are organized and grouped by topical area as follows:

- Equity in Access: healthy food, public facilities, public transit, key employment centers, government services, medical/health services, quality schools, and childcare.
- Equity in Environment: air quality, water quality, health risks associated with climate change and climate vulnerability, safe and sanitary housing.
- Equity in Civic Engagement Opportunities: access to civic engagement opportunities, access to voting/polling places
- Equity in Generations: preserving the right of future generations to live, work, and enjoy Pinole.

At the direction of City staff, policies from the Health and Safety Element specifically related to Health topical areas were reorganized and moved into the Environmental Justice Element. The purpose behind this policy reorganization is to reduce redundancy between the two General Plan Elements. Many topical areas previously covered in the Health and Safety

Element are closely related to topical areas addressed in the Environmental Justice Element. Thus, the previous Health and Safety Element will now be known as the Safety Element. The Environmental Justice Element covers health topical areas integrated into each section.

Where policies were previously included in the Health and Safety Element, notations are bracketed in blue highlight. The original goal, policy or action title is included. This formatting is for organizational purposes only; the Final Environmental Justice Element will remove these identifiers and present all-inclusive policies.

Goals, policies, and actions below are intended to address circumstances in both the Impacted Communities and the greater City of Pinole. Where applicable, focused policies relating to localized environmental justice issues in the Impacted Communities are specifically identified. For other topical areas with greater reach beyond the Impacted Communities, policies will be applicable to the entirety of the City.

4 Goals, Policy, and Action Items

GOAL EJ 1: Promote and support equity in access to key quality of life factors, including access to healthy food, public facilities, public transit, key employment centers, government services, medical/health services, quality schools and childcare.

Equity in Access

POLICY EJ 1.1: Ensure adequate and equitable access to healthy food to promote healthy lifestyles and prevent obesity.

Action EJ 1.1.1: Encourage and support efforts by schools to help shape curriculum and improve access to information related to nutrition and exercise.

Action EJ 1.1.2: Encourage schools to set up community gardens by identifying land adjacent to schools that can be used as a garden or by making City staff available to assist the school in starting a garden.

Action EJ 1.1.3: Explore using zoning regulations to help create a healthier environment for children by limiting or restricting the number of fast-food outlets near schools.

Action EJ 1.1.4: Promote local farmers' markets as an affordable and healthy option for fresh food. Explore opportunities that allow farmers market vendors to accept CalFresh, WIC, and Market Match.

Action EJ 1.1.5: Promote educational opportunities and programs that provide residents with the knowledge, skills, and resources, to make healthy food decisions.

Action EJ 1.1.6: Evaluate healthy eating equity as part of the land use decision-making process, to avoid concentrations of fast-food establishments/convenience stores creating healthy food deserts in both the Impacted Communities and remainder of the City.

Action EJ 1.1.7: Promote statewide efforts to expand the usage of food assistance benefits (e.g., CalFresh, WIC, and Market Match) to increase the purchasing power of the community and decrease food insecurity.

POLICY EJ 1.2: Ensure adequate and equitable access to recreational opportunities, including access to parks, open space, natural spaces, and trails, to promote healthy lifestyles and prevent obesity.

Action EJ 1.2.1: Collaborate with school districts and other private facilities to form joint use of facility agreements for the use of pools, sports, and recreation facilities.

Action EJ 1.2.2 : Encourage educational facilities to locate in areas that will encourage walking and physical activity to promote student health.

Action EJ 1.2.3: Ensure the goals, policies and actions in the Natural Resources and Open Spaces Element have been implemented in a manner that promotes equitable access to quality recreational opportunities within parks in Pinole. Integrate universal design principles when designing public spaces.

POLICY EJ 1.3: Encourage equitable access through active transportation and public transit to key employment centers, commercial corridors, government services and civic uses.

Action EJ 1.3.1: Encourage compact, transit-oriented development within one-quarter to one-half mile of transit stations and transit stops along key corridors.

Action EJ 1.3.2: Continue to collaborate with transportation/transit agencies and organizations to improve transit service, ensure equitable access, and encourage increased ridership.

Action EJ 1.3.3: Continue implementation of the Three Corridors Specific Plan for commercial corridors along San Pablo Avenue, Pinole Valley Road, and Appian Way, establishing mixed-use development, land use designations, and design guidelines that encourage walkable communities, improved bicycle facilities, and improved public transit facilities.

Action EJ 1.3.4: Improve conditions for walking and bicycling around schools by installing crosswalks, colored pavement, curb bulb outs, and other improvements to ensure pedestrian and bicyclist safety.

Action EJ 1.3.5: Promote and advertise WestCAT Dial-A-Ride transportation service for senior citizens to enhance accessibility for citizens aged 65 or older.

Action EJ 1.3.6: Include street design features that facilitate biking and walking trips in both newly developed and established neighborhoods.

Action EJ 1.3.7: Require all new development be designed to enable easy and safe pedestrian and bicycle access and circulation.

Action EJ 1.3.8: Identify and remove gaps and barriers in the walking and biking network, construction new facilities where necessary. Focus connectivity improvements within the Impacted Communities.

POLICY EJ 1.4: Encourage and enhance access for children to schools and recreational opportunities.

Action EJ 1.4.1: Coordinate with West Contra Costa County Unified School District and other public agencies to provide adequate transportation access to Pinole public schools.

Action EJ 1.4.2: Ensure that future schools and childcare facilities are sited in residential or mixed-use zones that avoid incompatible land uses and environmental health concerns associated with commercial, agricultural, or industrial uses.

Action EJ 1.4.3: Continue offering low-cost enrichment classes, sports, and childcare opportunities at the Pinole Youth Center and Tiny Tots. Consider partnering with private entities for supplementary low-cost recreational or childcare opportunities.

Action EJ 1.4.4: Encourage partnerships between West Contra Costa County School District and the Pinole Recreation Department to expand accessible and affordable programming and recreational opportunities at the Pinole Youth Center and Tiny Tots.

Action EJ 1.4.5: Participate in the Safe Walk to School Program and Injury Prevention and Physical Activity Promotion, prioritizing barrier removal to active transportation between residential areas and schools. Focus on enhancing safe pedestrian, bicycle, and transit connections in both the Impacted Communities and remainder of City.

POLICY EJ 1.5: Ensure a full range of equitable public health services to support varied health and wellness needs in the community, including children, senior citizens, disabled individuals, other vulnerable populations.

Action EJ 1.5.1: Encourage local health care providers to locate health care services and facilities and provide adequate staffing to ensure equitable accessibility to such facilities.

Action EJ 1.5.2: Identify health services that are not readily available in the community and seek to improve access to these services.

Action EJ 1.5.3: Consult with medical service providers to consider the establishment of urgent care facilities or other emergency medical service facilities.

Action EJ 1.5.4: Consider collaboration with neighboring jurisdictions in an effort to establish regional urgent care facilities/emergency medical service facilities in mutually beneficial locations.

Action EJ 1.5.5: Consider a low-cost or free non-emergency medical transportation service to enhance accessibility to medical care without relying on ambulance or other emergency transportation.

Action EJ 1.5.6: Encourage the development of a medical center, emergency room, urgent care, or other similar uses within the City of Pinole.

Action EJ 1.5.7: Publicize low-cost or free health services and resources, including low-cost or free insurance programs. Consider cultural competency when selecting the method, approach, and language used in publication materials.

Action EJ 1.5.8: Encourage new medical and health uses to locate near existing transit stations to enhance accessibility.

Action EJ 1.5.9: Promote and connect at risk individuals with the Contra Costa County H3 (Health, Housing and Homeless) Services.

POLICY EJ 1.6: Support and encourage educational programs and practices that improve public health, with particular focus on improving outcomes for sensitive populations.

Action EJ 1.6.1: Integrate healthy life choices into City recreation programs for all age groups.

Action EJ 1.6.2: Participate in programs, events, and ongoing outreach efforts that disseminate information about maintenance of physical and mental health and illness prevention.

Action EJ 1.6.3: Continue to encourage physical activity and provide a broad range of recreational activities in the community.

Action EJ 1.6.4: Work cooperatively with the medical community to develop and support programs promoting healthy lifestyles, including improved diets, exercise, smoking cessation, and diabetes prevention/treatment.

Action EJ 1.6.5: Investigate the high instances of asthma, low birth weight, and cardiovascular disease within the Impacted Community as reported by CalEnviroScreen. Identify instances occurring both within and outside of the City, and potential land use, policy, or infrastructure solutions.

Action EJ 1.6.6: Investigate higher than average instances of asthma across the City. Identify potential land use, policy, or infrastructure solutions accordingly.

GOAL EJ 2: Support land use patterns and densities that reduce pollution, with particular focus to reducing pollution burden in and around Impacted Communities.

Equity in Environment

POLICY EJ 2.1: Improve land use planning to minimize water quality pollution, including compliance with state and federal water quality standards.

Action EJ 2.1.1: Create partnerships of community groups, businesses, and agencies to develop strategies to reduce water pollution.

Action EJ 2.1.2 : Enforce the National Pollution Discharge Elimination System (NPDES) permit regulations.

Action EJ 2.1.3: Prohibit development in areas that are particularly susceptible to erosion and sediment loss, that cannot be mitigated through standard engineering procedures.

Action EJ 2.1.4: Implement the Stormwater Management Plan.

Action EJ 2.1.5:Where appropriate, maximize infiltration of rainwater into soil. Ensure that impervious surfaces created in new development and redevelopment is designed to optimize infiltration. Minimize or eliminate direct connections between impervious surfaces and storm drains.

Action EJ 2.1.6: Support regional, state, and federal clean water programs.

Action EJ 2.1.7: Proactively support the San Francisco Bay Regional Quality Control Board in clean-up efforts on Leaking Underground Storage Tank (LUST) cases within the City of Pinole and adjacent to the City boundary. Prioritize support on clean-up efforts at LUST cases affecting the Impacted Community (including those sites outside of the City), such as the former Chevron facility sites, Wiegmann Rose Inter Co, and Koppers, Inc.

Action EJ 2.1.8: Work with the Office of Environmental Health and Hazards Assessment and the state Department of Toxic Substances to better understand potential impacts and exposures from water quality pollution identified in the most current version of CalEnviroScreen 4.0.

POLICY EJ 2.2: Reduce the transport of runoff and surface pollutants off-site and reduce pollutant loading in the wastewater system.

Action EJ 2.2.1: Provide regular maintenance and monitoring of stormwater collection and treatment facilities to ensure effective operation.

Action EJ 2.2.2: Regularly inspect commercial, industrial, and public facilities to ensure proper connections to the sanitary system and avoid illicit discharge.

Action EJ 2.2.3: Apply best management practices to sanitary sewer system discharges.

Action EJ 2.2.4: Establish protocol for reducing the use of pesticides in spaces maintained by the City.

Action EJ 2.2.5 : Wherever possible, use low impact design (LID), requiring on-site stormwater pre-treatment.

POLICY EJ 2.3: Preserve natural water bodies, riparian areas, and drainage systems in a natural condition wherever possible.

Action EJ 2.3.1: Limit disturbance of natural water bodies and drainage systems to only those activities related to public recreation and circulation or to activities designed to enhance environmental conditions.

Action EJ 2.3.2: Participate in local and regional restoration projects to improve water quality in the local watersheds.

Action EJ 2.3.3: Continue implementing the Pinole Creek Watershed Vision Plan and design standards, including setbacks and mitigation requirements, to preserve and restore natural water bodies, riparian areas, and drainage systems.

Action EJ 2.3.4: Explore restoration projects on Pinole Creek to enhance water quality and habitat, while reducing disproportionate trash and pollution burden on neighboring properties.

POLICY EJ 2.4: Improve land use planning to minimize air quality pollution, noise, and odors, by promoting strategic land use patterns for businesses, reducing the number and length of motor vehicles, encouraging alternative uses of transportation, and reducing pollution associated with vehicular traffic.

Action EJ 2.4.1: Support the location of ancillary employee services, including childcare, restaurants, banking facilities, and convenience markets, at major employment centers for the purposes of reducing mid-day vehicle trips.

Action EJ 2.4.2 : Change zoning and land use policies to limit land use conflicts between residential areas and sources of diesel pollution.

Action EJ 2.4.3 : The City shall update the Zoning Code to identify the location of existing odor sources within Pinole.

Action EJ 2.4.4 : Create a model for large employers in the City to reduce single-occupant vehicle trips, support the use of alternative fuels, and encourage alternative modes of transportation. Such programs could include:

- Creating rideshare/carpooling incentives for employees who commute together.
- Replacing City-owned vehicles with alternative fuel vehicles.
- Ensuring that necessary infrastructure is in place (e.g., showers, bike racks, electric charging stations, shared automobile leasing stations) and available to employees and visitors who rely on such facilities to support alternative modes of transportation.

Action EJ 2.4.5 : Perform additional outdoor air modeling to ensure regional and local air standards are met or exceeded, with particular focus on air quality in and around the Impacted Communities.

Action EJ 2.4.6: Enforce mandated truck and bus routes to protect air quality and limit pollution near sensitive receptors or residential uses.

Action EJ 2.4.7: Wherever possible, use low impact design (LID), green barriers, and sound barriers to reduce sound impacts and greenhouse gas emissions. In particular, all new development in close proximity to Interstate 80 and Pinole Creek should include a landscaped buffer between development areas to improve air quality.

Action EJ 2.4.8 : Support efforts by the Bay Area Air Quality Management District (BAAQMD) to improve air quality in Impacted Communities both within and adjoining the City. Monitor local air quality and identify main pollution sources.

Action EJ 2.4.9: When new development would be a source of pollution or when odors are proposed near residences or other sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the BAAQMD CEQA Air Quality Guidelines) or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD.

Action EJ 2.4.10: When new residential developments or land uses with sensitive receptors are proposed near existing sources of pollution or odors, either adequate buffer distances shall be provided (based on recommendations and requirements of the BAAQMD CEQA Air Quality Guidelines) or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels.

Action EJ 2.4.11: Encourage smoke-free workplaces and communities to reduce exposure to secondhand smoke.

Action EJ 2.4.12: Work with the California Department of Transportation to enhance physical barriers between sensitive receptors and Interstate 80 freeway, such as sound walls and landscaped barriers, to reduce disproportionate diesel and traffic pollution on properties in close proximity. Focus enhancements within the Community of Focus.

Action EJ 2.4.13: Work with the Office of Environmental Health and Hazards Assessment and the state Department of Toxic Substances to better understand potential impacts and exposures from air quality pollution identified in the most current version of CalEnviroScreen 4.0.

POLICY EJ 2.5: Participate in local and regional planning efforts to reduce or mitigate health risks associated with climate change and climate vulnerability.

Action EJ 2.5.1: Develop a Climate Action Plan that includes incentive programs, fee mitigation programs, adaptation and resiliency programs, and City-funded programs that minimize health risks associated with climate change and prioritize environmental justice.

Action EJ 2.5.2 : Develop a Local Hazard Mitigation Plan that investigates natural and man-made hazards and disasters, including impacts specifically on vulnerable or sensitive populations.

Action EJ 2.5.3: Participate in regional San Francisco Bay Conservation and Development Commission shoreline adaptation and sea level rise mitigation strategies, to reduce the impact of negative coastal impacts associated with climate change.

Action EJ 2.5.4 : Incorporate climate change and climate variability into planning, health and emergency preparedness plans and guidance to increase preparedness for natural hazards exacerbated by climate change, especially among vulnerable populations (both within Impacted Communities and the remainder of the City).

Action EJ 2.5.5: Develop emergency preparedness support for vulnerable populations as part of the Emergency Operations Plan, including focus within the Impacted Communities.

POLICY EJ 2.6: Ensure equitable access to safe and sanitary housing by maintaining a diverse housing stock and supportive programs.

Action EJ 2.6.1: Promote and further fair housing policies and programs identified in the City Housing Element.

Action EJ 2.6.2: Develop outreach programs or supportive programs to enhance property and residential maintenance, weatherization, and rehabilitation. Include helpful code enforcement information where appropriate. Focus outreach on the Impacted Communities.

Action EJ 2.6.3:Utilize and promote federal, state, local, and private funding programs offering low interest loans or grants for housing rehabilitation and maintenance. Promote rehabilitation assistance opportunities within the Impacted Communities.

Action EJ 2.6.4: Support housing development that meets the needs of diverse populations and households.

Action EJ 2.6.5: Promote fair housing resources and services within the Impacted Communities, to assist in the enforcement of fair housing laws.

Goal EJ 3: Promote meaningful and inclusive participation in the public decision-making process of all community members, particularly those belonging to marginalized groups, and ensure that residents are informed of and are provided opportunities to actively participate in decisions that affect their environment, communities, and quality of life.

Equity in Civic Engagement

POLICY EJ 3.1: Promote equitable civic engagement and participation opportunities through the availability and accessibility of information, education, and resources.

Action EJ 3.1.1: Coordinate outreach efforts between City Departments and other public agencies to reduce redundancies between different communication channels.

Action EJ 3.1.2: Evaluate creation of an environmental justice ordinance and ensure community outreach to incorporate environmental justice principles into new project development review.

Action EJ 3.1.3: Consider including childcare opportunities at key outreach events affecting entire neighborhoods and the City as a whole, allowing parents and caregivers to fully participate.

Action EJ 3.1.4: Provide accessible information in the languages used by the affected community, including written and verbal translation/interpretation assistance.

Action EJ 3.1.5: Utilize multiple methods to communicate participation opportunities and feedback on public decisions. Consider cultural competency when selecting the method, approach, and language used in publication materials.

Action EJ 3.1.6: Consider the digital divide when identifying methods to communicate civic engagement and participation opportunities and avoid relying on digital channels for all communication with the public.

Action EJ 3.1.7: Host in-person meetings or workshops at times, dates, and locations that are convenient for affected community members to attend. Consider varying the time, date, and locations for meeting series to encourage participation from broad groups. Consider ADA accommodations, technology access and food options when planning and hosting community outreach.

Action EJ 3.1.8: Prioritize transparency and equity in all City decision making.

Action EJ 3.1.9: Partner with community-based organizations with established relationships and trust to conduct outreach for relevant City initiatives.

Action EJ 3.1.10: Form a resident advisory committee that meets on a regular basis to monitor the implementation of EJ Element.

Action EJ 3.1.11: Identify and invite residents from the Impacted Communities or other isolated areas in the City of Pinole to serve on City boards, commissions, and task force members as openings occur.

Action EJ 3.1.12: Enhance relationships and build trust with residents and property owners within the Impacted Communities but working with community-based organizations or other specialized outreach/engagement.

POLICY EJ 3.2: Promote equitable access to local, state, and federal election polling places and ballot boxes.

Action EJ 3.2.1: Support local outreach efforts hosted by Contra Costa County Elections Division, including information on how to register to vote, how to vote, and voters rights.

Action EJ 3.2.2: Advertise and share official Contra Costa County ballot box locations within the City to promote accessibility.

Action EJ 3.2.3: Collaborate with transportation/transit agencies and organizations to provide free or discounted public transportation options to polling places on election dates, specifically in low income communities.

GOAL EJ 4: Promote land use and policy decisions that make Pinole a desirable place to live for people of all ages, races, genders, and income levels, while preserving the right for future generations to live, work and enjoy Pinole.

Equity in Generations

POLICY EJ 4.1: Strengthen existing relationships with the Ohlone people.

Action EJ 4.1.1: Support the Ohlone people in their efforts to secure both state and federal recognition status.

Action EJ 4.1.2: Continue to acknowledge the Ohlone people and their land at the beginning of City meetings and gatherings.

Action EJ 4.1.3: Continue to maintain positive and meaningful relationships with the Ohlone people, including early consultation on related land use decisions.

POLICY EJ 4.2: Promote equitable outcomes for all citizens in Pinole by enhancing diversity and anti-racism education and programming.

Action EJ 4.2.1: Encourage relevant and age-appropriate diversity and anti-racism education and programming in Pinole public schools.

Action EJ 4.2.2: Develop diversity and anti-racism education to compliment programming in enrichment classes at Pinole Youth Center and Tiny Tots.

Action EJ 4.2.3: Support anti-racism and diversity training for all City employees, including Police and Fire Services.

POLICY EJ 4.3: Support land use, policy, and programming decisions to attract young adults and young families to Pinole, while continuing to serve existing residents.

Action EJ 4.3.1: Continue to develop a diverse and affordable housing stock, allowing residents to select housing that best suits unique needs and lifestyles.

Action EJ 4.3.2: Encourage West Contra Costa County Unified School District and Contra Costa Community College District to maximize local employment opportunities through relevant education, degrees, and programming opportunities.

Action EJ 4.3.3: Improve equitable access to homeownership in Pinole through supporting first-time homebuyers' programs, including first mortgage programs and down payment assistance programs. Acknowledge that home equity is one of the strongest ways for families to build intergenerational wealth and promote such programs to groups who were excluded from homeownership.

POLICY EJ 4.4: Prioritize improvements and programs that address the needs of the Impacted Communities.

Action EJ 4.4.1: Review City policies and procedures to ensure the spending of general funds for recreation, air quality, and other environmental improvements, community programming and public infrastructure are appropriately prioritized for the Impacted Communities.

Action EJ 4.4.2: Seek grants and partnerships with public, private, and philanthropic entities that promote implementation of policies in the Environmental Justice Element and promote social and economic development activities within the Impacted Communities.

Action EJ 4.4.3: Ensure that future improvements in the City that have an impact on the Impacted Community will be mitigated to a less than significant impact and will not disproportionally produce negative impacts, such as increase in pollution exposure, net loss of affordable housing, or displacement of residents.

PLANNING COMMISSION RESOLUTION 25-09
WITH EXHIBIT A: SAFETY ELEMENT
AND EXHIBIT B: ENVIRONMENTAL JUSTICE ELEMENT

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF GENERAL PLAN AMENDMENT 25-01 FOR ADOPTION OF THE SAFETY AND ENVIRONMENTAL JUSTICE ELEMENTS TO THE CITY OF PINOLE GENERAL PLAN AND APPROVAL OF THE CEQA EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, California Government Code Sections 65580-65589.8 require amendment of the City's current General Plan Housing Element to address the assigned housing needs of current and future City residents; and

WHEREAS, the City of Pinole's share of regional housing need is established by the Association of Bay Area Governments ("ABAG") and this period's related Regional Housing Needs Allocation ("RHNA") was adopted by ABAG in December 2021; and

WHEREAS, on March 22, 2022, the City Council received an introduction to the Land Use Planning for Pinole process, which included the Housing Element Update as well as updates to the existing Health and Safety Element and preparation of a new Environmental Justice Element; and

WHEREAS, from March 2022 through July 2022 and from August 2025 through September 2025 the City conducted public outreach, which included creating a website, posting a survey, and two virtual community workshops, and one in-person public meeting and advertisements of engagement opportunities and information through social media, email, notifications in the City's bi-weekly reports, mailed postcards, flyers, community TV advertisements; and

WHEREAS, on July 13, 2022, the City Council and Planning Commission held a special joint meeting to receive a comprehensive status update of the project; and

WHEREAS, on September 12, 2025, the public review draft of the Safety and Environmental Justice Elements was released for public review and comment, with a digital copy available through the City's webpage, which links to the dedicated General Plan Update, and a hard copy available at City Hall; and

WHEREAS, on September 22, 2025, the Planning Commission reviewed the public review draft Housing Element and provided feedback and recommendations to the City Council; and

WHEREAS, the City prepared the Safety and Environmental Justice Elements in conformance with State and local planning law and practices, considering local conditions and context, including economic, environmental, and fiscal factors; and

WHEREAS, the Safety and Environmental Justice Elements update qualifies for an exemption in the California Environmental Quality Act ("**CEQA**") under CEQA Guidelines Section 15061(b)(3), as the project does not provide entitlements to land use development projects,

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of

Pinole hereby recommends that the City Council approve General Plan Amendment 22-01 to adopt the 2023-2031 Housing Element, attached as Exhibit A, to repeal and replace the existing Housing Element of the General Plan, and approve the CEQA Exemption for the Housing Element Update, :

1. The above information within this resolution is true and correct; and

2. The Safety and Environmental Justice Element Update qualifies for a California Environmental Quality Act (CEQA) Exemption under CEQA Guidelines section 15061(b)(3); and

3. The amendments to the City's General Plan Housing Element are consistent with applicable provisions of State law.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 22nd day of September 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Gabriel Sandoval, Chair 2025-2026

ATTEST:

_____
David Hanham, Planning Manager

EXHIBIT A

SAFETY ELEMENT

EXHIBIT B

ENVIRONMENTAL JUSTICE ELEMENT

MINUTES OF THE REGULAR MEETING
PINOLE PLANNING COMMISSION

September 22, 2025

THIS MEETING WAS HELD IN A HYBRID FORMAT
BOTH IN-PERSON AND ZOOM TELECONFERENCE

A. CALL TO ORDER: 7:00 p.m.

B. PLEDGE OF ALLEGIANCE

C. LAND ACKNOWLEDGEMENT: *Before we begin, we would like to acknowledge the Ohlone people, who are the traditional custodians of this land. We pay our respects to the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land that Pinole sits upon, their home. We are proud to continue their tradition of coming together and growing as a community. We thank the Ohlone community for their stewardship and support, and we look forward to strengthening our ties as we continue our relationship of mutual respect and understanding.*

D. ROLL CALL

Commissioners Present:	Bender, Lam-Julian, Martinez, Uch, Vice-Chairperson Menis, Chairperson Sandoval
Commissioner Excused:	Huey
Staff Present:	David Hanham, Planning Manager Justin Shiu, Senior Planner

E. CITIZENS TO BE HEARD

There were no comments from the public.

F. MEETING MINUTES

1. Planning Commission Meeting Minutes for September 8, 2025

Commissioner Bender requested the following amendments to the September 8, 2025 Planning Commission meeting minutes:

Page 14 of 165 of the agenda packet, Lines 41 through 43:

Commissioner Bender reported the Brandt Court historic house that was to be relocated from the City of Hercules to property in Pinole had disappeared and the property had been for sale for some time.

Page 8 of 165 of the agenda packet, Lines 42 through 49:

Exhibit A, Design and Development, No. 27, acknowledged agreement with the statement in principle, although a developer looking at the site would entertain providing a parking structure, such as ground floor parking for a residential multifamily building, with the benefits of that approach being reduced surface parking and allowing for more housing development and more public/private amenity spaces, all with the knowledge that the status of retail would be unknown. (Bender)

MOTION with a Roll Call vote to approve the Planning Commission Meeting Minutes for September 8, 2025, as amended by Commissioner Bender.

MOTION: Sandoval SECONDED: Martinez APPROVED: 6-0-1
ABSENT: Huey

G. PUBLIC HEARINGS:

1. Adoption of a Resolution to Recommend the Safety and Environmental Justice Elements Updates to the General Plan

Planning Manager David Hanham presented the staff report dated September 22, 2025, and introduced Consultant Noelle Anderson, Project Manager, Community Planning Resilience Lead, Michael Baker International (MBI), who provided an extensive PowerPoint presentation on the Updates to the Safety and Environmental Justice Elements of the General Plan.

Mr. Hanhan asked the Planning Commission to adopt Resolution 25-09 recommending approval to the City Council of the Updates to the Safety and Environmental Justice Elements of the City of Pinole General Plan.

Responding to questions from the Planning Commission on Exhibit A, Safety Element, Mr. Hanham and Ms. Anderson clarified the following:

- Hazardous material pipelines had not been included in the Safety Element but had been addressed in the Contra Costa County Multi-Jurisdictional Hazard Mitigation Plan (HMP). Clarified in the context of Safety Elements, data about the exact location of pipelines was not available making it challenging to derive policy objectives from them in addition to the fact they were owned by third-party entities making it further challenging to include policy directives. They had been included by reference with a link to the HMP. (Bender)

- Page 79 of 165 of the agenda packet, clarified a statement in the first paragraph under Fire Services, that references Station 74 “will be reopened” because at the time of the preparation of the Safety Element updates, the Contra Costa County Fire Protection District (CCCFPD) had not yet reopened Station 74. Acknowledged Station 74 was now open and the statement could be so amended. (Uch)

- Page 79 of 165 of the agenda packet, acknowledged a typographical error in the first full paragraph which should be amended to read: *Pinole currently doesn't have a community emergency response team (CERT) program, but the City of Pinole Strategic Plan 2020 – 2025 Implementation Action Plan, adopted in August 2020, has called out to exploring restoring the CERT program and conducting annual tabletop exercises and community drills as one of its strategies to <u>satisfy</u> the goal of safe and resilient Pinole.* (Uch)

- Clarified the Community Emergency Response Team (CERT), was a regional organization that operated on a community basis, with the Federal Emergency Management Agency (FEMA) and other public safety agencies offering directives on training as to how one could be certified. CERT empowered local residents to take charge of their neighborhoods and provide first aid and/or preliminary emergency response in the absence of a formal public safety agency in the event of a major disaster. (Uch)

- Clarified the City would have to rely on Contra Costa County, the State of California, and the federal government to create a CERT since the City had not implemented a CERT plan. There were policies and programs in the Safety Element to help Pinole become more fire safety and fire smart. Noted building codes were ever changing making the City more fire safe and smart. Clarified the Safety Element did not specifically reference Firewise or other programs in which the City may participate to become certified or be designated as a community that was actively working to reduce fire risk. The Safety Element included policies related to wildfire preparedness under Wildfire, Policy SE 1.8, as shown on Page 90 of 165 of the agenda packet, with the majority of the policies written prior to the changes in the Wildfire Severity Hazard Maps. Policy SE 1.10, as shown on Page 91 of 165 of the agenda packet, would coordinate and cooperate with regional agencies on wildfire preparedness and programs with action measures included, which were also outlined. (Martinez)

- Page 81 of 165 of the agenda packet, Figure 18: Evacuation Routes, clarified the connection between Galbreth and Rancho Roads was currently locked but could be unlocked in the event of an emergency. This route had not been included or identified in Figure 18 with only major thoroughfares considered. While there were a couple of access points that could be used in the valley between the cities of Hercules and Pinole, they also had not been included given the unknown status of the condition of the routes in an emergency since the routes may not be able to accommodate a large volume of vehicles, or there could be possible third-party property ownership. In the event of an emergency, all first responder agencies would be involved and an Emergency Operations Plan (EOP) would be put in place.

  From a policy perspective, the Safety Element identified only the major evacuation routes along Pinole Valley Road and I-80, with the smaller connections not included, not only because everyone may not know where they were located, but since the Fire Department determined which routes to be used as part of an EOP. Acknowledged a recommendation that the routes of Galbreth Road and the area north of the City of Hercules should be included in the identified evacuation routes. (Martinez)

- The PowerPoint presentation was the same presentation provided to the public during the most recent public workshop, with the exception of the last few pages outlining responses from the surveys. (Lam-Julian)

- Page 76 of 165 of the agenda packet, Table 7, Hazardous Materials Sites, clarified the database was a snapshot in time as reported by GeoTracker and the California Department of Toxic Substances Control (DTSC), and was not meant to be an exhaustive or inclusive list of every past, current or future release within the City. As cited, on March 15, 2022 when the data had been pulled, it was intended to provide some context on the typical hazardous materials users in the City and also meant to acknowledge the types, not the specific locations of hazardous materials use. Clarified as an example that not every dry cleaner was identified as an issue in either of the databases and it was possible there were dry cleaners in Pinole that had not been flagged. (Lam-Julian)

- Acknowledged the area of Tara Hills was looking for volunteers to participate in CERT. Acknowledged a recommendation to amend Policy SE 3.1, as shown on Page 96 of 165 of the agenda packet. Rather than start or create a CERT program from scratch, recommended partnering with local CERT programs and highlighting that for the community as an ongoing conversation. Staff clarified the intent of Policy SE 3.1 was that it be broad and not identify a specific program or name and not reference the creation of something from scratch, and rather highlight existing CERT programs as a good idea. Language had been included about participating in Contra Costa County programming and resource sharing, with community sharing and educational awareness programs to be included under that umbrella. (Lam-Julian)

- Page 45 of 165 of the agenda packet, Figure 6: Landslide Areas and Page 87 of 165 of the agenda packet, Policy SE 1.2, which reads: *Require appropriate control measures to control and minimize the impact of flooding and erosion,* with staff clarifying these policies were not intended to prohibit development but prohibit development where it was objectively unsafe to do so, with a multitude of mitigation actions that could be integrated into design and development at the project proposal phase to make it safe to develop in any hazard zone, with the exception of flooding, and which the policy language was trying to outline. (Vice-Chairperson Menis)

- Page 63 of 165 of the agenda packet, clarified the last sentence of the full paragraph on this page, which reads: *The CAAP is fully integrated into Safety Element*, and which meant the CAAP would be incorporated by reference in the Safety Element, similar to the HMP. (Vice-Chairperson Menis)

- Page 79 of 165 of the agenda packet, and the last sentence of the first paragraph under Fire Services, which reads*: It should be noted that Fire Station 74 is located in the Very High Fire Hazard Severity Zone,* and acknowledged this was no longer accurate. There were other instances in the document that referenced the Very High Fire Hazard Severity Zone, although CAL FIRE recently redesignated most of Pinole into the Moderate Fire Hazard Severity Zone. (Vice-Chairperson Menis)

- Clarified the policies and action measures, as stated, would remain, with the narrative and background to be revised to indicate that Fire Station 74 was now open and operational and identify some areas of the City that had been moved from the Very High to Moderate Fire Hazard Severity Zone. (Vice- Chairperson Menis)

- Clarified some of the data sources in the document were linked to 2022 data and the consultant explained that due to the timing of the document preparation and contract scope of services, the original scope of work had not anticipated the pause for the HMP, and the data was unable to be revised from 2022 without additional scope and fee. (Vice-Chairperson Menis)

- Page 88 of 165 of the agenda packet, Action SE 1.3.5, which reads: *Pursue funding for adequate protection from sea-level rise and subsidence,* and acknowledged a request for the term "adequate" to be defined. The consultant suggested the term be defined at a later date by specific infrastructure projects directed by the Public Works Department. Clarified the term used was intended to be broad and not provide specific direction since sea-level rise was the most expensive to structurally engineer and plan for. This term had been left intentionally broad. While sea-level rise had not affected Pinole too much, it may in the future and had been included in some operational plans, particularly for the Hercules-Pinole Wastewater Treatment Plant, which was near the Bay. Clarified the City had prepared no studies as yet on the impacts of sea-level rise. (Vice-Chairperson Menis)

- Page 61 of 165 of the agenda packet, Table 3, California Coastal Commission Sea Level Rise Projections, was clarified as it related to Action SE 1.3.5, and it was noted the City of Pinole was seeing impacts from sea-level rise at the 66-inch level, as compared to the lower estimations in Table 3. Tables provided from the Coastal Commission had not included the definition of the term "adequate" since it could mean different things for different infrastructures. Based on current projections, sea-level rise would not be seen until reaching the 66-inch level. (Vice-Chairperson Menis)

- Page 91 of 165 of the agenda packet, Action SE 1.9.10, which reads: *Construct an emergency access road extending Galbreth Road to South Rancho Road and a fire access gate to be opened by emergency responders and explore the possibility of making this a permanent public road*. Clarified staff could check on the status of this action measure and it may be possible to modify the action measure to reflect the status of construction of the remainder of the access road. (Vice-Chairperson Menis)

- Page 92 of 165 of the agenda packet, Action SE 1.11.14, which reads: *When feasible, require all development to be located outside of the Very High Fire Hazard Severity Zone (VHFHSZ). Should development be located in VHFHSZs, then they must maintain certain defensible space through specific fuel modification (brush clearing) requirements as outlined in Government Code Sections 51175-51189 and required to be built to the current California Building Code and Fire Code.*

Clarified this action measure could be eliminated or the language modified to reflect the "Moderate" Fire Hazard Severity Zone and removal of the reference to the Government Code section. (Vice-Chairperson Menis and Commissioner Martinez)

- Page 94 of 165 of the agenda packet, Action SE 2.1.3, which reads: *Maintain and expand, where feasible, the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience.* The consultant clarified Crime Subsection Policy SE 2.1, which reads: *Reduce the risk of crime through site planning, surveillance, and information* was not statutorily required, per the Safety Element. Existing policies had been retained in working with the Pinole Police Department but it was not primarily the focus of the scope of work. The Safety Element's primary goal was to address natural hazards, not human costs. Staff recommended Action SE 2.1.3 could be revised to read: *Maintain, expand, <u>secure</u> where feasible, the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience.* (Vice-Chairperson Menis)

- Page 97 of 165 of the agenda packet, Action SE 3.1.5, which reads: *Explore restoring the CERT program and conducting annual tabletop exercises and community drills.* Clarified CERT was a nationwide program with a pre-set curriculum which inherently relied on the basis of the nationwide curriculum that was already produced and recommended, including tabletop exercises and other drills practiced as part of the certification process. Clarified there were some cities that facilitated partnerships through their CERT programs and it was not unusual for multiple cities to host a program where participants could come from the jurisdictions as part of the partnership. Keeping the policy as is allowed for maximum flexibility. (Vice-Chairperson Menis)

- Page 82 of 165 of the agenda packet, Figure 19: Neighborhood Access to Evacuation Routes, acknowledged concerns with limited evacuation routes from the Pinole Valley. Clarified any route possible would be used depending on the nature of the incident, with the primary routes having been identified. Clarified the City's evacuation zones, as reflected on Table 8: Travel Times Estimates Summary, and as shown on Page 83 of 165 of the agenda packet. (Chairperson Sandoval)

- Page 86 of 165 of the agenda packet, acknowledged a request to revise Scenario-1, as written, to update the information related to the status of improvements for the connection on Galbreth Road. (Vice-Chairperson Menis)

PUBLIC HEARING OPENED (Safety Element)

There were no comments from the public.

PUBLIC HEARING CLOSED

Vice-Chairperson Menis referenced Page 63 of 165 of the agenda packet, and asked that the last sentence of the full paragraph under 2.5.6 Climate Action and Adaptation Plan, be revised to read: *The CAAP is fully integrated into the Safety Element. He also* referenced Page 79 of 165 of the agenda packet, and asked that the first full paragraph on the page be revised to read: *Pinole currently doesn't have a community emergency response team (CERT) program, but the City of Pinole Strategic Plan 2020 – 2025 Implementation Action Plan, adopted in August 2020, has called out exploring the restoration of the CERT program and conducting annual tabletop exercises and community drills as one of its strategies to satisfy the goal of safe and resilient Pinole.* Also, on the same page, he asked for a revision to the second sentence of the first full paragraph under Fire Services, to reflect that Fire Station 74 will not be reopened, but "has opened."

Commissioner Bender referenced Page 56 of 165 of the agenda packet, and the second sentence of the second paragraph under Section 2.4.2, Dam Inundation, which reads: *Maloney Reservoir is a recreational, artificially impounded body of water located near the intersection of Appian Way and Mann Drive.* He stated, as discussed during the Planning Commission Ad Hoc Committee meeting, Maloney Reservoir was not recreational, but a covered facility with locked gates and did not show up as a recreational opportunity or facility in the East Bay Regional Parks District (EBRPD) website. He also found it ironic that the Hayward Fault reminded everyone this morning due to a recent earthquake what this was all about.

Chairperson Sandoval referenced Page 92 of 165 of the agenda packet, and Action SE 1.11.4. He asked that the intent of the language remain given CAL FIRE and the CCCFPD could change how the City was categorized. He was open to an amendment to reflect that the City could encourage fire mitigation or defensive space for parcels or areas that were at a higher fire risk in the valley. If a wildfire were to come through that part of the City, a number of the parcels between the Wildland Urban Interface (WUI) should have strict fuel breaks and mitigation.

Chairperson Sandoval also referenced Page 94 of 165 of the agenda packet, and Action SE 2.1.3, and suggested the language change staff had recommended for a secure network would be acceptable.

Vice-Chairperson Menis suggested further revision to Action SE 2.1.3, as shown on Page 94 of 165 of the agenda packet, to read: *Maintain and expand, and secure, where feasible, the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience.*

Chairperson Sandoval found the revision too wordy and recommended a further revision to Action SE 2.1.3, as follows:

> *Maintain and expand, where feasible, the secure network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience.*

Commissioner Martinez commented he had worked with a number of agencies throughout the years and he was appreciative of the concern with the language. He recommended additional revision to Action SE 2.1.3, for consideration, as follows:

Maintain and expand, <u>and secure</u>, the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience <u>ensuring the appropriate security protocols are administered</u>.

Chairperson Sandoval agreed with the revision.

Vice-Chairperson Menis found that adding the language about security protocols would be helpful. He expressed concern with the revision in that if the Planning Commission was saying "secure network" it was implying several things, that a network existed and implying the network was secure to some standard, which standard was not stated. There was a difference in saying something was secure and making something more secure, one was a state of being and the other an action. He suggested if the Commission was looking for action, it was appropriate to maintain the action focus of security, particularly if under a crime element, and he offered more scenarios to explain his position. He found that the revision did not provide the suggested security, as his suggested wording would have done.

Chairperson Sandoval suggested the secure network was implied in the language since the Commission expected the City would have a secure network.

Vice-Chairperson Menis again disagreed in that if the Commission was just speaking of City controlled cameras he may have agreed, but the language in Action SE 2.1.3 was broader.

The Commission debated the language in Action SE 2.1.3, and Ms. Anderson explained the City's security cameras were implemented by the Pinole Police Department, monitored by the Police Department, with policies and protocols already in place that were likely applicable to such an action and did not usually derive directives for action based on the City's Safety Element. As previously mentioned, this crime section was completely optional, and not statutorily a required component of the Safety Element. The focus of the Safety Element was to address natural hazards and not human caused hazards where crime would be included. She understood the nuance of wanting to be as correct as possible, but cautioned being too specific in this policy and stepping on the toes of other directives that the Commission may not be aware of since the security of these systems did not derive their security directives from the Safety Element.

Vice-Chairperson Menis noted that part of the goals, policies and actions in the Safety Element were to be aspirational, and offered some examples from the stated policies and actions. As such, he suggested the Commission should not just discuss "maintaining and expanding the network" but also discuss "securing" the network.

Chairperson Sandoval agreed with the security, but security should be used as a descriptor of the network.

Vice-Chairperson Menis noted part of the reason security was to be added onto the list of tasks was that in his opinion, the network, as it existed, was not most likely secure.

Mr. Hanham suggested since the action measure was causing some issues, if language could be added a vote from the Commission could determine which language being proposed would be acceptable. He recommended a straw vote, or a vote be considered for the language revision to Action SE 2.1.3.

MOTION with a Roll Call vote to amend Action SE 2.1.3, to read:

> *Maintain and expand, a secure network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience.*

MOTION: Sandoval SECONDED: Bender APPROVED: 5-1-1
NOES: Menis
ABSENT: Huey

MOTION with a Roll Call vote to amend Action SE 2.1.3, to read:

> *Maintain, expand, and secure the network of surveillance cameras in the community to discourage and help investigate criminal activity based on Pinole Police Department advice and experience while ensuring security protocols are administered.*

MOTION: Menis SECONDED: Martinez FAILED: 2-4-1
NOES: Uch, Lam-Julian, Bender, Sandoval
ABSENT: Huey

Commissioner Lam-Julian referenced Page 94 of 165 of the agenda packet, Action SE 2.1.8, which reads: *Work with law enforcement to guide and educate the public on active shooter scenario public responses through employer/school staff training and public education.* She asked whether the City had any jurisdiction over school staff in public education or whether the recommendation was to work with the West Contra Costa Unified School District (WCCUSD). The last she checked, and pursuant to the parent handbook, the WCCUSD did not have Resource Officers on-site but had assigned liaisons from the Pinole Police Department to different campuses. She asked for clarification.

Mr. Hanham clarified that Action SE 2.1.8 was intended for the City to work with the WCCUSD and work with law enforcement to guide and educate the public on active shooter scenarios. The City was not dictating to the WCCUSD, which had protocols in place and the intent was that the City and the WCCUSD would work together.

Vice-Chairperson Menis referenced Page 92 of 165 of the agenda packet, Action SE 1.11.4, and clarified with Mr. Hanham this action measure would be deleted entirely unless the Planning Commission wanted to keep some portion of the action measure.

Chairperson Sandoval was open to retaining some modified version of Action SE 1.11.4.

Mr. Hanham recommended Action SE 1.11.4 could be revised to read:

> *Should development be located in Moderate, High, Fire Hazard Severity Zone, then they must maintain certain defensible space through specific fuel modification (brush clearing) and required to be built to the current California Building Code and Fire Code.*

The Planning Commission agreed with the staff recommended revision to Action SE 1.11.4.

Vice-Chairperson Menis referenced Page 97 of 165 of the agenda packet, Action SE 3.1.5 and recommended it be revised to read:

> *Explore restoring the CERT program and conducting annual tabletop exercises and community drills <u>and partner with other jurisdictions in the County on the CERT program</u>.*

Mr. Hanham recommended Action SE 3.1.5 be further amended to read:

> *To explore restoring the CERT program within the City of Pinole and coordinate with other outside agencies and conducting annual tabletop exercises and community drills.*

The Planning Commission agreed with the staff recommended revision to Action SE 3.1.5.

Vice-Chairperson Menis referenced Page 91 of 165 of the agenda packet, Action SE 1.9.10, and confirmed staff would modify this action measure to identify the current state of the construction of an emergency access road extending Galbreth Road to South Rancho Road before the Safety Element was presented to the City Council.

The Planning Commission moved onto Exhibit B, updates to the Environmental Justice Element, and Mr. Hanham and Ms. Anderson responded to questions from the Planning Commission, as follows:

- Page 136 of 165 of the agenda packet, acknowledged a recommendation that the Walk Score for downtown Pinole be identified. (Uch)

- Page 128 of 165 of the agenda packet, and the third sentence of the first paragraph under Other Census Tracts, which reads: *The unemployment indicator represents the percentage of the population over the age of 16 that is unemployed and eligible for the labor force,* and clarified the upper age limitation was 65-years. (Vice-Chairperson Menis)

- Clarified most of Census Tract 3601.02 was located in the City of Richmond. (Lam-Julian)

- Page 135 of 165 of the agenda packet, Figure 11: USDA Low-Income and Low-Access Food Atlas, had been based on 2013 data and before Safeway closed. MBI could look into updating the data, particularly after Safeway closed, although the frequency of the data being updated was unknown. (Vice-Chairperson Menis)

- Page 144 of 165 of the agenda packet, Action EJ 1.5.6, which reads: *Encourage the development of a medical center, emergency room, urgent care, or other hospital uses in the previous Doctors Hospital building.* Staff recommended eliminating the language reading: *in the previous Doctors Hospital building*. (Vice-Chairperson Menis)

- Page 145 of 165 of the agenda packet, Action EJ 2.1.3, which reads*: Prohibit development in areas that are particularly susceptible to erosion and sediment loss.* Clarified the intent of this action was not to link to landslides, with the landslide map in the Safety Element specific to deep seeded landslides, where the underlying bedrock was causing structural instability with the landslide risk, whereas this policy was intended to give the City the ability to integrate mitigation measures in a proposed development in an area where there was known erosion risk causing a water quality pollution issue. (Vice-Chairperson Menis)

- Acknowledged reference to Figure 6: Landslide Areas, as contained in the Safety Element (Page 45 of 165 of the agenda packet) and request to account for and reference Figure 6 into Action EJ 2.1.3, although staff noted there could be erosion loss and not necessarily a landslide and offered examples within a development area. Clarified areas susceptible to erosion due to sediment loss were identified in a site-specific investigation, not a regional map, and again clarified the intent of Figure 6 in the Safety Element. Suggested Action EJ 2.1.3 could be modified to read: *Prohibit development in areas that are particularly susceptible to erosion and sediment loss that can't be mitigated through standard engineering practices.* (Vice-Chairperson Menis).

- Page 146 of 165 of the agenda packet, Action EJ 2.2.4, which reads: *Establish protocol for reducing the use of pesticides and other public spaces maintained by the City.* Clarified this was an action item to ensure the City complied with this action measure. The Public Works Department used non-hazardous pesticides for places maintained by the City and with the establishment of a protocol to be done through the Public Works Department. Staff recommended this action measure could be amended to read: *Establish protocol for reducing the use of pesticides within public spaces maintained by the City.* (Vice-Chairperson Menis)

- Page 150 of 165 of the agenda packet, Policy EJ 4.1, which reads: *Strengthen existing relationships with the Ohlone people* and following action measures Action EJ 4.1.1., EJ 4.1.2 and EJ 4.1.3, as shown on Pages 150 and 151 of 165 of the agenda packet. Staff clarified the Ohlone would have 90-days to respond to the Environmental and Justice Element Updates. Normally, when the City conducted projects they were required by Assembly Bills (AB) 52 and 18, to notify the tribes of different development projects. The Ohlone may provide comments on these documents and the Ohlone had provided comments on projects in the past which staff highlighted. The City was already following the action measure shown and the City needed to maintain what it was already doing. Whether the City could reach out to the Ohlone for suggestions on actions to these policies, the Ohlone would have the opportunity to provide comment on the Environmental Justice Element prior to the document going to the City Council for consideration. (Vice-Chairperson Menis)

- Page 151 of 165 of the agenda packet, acknowledged a typographical error in Action EJ 4.4.3, with this action measure to now read: *Action EJ 4.4.3: Ensure that future improvements in the Impacted Community will not produce negative impacts on existing residents, such as increase in pollution exposure, net loss of affordable housing, or displacement of residents*. (Vice-Chairperson Menis)

- Clarified these policies only applied within the City of Pinole and not actions outside the City that would impact the Impacted Community. The net loss of affordable housing was already a component of the Housing Element along with the displacement of residents, with policies in place to address the net loss of affordable housing and replacement that needed to be constructed. The net increase in pollution exposure would be in what the City had control over. Clarified the statutory requirement was to include a policy that ensured any additional disproportionate pollution burden would not be placed on the Impacted Community. Whether a distribution center was located near the City, as a possible scenario, the City would be notified of such development and the City would provide feedback on the need to mitigate the Impacted Community. (Vice-Chairperson Menis)

- In terms of a proposed warehouse on San Pablo Avenue, staff clarified most of the area was to the west with most of the distribution and truck traffic not near the Impacted Community in terms of wind flows off of the Bay. In that case and for that project, an air quality analysis had been prepared which included conditions of project approval. In most cases, for projects proposed in and around the impacted communities, the City would provide mitigations with environmental review to be required to ensure the project did not create a significant impact. Staff also clarified the City would not displace affordable housing. Areas that allowed warehouses in Pinole did not allow housing. (Vice-Chairperson Menis).

- Page 113 of 165 of the agenda packet, Figure 3: Census Tract 3922.02 Detail, clarified Block Group 2000, as shown in Figure 3, was probably more towards the Del Monte Shopping Center and about a mile to the west from Pinole Shores, with the cement plant a bit closer; the only two industrial projects in the City at this time. Confirmed the Pinole Shores project included air quality mitigation measures. (Vice-Chairperson Menis)

- Page 151 of 165 of the agenda packet, acknowledged Action EJ 4.4.3, could be revised to read: *Ensure that future improvements in the Impacted Community will not produce negative impacts <u>unless mitigated</u>, on existing residents, such as increase in pollution exposure, net loss of affordable housing, or displacement of residents.* (Vice-Chairperson Menis)

- Page 142 of 165 of the agenda packet, Policy EJ 1.2, which reads: *Ensure adequate and equitable access to recreational opportunities, including access to parks, open space, natural spaces, and trails, to promote healthy lifestyles and prevent obesity,* and clarified the Senior Center owned by the City was run by a third-party. Acknowledged a recommendation to include a statement that the Senior Center was run by a third party. Clarified there were broader polices included in the document that talked about promoting equitable access to recreational opportunities that could be expanded to include comparable activities for all ages, but senior center funding may be the component for age restrictions and it was noted the City provided youth activities. Staff would have to look into what could be done in terms of staffing for recreational activities and there was discussion about programming and whether a program paid for itself, with staff to defer to the Administrative Services Director on how the City's recreational programs were run. (Lam-Julian)

- Page 142 of 165 of the agenda packet, acknowledged a recommendation to modify Action EJ 1.2.1 to read: *Collaborate with school districts <u>and other entities</u> to form joint use of facility agreements for the use of pools, sports, and recreation facilities,* or add an action statement to have recreational opportunities available for all ages including the 18-64 range. (Vice-Chairperson Menis)

- Clarified all of the City's recreational programs offered come from a funding source, and given the City's limited budget acknowledged concern with putting forth requirements. Clarified programs for those 65 years and older may involve funds from the State, a regional funder or national funding grant system, and if the City had other means to offer other services those services would have been provided, with the City's limited funding and staffing acknowledged. Acknowledged the preference that Action EJ 1.2.1 remain as written. (Martinez).

- Acknowledged the suggestion one of the advantages of targeting the 18-64 age group was that it could potentially be done in an equitable way without needing much or any subsidy that was not feasible for those on fixed incomes like seniors or Tiny Tots from disadvantaged populations. Recognized this was not a suggestion for the City to subsidize the programs, but as part of the aspirational and environmental justice goals, provide adequate and equitable opportunities, which included access to all age groups. Staff was of the opinion the action measures being discussed offered a broader range of access to the community whether 18-64 or 65 years or older and the policies were not limiting age groups. Clarified the reason the Environmental Justice Element had provided so much focus on those 65 years and older and children, was because those were categories the CalEnviro Screen 4.0 Tracker specifically identified as socially vulnerable. It was not intended to ignore the 18-64 age group and the recreational opportunities provided to them, but responded to the social vulnerability definitions set forth by the State as related to those age groups, and it was widely acknowledged by the State that there were funding resources for those recreational programs for those age groups, and where most recreational programs were funded through the City.

  MBI had not been scoped to provide an in-depth analysis to study the gaps in the City's current recreation services offerings and rather focused on the services currently being offered and wanted to enhance the ability of the City to make those offerings as equitable and as feasible within the frameworks provided. (Vice-Chairperson Menis)

- Acknowledged the suggestion as a matter of equity that the City should at least address all groups, not just those highlighted by the CalEnviro Screen. (Vice-Chairperson Menis)

PUBLIC HEARING OPENED (Environmental Justice Element)

There were no comments from the public.

PUBLIC HEARING CLOSED

Commissioner Lam-Julian clarified that MBI's scope of services had not included an in-depth analysis whether the City was, in fact, optimizing all of its City-owned facilities, whether the facilities were rented or included a managerial company that oversaw the facility, which was something she would like to see analyzed in the future. She would like to know whether the City was optimizing its current resources with the knowledge the City used a managerial company to oversee the Senior Center. She was curious as to whether that was the best option moving forward and whether the City was, in fact, following Policy EJ 1.2, which reads: *Ensure adequate and equitable access to recreational opportunities, including access to parks, open space, natural spaces, and trails, to promote healthy lifestyles and prevent obesity.*

Commissioner Lam-Julian commented the community members she had spoken to had limited time and resources and she found the City had not explored all options or addressed the gap in the community. While she realized the focus on the CalEnviro Screen, it had not taken into account children and younger seniors.

Vice-Chairperson Menis referenced Page 114 of 165 of the agenda packet, and recommended the following revision to the paragraph on this page as follows:

> *Because CalEPA has establish<u>ed</u> CalEnviroScreen 4.0 data as regulatory authority in determining Impacted Communities, this Environmental Justice Element is required to prioritize mapping and findings from this data resource. Using aerial imagery from Google Earth 2022, it is estimated that 62 residential units are located within the Census Tract 3922.02 portion highlighted above.*

Vice-Chairperson Menis referenced Page 144 of 165 of the agenda packet, Action EJ 1.5.1, and recommended the following revision:

> *Encourage local health care providers to locate health care services and facilities <u>and provide adequate staffing</u> to ensure equitable accessibility to such facilities.*

The Planning Commission accepted the change to Action EJ 1.5.1.

Vice-Chairperson Menis referenced Page 145 of 165 of the agenda packet, Action EJ 2.1.3, and recommended the following revision:

> *Prohibit development in areas that are particularly susceptible to erosion and sediment loss <u>unless mitigated</u>.*

Vice-Chairperson Menis referenced Page 151 of 165 of the agenda packet, Action EJ 4.4.3, and recommended the following revision:

> *Ensure that future improvements in the City that would have an impact on the Impacted Community are mitigated to a less than significant level unless mitigated on existing residents, such as increase in pollution exposure, net loss of affordable housing, or displacement of residents.*

Mr. Hanham explained that staff may further wordsmith Action EJ 4.4.3 to ensure consistency with the language in the California Environmental Quality Act (CEQA).

Commissioner Bender referenced Page 105 of 165 of the agenda packet, and requested the first sentence of the second paragraph under 1.4.1 Native American Tribes be revised to read:

> *The Ohlone people are the primary group of Native Americans on the Northern California Coast, with a reach from present-day San Francisco through Monterey Bay.*[3]

Commissioner Bender referenced Pages 136 and 137 of 165 of the agenda packet, the last sentence of the last paragraph under 2.6.4 Medical Care Access, to be revised to read:

> *The physical structure <u>was demolished</u>; no similar hospital, emergency room, or urgent care facilities have opened in the City since closing Doctor's Medical Center.*

Commissioner Bender referenced Page 130 of 165 of the agenda packet, and the second sentence of the paragraph under Other Census Tracts, which reads: *Generally, white populations represent the followed by Hispanic, Asian American, African American and then Other.* He asked and staff confirmed the reference to white populations would be clarified.

Chairperson Sandoval referenced Page 144 of 165 of the agenda packet, Action EJ 1.5.6, and recommended it be revised to read:

> Encourage the development of a medical center, emergency room, urgent care, or other hospital uses in the <u>community</u>.

Vice-Chairperson Menis referenced Page 135 of 165 of the agenda packet, Figure 11: USDA Low-Income and Low-Access Food Atlas, and confirmed with staff the figure would be modified, as previously discussed.

MOTION with a Roll Call vote to adopt Planning Commission Resolution 25-09 with Exhibit A: Safety Element and Exhibit B: Environmental Justice Element, a Resolution of the Planning Commission of the City of Pinole Recommending to the City Council Approval of General Plan Amendment 25-01 for Adoption of the Safety and Environmental Justice Elements to the City of Pinole General Plan and Approval of the CEQA Exemption Pursuant to CEQA Guidelines Section 15061(b)(3), as amended by the Planning Commission.

MOTION: Sandoval SECONDED: Menis APPROVED: 6-0-1
ABSENT: Huey

Chairperson Sandoval identified the 10-day appeal process of a decision of the Planning Commission in writing to the City Clerk.

Commissioner Martinez left the meeting prior to the discussion of Item H.

H. <u>OLD BUSINESS</u>:

1. Discussion of Redevelopment of Appian 80 Shopping Center – Compiled Ideas Resolution – Second Revision

Mr. Hanham provided the staff report dated September 22, 2025. The Planning Commission was asked to adopt the draft resolution contained in Exhibit A, to the staff report.

The Planning Commission walked through the Second Revision of the Compiled Ideas Resolution page-by-page, as contained in Exhibit A to the staff report, with the following comments and/or revisions as follows:

- Mixed Use Development, 1, no changes.

- Mixed Use Development 2, noted some spacing issues with the formatting as compared to Mixed Use Development 2 and 3.

- Mixed Use Development 3, no changes.

- Design and Development 4, 5, 6 and 7, no changes.

- Design and Development 8, recommended the last sentence be restructured or hyphenated to flow better, and staff noted the margins could be expanded to better space the text.

- Design and Development 9 and 10, no changes.

- Access and Transportation 11 and 12, no changes.

- Markets and Commercial Opportunities, 13, revised to read: *Development should consider the need for an affordable grocery option. Markets should consider the price point and needs of the community in the area, in particular seniors and persons on fixed-incomes.*

- Markets and Commercial Opportunities, 14, 16 and 17, no changes.

- Markets and Commercial Opportunities, 15, expand Footnote 5, to read: *Examples may include Yard House and Whole Foods and prepared foods being a sales tax benefit.*

- Community Enhancement and Partnerships, 18, 19, 20, no changes.

- Other Topics for City Council, 21, revised to read: *Planning Commission further suggests City Council give consideration to a nexus study in developing a Citywide commercial land vacancy fee.*

PUBLIC COMMENTS OPENED

Anthony Vossbrink, asked that landscaping requirements be included in the ideas for consideration. He cited the blight along the back perimeter of the shopping center property and a large ravine in the back, which collected debris from I-80 and other properties. There was also a grove of tall dead pine trees that were a fire hazard.

Mr. Vossbrink asked who would draw the property lines for the property in terms of whether the County, Caltrans or the City was responsible for maintenance. He also asked whether there had been any discussion of color coordination for the buildings to ensure the existing tenants were all on board and required to coordinate with similar paint colors for the exterior of the shopping center.

PUBLIC COMMENTS CLOSED

In response to the public comment, Mr. Hanham explained once the new property owner decided what they want to do with the project, they would have to submit design review to the City. As to the debris in the ravine, that property was Caltrans property and Caltrans was responsible for maintenance but code enforcement could be asked to inspect the area. The City had an area fenced off due to issues with trucks and it may be possible to fence the back side as well. The City could work with the property owner on that issue working with code enforcement.

Commissioner Bender hoped the area would become something more than a strip mall but he recognized there was no project at this time.

Commissioner Lam-Julian also recognized there were no plans currently for the property but hoped something would come through since the community deserved it.

Vice-Chairperson Menis suggested there was room for aesthetics and recommended a new point could be added under Design and Development to read: *Development should strive to have a unified color scheme.*

Commissioner Bender disagreed with adding the statement since there was as yet no proposal and only concepts were being discussed as to what the Planning Commission wanted to see planning-wise, which was different from what the buildings would look like. There was no guarantee the property owner would pay attention to the proposed ideas resolution, which expressed the aspirations and hopes of what the Planning Commission hoped the property could be from a macro picture, and he suggested leaving it at that. He recognized the Planning Commission had spent a great deal of time on the document that had evolved to become more succinct. He wanted to keep the document short, sweet and aspirational.

Chairperson Sandoval thanked staff and the Planning Commission for all the work on the document which involved three separate meetings. He hoped the developer was listening and would consider something new and beautiful the City deserved or if the current developer chose not to and decided to sell, he looked forward to another developer considering the aspirational ideas the Planning Commission had offered.

MOTION to adopt Resolution 25-08 with Exhibit A, Development Ideas and Concepts, a Resolution of the Planning Commission of the City of Pinole, County of Contra Costa, State of California, Expressing Desirable Ideas and Concepts for Consideration for Future Redevelopment of the Appian 80 Shopping Center Recommended to the City Council of the City of Pinole, as amended by the Planning Commission.

MOTION: Sandoval SECONDED: Bender APPROVED: 5-0-2
ABSENT: Huey, Martinez

I. NEW BUSINESS: None

J. CITY PLANNER'S/COMMISSIONER'S REPORT

Mr. Hanham reported he would be attending the American Planning Association (APA) Conference in Monterey in the next week. He and Senior Planner Justin Shiu offered the following updates:

- Staff was waiting for the Fire Department to provide comments on the Pinole Shores II project.

- Appian Village was moving forward fairly quickly on the first three buildings and staff was working to have the Lighting and Landscaping Assessment District (LLAD) for the property completed and conditions of approval completed prior to issuance of Certificates of Occupancy (COOs).

- Pinole Vista was entitled through October 2026, with a one-year extension.

- Staff was working on a couple of Lot Line Adjustment (LLA) applications.

- A public workshop was being considered for the month of October for the Parklet Program and outdoor dining, date to be determined to be held in the Council Chambers. It was hoped the regulations would be brought to the Planning Commission prior to the end of the year and the City Council in January.

- Staff continued to work on the Objective Development Design Standards (ODDS), with changes currently being made based on recommendations from the Planning Commission Ad Hoc Committee. Staff hoped to have the ODDS presented to the Planning Commission in the next 60 days.

- Staff with assistance from interns was working on a Planning Division webpage to collect information on Accessory Dwelling Units (ADUs).

- The Planning Department was hosting the third workshop in a series of workshops for the Pinole Accessible Living Program (PAL) to be held at the Senior Center.

Commissioner Lam-Julian asked that staff remind the Appian Village developer to be good neighbors since several community members had reached out to express concern trucks were driving reckless and she had witnessed a cement truck driving the wrong way during drop-off to enter the lot. Given the proximity of schools with the area already congested, it was getting hostile between community members and the workers for the project.

Mr. Hanham advised a gentle reminder could be provided.

Vice-Chairperson Menis reported during a recent Traffic and Pedestrian Safety Committee (TAPS) meeting a public commenter had provided comments along similar lines, that there were issues around drop-off time and lanes being closed off. There had been an inquiry whether there had been any conditions imposed on the project to constrain the hours of operation to avoid overlay with the pickup and drop-off times for the schools.

Mr. Hanham understood there were a thread of emails between the Public Works Specialist and the principal of the middle school about drop-offs and when the developer, DeNova Homes, could access the roadway. It was clear the developer had to be reminded to be mindful about drop-off and pickup times. He suggested once the striping was completed on the roadway that may solve some of the problems. He added once the developer started with the curb and gutter work there could be some lane closures. He would relay the concerns to the Public Works Department. He added, when asked, that the road should not be closed by the developer unless there was approval from the City, and the only time the City approved the closure of the road was for slurry seal work.

Vice-Chairperson Menis asked whether the City had an explicit condition of approval on the project to state that the work could only be done between certain hours, and Mr. Hanham confirmed there were conditions related to construction and again if any road closures were needed approval from the Public Works Department was required. He recalled that work could only occur on weekends.

Vice-Chairperson Menis reported that when he tried to find information on the City website about conditions of approval for undeveloped projects he could find no information for the subject project. He asked whether a hyperlink could be provided for the project which could be helpful, and Mr. Hanham confirmed that could be done.

PUBLIC COMMENTS OPENED

Anthony Vossbrink, referenced the overpass on Appian Way which crossed over I-80 and asked whether the City or the public had any say over the type of structure Caltrans was working on given concerns it could become an eyesore similar to other Caltrans structures in other communities. When the issue was raised at a recent TAPS meeting, staff was unclear as to what kind of concrete safety wall would be installed and the details about the structure were unclear. He wanted more information on the structure including the status of the pedestrian path. He added there was a lot of AT&T work on the lines and poles up and down Pinole Valley Road and asked whether the work was related to promises made by AT&T and/or PG&E that old poles and lines up and down Pinole Valley Road would be underground. He also reported there remained a problem at the corner of Granada Court and Shea Drive where double poles had been strapped together in violation of the Americans with Disabilities Act (ADA) for the pathway, which had been there for several years, was an eyesore and a possible safety hazard leaving the City liable.

Mr. Vossbrink further asked about the status of the vacant lot next to the storage center at the corner of Ramona Street and Pinole Valley Road, across from the high school. The landlord sign had been removed and he asked whether it would be replaced. He also asked how property lines were defined and reported on the number of dead trees that lined the sides of City streets, in particular there was a large tree in the middle of Galbreth Road that was a fire hazard and should be remediated. There were also dead trees along I-80 and the Adobe Road Trail behind the dog park and caretaker's house.

PUBLIC COMMENTS CLOSED

Mr. Hanham responded to the public comment and explained he would have to check with the Public Works Department on the status of the AT&T work.

Mr. Hanham clarified the I-80 overpass work, was the purview of Caltrans and was a safety project. He also confirmed the City had interest in the vacant lot at Ramona Street and Pinole Valley Road, but most of the uses proposed required a Conditional Use Permit (CUP) or were unpermitted uses. As to the status of ownership of the trees on public sidewalks and along the trails, he would have to check with Joe Bingaman, Public Works Manager.

In response to the Chair, Mr. Hanham advised the vacant lot near the high school was zoned Commercial Mixed-Use (CMU).

K. COMMUNICATIONS

Vice-Chairperson Menis reported on the ex-parté communications to his email list about the topics on the meeting agenda and various other items. He announced the following community events: Senior Food Distribution at the Senior Center on September 23, 2025 from 10:00 to 11:00 a.m. for seniors in the City of Pinole only, with evidence of residence and age required; Street Eats from 5:00 to 8:00 p.m. on September 26, October 10 and 24, 2025 at the Community Corner in downtown Pinole; Coffee with the City Manager on September 26, 2025 from 8:30 to 9:30 a.m.; and a rally at the intersection of Tennent Avenue and San Pablo Avenue on Saturday, September 27, 2025. He also reported the County had a community survey available through the Contra Costa Transportation Authority (CCTA) website as part of phase two of an update to the Countywide Transportation Plan (CTP).

L. NEXT MEETING

1. Planning Commission Regular Meeting on October 27, 2025 at 7:00 p.m.

M. ADJOURNMENT: 10:48 p.m.

Transcribed by:	Reviewed and Edited by:
Sherri D. Lewis Transcriber	City Staff

CITY COUNCIL REPORT

12.A.

DATE: JANUARY 20, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: Markisha Guillory, Finance Director, 510-724-9823, MGuillory@pinole.gov

SUBJECT: ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2025

RECOMMENDATION

Staff recommends that the City Council receive and accept the Annual Comprehensive Financial Report (ACFR) for the fiscal year (FY) ended June 30, 2025.

BACKGROUND

At the close of each fiscal year, the City engages an external auditor to audit its financial statements. The purpose of a financial audit, which is conducted as a best practice in both the public and private sectors, is to provide users of financial statements with reasonable assurance that they can rely on the statements to make informed decisions. Financial statements are the tool that management uses to give an accounting of the stewardship of the financial resources for which it is responsible.

At the conclusion of year-end financial audit, the City publishes the ACFR, which contains the City of Pinole's basic financial statements, auditor's report, and important supplemental information regarding that fiscal year. The ACFR is intended to present the reader with a comprehensive view of the City's financial position and operational activities.

The City's Finance Department is responsible for preparing the ACFR and assumes responsibility for its accuracy, completeness, and fairness. The Pun Group, the City's auditors, audited the basic financial statements included in the ACFR to provide reasonable assurance that the financial statements are free of material misstatement and are fairly presented in accordance with generally accepted accounting principles (GAAP). The Pun Group issued an unmodified opinion on the City's financial statements; this is the highest possible rating. This means that the financial statements are presented, in all material respects, in accordance with applicable financial reporting guidelines.

Consistent with sound fiscal management practices and prudent public policy, City staff is presenting the ACFR to the City Council. The ACFR can be found on the City's website at: https://www.pinole.gov/financial-reports/.

REVIEW AND ANALYSIS

The ACFR (Attachment A) is organized into five sections:

- An introduction, which includes the Transmittal Letter and the Independent Auditor's Report;
- Management's Discussion and Analysis (MD&A);
- Basic Financial Statements and Notes;
- Supplemental Information; and
- Statistical Information.

The MD&A section (pages 5-18) of the ACFR presents an overview and analysis of the City's financial activities for the fiscal year ended June 30, 2025. Staff encourages readers to consider the information presented in this section in conjunction with additional information provided in the Transmittal Letter (pages v-viii), the City's basic financial statements (pages 19-44), and the notes to the financial statements (pages 45-90). Additionally, the ACFR is supplemented by other auditors' reports on the matters of internal controls, compliance, and governance (Attachments B-F).

Financial Highlights

The following is a summary of financial highlights from the MD&A section of the ACFR for the year ended June 30, 2025.

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of FY 2024/25 by $35.7 million (net position). Of this amount, $29.3 million is restricted for specific purposes (restricted net position), $42.1 million is the net investment in capital assets and $35.7 million represents a deficit in unrestricted net position.

- The City's net position decreased by $3.2 million, an 8.4% decrease at the close of FY 2024/25 as compared to FY 2023/24. The decrease is primarily the net result of the decrease in cash and investments with fiscal agents in governmental activities and the increase in accounts payable in business activities. Overall, governmental activities' net position decreased by $5.4 million while business-type activities increased by $2.2 million.

- The General Fund balance at the close of FY 2024/25 was $28.5 million, which has various levels of restrictions. The General Fund as presented in the financial statements is composed of the main General Fund, Measure S 2006 Fund, Measure S 2014 Fund, General Reserve Fund, Equipment Reserve Fund, and Section 115 Trust Fund. Of the $28.5 million fund balance, $5.6 million is unassigned. The unassigned fund balance represents the portion that is not restricted, committed, or assigned for specific

purposes.

This ACFR meets all the requirements to achieve the highest standard in government accounting and financial reporting for an ACFR, the *Certificate of Achievement for Excellence in Financial Reporting* issued by the Government Finance Officers Association of the United States and Canada (GFOA). The City has received this certificate annually for the last twenty-seven consecutive fiscal years and expects to receive this certificate for the FY 2024/25 ACFR.

FISCAL IMPACT

There is no fiscal impact.

ATTACHMENTS

A. Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025
B. Communication at Conclusion Letter for the Fiscal Year Ended June 30, 2025
C. Report on Agreed-Upon Procedures Applied to Schedule of Measure S 2006 Revenues and Expenditures for the Fiscal Year Ended June 30, 2025
D. Report on Agreed-Upon Procedures Applied to Schedule of Measure S 2014 Revenues and Expenditures for the Fiscal Year Ended June 30, 2025
E. Report on Agreed-Upon Procedures Applied to Schedule of Measure I 2024 Revenues and Expenditures for the Fiscal Year Ended June 30, 2025
F. Report on Agreed-Upon Procedures Applied to Appropriations Limit Schedule for the Fiscal Year Ended June 30, 2025

CITY OF PINOLE

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2025

City of Pinole

Pinole, California

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2025

Prepared by the
Finance Department

City of Pinole
Annual Comprehensive Financial Report
For the Year Ended June 30, 2025

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CITY OF PINOLE

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Pinole, CA 94564

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December 19, 2025

Members of the City Council
Residents of the City of Pinole

We are pleased to present the Annual Comprehensive Financial Report (ACFR) of the City of Pinole, California (City) for the fiscal year (FY) ended June 30, 2025.

Introduction

The City issues a complete set of financial statements each year that conform to accounting principles generally accepted in the United States of America (GAAP) and are audited by an independent, certified public accounting firm. To meet this requirement, the City creates the ACFR, which contains the required audited financial statements as well as other useful supplemental information.

The City, not the auditor, is responsible for the content of the ACFR. City management assumes full responsibility for the completeness and reliability of all the information presented in the ACFR.

To protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP, the City has established a comprehensive internal control framework. The City's framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement, because it would be inefficient if the cost of internal controls outweighed their benefits. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Pun Group, an independent, certified public accounting firm, has audited the City of Pinole's financial statements for the fiscal year ended June 30, 2025. The objective of the audit was to provide reasonable assurance that the financial statements of the City are free of material misstatement. The audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating overall financial management presentation. The Pun Group concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Pinole's financial statements for the year ended June 30, 2025 are fairly presented in conformity with GAAP. Their independent auditor's report is the first component presented in the Financial section of the ACFR.

Public agencies that receive federal funding above a certain monetary threshold are required to undergo an annual "Single Audit" that incorporates the audit of financial statements mentioned above as well as an auditors' assessment of the City's internal controls and compliance with legal requirements, particularly internal controls and compliance regarding administration of federal awards. The Single Audit Report is published as a separate document from the ACFR. A Single Audit Report is not required for the City for the fiscal year ended June 30, 2025 because the City's expenditures of federal funds did not exceed the $750,000 threshold for the year.

GAAP requires that the ACFR include a narrative introduction, overview, and analysis of the City's financial condition, provided by management in the form of the Management's Discussion and Analysis (MD&A), to accompany the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors report in the Financial section of the ACFR.

Profile of the Government

The City is primarily a residential community located in West Contra Costa County on the shores of San Pablo Bay, approximately 30 miles northeast of San Franciso and 20 miles north of Oakland. Highway Interstate 80, which traverses Pinole, connects the San Francisco/Oakland metropolitan area. State Route 4 links Pinole to the neighboring cities of Martinez, Concord, and Pleasant Hill. Pinole is a general law city that was incorporated on June 25, 1903. There are approximately five square miles of land within Pinole's boundary. It has a population of approximately 18,261 as of January 2025.

The City operates under the Council-Manager form of operation, with five Council Members elected citywide on a non-partisan basis. Council Members are elected to four-year staggered terms with three Council Members alternating election with two Council Members at two-year intervals. Each year, the Council appoints one of its members to serve as Mayor. The Council appoints the City Manager, City Attorney, and City Clerk. Policymaking and legislative authorities are vested in the City Council, which, among other things, passes ordinances, adopts the budget, and appoints committees. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City, and for appointing the department directors.

Pinole is a full-service city, with 114 full-time equivalent authorized personnel in FY 2024/25. The City provides public safety (police), public works (maintenance of streets, infrastructure, and facilities), community development (land use and building regulation), community services including recreation programs and parks, wastewater utilities, administration, and fiscal services. Effective March 1, 2023, the Fire Department transitioned from the City of Pinole to the Contra Costa County Fire Protection District, which provides fire and emergency medical services to Pinole residents under a contract services agreement. Sewer treatment and collection services are provided by the City's Wastewater Treatment Plant.

The financial statements included in the ACFR cover the City (the primary government) and its component units if applicable. Component units are legally separate entities for which the primary government is financially accountable. Blended component units, although legally separate entities, are, in substance, part of the City's operations, and data from these units are combined with data from the City. The City's component unit, the City of Pinole Joint Powers Financing Authority, is a separate government entity whose purpose is to assist with the financing or refinancing of public capital facilities within the City and is all blended. Discrete component units are reported in a separate column in the basic financial statements to emphasize their separateness from the City. The Successor Agency to the Pinole Redevelopment Agency is not a component unit of the City but is accounted for in a Private Purpose Trust Fund in the Fiduciary Funds segment of the financial report. The former Redevelopment Agency was considered a component unit of the City.

The City Council must adopt an initial budget for the upcoming fiscal year no later than June 30, with the fiscal year commencing on July 1. The annual budget serves as the City of Pinole's primary financial planning and control tool. The budget is prepared by both fund and department. Department heads may transfer resources within a fund in the department's budget, provided such transfers remain within adopted appropriations limits. Any amendments to the budget at the fund level require approval by the City Council.

Local Economy

The region in which Pinole is located has a varied manufacturing, industrial, and commercial economic base. The long-term trend of the City's economy is a stable local tax base and generates tax revenue primarily from property tax, sales tax, utility users' tax, and intergovernmental tax. The City's principal businesses are engaged in merchandising and retail sales.

Pinole's population has remained stable and had a population of 18,261 in 2025, 0.45% down from 18,344 in 2024. The median household income was $159,800 in 2025, 2.6% up from $155,700 in 2024. The local unemployment rate in 2025 was 3.0%, down from 3.3% in 2024. Although unemployment rates have risen nationwide, Pinole has continued to experience rates consistently lower than those at the county and state levels. The total workforce in Pinole for 2025 was 9,600 employees compared to 4,544 employees nine years ago in 2016. This includes employees of the City of Pinole, major retailers, a medical center, and the school district.

To maintain service levels in the City's core municipal operations, Pinole voters approved Measure I—an additional local half-cent sales—during the November 2024 municipal election. This measure increased the City's sales tax rate to 10.25% on taxable purchases and is projected to generate approximately $2,600,000 in additional revenue for the General Fund. The proceeds will support essential services, including public safety, road maintenance, and community services.

The City has continued to experience stable property tax values. At the end of the second quarter (June 2025), the median price of a detached single-family home in Pinole was $710,000, the same as the median price of $710,000 for June 2024. The county median home price was $850,000 and the statewide median home price was $899,560.

The City advanced several major housing, environmental, and economic development initiatives. The City secured $650,000 in Prohousing Incentive Program funds to support the Low/Moderate Affordable Housing Asset Fund and joined the Contra Costa County Brownfields Alliance, jointly applying for an EPA Brownfields Grant to assist future redevelopment. Significant progress occurred in affordable housing production, with Certificates of Occupancy issued for both Vista Woods (179 senior units) and Valor Village (33 veteran units). The City also processed permits for the first phase of the 154-unit Appian Village condominium project.

In alignment with Major Initiative 5 of the Economic Development Strategy, staff supported downtown activation efforts by sponsoring business-led Art Walk and Street Eats events at Community Corner.

Long-Term Financial Planning and Major Initiatives

The City's long-term strategies are guided by the City of Pinole Strategic Plan 2020-2025, which establishes priorities for fiscal sustainability, community services, infrastructure investment, and economic development. As a part of its financial planning efforts, the City maintains a 20-year financial forecast that is updated annually to reflect changes in revenues, expenditures, and other economic factors. This forecast serves as a tool for identifying potential future opportunities and challenges. By proactively analyzing these trends, the City is able to align resources with community priorities and address issues through the annual budget process and capital improvement planning.

The City maintains a Capital Improvement Plan (CIP), which is a multi-year planning tool that identifies and prioritizes capital needs over the upcoming five-year horizon. The CIP aligns capital projects with appropriate funding sources, schedules, and implementation strategies. The plan serves as a working blueprint for building and sustaining publicly funded physical infrastructure. In coordination with the CIP, the City has also developed master plans that address high-priority areas, such as roads, transportation, and stormwater.

In the coming fiscal year, the City will continue to support major development and reinvestment activities throughout Pinole. Staff will perform inspections and process permits for Appian Village and continue working with the developer of the former Kmart site to either implement the approved Pinole Vista entitlements or re-envision the site for new economic activity. The City will also advance permitting for the proposed 120,000-square-foot Pinole Shores II industrial project and collaborate with the new owner of Pinole Square/Appian 80 to expedite revitalization efforts, including through potential Brownfields assistance. Additionally, the City plans to advance the potential disposition of two key City-owned downtown sites to catalyze reinvestment and further the Economic Development Strategy's goal of sustained downtown activation.

Relevant Financial Policies

The City of Pinole has adopted a comprehensive set of financial policies which are reviewed annually. Of note are the Structurally Balanced Budget Policy, Reserve Policy, and Investment Policy.

The annual budget serves as the foundation of the City's financial planning and control. Development of the budget is guided by the Structurally Balanced Budget Policy, which states that the City will aspire to create a proposed General Fund operating budget that is structurally balanced whereby current expenditures will be funded by current year revenue. The budget is legally adopted through passage of a Council resolution no later than June 30. A budget review, which includes recommended additions or changes, is presented to the City Council on a quarterly basis. Any changes as a result of these reviews are legally adopted through Council resolution.

The Council exercises budgetary control at the functional department level. Formal budgetary integration is employed as a management control device during the fiscal year for the General Fund, Special Revenue Funds, Capital Project Funds, Enterprise Funds, and Internal Services Funds. The budgeted funds are adopted on a basis consistent with GAAP in the United States. Expenditures may not legally exceed budgeted appropriations at the fund level. Management does not have the authority to amend the budget without approval of the City Council.

In accordance with its Reserve Policy, the City maintains cash reserves to meet certain anticipated future obligations as well as to ensure that the City maintains adequate financial resources to continue to provide basic municipal services in the event of a significant unanticipated revenue decrease or expenditure increase. The reserves are held in a separate fund referred to as the General Reserve. The General Reserve maintains an amount equivalent to 25% (three months of coverage) of the City's annual General Fund ongoing operating expenditures per the Reserve Policy.

Public funds held by the City treasury are invested in accordance with the City's Investment Policy, which conforms to California Government Code Section 53601. The objectives of the City's Investment Policy are to invest up to 100% of temporarily idle funds while maintaining safety, liquidity, and yield. The permitted investments include U.S. treasury notes, bonds, or bills; instruments issued by a U.S. federal agency or a U.S. government sponsored enterprise; negotiable certificates of deposit (with certain restrictions); medium term corporate notes with a rating category of "AA" or better; commercial paper of "prime quality"; bankers acceptances; repurchase agreements not to exceed 30 days; money market mutual funds; and the State of California Local Agency Investment Fund.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting to the City of Pinole for its ACFR for the fiscal year ended June 30, 2024. This was the twenty-seventh consecutive year that the City has received the prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easy to read and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its continued eligibility for a certificate.

Acknowledgements

The preparation of the ACFR was made possible through the dedicated work of the Finance Department staff and with the cooperation of all City departments. Special thanks and acknowledgement are due to Maria Mata, Senior Accountant and Anthony Colden, Accounting Specialist for their commitment and effectiveness in the maintenance of the City's financial records.

I wish to acknowledge and thank the City Council for its leadership and commitment to ensuring the long-term fiscal health of the City.

Respectfully submitted,

Markisha Guillory
Finance Director

ELECTED OFFICIALS

Cameron Sasai
Mayor

Anthony Tave
Mayor Pro Tempore

Maureen Toms
Council Member

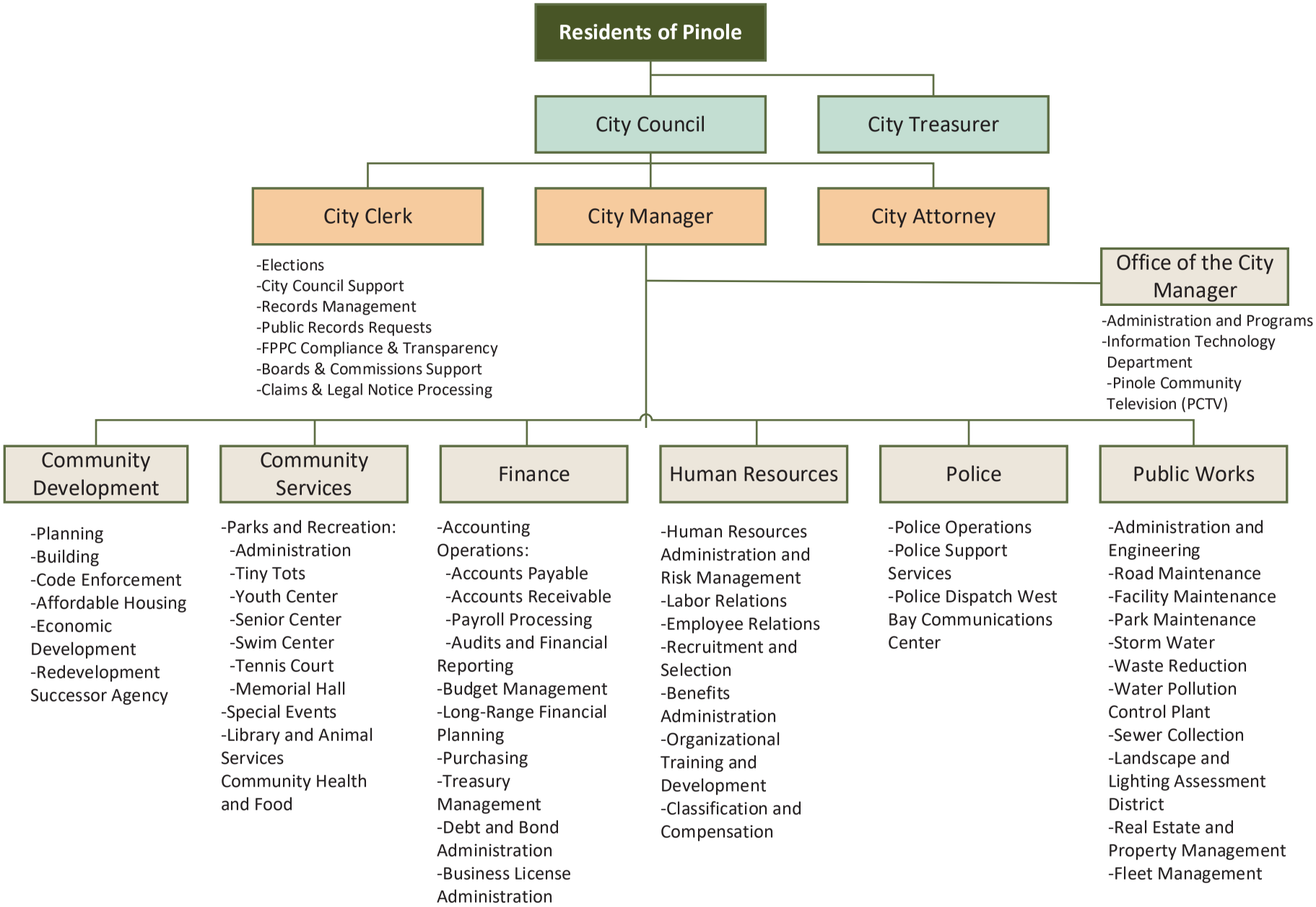
Devin Murphy
Council Member

Norma Martínez-Rubin
Council Member

Roy Swearingen
City Treasurer

DEPARTMENT HEADS

City Manager	Kelcey Young
City Attorney (Contract)	Eric Casher
City Clerk	Heather Bell
Community Development Director	Lilly Whalen
Community Services Director	Andrea Dwyer
Finance Director	Markisha Guillory
Human Resources Director	Stacy Shell
Police Chief	Melissa Klawuhn
Public Works Director	Heba El-Guindy



Note: The Contra Costa County Fire Protection District provides fire safety services to Pinole residents.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Pinole
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

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THE PUN GROUP
ACCOUNTANTS & ADVISORS

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Santa Ana, California 92707

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
of the City of Pinole
Pinole, California

Report on the Audit of the Financial Statements

Opinions

We have audited financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Pinole, California (the "City"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States ("*Government Auditing Standards")*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Accounting Principle

As discussed in Note 1 to the financial statements, the City adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences* during the year ended June 30, 2025. The adoption of this standard resulted in the restatement of the City's net position as of June 30, 2024. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Budgetary Comparison Schedules, Schedule of City's Proportionate Share of the Net Pension Liability, Schedules of Contributions – Pension Plans, and Schedule of the City's Net OPEB Liability and Related Ratios, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Combining and Individual Fund Financial Statements and Budgetary Comparison Schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the Combining and Individual Fund Financial Statements and Budgetary Comparison Schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Introductory and Statistical Sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2025, on our consideration of City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

The Pun Group, LLP

Santa Ana, California
December 17, 2025

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This section of the City of Pinole's (City) Annual Comprehensive Financial Report presents a narrative overview and analysis of the City's financial activities for the fiscal year (FY) ended June 30, 2025 (FY 2024/25). We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal and the City's basic financial statements which follow this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of FY 2024/25 by $35.7 million (net position). The City's favorable net position reflects its fiscal health and ability to meet its obligations. Of this total, $29.3 million is restricted for specific purposes (restricted net position), $42.1 million is the net investment in capital assets and $35.7 million represents a deficit in unrestricted net position. The deficit is caused primarily by the pension and other post-employment benefits liabilities.

- The City's net position decreased by $3.2 million, an 8.4% decrease at the close of FY 2024/25 as compared to FY 2023/24, which $0.6 million is attributable to the restatement as a result of issuing GASB 101. The decrease is primarily the net of the decrease in cash and investments with fiscal agents in governmental activities and the increase in accounts payable in business activities. Overall, governmental activities' net position decreased by $5.4 million while business-type activities increased by $2.2 million.

- Governmental funds reported ending balances of $51.1 million, a decrease of $2.7 million compared to the prior fiscal year.

- The General Fund balance closed at $28.5 million, of which $5.6 million is unassigned.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information and related notes, combining statements for non-major governmental funds, and individual fund financial statements and schedules.

Government-wide Financial Statements

Government-wide Financial Statements are designed to provide readers with a broad overview of City finances, in a manner similar to a private-sector business. The government-wide financial statements include the City (primary government); the City does not have any component units.

The *Statement of Net Position* presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows (accrual basis of accounting).

Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods, such as revenues pertaining to uncollected taxes and expenses pertaining to interest on long-term debt.

Both of these government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a substantial portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public services, recreation, and community development. The business-type activities of the City include wastewater utility. As of February 1, 2012, the activity of the Successor Agency to Pinole Redevelopment Agency (Successor Agency) is reported with the City's fiduciary funds, which is not included in the government-wide statements since the resources of those funds are not available to support the City's own programs. The Successor Agency is included as a fiduciary fund as the activities are under the control of an Oversight Board. The City provides administrative services to the Successor Agency to wind down the affairs of the former Redevelopment Agency.

Fund Financial Statements

Fund Financial Statements use fund accounting to segregate accounts for specific activities or objectives, including demonstrating finance-related legal compliance. All of the funds of the City can be divided into three categories: *governmental funds, proprietary funds, and fiduciary funds*, as described below.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on *near-term inflows* and *outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year.

The governmental funds focus is narrower than that of the government-wide financial statements. It is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. This comparison facilitates a better understanding of the long-term impact associated with the government's near-term financing decisions. The governmental funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains several individual governmental funds organized according to their type (general, special revenue, debt service, and capital projects). Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures and changes in fund balances for the *major funds (see Notes to Basic Financial Statements)*.

Data from the remaining non-major governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided as supplementary information in the form of *combining statements*.

Proprietary funds are generally used to account for services for which the City charges customers – either outside customers or internal units of departments in the City. Proprietary funds provide the same type of information as shown in the government-wide financial statements, only in more detail. The City maintains two types of proprietary funds, *enterprise funds* and *internal service funds*, as described below.

- *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for the wastewater utility.

- *Internal service funds* are used by the City to establish reserves and account for employee benefits, equipment replacement, liability insurance, and retiree medical benefits. These funds serve both governmental and business-type functions and so they are allocated accordingly in the government-wide financial statements. The internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided as supplementary information in the form of *combining statements*.

Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Since the resources of these funds are not available to support the City's own programs, they are not reflected in the government-wide financial statements. The fiduciary funds for the City consist of the Successor Agency to the Pinole Redevelopment Agency Private-Purpose Trust Fund.

Notes to Basic Financial Statements

Notes to Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplementary Information

Required Supplementary Information includes budgetary comparison schedules that have been provided for the major governmental funds to demonstrate compliance with the budget. Required supplementary information also includes schedules showing the City's progress towards funding its pension plan and other post-employment benefits (OPEB). The City participates in California's Public Employees Retirement System (CalPERS) for its pension plan and provides its employees with post-retirement health care benefits (OPEB).

Supplementary Information

Supplementary Information includes information for non-major governmental, non-major enterprise, internal service, and agency funds, and is presented immediately following the required supplementary information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following section provides a comparative analysis of government-wide data for FY 2024/25 and FY 2023/24. The Statement of Net Position will be discussed first, followed by a discussion of the Changes in Net Position.

The following table is a summary of the Statement of Net Position as of June 30, 2025 and June 30, 2024.

Summary of Net Position

	Governmental Activities		Business-type Activities		Totals		
	2025	2024	2025	2024	2025	2024	Total % Change
Assets:							
Current and other assets	$54,392,182	$56,203,777	$20,937,493	$21,628,078	$75,329,675	$77,831,855	-3.2%
Capital assets	30,530,309	31,233,589	39,269,171	36,344,156	69,799,480	67,577,745	3.3%
Total assets	**84,922,491**	**87,437,366**	**60,206,664**	**57,972,234**	**145,129,155**	**145,409,600**	-0.2%
Deferred outflows of resources	17,061,849	23,248,917	1,736,511	2,210,810	18,798,360	25,459,727	-26.2%
Liabilities:							
Current liabilities	4,676,094	3,981,193	3,073,655	2,016,583	7,749,749	5,997,776	29.2%
Long-Term liabilities	74,069,027	74,400,891	33,381,202	34,444,412	107,450,229	108,845,303	-1.3%
Total liabilities	**78,745,121**	**78,382,084**	**36,454,857**	**36,460,995**	**115,199,978**	**114,843,079**	0.3%
Deferred inflows of resources	11,786,247	15,431,110	1,277,852	1,673,985	13,064,099	17,105,095	-23.6%
Net position:							
Net Investment in capital assets	30,299,344	30,973,001	11,802,776	7,975,522	42,102,120	38,948,523	8.1%
Restricted	29,261,144	29,675,938	-	-	29,261,144	29,675,938	-1.4%
Unrestricted (deficit)	(48,107,516)	(43,775,850)	12,407,690	14,072,542	(35,699,826)	(29,703,308)	20.2%
Total net position	**$11,452,972**	**$16,873,089**	**$24,210,466**	**$22,048,064**	**$35,663,438**	**$38,921,153**	-8.4%

Analysis of Net Position

Net position may serve as a useful indicator of a government's financial position. The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows by $35.7 million at the close of FY 2024/25. The City's combined net position decreased 8.4%, or $3.2 million from the prior fiscal year. This is primarily a result of changes in governmental activities due to a decrease in current assets and changes in business activities due to an increase in current liabilities.

- *Net investment in capital assets* (e.g. infrastructure, land, buildings, improvements other than buildings, construction in progress, and equipment), less any related debt used to acquire assets still outstanding, is $42.1 million (118% of the total). The City uses these capital assets to provide services to the community; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since generally capital assets are not used to liquidate these liabilities. The City's net investment in capital assets increased by $3.1 million (Note 6).

- *Restricted net position* of $29.3 million (82.1% of the total) represents resources that are subject to external restrictions on how they may be used. Of this amount, $8.3 million represents housing net position with $0.4 million representing properties held for housing resale or redevelopment (Note 5).

- *Unrestricted net position*, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements, increased by $6 million to negative $35.7 million. The deficit is primarily attributable to the pension and other post-employment benefits obligations. Governmental activities unrestricted net position was a negative $48.1 million and business-type activities net position was a positive $12.4 million.

Analysis of Activities

The following table reflects the summary of changes in net position for governmental and business-type activities for the years ended June 30, 2025 and June 30, 2024.

	Governmental Activities		Business-type Activities		Totals		
	2025	2024	2025	2024	2025	2024	Total % Change
Revenues:							
Program revenues:							
Charges for services	$5,378,548	$5,068,161	$8,823,158	$8,114,292	$14,201,706	$13,182,453	7.7%
Operating grants and contributions	3,132,891	2,939,589	-	-	3,099,430	2,939,589	5.4%
Capital grants and contributions	461,263	500,258	-	-	461,263	500,258	-7.8%
Total Program Revenue	8,972,702	8,508,008	8,823,158	8,114,292	17,762,399	16,622,300	6.9%
General revenues:							
Taxes:							
Property tax	6,130,151	5,910,711	-	-	6,130,151	5,910,711	3.7%
Sales tax	10,065,998	9,430,219	-	-	10,065,998	9,430,219	6.7%
Franchise tax	910,745	901,209	-	-	910,745	901,209	1.1%
Utility tax	2,657,157	2,445,715	-	-	2,657,157	2,445,715	8.6%
Other taxes	915,021	911,622	-	-	915,021	911,622	0.4%
Motor Vehicle in Lieu	2,405,165	2,319,153	-	-	2,405,165	2,319,153	3.7%
Investment earnings (loss)	2,256,092	2,449,243	454,276	483,402	2,710,368	2,932,645	-7.6%
Miscellaneous	102,057	124,132			102,057	124,132	-17.8%
Total General Revenues	25,442,386	24,492,004	454,276	483,402	25,896,662	24,975,406	3.7%
Total Revenues	34,415,088	33,000,012	9,277,434	8,597,694	43,659,061	41,597,706	5.0%
Expenses:							
General government	6,320,536	5,439,951	-	-	6,320,536	5,439,951	16.2%
Public safety	21,039,278	20,226,459	-	-	21,039,278	20,226,459	4.0%
Public services	5,824,745	5,734,403	-	-	5,824,745	5,734,403	1.6%
Recreation	2,662,821	2,275,235	-	-	2,662,821	2,275,235	17.0%
Community development	2,994,841	2,968,511	-	-	2,994,841	2,968,511	0.9%
Interest and fiscal charges	451,069	424,186	-	-	451,069	424,186	6.3%
Wastewater utility	-	-	7,051,724	6,812,685	7,051,724	6,812,685	3.5%
Total expenses	39,293,290	37,068,745	7,051,724	6,812,685	46,345,014	43,881,430	5.6%
Revenues over (under) expenses	(4,878,202)	(4,068,733)	2,225,710	1,785,009	(2,652,492)	(2,283,724)	16.1%
Changes in Net Position	(4,878,202)	(4,068,733)	2,225,710	1,785,009	(2,652,492)	(2,283,724)	16.1%
Net position, beginning of year, restated	16,873,089	20,941,822	22,048,064	20,263,055	38,921,153	41,204,877	-5.5%
Change in accounting principle (GASB 101)	(541,915)		(63,308)		(605,223)		0.0%
Beginning of the year, as restated (Note 19)	16,331,174		21,984,756	20,263,055	38,315,930	41,204,877	-7.0%
Net position, end of year	$11,452,972	$16,873,089	$24,210,466	$22,048,064	$35,663,438	$38,921,153	-8.4%

Governmental Activities

Governmental activities encompass the core public services that the City provides to its residents and are primarily funded through taxes, intergovernmental revenues, and other sources. These activities reflect the essential functions that support community well-being, including public safety, infrastructure, and community services.

Governmental activities net position decreased by $5.4 million. Key elements of the change in net position are as follows:

- Program revenues, mainly charges for services and grants and contributions, reflected an increase of $0.5 million, or 4.7% more than FY 2023/24. The increase was primarily attributable to receipts of grant monies for community development and capital projects.

- General revenues, mainly property tax and investment earnings, reflected an increase of $0.95 million, or 3.9% combined over FY 2023/24. The increase was mostly due to additional sales tax revenue received following voter approval of the Measure I—an additional half-cent local sales tax, which went into effect on April 1, 2025.

- Expenses increased by $2.2 million, or 5.6% over the prior fiscal year. The most significant changes were in general government, public safety, and recreation.

Business-type Activities

The City's sole business-type activity is the operation of its Water Pollution Control Plant (WPCP) Wastewater Utility, which is accounted for in a proprietary-type enterprise fund. The WPCP accounts for the collection, treatment and disposal of wastewater generated by city residents and businesses. The operation and maintenance of the City's Wastewater Utility should be a self-supporting enterprise that is paid for by monthly service charges to all residential and commercial users. The City's business-type activities provide the same type of information as the proprietary fund financial statements, but are presented in a more summarized format.

Business-type activities net position increased by $2.2 million. Key elements of the change in net position are as follows:

- Program revenues increased $0.7 million, or 8.6% over the prior fiscal year due to an increase in wastewater rates.

- Expenses increased $0.3 million, or 4.4% over the prior fiscal year. This was due to the normal increase in operating expenses. Depreciation expense is considered a cost of service in proprietary funds, which accounted for $1.0 million in FY 2024/25 (Note 6).

In addition, the City of Pinole is financing its share of the Water Pollution Control Plant Upgrade project through a low interest loan from the State Revolving Loan Fund. The City was approved for a loan in the amount of $26.7 million by the State Water Resources Control Board. In order to repay the loan, the City Council approved Resolution Number 2013-47 with scheduled rate increases over a five-year period, beginning July 1, 2013. The rate plan was amended July 17, 2018 by Resolution Number 2018-66. The 2025 annual rate for single family residents was $954.13 and $720.42 for multi-family residents.

Fund Financial Analysis

The City uses ***fund accounting*** to segregate accounts for specific activities or objectives, including demonstrating finance-related legal compliance.

Governmental Funds

The following table presents the Governmental Funds' balances as of June 30, 2025:

	Governmental Fund Balances				
	General Fund	Housing Programs Special Revenue Fund	Building & Planning Fund	Non-Major Governmental Funds	Total Governmental Funds
Nonspendable	$ 79,756	$ -	$ -	$ 320,552	$ 400,308
Restricted	12,559,159	8,251,073	-	12,507,466	33,317,698
Committed	10,236,705	-	-	-	10,236,705
Assigned	-	-	-	4,455,979	4,455,979
Unassigned	5,619,093	-	(2,545,964)	(391,272)	2,681,857
Total Fund Balances	**$ 28,494,713**	**$ 8,251,073**	**$ (2,226,680)**	**$ 16,892,725**	**$ 51,092,547**

The City implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* in fiscal year 2010-11 (Note 12). This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent.

At June 30, 2025, the City's governmental funds reported combined fund balances of $51.1 million, which is an decrease of $2.7 million (5.3%) when compared to the prior fiscal year, FY 2023/24. This largely results from a decrease in the unassigned fund balance due to the funding of capital projects, special one-time initiatives, and increased General Fund operating subsidies the Recreation and PCTV funds.

Nonspendable fund balances constitute $400,308 (0.8%) of the combined governmental fund balance and cannot be spent either because the underlying resources are not in a spendable form or because the government is legally or contractually required to maintain the resources intact.

Restricted fund balances constitute $33.3 million, (65%) of the combined governmental fund balance and are constrained for a specific purpose by external parties, constitutional provision, or enabling legislation.

Committed fund balances constitute $10.2 million (20%) of the combined governmental fund balance and are constrained by City Council for reserves for economic uncertainty as well as certain capital projects.

Assigned fund balances constitute $4.5 million (9%) of the combined governmental fund balance and are intended to be used for specific purposes and have been identified as such by the City Council or the City Manager who has been delegated authority by the City Council to assign amounts.

Unassigned fund balances constitute $2.7 million (5%) of the combined governmental fund balance and consist of amounts that have not been classified as *nonspendable*, *restricted*, or *assigned*.

Analysis of Governmental Funds

General Fund

The designated major Governmental funds in FY 2024/25 are the General Fund, Housing Fund, and the Building & Planning Fund. A ***major fund*** is defined as those funds whose revenues, expenditures/expenses, assets or liabilities are at least 10 percent of the total for their fund category (governmental or enterprise) and 5 percent of the aggregate of all governmental and enterprise funds in total.

The **General Fund** is the primary operating fund of the City. The General Fund is used to report the financial results of the daily operations of the City. The major revenue sources are Property Tax, Sales Tax, and Utility Users' Tax. The major expenditures are salaries and administrative expenses.

The fund balance for the General Fund decreased by $3.8 million, or -11.8% compared to FY 2023/24, as a net result of expenditures in excess of revenues, resulting from an increase in the use of unassigned fund balance capital projects, special initiatives, and additional operating expenditures and subsidies to the recreation and PCTV funds.

General Fund revenue increased by $1 million, or 3.8% compared to FY 2023/24. The largest component of this increase was higher taxes and assessments revenues due to the additional sales tax revenue from Measure I, combined with an increase in interest income resulting from higher returns on investments.

General Fund expenditures increased $0.5 million, or 1.7% compared to FY 2023/24. This is increase in mainly due to increases in general government, public safety, and capital outlay expenses.

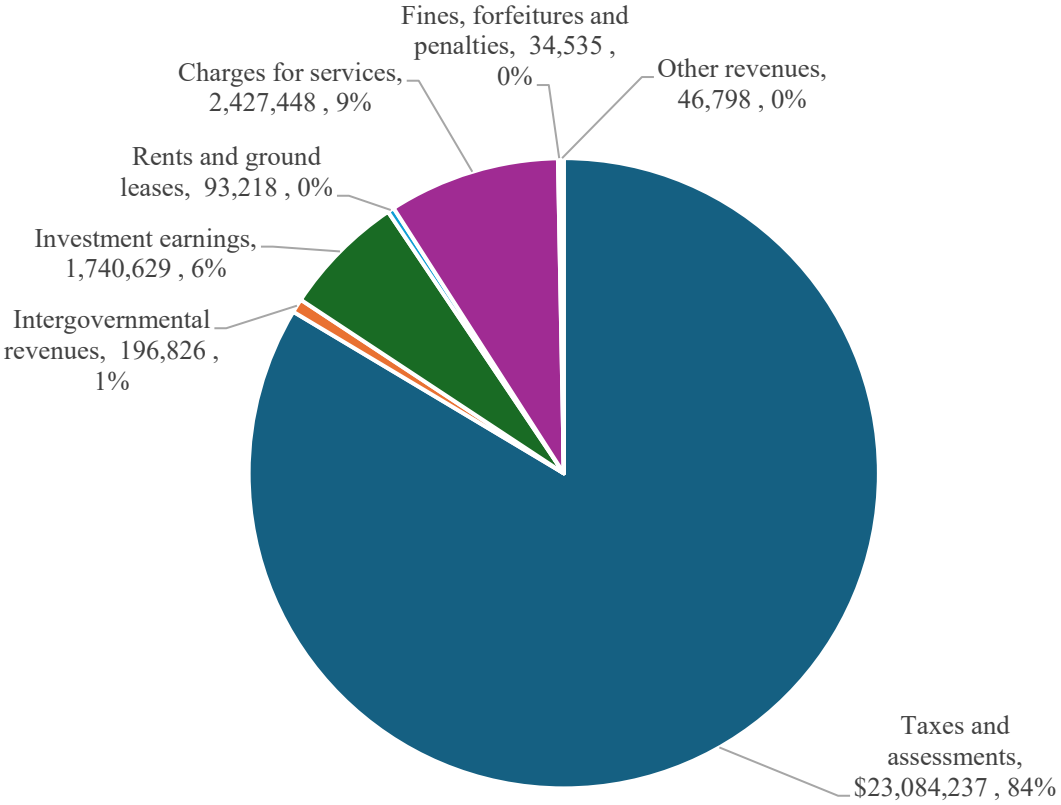
The following charts provide a breakdown of General Fund revenues and expenses, highlighting the primary sources and uses of funds.

Revenues

The following table and chart highlight the General Fund revenue by source for the year ended June 30, 2025.

Revenue by Source

Source	Amount	% of Total
Taxes and assessments	$23,084,237	83.6%
Intergovernmental revenues	196,826	0.7%
Investment earnings	1,740,629	6.3%
Rents and ground leases	93,218	0.3%
Charges for services	2,427,448	8.8%
Fines, forfeitures and penalties	34,535	0.1%
Other revenues	46,798	0.2%
Total	**$27,623,691**	**100.0%**

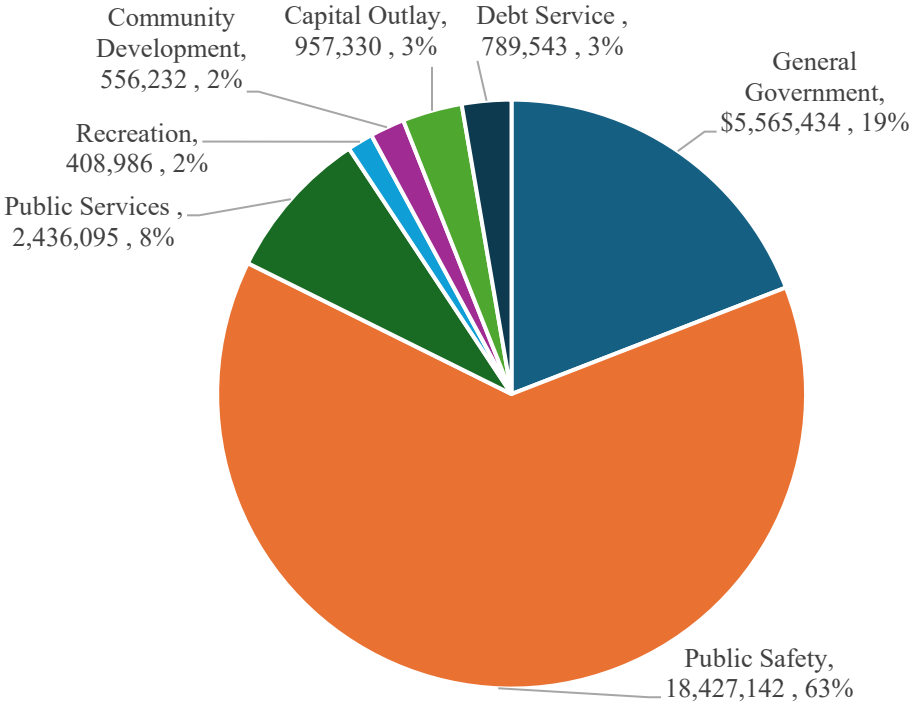


Expenditures

The following table and chart highlight the General Fund expenditures by function for the year ended June 30, 2025.

Expenditures By Function

Function	Amount	% of Total
General Government	$5,565,434	19.1%
Public Safety	18,427,142	63.2%
Public Services	2,436,095	8.4%
Recreation	408,986	1.4%
Community Development	556,232	1.9%
Capital Outlay	957,330	3.3%
Debt Service	789,543	2.7%
Total	**$29,140,762**	100.0%



Other Governmental Funds

These funds, which include the Housing Fund, Planning and Building Fund, and other Non-Major Governmental Funds are presented individually in the Fund Financial Statements.

Other governmental funds revenue increased by $0.2 million, or 3.1% compared to FY 2023/24. This is largely due to normal increases in operating revenues, such as fees, permits, and interest income.

Other governmental funds expenditures increased by $0.2 million, or 2.3% compared to FY 2023/24. This is largely due to normal increases in operating expenses, such as salaries, benefits, and other expenses.

Proprietary Fund

Wastewater Utility

The Wastewater Utility Funds net position increased by $2.2 million, or 10% over the prior fiscal year to a total of $24.2 million. Program revenues were $8.8 million, as revenues increased by $0.7 million and expenses increased by $0.3 million.

The Fund's Net Position is comprised of $11.8 million net investment in capital assets and $12.4 million in unrestricted net assets at June 30, 2025. The increased rates for the sewage collection and treatment fees have continued to generate positive cash flows to the City's Business-type Activities, stabilizing the fiscal condition of this enterprise activity.

Fiduciary Fund

The Successor Agency to the Pinole Redevelopment Agency Private Purpose Trust Fund

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1x-26 ("the Bill") that provides for the dissolution of all redevelopment agencies in the State of California. In accordance with the timeline set forth in the bill, all redevelopment agencies in the State of California were dissolved and ceased to operate as legal entity as of February 1, 2012.

The Successor Agency is a separate legal entity which was formed to hold the assets of the former Redevelopment Agency pursuant to City Council action. The activity of the Successor Agency is overseen by an Oversight Board comprised of individuals appointed by various government agencies (Note 15). Dissolution of the Successor Agency is planned to be completed in FY 2025/26 as all outstanding debt from former redevelopment obligations have been paid and retired, and all former redevelopment properties have been either sold or transferred to the City.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets:

As of June 30, 2025, the City's net investment in capital assets for its governmental and business-type activities was $69.8 million, up $2.9 million from the prior year. This investment in capital assets includes: infrastructure, land, construction-in-progress, buildings, and improvements, equipment, vehicles, streets and roads, storm drains, bridges, parks, and sewer lines. Infrastructure assets are items that are normally immovable and of value to the City such as roads, bridges, streets and sidewalks, drainage systems, lighting systems, and similar items (Note 6).

Capital assets for the governmental and business-type activities are presented below to illustrate changes from the prior year:

Capital Assets at Year-end

	2025	2024	Net Change
Governmental Activities			
Land and Construction-in-progress	$8,047,433	$9,164,522	($1,117,089)
Buildings and improvements	16,638,872	16,156,929	481,943
Machinery, equipment and vehicles	9,445,593	9,323,223	122,370
Infrastructure	62,465,306	61,222,765	1,242,541
Leased assets	81,627	103,931	(22,304)
Subscription assets	1,214,101	1,155,303	58,798
Less accumulated depreciation and amortization	(67,362,623)	(65,893,084)	(1,469,539)
Totals	**30,530,309**	**31,233,589**	**(703,280)**
Business-type activities			
Construction in Progress	4,206,577	367,638	3,838,939
Buildings and improvements	40,946,105	40,857,072	89,033
Equipment	1,141,677	1,229,931	(88,254)
Vehicles	789,200	789,200	0
Infrastructure	7,474,337	7,474,337	0
Less accumulated depreciation	(15,288,725)	(14,374,022)	(914,703)
Totals	**$39,269,171**	**$36,344,156**	**$2,925,015**

Debt Administration:

Each of the City's debt issues is discussed in detail in Note 7 to the financial statements. At June 30, 2025, the City's total remaining long-term debt related to governmental and business-type activities is as follows:

Outstanding Debt

	Balance June 30, 2025	Balance June 30, 2024	Net Change
Governmental Activity Debt			
2006 Pension Obligation bonds	$1,886,188	$2,089,509	(203,321)
Leases payable	77,290	30,976	46,314
Subscription payable	135,095	199,399	(64,304)
Claims Payable	30,022	21,652	8,370
Compensated absences	1,356,987	1,387,723	(30,736)
Total Governmental Activity Debt	**3,485,582**	**3,729,259**	**(243,677)**
Business-Type Activity Debt			
2016 Wastewater Revenue Refunding Bond	5,271,000	5,633,000	(362,000)
2016 Clean Water State Revolving Fund	22,032,956	22,735,634	(702,678)
Compensated absences	283,873	278,478	5,395
Total Business-Type Activity Debt	**27,587,829**	**28,647,112**	**(1,059,283)**
Total Debt Outstanding	**$31,073,411**	**$32,376,371**	**($1,302,960)**

ECONOMIC OUTLOOK AND MAJOR INITIATIVES

The economy of the City and its major initiatives for the coming year are discussed in the accompanying Transmittal Letter (page i-v). The most significant financial initiatives facing the City are as follows:

- **Fiscal Year (FY) 2025/26 Operating and Capital Budget.** The budget adopted by the City Council on June 17, 2025. It is a status quo budget, meaning that ongoing revenues are mostly sufficient to cover ongoing expenditures, and that service levels and revenue mechanisms in the budget are essentially the same as those in the FY 2024/25 budget. The budget does include the use of a portion of the City's unassigned fund balance to fund several capital projects and special one-time initiatives.

- **City's Strategic Plan 2020-2025.** The plan identifies 22 individual strategies (special projects) for staff to complete over a five-year timeframe to position the City to achieve the vision, mission, and goals. Most initiatives have been completed, and the remaining strategies are expected to be finalized in the FY 2025/26. In addition, the City intends to develop a new strategic plan to guide the next five years.

- **Long-Term Financial Planning.** As a part of its financial planning efforts, the City maintains a 20-year financial forecast that is updated annually to reflect changes in revenues, expenditures, and other economic factors. This forecast serves as a tool for identifying potential future opportunities and challenges. By proactively analyzing these trends, the City is able to align resources with community priorities and address issues through the annual budget process and capital improvement planning.

- **Capital Facility and Public Infrastructure Projects.** The City maintains a Capital Improvement Plan (CIP), which is a multi-year planning tool that identifies and prioritizes capital needs over the upcoming five-year horizon. The CIP aligns capital projects with appropriate funding sources, schedules, and implementation strategies. The plan serves as a working blueprint for building and sustaining publicly funded physical infrastructure. In coordination with the CIP, the City has also developed master plans that address high-priority areas, such as roads, transportation, and stormwater.

- **Economic Development Strategies.** The City will continue to support major development and reinvestment activities throughout Pinole. Staff will perform inspections and process permits for Appian Village and continue working with the developer of the former Kmart site to either implement the approved Pinole Vista entitlements or re-envision the site for new economic activity. The City will also advance permitting for the proposed 120,000-square-foot Pinole Shores II industrial project and collaborate with the new owner of Pinole Square/Appian 80 to expedite revitalization efforts, including through potential Brownfields assistance. Additionally, the City plans to advance the potential disposition of two key City-owned downtown sites to catalyze reinvestment and further the Economic Development Strategy's goal of sustained downtown activation.

- **Successor Agency Dissolution.** The formal dissolution is planned to occur in FY 2025/26 as the former Redevelopment Agency's outstanding debt service has been paid off and all remaining properties have been either sold or transferred to the City. After dissolution, property tax revenue will flow directly to the General Fund rather than through the Redevelopment Property Tax Trust Fund (RPTTF).

- **Sales Tax Measure.** During the November 2024 municipal election, Pinole voters passed Measure I, an additional half-cent local sales tax. It is projected to generate approximately $2.6 million annually and the additional funds will go into the City's General Fund primarily to maintain critical services.

REQUESTS FOR INFORMATION

This financial report is designed to provide our residential and business community, taxpayers, customers, investors, and creditors with a general overview of the City's finances. Questions concerning any information provided in this report or requests for additional information should be addressed to the City of Pinole, Finance Department, 2131 Pear Street, Pinole, CA 94564. Alternatively, you may send your inquiries via email to Finance@ci.pinole.ca.us.

BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

City of Pinole
Statement of Net Position
June 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash and investments	$ 31,973,701	$ 17,918,844	$ 49,892,545
Cash and investments with fiscal agents	12,442,949	1,123,342	13,566,291
Accounts receivable, net	4,204,774	816	4,205,590
Notes receivable, net	4,380,001	-	4,380,001
Interest receivable	151,798	138,039	289,837
Lease receivable, current	99,203	-	99,203
Due from other government	-	516,024	516,024
Prepaid items	382,081	1,230,534	1,612,615
Inventory	18,227	9,894	28,121
Land held for resale	355,062	-	355,062
Total current assets	54,007,796	20,937,493	74,945,289
Noncurrent assets:			
Lease receivable - noncurrent	384,386	-	384,386
Capital assets:			
Land and construction in progress	8,047,433	4,206,577	12,254,010
Capital assets being depreciated/amortized, net	22,482,876	35,062,594	57,545,470
Total capital assets	30,530,309	39,269,171	69,799,480
Total noncurrent assets	30,914,695	39,269,171	70,183,866
Total assets	84,922,491	60,206,664	145,129,155
DEFERRED OUTFLOWS OF RESOURCES			
Pension related amounts	12,100,243	1,185,222	13,285,465
OPEB related amounts	4,961,606	551,289	5,512,895
Total deferred outflows of resources	17,061,849	1,736,511	18,798,360

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Statement of Net Position (Continued)
June 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Current liabilities:			
Accounts payable	1,659,375	1,140,604	2,799,979
Accrued payroll	663,117	59,594	722,711
Interest payable	44,875	425,873	470,748
Unearned revenue	80,682	-	80,682
Retention payable	18,580	162,439	181,019
Deposits payable	262,385	-	262,385
Compensated absences, due within one year	140,688	33,732	174,420
Claims payable, due within one year	30,022	-	30,022
Long-term debt, due within one year	293,274	1,086,624	1,379,898
Total OPEB liability, due within one year	1,483,096	164,789	1,647,885
Total current liabilities	4,676,094	3,073,655	7,749,749
Noncurrent liabilities:			
Compensated absences, due in more than one year	1,216,299	250,141	1,466,440
Long-term liabilities, due in more than one year	1,805,299	26,217,332	28,022,631
Net pension liability	41,151,793	3,591,992	44,743,785
Total OPEB liability, due in more than one year	29,895,636	3,321,737	33,217,373
Total noncurrent liabilities	74,069,027	33,381,202	107,450,229
Total liabilities	78,745,121	36,454,857	115,199,978
DEFERRED INFLOWS OF RESOURCES			
Lease related	444,567	-	444,567
Pension related amounts	1,352,611	167,955	1,520,566
OPEB related amounts	9,989,069	1,109,897	11,098,966
Total deferred inflows of resources	11,786,247	1,277,852	13,064,099
NET POSITION			
Net investment in capital assets	30,299,344	11,802,776	42,102,120
Restricted:			
Community development	7,635	-	7,635
Public works	7,762,871	-	7,762,871
Public safety	796,616	-	796,616
Housing activities	8,251,073	-	8,251,073
Pension	12,442,949	-	12,442,949
Total restricted	29,261,144	-	29,261,144
Unrestricted (deficit)	(48,107,516)	12,407,690	(35,699,826)
Total net position	$ 11,452,972	$ 24,210,466	$ 35,663,438

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Statement of Activities
For the Year Ended June 30, 2025

		Program Revenues			
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Total
Primary government:					
Governmental activities:					
General government	$ 6,331,078	$ 767,359	$ 19,301	$ 155,294	$ 941,954
Public safety	21,039,278	2,017,514	596,097	-	2,613,611
Public services	5,824,745	479,192	1,880,021	305,969	2,665,182
Recreation	2,662,821	799,884	41,722	-	841,606
Community development	2,994,841	1,314,599	595,750	-	1,910,349
Interest expense	440,527	-	-	-	-
Total Governmental Activities	39,293,290	5,378,548	3,132,891	461,263	8,972,702
Business-type activities:					
Wastewater utility	7,051,724	8,823,158	-	-	8,823,158
Total Business-Type Activities	7,051,724	8,823,158	-	-	8,823,158
Total primary government	$ 46,345,014	$ 14,201,706	$ 3,132,891	$ 461,263	$ 17,795,860

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Statement of Activities (Continued)
For the Year Ended June 30, 2025

Functions/Programs	Net (Expense) Revenue and Changes in Net Position		
	Governmental Activities	Business-type Activities	Total
Primary government:			
Governmental activities:			
General government	$ (5,389,124)	$ -	$ (5,389,124)
Public safety	(18,425,667)	-	(18,425,667)
Public services	(3,159,563)	-	(3,159,563)
Recreation	(1,821,215)	-	(1,821,215)
Community development	(1,084,492)	-	(1,084,492)
Interest expense	(440,527)	-	(440,527)
Total Governmental Activities	(30,320,588)	-	(30,320,588)
Business-type activities:			
Wastewater utility	-	1,771,434	1,771,434
Total Business-Type Activities	-	1,771,434	1,771,434
Total primary government	(30,320,588)	1,771,434	(28,549,154)
General Revenues:			
Taxes:			
Property taxes	6,130,151	-	6,130,151
Sales taxes	10,065,998	-	10,065,998
Franchise taxes	910,745	-	910,745
Utility taxes	2,657,157	-	2,657,157
Other taxes	915,021	-	915,021
Total taxes	20,679,072	-	20,679,072
Unrestricted motor vehicle in lieu taxes	2,405,165	-	2,405,165
Investment earnings revenue	2,256,092	454,276	2,710,368
Miscellaneous	102,057	-	102,057
Total General Revenues	25,442,386	454,276	25,896,662
Change in Net Position	(4,878,202)	2,225,710	(2,652,492)
Net Position:			
Beginning of year, as previouly reported	16,873,089	22,048,064	38,921,153
Change in accounting principle (GASB 101)	(541,915)	(63,308)	(605,223)
Beginning of year, as restated (Note 19)	16,331,174	21,984,756	38,315,930
End of year	$ 11,452,972	$ 24,210,466	$ 35,663,438

See accompanying Notes to the Basic Financial Statements.

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FUND FINANCIAL STATEMENTS

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Governmental Fund Financial Statements

General Fund is used for all the general revenues of the City not specifically levied or collected for other City funds, and the related expenditures. The major revenue sources for this fund are property taxes, sales taxes, utility users tax, franchise fees, business licenses, unrestricted revenues from the State, fines and forfeitures and interest income. Expenditures are made for public safety, recreation, and the other services described above.

Housing Programs Fund receives tax increment funds through Redevelopment Property Tax Trust Funds, representing 20% set-aside for housing activities. Funds are expended for approved housing activities.

Building and Planning Fund - This fund is used to account for fees collected for building permits and plan check fees. Fees collected are used to cover the cost involved in plan checks and inspections performed.

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City of Pinole
Balance Sheet
Governmental Funds
June 30, 2025

	Major Funds				
	General Fund	Housing Programs Special Revenue Fund	Building & Planning Fund	Non-major Governmental Funds	Total Governmental Funds
ASSETS					
Cash and investments	$ 11,547,020	$ 3,501,281	$ 50	$ 16,925,350	$ 31,973,701
Accounts receivable	3,491,589	-	302,291	410,894	4,204,774
Notes receivable	-	4,380,001	-	-	4,380,001
Lease receivable	472,203	-	-	11,386	483,589
Interest receivable	30,616	25,509	6,632	89,041	151,798
Due from other funds	5,675,590	-	-	-	5,675,590
Prepaid items and supplies	61,529	-	-	320,552	382,081
Inventory	18,227	-	-	-	18,227
Land held for redevelopment	-	355,062	-	-	355,062
Cash and investments with fiscal agents	12,442,949	-	-	-	12,442,949
Total assets	$ 33,739,723	$ 8,261,853	$ 308,973	$ 17,757,223	$ 60,067,772
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable	$ 1,262,697	$ 10,780	$ 152,647	$ 251,831	$ 1,677,955
Accrued liabilities	602,097	-	26,866	34,154	663,117
Unearned revenue	80,624	-	-	58	80,682
Deposits payable	96,920	-	79,820	85,645	262,385
Due to other funds	2,612,328	-	2,595,604	467,658	5,675,590
Total liabilities	4,654,666	10,780	2,854,937	839,346	8,359,729
DEFERRED INFLOWS OF RESOURCES					
Leases related	444,567	-	-	-	444,567
Unavailable revenue	145,777	-	-	25,152	170,929
Total deferred inflows of resources	590,344	-	-	25,152	615,496
Fund Balances (Deficit):					
Nonspendable	79,756	-	-	320,552	400,308
Restricted	12,559,159	8,251,073	-	12,507,466	33,317,698
Committed	10,236,705	-	-	-	10,236,705
Assigned	-	-	-	4,455,979	4,455,979
Unassigned (deficit)	5,619,093	-	(2,545,964)	(391,272)	2,681,857
Total fund balances (deficit)	28,494,713	8,251,073	(2,545,964)	16,892,725	51,092,547
Total liabilities, deferred inflows of resources, and fund balances	$ 33,739,723	$ 8,261,853	$ 308,973	$ 17,757,223	$ 60,067,772

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position
June 30, 2025

Total Fund Balances - Total Governmental Funds		$ 51,092,547
Amounts reported for Governmental Activities in the Statement of Net Position were different because:		
Capital assets used in governmental activities were not current financial resources. Therefore, they were not reported in the Governmental Funds Balance Sheet.		
Nondepreciable	$ 8,047,433	
Depreciable/amortizable	22,482,876	
Total capital assets		30,530,309
Long-term liabilities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the Statement of Net Position.		
Amount reported in Government-Wide Statement of Net Position		
Compensated absences - due within one year	$ (140,688)	
Compensated absences - due in more than one year	(1,216,299)	
Claim payable - due within one year	(30,022)	
Long-term debt - due within one year	(293,274)	
Long-term debt - due in more than one year	(1,805,299)	
Total long-term liabilities		(3,485,582)
Interest payable on long-term debt did not require current financial resources. Therefore, interest payable was not reported as a liability in the governmental funds.		(44,875)
Revenue reported as unavailable revenue in the governmental funds when it is not received soon enough after year-end to be considered available. The availability criteria does not apply to the Government-Wide Financial Statements and, therefore, the revenue is recognized when eligibility requirements are met and earned.		170,929
Aggregate net pension liability and total OPEB liability used in the governmental activities were not financial resources and therefore were not reported in the Governmental Funds Balance Sheet.		
Net pension liability	$ (41,151,793)	
Total OPEB liability	(31,378,732)	
Total OPEB and Pension		(72,530,525)
Deferred outflows of resources related to OPEB and pensions are not available for current period and, therefore, are deferred in the governmental funds or not recorded in the governmental funds.		
Amount reported in Government-Wide Statement of Net Position		
Deferred outflows of resources related to pensions	$ 12,100,243	
Deferred outflows of resources related to OPEB	4,961,606	
Total deferred outflows of resources		17,061,849
Deferred inflows of resources related to OPEB and pensions are not available for current period and, therefore, are deferred in the governmental funds or not recorded in the governmental funds.		
Amount reported in Government-Wide Statement of Net Position		
Deferred inflows of resources related to pensions	$ (1,352,611)	
Deferred inflows of resources related to OPEB	(9,989,069)	
Total deferred inflows of resources		(11,341,680)
Net Position of Governmental Activities		$ 11,452,972

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2025

	Major Funds				
	General Fund	Housing Programs Special Revenue Fund	Building & Planning Fund	Non-major Governmental Funds	Total Governmental Funds
REVENUES:					
Taxes and assessments	$ 23,084,237	$ -	$ 488,477	$ 539,369	$ 24,112,083
Intergovernmental revenues	196,826	-	391,360	2,096,704	2,684,890
Investment earnings	1,740,629	176,892	500	596,056	2,514,077
Rents and ground leases	93,218	-	-	56,624	149,842
Charges for services	2,427,448	-	769,169	729,933	3,926,550
Fines, forfeitures and penalties	34,535	-	41,652	19,470	95,657
Other revenues	46,798	-	-	714,262	761,060
Total revenues	27,623,691	176,892	1,691,158	4,752,418	34,244,159
EXPENDITURES:					
Current:					
General government	5,565,434	-	-	521,705	6,087,139
Public safety	18,427,142	-	-	612,976	19,040,118
Public services	2,436,095	-	-	1,681,179	4,117,274
Recreation	408,986	-	-	2,141,278	2,550,264
Community development	556,232	193,590	2,010,442	398	2,760,662
Capital outlay	957,330	-	-	789,806	1,747,136
Debt service:					
Principal	348,148	-	-	-	348,148
Interest and fiscal charges	441,395	-	-	-	441,395
Total expenditures	29,140,762	193,590	2,010,442	5,747,342	37,092,136
Excess (deficiency) of revenues over expenditures	(1,517,071)	(16,698)	(319,284)	(994,924)	(2,847,977)
OTHER FINANCING SOURCES (USES):					
Proceeds from sale of asset	1,327	-	-	-	1,327
Issuance of leases and subscription liabilities	126,837	-	-	-	126,837
Transfers in	3,928,488	-	-	2,455,258	6,383,746
Transfers out	(6,383,746)	-	-	-	(6,383,746)
Total other financing sources (uses)	(2,327,094)	-	-	2,455,258	128,164
NET CHANGE IN FUND BALANCES	(3,844,165)	(16,698)	(319,284)	1,460,334	(2,719,813)
FUND BALANCES (DEFICIT):					
Beginning of year	32,338,878	8,267,771	(2,226,680)	15,432,391	53,812,360
End of year	$ 28,494,713	$ 8,251,073	$ (2,545,964)	$ 16,892,725	$ 51,092,547

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the Government-Wide Statement of Activities
For the Year Ended June 30, 2025

Net Change in Fund Balances - Total Governmental Funds		$ (2,719,813)
Amounts reported for Governmental Activities in the Statement of Net Position were different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds:		
Capital outlay	$ 1,213,107	
Depreciation/amortization expense	(1,916,387)	
Total capital assets		(703,280)
Interest accrued on long-term debt is reported in the Statement of Activities, but does not require the use of current financial resources. Therefore, accrued interest is not reported as an expenditure in governmental funds. This amount represents the change in accrued interest from the prior year.		868
Revenue reported as unavailable revenue in the governmental funds when it is not received soon enough after year-end to be considered available. The availability criteria does not apply to the Government-Wide Financial Statements and, therefore, the revenue is recognized when eligibility requirements are met and earned.		170,929
Debt proceeds are reported as financing sources in governmental funds and thus contribute to the liabilities and not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the statement of net position.		
Proceeds from issuance of debt	$ (126,837)	
Repayment of debt and lease principal	348,148	
Total		221,311
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds:		
Accrued compensated absences	$ 30,736	
Claims payable	(8,370)	
Net difference between pension expense and contributions subsequent to the measurement date	(2,814,899)	
Net difference between OPEB expense and contributions subsequent to the measurement date	944,316	
Total		(1,848,217)
Change in Net Position of Governmental Activities		$ (4,878,202)

See accompanying Notes to the Basic Financial Statements.

Proprietary Funds Financial Statements

Wastewater Utility Fund - this fund accounts for wastewater utility services provided by the City and it is the City's intent that the cost of providing these services be financed primarily through user charges.

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City of Pinole
Statement of Net Position
Proprietary Fund
June 30, 2025

	Business-type Activities Wastewater Utility Enterprise Fund
ASSETS	
Current assets	
Cash and investments	$ 17,918,844
Restricted cash and investment	1,123,342
Interest receivable	138,039
Other receivable	816
Due from other governments	516,024
Prepaid items	1,230,534
Inventory	9,894
Total current assets	20,937,493
Noncurrent assets	
Capital assets not being depreciated	4,206,577
Capital assets being depreciated, net	35,062,594
Total capital assets	39,269,171
Total noncurrent assets	39,269,171
Total assets	60,206,664
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflow pension-related items	1,185,222
Deferred outflow OPEB-related items	551,289
Total deferred outflows of resources	1,736,511
LIABILITIES	
Current liabilities	
Accounts payable	1,140,604
Accrued liabilities	59,594
Retention payable	162,439
Interest payable	425,873
Compensated absences - current	33,732
Long-term debt, due within one year	1,086,624
Total OPEB liability, due within one year	164,789
Total current liabilities	3,073,655
Noncurrent liabilities	
Compensated absences - noncurrent	250,141
Long-term debt, due in more than one year	26,217,332
Net pension liability	3,591,992
Total OPEB liability, due in more than one year	3,321,737
Total noncurrent liabilities	33,381,202
Total liabilities	36,454,857
DEFERRED INFLOWS OF RESOURCES	
Deferred inflow pension-related items	167,955
Deferred inflow OPEB-related items	1,109,897
Total deferred inflows of resources	1,277,852
NET POSITION	
Net investment in capital assets	11,802,776
Unrestricted	12,407,690
Total net position	$ 24,210,466

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended June 30, 2025

	Business-type Activities Wastewater Utility Enterprise Fund
OPERATING REVENUES:	
Charges for services	$ 8,806,617
Other revenue	16,541
Total operating revenues	8,823,158
OPERATING EXPENSES:	
Sewer treatment plant	4,929,897
Sewer maintenance	1,118,870
Depreciation	1,002,957
Total operating expenses	7,051,724
OPERATING INCOME (LOSS)	1,771,434
NONOPERATING REVENUES (EXPENSES):	
Interest revenue	986,146
Interest expense	(531,870)
Total nonoperating revenues (expenses)	454,276
Changes in net position	2,225,710
NET POSITION:	
Beginning of year, as previouly reported	22,048,064
Change in accounting principle (GASB 101)	(63,308)
Beginning of year, as restated (Note 19)	21,984,756
End of year	$ 24,210,466

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2025

	Business-type Activities Wastewater Utility Enterprise Fund
CASH FLOWS FROM OPERATING ACTIVITIES:	
Cash received from customers	$ 8,571,453
Cash paid to suppliers	(2,509,699)
Cash paid to employees	(2,751,075)
Net cash provided by operating activities	3,310,679
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Acquisition and construction of capital assets	(3,765,533)
Principal payment of long-term debt	(1,064,678)
Interest paid on debt	(547,340)
Net cash (used in) capital and related financing activities	(5,377,551)
CASH FLOWS FROM INVESTING ACTIVITIES:	
Interest and dividends	1,018,377
Net cash provided by investing activities	1,018,377
Net change in cash and cash equivalents	(1,048,495)
CASH AND CASH EQUIVALENTS:	
Beginning of year	20,090,681
End of year	$ 19,042,186
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Operating income	$ 1,771,434
Adjustments to reconcile operating to net cash provided by operating activities:	
Depreciation	1,002,957
Changes in operating assets and liabilities, and deferred outflows and inflows of resources:	
Other receivables	(1)
Due from other governments	(251,704)
Prepaid items	(141,350)
Inventory	2,914
Deferred outflow pension-related items	292,033
Deferred outflow OPEB-related items	182,266
Accounts payable	898,694
Compensated absences	5,396
Net pension liability	(44,717)
Total OPEB liability	(11,110)
Deferred inflows - pension related	(120,053)
Deferred inflows - OPEB related	(276,080)
Total adjustments	1,539,245
Net cash provided by operating activities	$ 3,310,679

See accompanying Notes to the Basic Financial Statements.

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FIDUCIARY FUND FINANCIAL STATEMENTS

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City of Pinole
Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2025

	Private-Purpose Trust Fund	Total Custodial Funds
ASSETS		
Cash and cash equivalents	$ 1,814,140	$ 203,479
Interest receivable	13,136	215
Notes receivable, net of allowance	10,054	-
Easement	272,040	-
Land held for redevelopment	2,469,715	-
Capital assets not being depreciated	2,429,793	-
Capital assets being depreciated, net	6,707,506	-
Total assets	13,716,384	203,694
LIABILITIES		
Accounts payable	7,405	14,097
Deposits payable	56,238	139,721
Unearned revenue	18	26,297
Total liabilities	63,661	180,115
NET POSITION		
Restricted for:		
Held in trust for dissolution of RDA	13,652,723	-
Individuals, organizations, and other governments	-	23,579
Total net position	$ 13,652,723	$ 23,579

See accompanying Notes to the Basic Financial Statements.

City of Pinole
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended June 30, 2025

	Private-Purpose Trust Fund	Total Custodial Funds
ADDITIONS:		
Investment income	$ 90,228	$ 1,480
Total additions	90,228	1,480
DEDUCTIONS:		
Operating costs	19,662	-
Depreciation	255,670	-
Total deductions	275,332	-
Change in net position	(185,104)	1,480
NET POSITION:		
Beginning of year	13,837,827	22,099
End of period	$ 13,652,723	$ 23,579

See accompanying Notes to the Basic Financial Statements.

NOTES TO THE BASIC FINANCIAL STATEMENTS

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City of Pinole
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For the Year Ended June 30, 2025

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Note 1 – Summary of Significant Accounting Policies

The City of Pinole, California (the "City") was incorporated June 25, 1903. The City is primarily a residential community located in Contra Costa County, twenty-four miles east of San Francisco on Interstate 80. The City provides the following services: public safety (police), parks, streets and highways, sanitation, culture-recreation, public improvements, planning and zoning, and general administration services.

The City operates under the Council-Manager form of government, with five elected Council members served by a full-time City Manager and staff. At June 30, 2025, the City's staff comprised 100 full-time and 31 part-time employees who are responsible for the following City-provided services:

Public Safety - The City employs 25 sworn and 20 non-sworn police personnel to provide round-the-clock police services from a central station.

Sanitation - The City maintains a sewage treatment plant with 13 employees, the plant provides wastewater treatment services to the residents of the City of Pinole and the City of Hercules.

Parks, Streets and Highways - The City builds and maintains its streets, curbs, gutters, parks and related public property with a force of 13 employees. Major projects may be contracted out to reduce costs.

Recreation, Public Improvements, Planning, Zoning, Administration - Recreation, Public Improvements, Planning, Zoning, Administration and other services are provided by a total of 60 employees.

The financial statements and accounting policies of the City conform with accounting principles generally accepted in the United States of America ("U.S. GAAP") applicable to governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant accounting policies are summarized below:

A. The Reporting Entity

The accompanying basic financial statements present the financial activities of the City along with the financial activities of its blended component unit, which is an entity for which the City is financially accountable. Together these entities comprise the primary government for reporting purposes. Although they are separate legal entities, a blended component unit is in substance part of the City's operations and is reported as an integral part of the City's financial statements. The City's component unit, which is described below, is blended.

Pinole Joint Powers Financing Authority

The Pinole Joint Powers Financing Authority (the "Authority") is a separate government entity whose purpose is to assist with the financing or refinancing of public capital facilities within the City. The Authority has the power to purchase bonds issued by any local agency and may sell such bonds to public or private purchasers. The Authority is controlled by the City and has the same governing body as the City, which also performs all accounting and administrative functions for the Authority. The financial activities of the Authority are included in the Wastewater Utility Fund and the Private-Purpose Trust Fund.

Note 1 – Summary of Significant Accounting Policies (Continued)

B. Basis of Presentation

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. City resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

These statements require that the financial statements described below be presented.

Government-wide Financial Statements:

The Government-Wide Financial Statements are presented on an "*economic resources*" measurement focus and the accrual basis of accounting. Accordingly, all of the City's assets and liabilities, including capital assets, as well as infrastructure assets, and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. On an accrual basis, revenue from sales taxes is recognized in the period in which the taxable sale takes place. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. Fiduciary activities are not included in these statements.

Certain types of transactions are reported as program revenues for the City in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Certain eliminations have been made in regards to interfund activities, payables and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities, internal service fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated. The following interfund activities have been eliminated:

- Due from and to other funds
- Transfers in and out

Governmental Fund Financial Statements

A Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances are presented for all major governmental funds and aggregated nonmajor funds. Accompanying schedules are presented to reconcile and explain the differences in fund balances as presented in these statements, to the net position presented in the government-wide financial statements. The City has presented all major funds that met the applicable criteria.

Note 1 – Summary of Significant Accounting Policies (Continued)

B. Basis of Presentation (Continued)

All governmental funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures and Change in Fund Balances presents increases (revenue and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both "measurable" and "available" to finance expenditures of the current period.

Revenues are recognized as soon as they are both "measurable" and "available". Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The primary revenue sources, which have been treated as susceptible to accrual by the City, are property tax, sales tax, intergovernmental revenues and other taxes. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

The City reports the following major governmental funds:

- *General Fund* – The general fund is the general operating fund of the City and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

- *Housing Program Special Revenue Fund* – The housing program special revenue fund is used to account for the proceeds tax increment funds through Redevelopment Property Tax Trust Funds that are restricted or committed to expenditure for approved housing activities.

- *Building and Planning Fund* – The building and planning fund is used to account for fees collected for building permits and plan check fees. Fees collected are used to cover the cost involved in plan checks and inspections performed.

Proprietary Fund Financial Statements

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position presents increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Sewer fund are charges to customers for services. Operating expenses for the proprietary funds include the costs of services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The City reports one major proprietary fund:

- *Wastewater Utility Fund* – The Wastewater Utility Fund is used to account for the collection of sewer service fees and the related cost of maintenance and repair of the sewer treatment plant.

Note 1 – Summary of Significant Accounting Policies (Continued)

B. Basis of Presentation (Continued)

Fiduciary Fund Financial Statements

Fiduciary fund financial statements include a Statement of Net Position and a Statement of Changes in Fiduciary Net Position. The City's fiduciary funds represent custodial funds and private purpose trust funds. Both custodial funds and the private purpose trust funds are accounted for on the full accrual basis of accounting where the assets associated with the activity are controlled by the City and the assets are not derived 1) solely from the government's own-source revenues or 2) from government-mandated nonexchange transactions or voluntary nonexchange transactions.

The City reports the following two types of fiduciary funds:

- *Custodial Funds* – Custodial Funds are clearing type funds for the collection of taxes or deposits held in trust, on behalf of individuals, private organizations, and other governments for which the City has a custodial responsibility. This fund is used to account for funds collected from asset seizure and private donations received for the community assistance program.

- *Private-Purpose Trust Fund* – Private purpose trust fund is used to report all other trust arrangements under which principal and income benefit individuals, private organizations, or other governments. This fund was created as a result of the State order to dissolve California Redevelopment Agencies. As a Successor Agency, this fund is used to track the activity by the Oversight Board and the State Department of Finance to dissolve the Agency.

C. Property Taxes

California Constitution Article XIII A, limits the combined property tax rate to one percent of a property's assessed valuation. Additional taxes may be imposed with voter approval. Assessed value is calculated at one hundred percent of a property's fair value, as defined by Article XIII A, and may be increased no more than two percent per year unless a change in ownership occurs. The state legislature has determined the method of distributing the one percent tax levy among the various taxing jurisdictions.

Property tax revenues are recognized in the fiscal year for which taxes and assessments are levied. The County of Contra Costa levies, bills and collects property taxes and special assessments for the City under the County's "Teeter Plan." The County remits the entire amount levied and handles all delinquencies, retaining interest and penalties.

Tax collections are the responsibility of the County Tax Collector. Taxes and assessments on secured and utility rolls which constitute a lien against the property, may be paid in two installments; the first is due November 1 of the fiscal year and is delinquent if not paid by December 10; and the second is due on February 1 of the fiscal year and is delinquent if not paid by April 10. Unsecured personal property taxes do not constitute a lien against real property unless the tax becomes delinquent. Payment must be made in one installment, which is delinquent if not paid by August 31 of the fiscal year. Significant penalties are imposed by the County for late payment.

Tax levy dates are attached annually on January 1 preceding the fiscal year for which the taxes are levied. The fiscal year begins July 1 and ends June 30 of the following year. Taxes are levied on both real and unsecured and personal property, as it exists at that time. Liens against real estate, as well as the tax on personal property, are not relieved by subsequent renewal or change in ownership.

Note 1 – Summary of Significant Accounting Policies (Continued)

D. Cash and Investments

The City pools the cash of all funds, except for monies deposited with fiscal agents in accordance with related bond indentures. The cash and investments balance in each fund represents that fund's equity share of the City's cash and investment pool. As the City places no restrictions on the deposit or withdrawal of a particular fund's equity in the pool, the pool operates like a demand deposit account for the participating funds.

Interest income earned on pooled cash and investments is allocated quarterly to the various funds based on month-end balances and is adjusted at fiscal year-end. Interest income on restricted cash and investments with fiscal agents is credited directly to the related funds.

The City's investments are carried at fair value. The fair value of equity and debt securities is determined based on sales prices or bid-and-asked quotations from SEC-registered securities exchanges or NASDAQ dealers. The Local Agency Investment Fund ("LAIF") determines the fair value of their portfolio quarterly and reports a factor to the City; the City applies that factor to convert its share of LAIF from amortized cost to fair value. This amount is included in cash and cash equivalents in the balance sheet of the governmental funds. Changes in fair value are allocated to each participating fund.

For purposes of the statement of cash flows, the City has defined cash and cash equivalents to be change and petty cash funds, equity in the City's cash and investment pool, and restricted non-pooled investments with initial maturities of three months or less.

E. Cash and Investments with Fiscal Agents

Cash and investments with fiscal agents are restricted for the redemption of bonded debt, for acquisition and construction of capital projects, and pension contributions.

F. Fair Value Measurement

U.S. GAAP defines fair value, establishes a framework for measuring fair value and establishes disclosure about fair value measurement. Investments, unless otherwise specified at fair value in the financial statements, are categorized based upon the level of judgment associated with the inputs used to measure their fair value. Levels of inputs are as follows:

- Level 1 – Inputs are unadjusted, quoted prices for identical assets or liabilities in active markets at the measurement date.
- Level 2 – Inputs, other than quoted prices included in Level 1, that are observable for the assets or liabilities through corroboration with market data at the measurement date.
- Level 3 – Unobservable inputs that reflect management’s best estimate of what market participants would use in pricing the assets or liabilities at the measurement date.

G. Accounts and Interest Receivable

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Receivables are recorded in the financial statements net of any allowance for doubtful accounts if applicable, and estimated refunds due. Major receivable balances for the governmental activities include sales and use taxes, franchise taxes, grants, police fines and other fees. Federal and state grants are considered receivable and accrue as revenue when reimbursable costs are incurred. Business-type activities report utilities and interest earnings as their major receivables.

Note 1 – Summary of Significant Accounting Policies (Continued)

G. Accounts and Interest Receivable (Continued)

In the fund financial statements, material receivables in governmental funds include revenue accruals such as sales tax, franchise tax, and grants and other similar intergovernmental revenues since they are usually both measurable and available. Nonexchange transactions collectible but not available are recorded as deferred inflows of resources in the fund financial statements in accordance with modified accrual, but not in the government-wide financial statements in accordance with the accrual basis. Interest and investment earnings are recorded when earned only if paid within 60 days since they would be considered both measurable and available. Long-term loans in governmental funds are treated as expenditures in the year advanced and as revenues in the year repayment is measurable and available. Proprietary fund material receivables consist of all revenues earned at year-end and not yet received. Utility accounts receivable and interest earnings compose the majority of proprietary fund receivables.

H. Prepaid Items and Inventory

Inventories are stated at cost (average cost per unit) for governmental and proprietary funds. Supplies of the General Fund consist of expendable supplies held for consumption. The cost is recorded as an expenditure/expense in the General Fund at the time individual items are consumed, rather than purchased. Inventories of governmental funds are offset by nonspendable fund balance to indicate they do not constitute resources available for future appropriation. Enterprise Fund supplies consist primarily of items held for internal use.

Prepaid items are also recognized under the consumption method. Payments to vendors that reflect costs applicable to future accounting periods are recorded as prepaid items in both government-wide and fund financial statements.

I. Leases Receivable

The City is a lessor for leases of buildings and recognizes lease receivables and deferred inflows of resources in the financial statements. Variable payments based on future performance or usage of the underlying asset are not included in the measurement of the lease receivable.

At the commencement of a lease, the lease receivable is measured at the present value of payments expected to be received during the lease term. The City established a threshold of $5,000 for lease receivables. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflows of resources are initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflows of resources are recognized as revenue over the life of the lease term in a systematic and rational method.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses incremental borrowing rate (IBR) provided by the financial institution at July 1, 2021 for existing leases or the current rate at the time a new lease is executed.
- The lease term includes the noncancelable period of the lease plus any option periods that are likely to be exercised.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

Note 1 – Summary of Significant Accounting Policies (Continued)

I. Leases Receivables (Continued)

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

J. Capital Assets

In the government-wide financial statements, capital assets with a historical cost over $5,000 are accounted for as capital assets. All capital assets are valued at historical cost, or estimated historical cost if actual is unavailable. Contributed capital assets are valued at their estimated fair market value on the date contributed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value on the date donated.

The City defines infrastructure assets as the basic physical assets that allow the City to function. The assets include the street system, wastewater system, park and recreation lands and improvement system, and buildings combined with the site amenities such as parking and landscaped areas used by the City in the conduct of its business.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Capital assets acquired under finance purchase are capitalized at the net present value of the total finance payments.

Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method. The lives used for depreciation purposes are as follows:

Asset Type	Years
Infrastructure	50-75
Buildings and improvement	50-100
Machinery, equipment, and vehicles	5-10

K. Subscription-Based Information Technology Arrangements (SBITAs)

The City has a policy to recognize a subscription liability and a right-to-use subscription asset (subscription asset) in the financial statements. The City recognizes subscription liabilities with an initial, individual value of $5,000 or more with a subscription term greater than one year. Variable payments based on future performance of the City, usage of the underlying IT asset, or number of user seats are not included in the measurement of the subscription liability, rather, those variable payments are recognized as outflows of resources (expenses) in the period the obligation for those payments is incurred.

At the commencement of a SBITA, the City initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made.

Subscription assets are recorded at the amount of the initial measurement of the subscription liabilities, less any payments made to the SBITA vendor before the commencement of the subscription term, and capitalizable initial implementation cost, less any incentives received from the SBITA vendor at or before the commencement of the subscription term.

- Preliminary Project Stage: Outlays are expensed as incurred.
- Initial Implementation Stage: Outlays are capitalized as an addition to the subscription asset.

Note 1 – Summary of Significant Accounting Policies (Continued)

K. Subscription-Based Information Technology Arrangements (SBITAs) (Continued)

Upon adoption, the City elected to exclude the capitalizable outlays associated with the initial implementation stage and the operation and additional implementation stage that were incurred prior to the implementation of this Statement in the measurement of subscription assets as of July 1, 2022.

Subscription assets are reported within capital assets and subscription liabilities are reported with long-term liabilities on the statement of net position. Subscription assets are amortized using the straight-line method over the shorter of the subscription term or the useful life of the underlying IT asset, unless the subscription contains a purchase option that the City has determined is reasonably certain of being exercised. In this case, the subscription asset is amortized over the useful life of the underlying IT asset.

Key estimates and judgments related to SBITA include how the City determines (1) the discount rate it uses to discount the expected subscription payments to present value, (2) subscription term, and (3) subscription payments.

- The City uses the interest rate charged by the SBITA vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for SBITA.
- The subscription term includes the noncancellable period of the SBITA. Subscription payments included in the measurement of the subscription liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

L. Lease Liabilities

The City recognizes lease liabilities with an initial, individual value of $5,000 or more with a lease term greater than one year in the government-wide and proprietary fund financial statements. Variable payments based on future performance of the City or usage of the underlying asset are not included in the measurement of the lease liability. Lease assets are reported within capital assets and lease liabilities are reported with long-term liabilities on the statement of net position.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

Key estimates and judgments related to leases liabilities include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure any lease asset or liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Note 1 – Summary of Significant Accounting Policies (Continued)

M. Long-Term Liabilities

In the Government-Wide Financial Statements and Proprietary Fund Financial Statements, long-term debt and other long-term obligations are reported as liabilities in the appropriate activities. Bonds payable are reported net of the applicable bond premium or discount. Debt issuance costs except for any portion related to prepaid insurance were recognized as expense in the period incurred. Premium or discount not considered as part of the reacquisition price was amortized over the life of the bond.

The governmental fund financial statements do not present long-term liabilities. Consequently, long-term debt is shown as a reconciling item in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

N. Compensated Absences

Compensated absences comprise vested accumulated vacation and sick leave. The City's liability for compensated absences is recorded in governmental or business-type activities as appropriate. The liability for compensated absences is determined annually. For all governmental funds, amounts expected to be "permanently liquidated," such as what is due to be paid because of a realized employment action, are recorded as fund liabilities; the long-term portion is recorded in the Statement of Net Position.

The liability for compensated absences is recognized as leave is earned, based on the employee's pay rate in effect at the financial statement date, including any applicable salary-related costs. The liability includes only leave attributable to services already rendered and that is more likely than not to be paid.

O. Pension

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) plan (the Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

The following timeframes are used for pension reporting:

CalPERS	
Valuation date	June 30, 2023
Measurement date	June 30, 2024
Measurement period	July 1, 2023 to June 30, 2024

P. Other Postemployment Benefits (OPEB)

For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's OPEB Plan and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments, which are reported at amortized cost.

Note 1 – Summary of Significant Accounting Policies (Continued)

P. Other Postemployment Benefits (OPEB) (Continued)

General Fund is typically used to liquidate OPEB liabilities for governmental funds.

The following timeframes are reported OPEB reporting:

OPEB	
Valuation date	June 30, 2023
Measurement date	June 30, 2024
Measurement period	July 1, 2023 to June 30, 2024

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time. The first amortized amounts are recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense. The amortization period differs depending on the sources of gain or loss. The difference between projected and actual earnings is amortized on a straight-line basis over 5 years. All other amounts are amortized on a straight-line basis over the average expected remaining service lives of all members that are provided with benefits (active, inactive, and retired) at the beginning of the measurement period.

Q. Deferred Outflows/Inflows of Resources

The statement of net position and balance sheet – governmental funds reports separate sections for deferred outflows of resources and deferred inflows of resources, when applicable.

Deferred Outflows of Resources represent outflows of resources (consumption of net assets) that applies to future periods and that, therefore, will not be recognized as an expense until that time.

Deferred Inflows of Resources represent inflows of resources (acquisition of net assets) that applies to future periods and that, therefore, are not recognized as revenue until that time.

R. Interfund Transactions

Interfund transactions are reflected as either loans, services provided, reimbursements, or transfers. Loans are reported as receivables and payables as appropriate and are subject to elimination upon consolidation and are referred to as either “due to/from other funds” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e., the noncurrent portion of interfund loans). Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as "internal balances". Advances between funds, as reported in the fund financial statements, are offset by a nonspendable fund balance account in applicable governmental funds to indicate that they are not available for appropriation and are not available financial resources.

Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide presentation.

Note 1 – Summary of Significant Accounting Policies (Continued)

S. Net Position and Fund Balances

In the Government-Wide Financial Statements and proprietary fund financial statements, net position is classified as follows:

Net Investment in Capital Assets – This component of net position consists of capital assets, net of accumulated depreciation and amortization, reduced by the outstanding balances of retention payable and debt that are attributable to the acquisition, construction, or improvement of those assets, and related deferred outflows and inflows of resources, net of unspent debt proceeds.

Restricted – This component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets.

Unrestricted – This component of net position is the amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

In the Governmental Fund Financial Statements, fund balances are classified as follows:

Nonspendable – Nonspendable fund balances are items that cannot be spent because they are not in spendable form, such as prepaid items and inventories, or items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds.

Restricted – Restricted fund balances encompass the portion of net fund resources subject to externally enforceable legal restrictions. This includes externally imposed restrictions by creditors, such as through debt covenants, grantors, contributors, laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation.

Committed – Committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the government imposes upon itself at its highest level of decision making, normally the governing body, and that remain binding unless removed in the same manner. The City Council is considered the highest authority for the City. Adoption of a resolution by the City Council is required to commit resources or to rescind the commitment.

Assigned – Assigned fund balances encompass the portion of net fund resources reflecting the City's intended use of resources. Assignment of resources can be done by the highest level of decision making or by a committee or official designated for that purpose. The City Council has authorized by resolution the City Manager or the City Fiscal Officer for that purpose.

Unassigned – This amount is for any portion of the fund balances that do not fall into one of the above categories. The General Fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds, it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Note 1 – Summary of Significant Accounting Policies (Continued)

T. Spending Policy

Government-Wide Financial Statements and the Proprietary Fund Financial Statements

When expenses are incurred for purposes for which both restricted and unrestricted components of net position are available, the City's policy is to apply the restricted component of net position first, then the unrestricted component of net position as needed.

- Restricted
- Committed
- Assigned
- Unassigned

Government-Wide Financial Statements and the Proprietary Fund Financial Statements

When expenses are incurred for purposes for which both restricted and unrestricted components of net position are available, the City's policy is to apply the restricted component of net position first, then the unrestricted component of net position as needed.

Governmental Fund Financial Statements

When expenditures are incurred for purposes for which all restricted, committed, assigned and unassigned fund balances are available, the City's policy is to apply in the following order, except for instances wherein an ordinance specifies the fund balance:

- Restricted
- Committed
- Assigned
- Unassigned

U. Grant Funding

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. The City's policy is to first apply cost-reimbursement grant resources to such programs, followed by general revenues.

V. Deferred Compensation

City employees may defer a portion of their compensation under a City sponsored Deferred Compensation Plan created in accordance with Internal Revenue Code Section 457. Under these Plans, participants are not taxed on the deferred portion of their compensation until distributed to them; distributions may be made only at termination, retirement, death or in an emergency as defined by the Plan.

The laws governing deferred compensation plan assets require plan assets to be held by a trust for the exclusive benefit of plan participants and their beneficiaries. Since the assets held under these plans are not the City's property and are not subject to City control, they have been excluded from these financial statements.

Note 1 – Summary of Significant Accounting Policies (Continued)

W. Use of Estimates

The preparation of financial statements in accordance with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

X. Implementation of Governmental Accounting Standards Board (GASB) Pronouncements

GASB Statement No. 101 – In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. Implementation of this Statement had a significant effect on the City's financial statements for the fiscal year ended June 30, 2025. See Note 19.

GASB Statement No. 102 – In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. Implementation of this Statement did not have a significant effect on the City's financial statements for the fiscal year ended June 30, 2025.

Y. New GASB Pronouncements

The City is currently evaluating its accounting practices to determine the potential impact on the financial statements for the following GASB Statements:

GASB Statement No. 103 – In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. Application of this statement is effective for the City's fiscal year ending June 30, 2026.

GASB Statement No. 104 – In September 2024, GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87*, Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. Application of this statement is effective for the City's fiscal year ending June 30, 2026.

Note 2 – Cash and Investments

The City maintains a cash and investment pool for all funds. Certain restricted funds that are held and invested by independent outside custodians through contractual agreements are not pooled. These restricted funds include cash and investment held by trustees.

A. Summary of Cash and Investments

Cash and investments as of June 30, 2025 were classified in the accompanying financial statements as follows:

	Government-Wide Statement of Net Position			Fiduciary Funds Statement of Net Position	
	Governmental Activities	Business-Type Activities	Total		Total
Cash and investments	$ 31,973,701	$ 17,918,844	$ 49,892,545	$ 2,017,619	$ 51,910,164
Cash and investments with fiscal agents	12,442,949	1,123,342	13,566,291	-	13,566,291
Total cash and investments	$ 44,416,650	$ 19,042,186	$ 63,458,836	$ 2,017,619	$ 65,476,455

Cash and investments for the City at June 30, 2025, consisted of the following:

Cash:	
Cash on hand	$ 1,920
Deposits with financial institution	3,807,731
Total cash	3,809,651
Investments:	
Local Agency Investment funds	24,015,846
CalTrust	3,631,411
Money Market Fund	11,710,666
Mutual Funds	7,891,363
Corporate Notes	977,070
Negotiable Certificates of Deposit	997,499
Restricted cash and investment with PARS	12,442,949
Total investments	61,666,804
Total cash and investments	$ 65,476,455

B. Deposits

The carrying amount of the City's cash deposits were $3,807,731 at June 30, 2025. Balance before reconciling amounts was $4,057,909 at June 30, 2025. The City has waived collateral requirements for cash deposits, which are fully insured up to $250,000 by the Federal Deposit Insurance Corporation. The remaining amount was collateralized with securities pledged by the pledging financial institution in the City's name.

The California Government Code (Code) requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. The Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name.

The market value of pledged securities must equal at least 110% of the City's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the City's total cash deposits.

Note 2 – Cash and Investments (Continued)

B. Deposits (Continued)

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Interest income earned on pooled cash and investments is allocated to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

C. Investments Authorized by the California Government Code and the City's Investment Policy

Investments are reported at fair value. California statutes authorize Cities to invest idle or surplus funds in a variety of credit instruments as provided for in the California Government Code, Section 53600, Chapter 4 – Financial Affairs. The table below identifies the investment types that are authorized for the City by the California Government Code (or the City's investment policy, where more restricted) that address interest rate risk, credit risk, and concentration of credit risk. The table does not address investments of debt proceeds held by the bond trustee that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy. The City's permissible investments are described below.

Authorized Investment Types	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer*
U.S. Treasury Obligations	5 Years	None	None
U.S. Agency Securities	5 Years	40%	None
Repurchases Agreements	30 days	10%	None
Banker's Acceptances	180 days	40%	10%
Commercial Paper (Minimum rating of "A" or higher)	180 days	15%***	None
Medium Term corporate Notes (Minimum rating of "AA" or higher)	5 Years	15%	5%
Negotiable Certificates of Deposit issued in California	5 Years	10%	None
Negotiable Certificates of Deposit	5 Years	30%	None
Local Agency Investment Fund (LAIF)**	N/A	None	None
Mutual Funds	N/A	15%	None

* Based on state law requirements or City investment policy requirements, whichever is more restrictive.

** Limit set by LAIF governing Board not California Government Code

*** An additional 15 percent or a total of 30 percent of the City's investment portfolio may be invested only if the dollar weighted average of the entire amount does not exceed 31 days.

Note 2 – Cash and Investments (Continued)

D. Investments Authorized by Debt Agreements

Investment of debt issuances held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized by bond trustees. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

Authorized Investment Types	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Treasury Obligations	None	None	None
U.S. Agency Securities	None	None	None
State of Municipal Bonds or Notes rated "AA" or better	None	None	None
Repurchase Agreements rated "A" or better	30 days	None	None
Investment Agreements and Contracts	None	None	None
Money Market Funds rated "AA-m" or better	None	None	None
Certificates of Deposit	None	None	None
Commercial Paper rated "A-1" or better	None	None	None
Federal Funds or Bankers Acceptances	1 Year	None	None
Local Agency Investment fund (LAIF)	None	None	None

E. Investment Valuation

Investments (except money market accounts that are included as part of restricted cash and investments) are measured at fair value on a recurring basis. Recurring fair value measurements are those that GASB Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments' fair value measurements are as follows at June 30, 2025:

Investments measured by fair value level:	**Total**	**Level 2**	**Uncategorized**
Corporate Notes	$ 977,070	$ 977,070	$ -
Negotiable Certificates of Deposits	997,499	997,499	-
Investments not subject to the fair value hierarchy:			
Local Agency Investment Fund	24,015,846	-	24,015,846
CalTrust	3,631,411	-	3,631,411
Restricted cash and investment with PARS	12,442,949	-	12,442,949
Mutual Funds	7,891,363	-	7,891,363
Money market funds	11,710,666	-	11,710,666
Total	$ 61,666,804	$ 1,974,569	$ 59,692,235

Level 2 inputs are valued based on matrix pricing which use observable market inputs such as yield curves and market indices that are derived principally from or corroborated by observable market data by correlation to other means.

Note 2 – Cash and Investments (Continued)

F. Disclosure Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City's interest rate risk is mitigated is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

The sensitivity of the fair values of the City's investments (including investments held by bond trustees) to market rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity as of June 30, 2025:

Investment Type	12 Months or less	13 to 24 Months	Total
Held by City:			
Money Market	$ 11,710,666	$ -	$ 11,710,666
Local Agency Investment Fund	24,015,846	-	$ 24,015,846
Caltrust	3,631,411	-	$ 3,631,411
Securities of U.S. Government:			
Corporate Notes	-	977,070	977,070
Mutual Funds	7,891,363	-	7,891,363
Negotiable certificates of deposits	746,547	250,952	997,499
Held by Trustees:			
Restricted cash & investments with PARS	12,442,949	-	12,442,949
Total investments	$ 60,438,782	$ 1,228,022	$ 61,666,804

G. Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code or debt agreements, and the actual rating as of the fiscal year for each investment type.

Investment Type	Total	Minium Legal Rating	AA+	Not Rated
Held by City:				
Securities of U.S. Government:				
Corporate notes	$ 977,070	AA+	$ 977,070	$ -
Local Agency Investment Fund	24,015,846	N/A	-	24,015,846
CalTrust	3,631,411	N/A	-	3,631,411
Mutual Funds	7,891,363	N/A	-	7,891,363
Money market fund	11,710,666	N/A	-	11,710,666
Negotiable certificates of deposits	997,499	N/A	-	997,499
Restricted Cash-PARS	12,442,949	N/A	-	12,442,949
Total investments	$ 61,666,804		$ 977,070	$ 60,689,734

Note 2 – Cash and Investments (Continued)

G. Disclosures Relating to Credit Risk (Continued)

Concentration of Credit Risk – The City complies with the limitations on the amount that can be invested in any one issuer as stipulated by the California Government Code. There were no investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments at June 30, 2025.

Custodial Credit Risk – Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value for its investment or collateral securities that are in the possession of another party.

H. Investment in Local Agency Investment Fund (LAIF)

The City is a participant in LAIF which is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. As of June 30, 2025, the City had $24,015,846 invested in LAIF. LAIF determines fair value on its investment portfolio based on market quotations for those securities where market quotations are readily available and based on amortized cost or best estimate for those securities where market value is not readily available. LAIF is reported at amortized cost, which approximates fair value.

I. Investment in CalTRUST

The Investment Trust of California, doing business as CalTRUST, is a California joint powers authority which provides California Public Agencies with investment management services for surplus funds to consolidate investment activities of its Participants and thereby reduces duplication, achieves economies of scale and carries out coherent and consolidated investment strategies through the issuance of shares of beneficial interest in investments purchased by CalTRUST. CalTRUST currently offers three accounts or series as a means for Public Agencies to invest their funds. The City participates in the CalTRUST Short-Term Fund Series and CalTRUST Medium-Term Fund Series. The City had $3,631,411 invested in CalTRUST at June 30, 2025.

Note 3 – Notes Receivable

Notes receivables of the City as of June 30, 2025, were:

Housing Rehabilitation	$ 29,929
First time Home-Buyer	229,623
Bridge Housing Loan	1,103,908
Alvarez Court	1,931,058
Eastbluff Apartment Loan	1,120,868
811 San Pablo Ave	4,380,000
Subtotal	8,795,386
Less: Allowance for uncollectible loans	(4,415,385)
Total	$ 4,380,001

Note 3 – Notes Receivable (Continued)

Housing Rehabilitation The City has provided loans to various homeowners for rehabilitation of property. These loans are secured by second deeds of trust on the property and have a range of interest rates from 2% to 6% with a maximum fifteen-year term. The balance of these notes receivable totaled $29,929 at June 30, 2025.

First Time Home-Buyer In 1995, the City implemented a first time homebuyer program designed to encourage home ownership among low-income persons by providing down payment assistance. Under this program, loans are provided at no interest and are due upon sale or transfer of the property, refinance or payoff of the first mortgage, recordation of a third mortgage or default of the first mortgage. At the time of the loan repayment, the City shares in equity appreciation based on the City's loan share of the original purchase price. The balance of the notes receivable arising from this program at June 30, 2025 was $229,623.

Bridge Housing The Agency assisted Bridge Housing Corporation with its acquisition and development of the Pinole Grove Senior Housing Project by providing $900,000 in the form of land and cash in return for a note bearing simple interest at a rate of 3% per year, secured by a deed of trust on the Project. Principal and interest are due annually but are payable only from surplus cash flow as defined in the note. The Project is not expected to generate a surplus cash flow and under the terms of the note. The total amount of principal plus accrued interest is due and payable on September 30, 2066. As of June 30, 2025, the outstanding balance was $1,103,908.

Alvarez Court In August 2000, the City approved a loan of up to $609,000 to assist the Resources for Community Development with the development of a housing project for persons with disabilities. In August 2002 the City amended the loan agreement, increasing the loan amount to $988,000. The term of the loan is 40 years from the date of final closing by Housing and Urban Development, bearing a simple interest at a rate of 4% and is secured by first deed of trust. As of June 30, 2025, the total outstanding balance was $1,931,058.

Eastbluff Apartments In 1996, the Pinole Redevelopment Agency assisted Eastbluff Associates with its development of the Eastbluff Apartments by providing $975,000 in exchange for a note. The note was renegotiated in April 2016 and is secured by a deed of trust. The note bears an annual compound interest rate of 2.25% for a term of 55 years or until full repayment of the principal balance of the loan. Payments are the greater of $63,375 per year or 50% of the surplus cash flow as defined in the terms of the Note. As of June 30, 2025, the outstanding balance was $1,120,868.

Disposition and Development Agreement In 2021, the City entered into an agreement with Satellite Affordable Housing Associates (Developer) to develop, construct and operate the Thirty-Three unit affordable rental apartment project and provided the purchase loan and construction loan to Developer in amount of $3,180,000 with a veering a simple interest rate of 3%. In March, 2023, both parties entered into an amendment of the agreement to increase the loan to $4,380,000 and lower the interest rate from 3% to 0%. As of June 30, 2025, the outstanding balance was $4,380,000.

Allowance for doubtful accounts

The City has several programs under which it extends loans to qualifying individuals or groups for the purpose of improving the City's housing stock and/or its supply of low-and-moderate income housing. Some of these loans provide for the eventual forgiveness of the loan balance if the borrower complies with all the terms of the loan over its full term. The City has provided a 100% allowance for all notes receivable subject to long-term deferral and/or payment from future refinancing as well as all notes receivable having subordination provisions, except for those accounts that have current payment activity and are not delinquent at June 30, 2025.

Note 4 – Lease Receivables

The City leases various types of property including land and buildings. Leases receivable consist of agreements with other entities for the "right–to–use" the underlying assets at various locations owned by the City. The remaining terms of the agreements range from 1 to 7 years. The interest rates used to calculate the net present value of the lease receivable ranged from 1.39% to 2%.

For the fiscal year ended June 30, 2025, the City recognized $86,045 and $7,434 in lease revenue and interest income, respectively, and the outstanding net present value of the lease receivable amount is $483,589.

A summary of changes in lease receivable for the governmental activities for the year ended June 30, 2025 is as follows:

	Balance July 1, 2024	Additions	Deletions	Balance June 30, 2025	Classification: Due within One Year	Classification: Due in More Than One Year
Leases receivable	$ 564,381	$ -	$ (80,792)	$ 483,589	$ 99,203	$ 384,386

The future payments on the leases as of June 30, 2025 were as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 99,203	$ 6,012	$ 105,215
2027	90,234	4,770	95,004
2028	91,496	3,507	95,003
2029	92,776	2,227	95,003
2030	94,074	930	95,004
2031-2032	15,806	27	15,833
Total	$ 483,589	$ 17,473	$ 501,062

The amortization of deferred inflow-lease related future revenue were as follows:

Year Ending June 30,	Amortization Schedule
2026	$ 86,045
2027	86,045
2028	86,045
2029	86,045
2030	86,045
2031-2032	14,342
Total	$ 444,567

Note 5 – Land Held For Resale

At June 30, 2025, the City and successor agency fund held the properties at 2100/2150 San Pablo Ave for resale or redevelopment with a total value of $355,062 and $2,469,715, respectively.

Note 6 – Capital Assets

A. Governmental Activities

The following is a summary of changes in capital assets for the governmental activities for the year ended June 30 2025:

	Balance July 1, 2024	Additions	Deletions	Transfers	Balance June 30, 2025
Capital assets, not being depreciated					
Land	$ 6,313,621	$ -	$ -	$ (364,415)	$ 5,949,206
Construction in progress	2,850,901	489,867	-	(1,242,541)	2,098,227
Total capital assets, not being depreciated	9,164,522	489,867	-	(1,606,956)	8,047,433
Capital assets, being depreciated					
Building and improvements	16,156,929	118,640	(1,112)	364,415	16,638,872
Machinery, equipment and vehicles	9,323,223	472,232	(349,862)	-	9,445,593
Infrastructure	61,222,765	-	-	1,242,541	62,465,306
Total capital assets, being depreciated	86,702,917	590,872	(350,974)	1,606,956	88,549,771
Accumulated depreciation:					
Building and improvements	(11,880,229)	(272,084)	1,112	-	(12,151,201)
Machinery, equipment and vehicles	(7,582,315)	(534,140)	349,862	-	(7,766,593)
Infrastructure	(45,678,951)	(835,522)	-	-	(46,514,473)
Total accumulated depreciation	(65,141,495)	(1,641,746)	350,974	-	(66,432,267)
Total capital assets, being depreciated, net	21,561,422	(1,050,874)	-	1,606,956	22,117,504
Right to use assets, being amortized					
Lease assets - machinery, equipment and vehicles	103,931	73,570	(95,874)	-	81,627
Subscription assets	1,155,303	58,798	-	-	1,214,101
Total right to use assets, being amortized	1,259,234	132,368	(95,874)	-	1,295,728
Accumulated amortization:					
Lease assets - machinery, equipment and vehicles	(73,920)	(26,806)	95,874	-	(4,852)
Subscription assets	(677,669)	(247,835)	-	-	(925,504)
Total accumulated amortization	(751,589)	(274,641)	95,874	-	(930,356)
Total right to use assets, being amortized, net	507,645	(142,273)	-	-	365,372
Total capital assets, net	$ 31,233,589	$ (703,280)	$ -	$ -	$ 30,530,309

Depreciation and amortization expense for capital assets was charged to functions as follows:

General government	$ 142,339
Public safety	307,810
Public works	1,185,720
Recreation	96,318
Community development	184,200
Total depreciation/amortization expense	$ 1,916,387

Note 6 – Capital Assets (Continued)

B. Business-Type Activities

The following is a summary of changes in capital assets for the business-type activities for the year ended June 30, 2025:

	Balance July 1, 2024	Additions	Deletions	Transfers	Balance June 30, 2025
Capital assets, not being depreciated					
Construction in progress	$ 367,638	$ 3,838,939	$ -	$ -	$ 4,206,577
Total capital assets, not being depreciated	367,638	3,838,939	-	-	4,206,577
Capital assets, being depreciated					
Building and improvements	40,857,072	89,033	-	-	40,946,105
Equipment	1,229,931	-	(88,254)	-	1,141,677
Vehicles	789,200	-	-	-	789,200
Infrastructure	7,474,337	-	-	-	7,474,337
Total capital assets, being depreciated	50,350,540	89,033	(88,254)	-	50,351,319
Accumulated depreciation:					
Building and improvements	(7,855,030)	(781,685)	-	-	(8,636,715)
Equipment	(924,655)	(13,715)	88,254	-	(850,116)
Vehicles	(465,367)	(126,707)	-	-	(592,074)
Infrastructure	(5,128,970)	(80,850)	-	-	(5,209,820)
Total accumulated depreciation	(14,374,022)	(1,002,957)	88,254	-	(15,288,725)
Total capital assets, being depreciated, net	35,976,518	(913,924)	-	-	35,062,594
Total capital assets, net	$ 36,344,156	$ 2,925,015	$ -	$ -	$ 39,269,171

Depreciation expense for capital assets was charged to the wastewater fund in amount of $1,002,957 for the year ended June 30, 2025.

Note 7 – Long-Term Liabilities

A. Governmental Activities

The following is a summary of changes in the City's long-term liabilities related to governmental activities for the fiscal year ended June 30, 2025:

	Balance July 1, 2024 As Restated	Additions	Retirements	Balance June 30, 2025	Classification Due within One Year	Classification Due in More Than One Year
Public Offering:						
2006 Pension Obligation Bonds	$ 2,089,509	$ -	$ (203,321)	$ 1,886,188	$ 195,585	$ 1,690,603
Other long-term liabilities:						
Leases payable:	30,976	73,570	(27,256)	77,290	14,529	62,761
Subscription payable:	199,399	53,267	(117,571)	135,095	83,160	51,935
Claims payable	21,652	5,549,575	(5,541,205)	30,022	30,022	-
Compensated absences *	1,387,723	(30,736)	-	1,356,987	140,688	1,216,299
Total long-term liabilities	$ 3,729,259	$ 5,645,676	$ (5,889,353)	$ 3,485,582	$ 463,984	$ 3,021,598

* The change in the compensated absences liability is presented as a net change.

Note 7 – Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Pension Obligation Bonds

In June 2006 the City authorized the issuance of $16,800,000 of 2006 Series A-1 and A-2 Bonds. The Taxable Pension Obligation Bonds in the aggregate principal of $6,214,630 were issued to finance the City's unfunded accrued actuarial liability with CalPERS. Repayment on the Bonds will be from General Fund revenues Non-voter-approved debt. Principal payments are due annually in June until 2036. As of June 30, 2025, the principal balance of outstanding bonds was $1,886,188.

The annual debt service requirements (principal and interest) to maturity for the 2006 Pension Obligation Bonds are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 195,585	$ 454,415	$ 650,000
2027	191,228	483,773	675,001
2028	186,704	513,296	700,000
2029	180,806	539,194	720,000
2030	174,958	565,042	740,000
2031-2035	808,705	3,291,295	4,100,000
2036	148,202	751,798	900,000
Total	$ 1,886,188	$ 6,598,813	$ 8,485,001

Leases payable

The City has entered leases for the right of way leases. The terms of the agreements are 60 months. The calculated interest rate used range from 2% to 6.66%. As of June 30, 2025, the outstanding balance of the leases is $77,290.

Principal and interest payments to maturity at June 30, 2025 are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 14,529	$ 4,717	$ 19,246
2027	15,526	3,721	19,247
2028	16,115	2,655	18,770
2029	15,742	1,598	17,340
2030	15,378	517	15,895
Total	$ 77,290	$ 13,208	$ 90,498

Subscription payable

The City entered into subscription agreements with various vendors for software. The terms of the agreements are ranging from 24 months to 48 months. The calculated interest rates range from 0.55% to 7.02%. As of June 30, 2025, the capitalized right-to-use assets related to SBITAs were $288,597 and the total subscription liability was $135,095 of which $83,160 is reported as a current liability representing the amount due within the next fiscal year.

Note 7 – Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Subscription payable (Continued)

The future subscription payments are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 83,160	$ 9,233	$ 92,393
2027	40,707	3,541	44,248
2028	11,228	772	12,000
Total	$ 135,095	$ 13,546	$ 148,641

B. Business-Type Activities

The following is a summary of changes in the City's long-term liabilities related to business-type activities for the fiscal year ended June 30, 2025:

	Balance July 01, 2024 As Restated	Additions	Retirements	Balance June 30, 2025	Classification Due within One Year	Classification Due in More Than One Year
Public offerings:						
2016 Wastewater Revenue Refunding Bond	$ 5,633,000	$ -	$ (362,000)	$ 5,271,000	$ 372,000	$ 4,899,000
2016 Clean Water State Revolving Fund	22,735,634	-	(702,678)	22,032,956	714,624	21,318,332
Total Public offerings	28,368,634	-	(1,064,678)	27,303,956	1,086,624	26,217,332
Other long-term liabilities:						
Compensated absences	278,478	5,395	* -	283,873	33,732	250,141
Total long-term liabilities	$ 28,647,112	$ 5,395	$ (1,064,678)	$ 27,587,829	$ 1,120,356	$ 26,467,473

* The change in the compensated absences liability is presented as a net change.

2016 Wastewater Revenue Refunding Bonds

On June 30, 2016, the City issued an $8,251,000 2016 Wastewater Revenue Refunding Bond (Bank Qualified) to redeem its 2006 Wastewater Revenue Bonds. The bonds bear annual interest at 2.95% which is payable semi-annually on March 1 and September 1 of each year through 2036. Principal payments are due annually beginning on September 1, 2016 through 2036. The bond is secured with pledged net wastewater revenues. As of June 30, 2025, the principal balance of outstanding bonds was $5,271,000.

Future debt service payments are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 372,000	$ 150,008	$ 522,008
2027	381,000	138,901	519,901
2028	395,000	127,455	522,455
2029	404,000	115,670	519,670
2030	416,000	103,575	519,575
2031-2035	2,287,000	322,656	2,609,656
2036-2037	1,016,000	30,238	1,046,238
Total	$ 5,271,000	$ 988,503	$ 6,259,503

Note 7 – Long-Term Liabilities (Continued)

B. Business-Type Activities (Continued)

2016 Clean Water State Revolving Fund

In May 2016, the City entered into a loan agreement with the State of California Water Resources Control Board to provide funding for its 50% share of upgrades to the Pinole-Hercules Wastewater Pollution Control Plant to achieve compliance with Regional Water Quality Board NPDES. Funds are drawn on the agreement as work is completed up to a maximum amount of $26.7 million plus any construction period interest. The loan accrues interest at a rate of 1.7 percent annually. Annual principal payments are due each July 1, commencing July 1, 2020. Final payment is due July 2049. Net revenues, defined as all sewer enterprise fund revenues less operations and maintenance costs (excluding depreciation and amortization expenses), is pledged for future debt service. As of June 30, 2025, the total debt outstanding on the loan is $22,032,956.

Future debt service payments are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 714,624	$ 374,560	$ 1,089,184
2027	726,772	362,412	1,089,184
2028	739,127	350,057	1,089,184
2029	751,693	337,491	1,089,184
2030	764,471	324,713	1,089,184
2031-2035	4,021,772	1,424,147	5,445,919
2036-2040	4,375,445	1,070,475	5,445,920
2041-2045	4,760,220	685,700	5,445,920
2046-2050	5,178,832	267,089	5,445,921
Total	$ 22,032,956	$ 5,196,644	$ 27,229,600

Note 8 – Interfund Transactions

A. Interfund Transfers to/from Other Funds

Transfers between funds during the fiscal year ended June 30, 2025 were as follows:

	Transfers Out	
Transfers In	General Fund[1,2]	Total
General Fund	$ 3,928,488	$ 3,928,488
Nonmajor Governmental Funds	2,455,258	2,455,258
Total	$ 6,383,746	$ 6,383,746

[1]Pension Trust and General Reserve and Measure I contribution to the General Fund.
[2]General Fund and Measure S Fund support of recreation, PCTV, and certain capital projects: General fund contribution to community development information system.
[3] Measure I Fund, General Reserve Fund and Pension Fund as part of General Funds transfer the funds to General Fund to support the City's operation.

Note 8 – Interfund Transactions (Continued)

B. Due to/from Other Funds

These balances represent short term loans between funds which are expected to be reimbursed within one year. The composition of due to/from balances at June 30, 2025 consisted of the following:

Due From	Due To	Description	Amount
General Fund	Storm Water Fund	Deficit cash balance	$ 341,623
General Fund	Building and Planning Fund	Deficit cash balance	2,595,604
General Fund *	General Fund	Deficit cash balance	2,612,328
General Fund	Public Works Capital Projects Funds	Deficit cash balance	82,515
General Fund	Refuse Management	Deficit cash balance	43,520
		Total	$ 5,675,590

* This is due to and due from between General Fund and Measure S Fund(as part of General Fund).

Note 9 – Defined Benefit Pension Plan

A. General Information about the Pension Plans

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (“Plan”) administered by the California Public Employees' Retirement System (“CalPERS”). The Plan consists of individual rate plans (benefit tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool (all other). Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the safety and miscellaneous pools. The City sponsors five rate plans (two miscellaneous and three safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided - CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 (age 52 for Miscellaneous Plan members if membership date is on or after January 1, 2013) with statutorily reduced benefits. All members are eligible for non- duty disability benefits after 5 years of service. The death benefit is one of the following: the Special Death Benefit (Safety only), the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law.

Note 9 – Defined Benefit Pension Plan (Continued)

A. General Information about the Pension Plans (Continued)

The rate plan provisions and benefits in effect for the year ended June 30, 2025, are summarized as follows:

	Miscellaneous Cost- Sharing Plans	
Hire Date	Classic	PEPRA
Benefit formula	2% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life
Retirement age	55	62
Monthly benefits, as a % of eligible compensation	2.0% to 2.5%	2.0%
Required employee contribution rates	8.000%	7.750%
Required employer contribution rates	14.060%	7.680%
Final Annual Compensation	1 year	3 year

	Safety Cost-Sharing Plans		
Hire Date	Classic	PEPRA Police	PEPRA Fire
Benefit formula	3% @ 55	2.7% @ 57	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life	Monthly for life
Retirement age	55	50 - 57	50 - 57
Monthly benefits, as a % of eligible compensation	3.000%	2.700%	2.700%
Required employee contribution rates	9.00%	13.750%	13.750%
Required employer contribution rates	24.150%	13.540%	13.540%
Final Annual Compensation	1 year	3 years	3 years

Employees Covered

At June 30, 2023, the valuation date, the following employees were covered by the benefit terms for the Plan:

	Miscellaneous Plans	Safety Plans
Active employees	74	26
Transferred and terminated employees	97	54
Retired employees and beneficiaries	128	108
Total	299	188

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contract are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions.

Note 9 – Defined Benefit Pension Plan (Continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

For the measurement period ended June 30, 2024, the total pension liability was determined by rolling forward the June 30, 2023 total pension liability. The June 30, 2024 total pension liabilities were based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Actuarial Cost Method
Actuarial Assumptions:	
Discount Rate	6.90%
Price Inflation Salary Increases	2.30%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table[1]	Derived using CalPERS' Membership Data for all Funds. .
Post Retirement Benefit Increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter.

[1] The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

Long-Term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 basis points. The expected real rates of return by asset class are as follows:

Asset Class (1)	Assumed Asset Allocation	Real Return (1),(2)
Global Equity - Cap-weighted	30.00%	4.54%
Global Equity - Non-Cap-weighted	12.00%	3.84%
Private Equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed Securities	5.00%	0.50%
Investment Grade Corporates	10.00%	1.56%
High Yield	5.00%	2.27%
Emerging Market Debt	5.00%	2.48%
Private Debt	5.00%	3.57%
Real Assets	15.00%	3.21%
Leverage	-5.00%	-0.59%
	100.00%	

(1) An expected inflation of 2.30% used for this period.
(2) Figures are based on the 2021 Asset Liability Management study.

Note 9 – Defined Benefit Pension Plan (Continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

Discount Rate

The discount rate used to measure the total pension liability was 6.90% as of the measurement date of June 30, 2024. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the plans as of the measurement date of June 30, 2024, calculated using the discount rate of 6.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90%) or 1 percentage-point higher (7.90%) than the current rate:

	Plan's Aggregate Net Pension Liability/(Asset)		
	Discount Rate - 1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate + 1% (7.90%)
Miscellaneous Plan	$ 27,489,612	$ 18,905,222	$ 11,839,002
Safety Plan	38,585,550	25,838,563	15,413,320
	$ 66,075,162	$ 44,743,785	$ 27,252,322

Pension Plan Fiduciary Net Position

Detailed information about the plan's fiduciary net position is available in the separately issued CalPERS financial report.

Proportionate Share of Net Pension Liability and Pension Expense

The following table shows the plan's proportionate share of the risk pool collective net pension liability over the measurement period:

	Increase (Decrease)		
Miscellaneous	Plan Total Pension Liability	Plan Fiduciary Net Position	Plan Net Pension Liability/(Asset)
Balance at: 6/30/23 (Valuation date)	$ 60,135,008	$ 40,994,438	$ 19,140,570
Balance at: 6/30/24 (Measurement date)	63,616,178	44,710,956	18,905,222
Net Changes during 2023-2024	3,481,170	3,716,518	(235,348)
Safety			
Balance at: 6/30/23 (Valuation date)	$ 89,674,397	$ 63,368,786	$ 26,305,611
Balance at: 6/30/24 (Measurement date)	93,316,809	67,478,246	25,838,563
Net Changes during 2023-2024	3,642,412	4,109,460	(467,048)

Note 9 – Defined Benefit Pension Plan (Continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

Proportionate Share of Net Pension Liability and Pension Expense (Continued)

The City's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2024, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for the Plan as of measurement date June 30, 2023 and 2024 was as follows:

	Miscellaneous	Safety
Proportion June 30, 2023	0.38278%	0.35192%
Proportion June 30, 2024	0.39088%	0.35440%
Change - Increase (Decrease)	0.00810%	0.00248%

For the year ended June 30, 2025, the City recognized pension expense in the amounts of $3,118,202 and $4,984,934 for the miscellaneous plan and safety plan, respectively, for a total amount of $8,103,136.

As of June 30, 2024, the measurement date, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

	Miscellaneous Plan		Safety Plan	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions made subsequent to measurement date	$ 2,448,395	$ -	$ 2,712,580	$ -
Difference between expected and actual experience	1,634,530	(63,778)	2,108,656	(68,561)
Changes in assumptions	485,903	-	636,609	-
Differences difference between projected and actual investment earnings	1,088,350	-	1,248,918	-
Adjustment due to differences in proportions	-	(796,237)	312,613	(184,572)
Difference between the City's contributions and proportionate share of contributions	580,832	(23,958)	28,079	(383,460)
Total	$ 6,238,010	$ (883,973)	$ 7,047,455	$ (636,593)

Note 9 – Defined Benefit Pension Plan (Continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

$2,448,395 and $2,712,580 reported as deferred outflows of resources related to pensions for miscellaneous plan and safety plan, respectively, resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the collective net pension liability in the year ending June 30, 2026. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in the future pension expense as follows:

	Deferred Outflows/(Inflows) of Resources	
Year Ended June 30,	Miscellaneous Plan	Safety Plan
2026	$ 725,981	$ 1,414,094
2027	2,507,284	2,809,123
2028	45,342	(97,612)
2029	(372,965)	(427,323)
2030	-	-
Thereafter	-	-
	$ 2,905,642	$ 3,698,282

Note 10 – Other Post-Employment Benefits (OPEB)

A. Summary

	Governmental Activities	Business-Type Activities	Total
Deferred outflows of resources:			
Employer contributions made subsequent to the measurement date	$ 1,656,982	$ 184,109	$ 1,841,091
Difference between expected and actual experience	2,039,844	226,649	2,266,493
Changes in assumptions	1,264,780	140,531	1,405,311
Total deferred outflows of resources	$ 4,961,606	$ 551,289	$ 5,512,895
Total OPEB liability:			
Total OPEB liability, due within one year	$ 1,483,096	$ 164,789	$ 1,647,885
Total OPEB liability, due in more than one year	29,895,636	3,321,737	33,217,373
Total OPEB liability	$ 31,378,732	$ 3,486,526	$ 34,865,258
Deferred inflows of resources:			
Difference between expected and actual experience	$ 1,369,486	$ 152,165	$ 1,521,651
Changes in assumptions	8,619,583	957,732	9,577,315
Total deferred inflows of resources	$ 9,989,069	$ 1,109,897	$ 11,098,966
OPEB Expense	$ 903,392	$ 100,377	$ 1,003,769

B. Description of the Plan

The City sponsors and administers a single-employer health care plan for its employees. The plan includes healthcare coverage to long-service retirees. At retirement, City employees can elect Blue Shield, Kaiser, PERS Care, or PERS Choice medical coverage through the City at the City's expense. As the City's OPEB benefits are administered by City personnel, no separate financial statements are issued. There are no assets accumulated in a GASB-compliant trust.

Note 10 – Other Post-Employment Benefits (OPEB) (Continued)

C. Employees Covered

As of the June 30, 2024, measurement date (June 30, 2023 valuation date), the following current and former employees were covered by the benefit terms under the Plan:

Active employees	102
Retired employees and beneficiaries	104
Total	206

D. Contributions

Employees hired before July 1, 2010 receive a City contribution toward their retiree health premium equal to that provided to current active employees. Employees shall be offered the option to opt into the vesting program as soon after the program implementation as allowed per CalPERS regulations.

Employees hired on or after July 1, 2010 receive a City contribution toward their retiree health premium in an amount as described by Government Code Section 22893 (the PERS vesting schedule). Government Code Section 22893 currently reads that the percentage of employer contribution payable for postretirement health benefits for an employee of a contracting agency subject to this section shall, except as provided in subdivision (b) be based on the member's completed years of credited state service at retirement as shown in the following table:

Credited Years of Service	Percentage of Employer Contributions
10	50
11	55
12	60
13	65
14	70
15	75
16	80
17	85
18	90
19	95
20 or more	100

Note 10 – Other Post-Employment Benefits (OPEB) (Continued)

E. Total OPEB Liability

The City's total OPEB liability was measured as of June 30, 2024, and the total OPEB liability was determined by an actuarial valuation as of June 30, 2023. The total OPEB liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement date.

Measurement Date	June 30, 2023	June 30, 2024
Discount Rate	3.86%	4.09%
Inflation	2.30%	2.30%
Healthcare Trend Rate		
Pre-Medicare	7.40%	6.80% *
Medicare	4.20%	4.17% *
Salary Increase	2.80%	2.80% *
Mortality rate	Based on CalPERS Tables	

* Trending down to 4.14% over 51 years. Applies to calendar years.
**Additional merit-based increases based on CalPERS merit salary increase tables.

F. Discount Rate

The discount rate used to measure the total OPEB liability increased to 4.09% from 3.86%. The City's OPEB Plan is an unfunded plan, therefore the discount rate was set to the rate of tax-exempt, high quality 20-year municipal bonds, as of the valuation date.

G. Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at June 30, 2023 (Measurement Date)	$ 34,976,356
Changes Recognized for the Measurement Period:	
Service Cost	1,223,695
Interest on the total OPEB liability	1,363,994
Difference between expected and actual experience	74,705
Changes of assumptions	(1,046,662)
Implicit Subsidy Credit	(383,474)
Benefit payments	(1,343,356)
Net Changes during July 1, 2023 to June 30, 2024	(111,098)
Balance at June 30, 2024 (Measurement Date)	$ 34,865,258

Sensitivity of the Liability to Changes in the Discount Rate and Healthcare Cost Trend Rate – Sensitivity of the total OPEB liability to changes in the discount rate. The total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.09%) or one percentage point higher (5.09%) follows:

Plan's Total OPEB Liability		
Discount Rate - 1% (3.09%)	Current Discount Rate (4.09%)	Discount Rate + 1% (5.09%)
$ 39,822,238	$ 34,865,258	$ 30,853,682

Note 10 – Other Post-Employment Benefits (OPEB) (Continued)

G. Changes in the Total OPEB Liability (Continued)

Sensitivity of the Total OPEB liability to Changes in the Healthcare Cost Trend Rate – The healthcare trend for this valuation started at 6.80% and decreased to 4.14% over 51 years. The total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower (5.80%) or one percentage point higher (7.80%) than current healthcare cost trend rates follows:

Plan's Total OPEB Liability		
-1% (5.80%)	Healthcare Cost Trend Rates (6.80%)	1% (7.80%)
$ 30,259,564	$ 34,865,258	$ 40,621,655

H. Expected Average Remaining Service Lives (EARSL)

The effects on the total OPEB liability of (1) changes of economic and demographic assumptions or of other inputs and (2) differences between expected and actual experience are required to be included in the OPEB Expense in a systematic and rational manner over a closed period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the OPEB plan (active employees and inactive employees), beginning in the current period. The expected average remaining service lives (EARSL) for the current period follows. Note, however, that for calculation purposes, we use 1 when calculating amortizations if the EARSL is less than 1 year.

EARSL: 5.9 years.

I. OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2025, the City recognized OPEB expense of $1,003,769. For the fiscal year ended June 30, 2025, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Employer contributions made subsequent to the measurement date	$ 1,841,091	$ -
Difference between expected and actual experience	2,266,493	(1,521,651)
Changes of assumptions	1,405,311	(9,577,315)
Total	$ 5,512,895	$ (11,098,966)

Note 10 – Other Post-Employment Benefits (OPEB) (Continued)

I. OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB (Continued)

The $1,841,091 reported as deferred outflows of resources related to contributions subsequent to the June 30, 2024 measurement date will be recognized as a reduction of the total OPEB liability during the fiscal year ending June 30, 2026. Other amounts reported as deferred inflows of resources related to OPEB will be recognized as expense as follows:

Fiscal Year Ended June 30	Deferred Outflows/ (Inflows) of Resources
2026	$ (1,537,736)
2027	(2,943,047)
2028	(2,222,951)
2029	(575,166)
2030	(148,262)
Thereafter	-
	$ (7,427,162)

Note 11 – Deferred Compensation Plan

A. 457 Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Plan is available to full-time employees. The Internal Revenue Service regulations allow an employer to designate a 457(b) Deferred Compensation Plan as an alternative to social security. The plan permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) held in trust by Mission Square, the City's third-party administrator, for the exclusive benefit of the plan participants and their beneficiaries as prescribed by Internal Revenue Code Section 457(g). Accordingly, these assets have been excluded from the City's Annual Comprehensive Financial Report.

In the year 2021, the City evaluated the requirements of GASB Statement No. 84, *Fiduciary Activities* and GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans* and determined that plan didn't meet the criteria to be reported as a fiduciary activity, as required by the above mentioned GASB Statements. Moreover, the plan is classified as other employee benefits for financial reporting purposes.

As of June 30, 2025, the amount held by the Trustee for the City employees is $9,956,526.

Note 12 – Fund Balance

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent.

The accounting policies of the City consider restricted fund balance to have been spent first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. Similarly, when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers committed amounts to be reduced first, followed by assigned amounts, and unassigned amounts.

The City classifies fund balances, as shown on the Balance Sheet – Governmental Funds, as follows as of June 30, 2025:

	General Fund	Housing Programs Fund	Building & Planning Fund	Non-major Governmental Funds	Total
Nonspendable					
Prepaid items	$ 61,529	$ -	$ -	$ 320,552	$ 382,081
Inventory	18,227	-	-	-	18,227
Total nonspendable	79,756	-	-	320,552	400,308
Restricted					
Housing Redevelopment	-	8,251,073	-	-	8,251,073
Real estate maintenance	116,210	-	-	-	116,210
Public safety	-	-	-	796,616	796,616
Growth impact	-	-	-	3,462,184	3,462,184
Gas Tax	-	-	-	2,188,100	2,188,100
Parkland Dedication	-	-	-	122	122
Measure C	-	-	-	2,461,871	2,461,871
Community development	-	-	-	7,635	7,635
Solid Waste	-	-	-	3,306,892	3,306,892
CASP Certification	-	-	-	56,831	56,831
Rate Stabilization	-	-	-	227,215	227,215
Pension Fund	12,442,949	-	-	-	12,442,949
Total restricted	12,559,159	8,251,073	-	12,507,466	33,317,698
Committed					
General reserve	9,907,357	-	-	-	9,907,357
Equipment reserve	229,348	-	-	-	229,348
Emergency reserve	100,000	-	-	-	100,000
Total committed	10,236,705	-	-	-	10,236,705
Assigned					
Capital projects	-	-	-	4,455,979	4,455,979
Total assigned	-	-	-	4,455,979	4,455,979
Unassigned (deficit)	5,619,093	-	(2,545,964)	(391,272)	2,681,857
Total fund balances	$ 28,494,713	$ 8,251,073	$ (2,545,964)	$ 16,892,725	$ 51,092,547

Note 13 – Risk Management

The City manages risk of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters by participating in the public entity risk pools described below and by retaining certain risks.

Public entity risk pools are formally organized and separate entities established under the Joint Exercise of Powers Act of the State of California which exercise full powers and authorities within the scope of the related Joint Powers Agreements including the preparation of annual budgets, accountability for all funds, the power to make and execute contracts and the right to sue and be sued. Each risk pool is governed by a board consisting of representatives from member municipalities. Each board controls the operations of the respective risk pool, including selection of management and approval of operating budgets, independent of any influence by member municipalities beyond their representation on that board. Obligations and liabilities of these risk pools are not the member's responsibility.

Risk Coverage - The City is a member of the Municipal Pooling Authority of Northern California (MPA). MPA provides coverage against the following types of loss risks under terms of joint-powers agreement with the City and several other cities and governmental agencies as follows:

Type of Coverage (Deductible)	Coverage Limits
Liability ($25,000) including errors and omissions for Public Officials	$ 34,500,000
All Risk Fire and Property ($25,000)	1,000,000,000
Workers' Compensation (no deductible)	50,000,000
Vehicle Physical Damage ($3,000 for police, $2,000 all others)	250,000

The MPA is governed by a Board consisting of representatives from member municipalities. The Board controls the operations of the MPA, including selection of management and approval of operating budgets, independent of any influence by member municipalities beyond their representation on the Board.

The City's deposits with the MPA are in accordance with formulas established by the MPA. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating.

During the fiscal year ended June 30, 2025, the City contributed $1,975,333 for coverage.

Financial statements may be obtained from Municipal Pooling Authority of Northern California, 1911 San Miguel Drive, Suite 200, Walnut Creek, CA 94596.

Note 14 – Stewardship, Compliance, and Accountability

A. Deficit Fund Balances/Net Position

As of June 30, 2025, the following funds had a fund deficit:

Fund	Fund Type	Deficit
Building & Planning Fund	Major Fund	$ (2,545,964)
Non-major governmental funds:		
Storm Water Fund	Special Revenue Fund	(333,733)
Refuse Management Fund	Special Revenue Fund	(33,477)
Cable TV Fund	Special Revenue Fund	(682)
Recreation Fund	Special Revenue Fund	(18,380)

Note 14 – Stewardship, Compliance, and Accountability (Continued)

B. Expenditures in Excess of Appropriations

The following funds had expenditures in excess of appropriations:

Fund	Appropriations	Expenditures	Excess Expenditures over Appropriations
Major Governmental Funds:			
General Fund			
General administration	$ 4,743,497	$ 5,565,434	$ (821,937)
Debt Service - Principal	203,321	348,148	(144,827)
Debt Service - Interest and fiscal charges	432,786	441,395	(8,609)
Nonmajor Governmental Funds:			
Gas Tax Special Revenue Fund			
Public works	572,107	594,441	(22,334)
Storm Water Special Revenue Fund			
Public works	379,829	442,586	(62,757)
Police Special Revenue Fund			
Public safety	599,587	612,976	(13,389)
Recreation Special Revenue Fund			
General administration	7,500	8,049	(549)
Solid Waste Special Revenue Fund			
Public works	173,666	241,110	(67,444)
CASP Certification & Training Special Revenue Fund			
Community development	-	398	(398)

Note 15 – Successor Agency Private Purpose Trust for Assets of Former Redevelopment Agency

The Pinole Redevelopment Agency (the "former RDA") was formed in 1972 to finance redevelopment projects in the Agency of Pinole pursuant to the State of California Health and Safety Code, Section 3300. On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 that provided for the dissolution of all redevelopment agencies in the State of California as of February 1, 2012, at which time the City of Pinole elected to take over as the Successor Agency (the "Agency").

The asset and liabilities of the former RDA were transferred to the Successor Agency on February 1, 2012 as a result of the dissolution. The Successor Agency acts in a fiduciary capacity to wind down affairs of the former RDA which includes disposing of the assets and liabilities, and its activities are reported in the fiduciary private-purpose trust fund.

Note 15 – Successor Agency Private Purpose Trust for Assets of Former Redevelopment Agency (Continued)

A. Capital Assets

Capital asset activity for the fiscal year ended June 30, 2025 was as follows:

	Balance July 1, 2024	Additions	Balance June 30, 2025
Capital assets, not being depreciated			
Land	$ 2,429,793	$ -	$ 2,429,793
Total capital assets, not being depreciated	2,429,793	-	2,429,793
Capital assets, being depreciated			
Building and improvements	9,193,612	-	9,193,612
Infrastructure	3,617,484	-	3,617,484
Total capital assets, being depreciated	12,811,096	-	12,811,096
Accumulated depreciation:			
Building and improvements	(3,897,772)	(188,954)	(4,086,726)
Infrastructure	(1,950,148)	(66,716)	(2,016,864)
Total accumulated depreciation	(5,847,920)	(255,670)	(6,103,590)
Total capital assets, being depreciated, net	6,963,176	(255,670)	6,707,506
Total capital assets, net	$ 9,392,969	$ (255,670)	$ 9,137,299

Note 16 – Contingencies and Commitments

The City is subject to litigation arising in the normal course of business. In the opinion of the City Attorney there is no pending litigation which is likely to have a material adverse effect on the financial position of the City.

Grant Awards – The City participates in certain Federal and State assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. Any liability for reimbursement which may arise as the result of these audits is not believed to be material.

Note 17 – Net Investment in Capital Assets

Net investment in capital assets at June 30, 2025 consisted of the following:

	Governmental Activities	Business-Type Activities
Net investment in capital assets:		
Capital assets, nondepreciable	$ 8,047,433	$ 4,206,577
Capital assets, depreciable/amortizable, net	22,482,876	35,062,594
Retention payable	(18,580)	(162,439)
Long-term debt:		
Leases payable	(77,290)	-
Subscription payable	(135,095)	-
2016 Wastewater Revenue Refunding Bond	-	(5,271,000)
2016 Clean Water State Revolving Fund	-	(22,032,956)
Total net investment in capital assets	$ 30,299,344	$ 11,802,776

Note 18 – Joint Powers Agreements

The City is a member of the joint powers agency described below. This agency is governed by a board, which controls their operation, including selection of management and approval of operating budgets, independent of influence by member municipalities beyond their representation on the board.

A. Pinole/Hercules Wastewater Treatment Plant

On January 23, 2001, the cities of Pinole and Hercules entered into a joint powers agreement for the operation and ownership of the Pinole/Hercules Wastewater Treatment Plant (Plant). The City of Hercules retains responsibility for the operation and maintenance of its wastewater collection system. The City of Hercules has an undivided fifty percent (50%) ownership interest in the Plant. The City of Pinole has the right and responsibility to manage and operate the Plant. Also, the City of Pinole maintains the records and accounts for all the transactions.

Note 19 – Restatement of Beginning Net Position and Fund Balance

During fiscal year 2025, restatements of beginning net position are as follows:

	June 30,2024 As Previously Reported	Change in Accounting Principle (a)	June 30, 2024 As Restated
Government-Wide			
Governmental Activities	$ 16,873,089	$ (541,915)	$ 16,331,174
Business-Type Activities	22,048,064	(63,308)	21,984,756
Total primary government	38,921,153	(605,223)	38,315,930
Enterprise Fund:			
Water Utility Enterprise Fund	$ 22,048,064	$ (63,308)	$ 21,984,756
Total Enterprise Funds	$ 22,048,064	$ (63,308)	$ 21,984,756

Implementation of GASB Statement No. 101, Compensated Absences

Effective for the fiscal year ended June 30, 2025, the City implemented GASB Statement No. 101, *Compensated Absences*. This statement establishes accounting and financial reporting standards for compensated absences, including vacation, sick leave, and other paid time off. The implementation of GASB 101 resulted in a change in accounting principle, and prior year amounts have been restated accordingly.

Under GASB 101, a liability must be recognized for leave that is attributable to services already rendered, accumulates and carries forward to future periods, and is more likely than not to be used or paid. This represents a shift from previous guidance, particularly in how likelihood and eligibility are assessed. The effect of the restatement is as shown above.

REQUIRED SUPPLEMENTARY INFORMATION

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Budget and Budgetary Accounting

The City followed these procedures in establishing the budgetary data reflected in the General-Purpose Financial Statements:

1 Annually, the City Manager submits to the City Council a proposed operating budget for the following fiscal year. This budget includes proposed expenditures, by fund and department, and the revenues expected to finance them. Public hearings are conducted to obtain taxpayer comments and the budget is legally enacted through passage of a resolution. Any revisions which alter total expenditures of any fund must be approved by the City Council.

2 Budgets are adopted on a basis consistent with generally accepted accounting principles. Budget to actual comparisons in this report use this budgetary basis. Unexpended appropriations lapse at year-end and must be re-appropriated in the following year.

3 Budgeted amounts are as originally adopted, or as amended by the City Council.

4 Budgeted appropriations for the various governmental funds become effective each July 1. The City Council may amend the budget during the fiscal year. The legal level of budgetary control has been established at function level. Appropriations generally lapse at the end of the fiscal year to the extent they have not been expended.

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City of Pinole
Schedule of Revenues, Expenditures, and Change in Fund Balance - Budget and Actual
General Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Taxes and assessments	$ 22,328,775	$ 22,729,495	$ 23,084,237	$ 354,742
Intergovernmental revenues	142,907	176,368	196,826	20,458
Investment earnings	1,209,000	1,209,000	1,740,629	531,629
Rents and ground leases	118,266	118,266	93,218	(25,048)
Charges for services	2,167,536	2,167,536	2,427,448	259,912
Fines, forfeitures and penalties	15,550	26,050	34,535	8,485
Other revenues	16,600	16,600	46,798	30,198
Total revenues	25,998,634	26,443,315	27,623,691	1,180,376
EXPENDITURES:				
Current:				
General administration	4,670,349	4,743,497	5,565,434	(821,937)
Public safety	22,071,498	22,068,070	18,427,142	3,640,928
Public works	2,434,766	2,575,226	2,436,095	139,131
Recreation	426,865	435,699	408,986	26,713
Community development	585,788	600,338	556,232	44,106
Capital outlay	5,109,816	4,980,771	957,330	4,023,441
Debt Service:				
Principal	203,321	203,321	348,148	(144,827)
Interest and fiscal charges	432,786	432,786	441,395	(8,609)
Total expenditures	35,935,189	36,039,708	29,140,762	6,898,946
Excess (deficiency) of revenues over expenditures	(9,936,555)	(9,596,393)	(1,517,071)	8,079,322
OTHER FINANCING SOURCES (USES):				
Proceeds from sale of asset	1,000	1,000	1,327	327
Issuance of leases and subscription liabilities	-	-	126,837	126,837
Transfers in	3,418,790	4,018,790	3,928,488	(90,302)
Transfers out	(4,830,090)	(6,474,048)	(6,383,746)	90,302
Total other financing sources (uses)	(1,410,300)	(2,454,258)	(2,327,094)	127,164
NET CHANGES IN FUND BALANCE	$ (11,346,855)	$ (12,050,651)	(3,844,165)	$ 8,206,486
FUND BALANCE:				
Beginning of year			32,338,878	
End of year			$ 28,494,713	

City of Pinole
Budgetary Comparison Schedule
Housing Programs Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable/ (Unfavorable)
	Original	Final		
REVENUES:				
Investment earnings	$ 50,000	$ 50,000	$ 176,892	$ 126,892
Other revenues	5,000	5,000	-	(5,000)
Total revenues	55,000	55,000	176,892	121,892
EXPENDITURES:				
Current:				
Community development	323,243	323,243	193,590	129,653
Total expenditures	323,243	323,243	193,590	129,653
NET CHANGES IN FUND BALANCE	$ (268,243)	$ (268,243)	(16,698)	$ 251,545
FUND BALANCE:				
Beginning of year			8,267,771	
End of year			$ 8,251,073	

City of Pinole
Budgetary Comparison Schedule
Building and Planning Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Taxes and assessments	$ 476,916	$ 476,916	$ 488,477	$ 11,561
Intergovernmental revenues	40,000	40,000	391,360	351,360
Investment earnings	7,000	7,000	500	(6,500)
Charges for services	865,610	831,110	769,169	(61,941)
Fines, forfeitures and penalties	20,000	20,000	41,652	21,652
Other revenues	6,000	6,000	-	(6,000)
Total revenues	1,415,526	1,381,026	1,691,158	310,132
EXPENDITURES:				
Current:				
Community development	2,037,558	2,141,158	2,010,442	130,716
Capital outlay	2,000	2,000	-	2,000
Total expenditures	2,039,558	2,143,158	2,010,442	132,716
Excess (deficiency) of revenues over expenditures	(624,032)	(762,132)	(319,284)	442,848
OTHER FINANCING SOURCES (USES):				
Transfers in	67,000	67,000	-	(67,000)
Total other financing sources (uses)	67,000	67,000	-	(67,000)
NET CHANGE IN FUND BALANCE	$ (557,032)	$ (695,132)	(319,284)	$ 375,848
FUND BALANCE (DEFICIT):				
Beginning of year			(2,226,680)	
End of year			$ (2,545,964)	

City of Pinole
Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability and Related Ratios
Cost-Sharing Multiple Employer Miscellaneous Plan
For the Year Ended June 30, 2025

Miscellaneous Plan

Measurement period, year ended	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020
Plan's proportion of the net pension liability	0.2642100%	0.2649900%	0.2655100%	0.2659200%	0.2713000%
Plan's proportionate share of the net pension liability	$ 18,905,222	$ 19,140,570	$ 18,093,979	$ 10,920,678	$ 16,004,315
Plan's covered payroll	$ 7,862,831	$ 7,462,350	$ 5,876,649	$ 5,330,477	$ 4,879,830
Plan's proportionate share of the net pension liability as a percentage of covered-employee payroll	240.44%	256.50%	307.90%	211.80%	334.60%
Plan's fiduciary net position	$ 44,710,956	$ 40,994,438	$ 38,857,645	$ 42,169,171	$ 35,326,833
Plan's fiduciary net position as a percentage of the total pension liability	70.28%	68.17%	68.23%	79.43%	68.82%

City of Pinole
Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability and Related Ratios (Continued)
Cost-Sharing Multiple Employer Miscellaneous Plan
For the Year Ended June 30, 2025

Miscellaneous Plan

Measurement period, year ended	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015
Plan's proportion of the net pension liability	0.2715300%	0.2770700%	0.2846100%	0.2849400%	0.2990880%
Plan's proportionate share of the net pension liability	$ 15,121,848	$ 14,125,442	$ 14,317,779	$ 12,368,264	$ 10,147,708
Plan's covered payroll	$ 4,196,794	$ 4,073,566	$ 4,081,438	$ 3,473,271	$ 3,762,767
Plan's proportionate share of the net pension liability as a percentage of covered-employee payroll	348.11%	339.74%	350.80%	356.10%	269.69%
Plan's fiduciary net position	$ 33,710,618	$ 32,674,876	$ 31,266,917	$ 28,655,555	$ 30,646,409
Plan's fiduciary net position as a percentage of the total pension liability	69.03%	69.82%	68.59%	69.85%	75.12%

City of Pinole
Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability and Related Ratios (Continued)
Cost-Sharing Multiple Employer Safety Plan
For the Year Ended June 30, 2025

Safety Plan

Measurement period, year ended	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020
Plan's proportion of the net pension liability	0.298680%	0.301440%	0.303110%	0.297990%	0.304450%
Plan's proportionate share of the net pension liability	$ 25,838,563	$ 26,305,611	$ 24,214,798	$ 12,714,382	$ 20,693,050
Plan's covered payroll	$ 3,652,162	$ 3,473,176	$ 4,754,358	$ 4,359,543	$ 4,197,326
Plan's proportionate share of the net pension liability as a percentage of covered-employee payroll	707.49%	555.32%	509.32%	129.11%	241.00%
Plan's fiduciary net position	$ 67,478,246	$ 63,368,786	$ 60,886,598	$ 65,389,834	$ 54,757,252
Plan's fiduciary net position as a percentage of the total pension liability	72.31%	70.67%	71.55%	83.72%	72.57%

City of Pinole
Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability and Related Ratios (Continued)
Cost-Sharing Multiple Employer Safety Plan
For the Year Ended June 30, 2025

Safety Plan

Measurement period, year ended	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015
Plan's proportion of the net pension liability	0.311100%	0.308530%	0.310790%	0.315420%	0.318363%
Plan's proportionate share of the net pension liability	$ 18,793,747	$ 17,290,615	$ 17,051,864	$ 14,755,488	$ 11,004,090
Plan's covered payroll	$ 4,144,060	$ 5,496,056	$ 3,655,556	$ 3,827,739	$ 3,931,175
Plan's proportionate share of the net pension liability as a percentage of covered-employee payroll	224.74%	213.58%	219.99%	196.37%	161.75%
Plan's fiduciary net position	$ 54,136,140	$ 50,751,672	$ 48,664,063	$ 45,052,163	$ 46,720,579
Plan's fiduciary net position as a percentage of the total pension liability	74.23%	74.59%	74.05%	75.33%	80.94%

City of Pinole
Required Supplementary Information
Schedule of Contributions - Pensions
Cost-Sharing Multiple Employer Miscellaneous Plan
For the Year Ended June 30, 2025

Miscellaneous Plan

Fiscal Year:	2024-25	2023-24	2022-23	2021-22	2020-21
Contractually determined contribution (actuarially determined)	$ 2,448,395	$ 2,209,061	$ 2,148,835	$ 1,888,941	$ 1,689,822
Contributions in relation to the actuarially determined contributions	(2,448,395)	(2,209,061)	(2,148,835)	(1,888,941)	(1,689,822)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 8,082,990	$ 7,862,831	$ 7,462,350	$ 5,876,649	$ 5,330,477
Contributions as a percentage of covered payroll	30.29%	28.09%	28.80%	32.64%	32.77%

Notes to Schedule

Methods and assumptions used to determine contribution rates:

The actuarial methods and assumption used to set the actuarially determined contributions for Fiscal Year 2023-24 were derived from the June 30, 2021 funding valuation report.

Methods and assumptions used to determine contribution rates: Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Actuarial Cost Method
Amortization method/period	For details, see June 30, 2021, funding valuation report.
Asset valuation method	Fair Value of Assets. For details, see June 30, 2021, funding valuation report.
Inflation	2.30%
Salary increases	Varies by entry age and service
Payroll growth	2.80%
Investment rate of return	6.90% Net of pension plan investment and administrative expenses; includes Inflation.
Retirement age	The probabilities of retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.
Mortality	The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries.

City of Pinole
Required Supplementary Information
Schedule of Contributions - Pensions (Continued)
Cost-Sharing Multiple Employer Miscellaneous Plan
For the Year Ended June 30, 2025

Miscellaneous Plan

Fiscal Year:	2019-20	2018-19	2017-18	2016-17	2015-16
Contractually determined contribution (actuarially determined)	$ 1,503,913	$ 1,302,704	$ 1,058,603	$ 941,653	$ 853,299
Contributions in relation to the actuarially determined contributions	(1,503,913)	(1,302,704)	(1,058,603)	(941,653)	(853,299)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 4,879,830	$ 4,196,794	$ 4,073,566	$ 4,081,438	$ 3,473,271
Contributions as a percentage of covered payroll	31.45%	29.99%	25.99%	23.07%	24.57%

City of Pinole
Required Supplementary Information
Schedule of Contributions - Pensions (Continued)
Cost-Sharing Multiple Employer Safety Plan
For the Year Ended June 30, 2025

Safety Plan

Fiscal Year:	2024-25	2023-24	2022-23	2021-22	2020-21
Contractually determined contribution (actuarially determined)	$ 2,712,580	$ 2,401,947	$ 2,584,516	$ 2,386,694	$ 2,099,289
Contributions in relation to the actuarially determined contributions	(2,712,580)	(2,401,947)	(2,584,516)	(2,386,694)	(2,099,289)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 3,754,423	$ 3,652,162	$ 3,473,176	$ 4,754,358	$ 4,359,543
Contributions as a percentage of covered payroll	72.25%	65.77%	74.41%	50.20%	48.15%

Notes to Schedule

Methods and assumptions used to determine contribution rates:

The actuarial methods and assumption used to set the actuarially determined contributions for Fiscal Year 2023-24 were derived from the June 30, 2021 funding valuation report.

Methods and assumptions used to determine contribution rates: Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Actuarial Cost Method
Amortization method/period	For details, see June 30, 2021, funding valuation report.
Asset valuation method	Fair Value of Assets. For details, see June 30, 2021, funding valuation report.
Inflation	2.30%
Salary increases	Varies by entry age and service
Payroll growth	2.80%
Investment rate of return	6.90% Net of pension plan investment and administrative expenses; includes Inflation.
Retirement age	The probabilities of retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.
Mortality	The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries.

City of Pinole
Required Supplementary Information
Schedule of Contributions - Pensions (Continued)
Cost-Sharing Multiple Employer Safety Plan
For the Year Ended June 30, 2025

Safety Plan

Fiscal Year:	2019-20	2018-19	2017-18	2016-17	2015-16
Contractually determined contribution (actuarially determined)	$ 1,863,419	$ 1,584,004	$ 1,239,511	$ 1,125,572	$ 1,027,403
Contributions in relation to the actuarially determined contributions	(1,863,419)	(1,584,004)	(1,239,511)	(1,125,572)	(1,027,403)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 4,197,326	$ 4,144,060	$ 5,496,056	$ 3,655,556	$ 3,827,739
Contributions as a percentage of covered payroll	44.40%	38.22%	22.55%	30.79%	26.84%

City of Pinole
Required Supplementary Information
Schedule of Changes in Net Other Postemployment Benefits Liability and Related Ratios
For the Year Ended June 30, 2025

Measurement period, year ending:	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020
Total OPEB liability					
Service cost	$ 1,223,695	$ 1,435,271	$ 1,960,338	$ 2,241,980	$ 1,615,428
Interest	1,363,994	1,311,164	984,103	1,063,633	1,308,423
Changes of benefit terms	-	-	-	-	-
Differences between expected and actual experience	74,705	3,334,938	(343,035)	(4,050,407)	-
Changes of assumptions	(1,046,662)	(6,025,520)	(9,270,071)	(270,144)	8,431,861
Benefit payments, including refunds of member contributions	(1,343,356)	(1,221,107)	(1,283,772)	(1,258,835)	(1,223,092)
Implicit Subsidy Credit	(383,474)	(144,415)	-	-	-
Change in total OPEB liability	(111,098)	(1,309,669)	(7,952,437)	(2,273,773)	10,132,620
Total OPEB liability - beginning	34,976,356	36,286,025	44,238,462	46,512,235	36,379,615
Total OPEB liability - ending (a)	$ 34,865,258	$ 34,976,356	$ 36,286,025	$ 44,238,462	$ 46,512,235
Covered-employee payroll	$ 13,203,606	$ 13,547,474	$ 11,487,256	$ 10,998,667	$ 10,708,319
Plan net OPEB liability as a percentage of covered-employee payroll	264.06%	258.18%	315.88%	402.22%	434.36%

Notes to Schedule

No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

[1] Information only presented from the implementation year

Change of assumptions:

June 30, 2020, discount rate was updated based on municipal bond rate and ACA Excise Tax removed

June 30, 2021, discount rate has decreased from 2.21% to2.16% based on updated municipal bond index

June 30, 2022, discount rate has increased from 2.16% to 3.54% based on updated municipal bond index

June 30, 2023, discount rate has increased from 3.54% to 3.86% based on updated municipal bond index

June 30, 2024, discount rate has increased from 3.86% to 4.09% based on updated municipal bond index

City of Pinole
Required Supplementary Information
Schedule of Changes in Net Other Postemployment Benefits Liability and Related Ratios (Continued)
For the Year Ended June 30, 2025

Measurement period, year ending:	6/30/2019	6/30/2018 [1]
Total OPEB liability		
Service cost	$ 1,227,488	$ 1,274,335
Interest	1,391,794	1,298,734
Changes of benefit terms	-	-
Differences between expected and actual experience	(2,333,030)	-
Changes of assumptions	1,956,937	(1,655,481)
Benefit payments, including refunds of member contributions	(1,199,486)	(1,169,676)
Implicit Subsidy Credit	-	-
Change in total OPEB liability	1,043,703	(252,088)
Total OPEB liability - beginning	35,335,912	35,588,000
Total OPEB liability - ending (a)	$ 36,379,615	$ 35,335,912
Covered-employee payroll	$ 10,199,027	$ 9,399,404
Plan net OPEB liability as a percentage of covered-employee payroll	356.70%	375.94%

Notes to Schedule

No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

[1] Information only presented from the implementation year

Change of assumptions:

June 30, 2020, discount rate was updated based on municipal bond rate and ACA Excise Tax removed

June 30, 2021, discount rate has decreased from 2.21% to2.16% based on updated municipal bond index

June 30, 2022, discount rate has increased from 2.16% to 3.54% based on updated municipal bond index

June 30, 2023, discount rate has increased from 3.54% to 3.86% based on updated municipal bond index

June 30, 2024, discount rate has increased from 3.86% to 4.09% based on updated municipal bond index

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SUPPLEMENTARY INFORMATION

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Non-Major Governmental Funds

Capital Projects Funds:

Public Works Capital Projects Fund - This fund is used to account for financial resources that are restricted, committed, or assigned for expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Special Revenue Funds:

Growth Impact Fund - This fund is used to account for development fees collected to mitigate the impact of new development. Specifically, it provides for the expansion, design, construction, or upgrade to facilities, roadways, and equipment. The City collects impact fees for police, fire protection, municipal, community, water, roadways and drainage.

Gas Tax Fund - This fund is used to account for the receipt and subsequent expenditure of the City's share of the State levied tax on gasoline and other vehicle fuels.

Parkland Dedication Fund - This fund is used to account for development fees collected to mitigate the impact of new development on parks and open space.

Measure C Fund - This fund is used to account for special override sales tax revenues collected by the Contra Costa Transportation Authority (CCTA) and reapportioned to the cities for local street projects.

Storm Water Fund - This fund is used to account for moneys received from the Contra Costa County Flood Control and Water Conservation District for use in funding the National Pollutant Discharge Elimination System Program and Drainage System Maintenance activities.

Refuse Management Fund - This fund is used to account for funds received from Republic Services, Inc. from a surcharge it assesses on customer rates for solid waste services.

Adjudicated Asset Seizure Fund - This fund is used to account for receipt and subsequent expenditure of various asset seizure moneys.

Police Fund - This fund is used to account for various grants received to augment law enforcement services and traffic safety.

Cable TV Fund - This fund is used to account for revenues and expenditures related to the operation of the Pinole Community Television (PCTV). Revenue is received from video production charges to other cities, Public, Educational, and Governmental (PEG) access fees and the General Fund. PEG fees are designated for equipment purchases.

Recreation Fund - This fund is used to account for program fees, fundraising proceeds, and donations for Recreation programs. Resources are used towards staffing and maintenance costs to operate the programs.

Rate Stabilization Fund - This fund is used to account for funds received from Republic Services, Inc. from a surcharge it assesses on customer rates for solid waste services. The portion in of revenue allocated to this fund is set aside as a rate stabilization fund.

Development Services Fund - This fund is used to account for developer deposits.

Solid Waste Fund - This fund is used to account for funds received from Republic Services, Inc. from a surcharge it assesses on customer rates for solid waste services. These funds are set aside for future solid waste capital projects and for a rate stabilization fund. This fund accounts for the capital projects portion.

Special Revenue Funds (Continued):

CASP Certification and Training Fund - This fund is used to account for moneys collected from business license applicants. The funds will be used for increased certified access specialists (CASp) training and certification and to facilitate compliance with construction-related accessibility requirements.

City of Pinole
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2025

	Capital Projects Fund	Special Revenue Funds			
	Public Works Capital Projects	Growth Impact	Gas Tax	Parkland Dedication	Measure C
ASSETS					
Cash and investments	$ 4,590,288	$ 3,500,843	$ 2,083,857	$ 122	$ 2,443,871
Accounts receivable	-	-	136,368	-	-
Lease receivable	-	-	-	-	-
Interest receivable	403	25,517	14,459	-	18,000
Prepaid items and supplies	-	-	-	-	315,552
Total assets	$ 4,590,691	$ 3,526,360	$ 2,234,684	$ 122	$ 2,777,423
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities:					
Accounts payable	52,197	64,176	46,584	-	-
Accrued liabilities	-	-	-	-	-
Unearned revenue	-	-	-	-	-
Deposits payable	-	-	-	-	-
Due to other funds	82,515	-	-	-	-
Total liabilities	134,712	64,176	46,584	-	-
Deferred inflows of resources:					
Unavailable revenue	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
Fund Balances (Deficits):					
Nonspendable	-	-	-	-	315,552
Restricted	-	3,462,184	2,188,100	122	2,461,871
Assigned	4,455,979	-	-	-	-
Unassigned (deficit)	-	-	-	-	-
Total fund balances (deficits)	4,455,979	3,462,184	2,188,100	122	2,777,423
Total liabilities, deferred inflows of resources, and fund balances	$ 4,590,691	$ 3,526,360	$ 2,234,684	$ 122	$ 2,777,423

(Continued)

City of Pinole
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
June 30, 2025

	Special Revenue Funds				
	Storm Water	Refuse Management	Adjudicated Asset Seizure	Police	Cable TV
ASSETS					
Cash and investments	$ -	$ -	$ 20,988	$ 734,161	$ 1,278
Accounts receivables	14,204	10,043	-	62,976	24,243
Lease receivable	-	-	-	-	-
Interest receivable	49	-	150	5,309	-
Prepaid items and supplies	-	-	-	-	-
Total assets	$ 14,253	$ 10,043	$ 21,138	$ 802,446	$ 25,521
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities:					
Accounts payable	2,363	-	884	7,456	11,609
Accrued liabilities	-	-	-	-	8,070
Unearned revenue	-	-	-	-	-
Deposits payable	4,000	-	-	-	-
Due to other funds	341,623	43,520	-	-	-
Total liabilities	347,986	43,520	884	7,456	19,679
Deferred inflows of resources:					
Unavailable revenue	-	-	-	18,628	6,524
Total deferred inflows of resources	-	-	-	18,628	6,524
Fund Balances (Deficits):					
Nonspendable	-	-	-	-	-
Restricted	-	-	20,254	776,362	-
Assigned	-	-	-	-	-
Unassigned (deficit)	(333,733)	(33,477)	-	-	(682)
Total fund balances (deficits)	(333,733)	(33,477)	20,254	776,362	(682)
Total liabilities, deferred inflows of resources, and fund balances	$ 14,253	$ 10,043	$ 21,138	$ 802,446	$ 25,521

(Continued)

City of Pinole
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
June 30, 2025

	Special Revenue Funds				
	Recreation	Rate Stabilization	Development Services	Solid Waste Fund	CASP Certification & Training
ASSETS					
Cash and investments	$ 8,763	$ 225,582	$ 73,804	$ 3,184,891	$ 56,902
Accounts receivables	43,108	-	-	119,952	-
Lease receivable	11,386	-	-	-	-
Interest receivable	-	1,633	534	22,987	-
Prepaid items and supplies	5,000	-	-	-	-
Total assets	$ 68,257	$ 227,215	$ 74,338	$ 3,327,830	$ 56,902
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities:					
Accounts payable	37,971	-	7,582	20,938	71
Accrued liabilities	26,084	-	-	-	-
Unearned revenue	58	-	-	-	-
Deposits payable	22,524	-	59,121	-	-
Due to other funds	-	-	-	-	-
Total liabilities	86,637	-	66,703	20,938	71
Deferred inflows of resources:					
Unavailable revenue	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
Fund Balances (Deficits):					
Nonspendable	5,000	-	-	-	-
Restricted	-	227,215	7,635	3,306,892	56,831
Assigned	-	-	-	-	-
Unassigned (deficit)	(23,380)	-	-	-	-
Total fund balances (deficits)	(18,380)	227,215	7,635	3,306,892	56,831
Total liabilities, deferred inflows of resources, and fund balances	$ 68,257	$ 227,215	$ 74,338	$ 3,327,830	$ 56,902

(Continued)

City of Pinole
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
June 30, 2025

	Total Nonmajor Governmental Funds
ASSETS	
Cash and investments	$ 16,925,350
Accounts receivables	410,894
Lease receivable	11,386
Interest receivable	89,041
Prepaid items and supplies	320,552
Total assets	$ 17,757,223
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	
Liabilities:	
Accounts payable	251,831
Accrued liabilities	34,154
Unearned revenue	58
Deposits payable	85,645
Due to other funds	467,658
Total liabilities	839,346
Deferred inflows of resources:	
Unavailable revenue	25,152
Total deferred inflows of resources	25,152
Fund Balances (Deficits):	
Nonspendable	320,552
Restricted	12,507,466
Assigned	4,455,979
Unassigned (deficit)	(391,272)
Total fund balances (deficits)	16,892,725
Total liabilities, deferred inflows of resources, and fund balances	$ 17,757,223

City of Pinole
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-Major Governmental Funds
For the Year Ended June 30, 2025

	Capital Projects Fund	Special Revenue Funds			
	Public Works Capital Projects	Growth Impact	Gas Tax	Parkland Dedication	Measure C
REVENUES:					
Taxes and assessments	$ 59,561	$ -	$ -	$ -	$ -
Intergovernmental revenues	190,167	-	1,050,778	-	552,403
Investment earnings	176	178,624	93,339	6	113,177
Rents and ground leases	-	-	-	-	-
Charges for services	383	-	-	-	-
Fines, forfeitures and penalties	-	-	-	-	-
Other revenues	-	-	49,432	-	-
Total revenues	250,287	178,624	1,193,549	6	665,580
EXPENDITURES:					
Current:					
General administration	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	36,786	-	594,441	-	233,523
Recreation	-	-	-	-	-
Community development	-	-	-	-	-
Capital outlay	114,282	220,000	68	-	11,828
Total expenditures	151,068	220,000	594,509	-	245,351
Excess (deficiency) of revenues over expenditures	99,219	(41,376)	599,040	6	420,229
OTHER FINANCING SOURCES:					
Transfers in	500,000	-	-	-	-
Total other financing sources	500,000	-	-	-	-
NET CHANGES IN FUND BALANCES	599,219	(41,376)	599,040	6	420,229
FUND BALANCES (DEFICITS):					
Beginning of year	3,856,760	3,503,560	1,589,060	116	2,357,194
End of year	$ 4,455,979	$ 3,462,184	$ 2,188,100	$ 122	$ 2,777,423

(Continued)

City of Pinole
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2025

	Special Revenue Funds				
	Storm Water	Refuse Management	Adjudicated Asset Seizure	Police	Cable TV
REVENUES:					
Taxes and assessments	$ 232,332	$ -	$ -	$ 233,909	$ 13,567
Intergovernmental revenues	-	66,971	-	194,663	-
Investment earnings	147	90	1,027	39,354	-
Rents and ground leases	-	-	-	-	-
Charges for services	-	-	-	-	160,459
Fines, forfeitures and penalties	-	-	392	19,078	-
Other revenues	-	-	-	-	150
Total revenues	232,479	67,061	1,419	487,004	174,176
EXPENDITURES:					
Current:					
General administration	-	-	-	-	513,656
Public safety	-	-	-	612,976	-
Public works	442,586	131,958	-	775	-
Recreation	-	-	-	-	-
Community development	-	-	-	-	-
Capital outlay	-	-	-	122,365	97,612
Total expenditures	442,586	131,958	-	736,116	611,268
Excess (deficiency) of revenues over expenditures	(210,107)	(64,897)	1,419	(249,112)	(437,092)
OTHER FINANCING SOURCES:					
Transfers in	-	-	-	-	434,289
Total other financing sources	-	-	-	-	434,289
NET CHANGES IN FUND BALANCES	(210,107)	(64,897)	1,419	(249,112)	(2,803)
FUND BALANCES (DEFICITS):					
Beginning of year	(123,626)	31,420	18,835	1,025,474	2,121
End of year	$ (333,733)	$ (33,477)	$ 20,254	$ 776,362	$ (682)

(Continued)

City of Pinole
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2025

	Special Revenue Funds				
	Recreation	Rate Stabilization	Development Services	Solid Waste Fund	CASP Certification & Training
REVENUES:					
Taxes and assessments	$ -	$ -	$ -	$ -	$ -
Intergovernmental revenues	41,722	-	-	-	-
Investment earnings	-	11,168	3,654	155,294	-
Rents and ground leases	56,624	-	-	-	-
Charges for services	561,301	-	-	-	7,790
Fines, forfeitures and penalties	-	-	-	-	-
Other revenues	187,786	-	-	476,894	-
Total revenues	847,433	11,168	3,654	632,188	7,790
EXPENDITURES:					
Current:					
General administration	8,049	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	241,110	-
Recreation	2,141,278	-	-	-	-
Community development	-	-	-	-	398
Capital outlay	223,651	-	-	-	-
Total expenditures	2,372,978	-	-	241,110	398
Excess (deficiency) of revenues over expenditures	(1,525,545)	11,168	3,654	391,078	7,392
OTHER FINANCING SOURCES:					
Transfers in	1,520,969	-	-	-	-
Total other financing sources	1,520,969	-	-	-	-
NET CHANGES IN FUND BALANCES	(4,576)	11,168	3,654	391,078	7,392
FUND BALANCES (DEFICITS):					
Beginning of year	(13,804)	216,047	3,981	2,915,814	49,439
End of year	$ (18,380)	$ 227,215	$ 7,635	$ 3,306,892	$ 56,831

(Continued)

City of Pinole
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2025

	Total
	Nonmajor Funds Total
REVENUES:	
Taxes and assessments	$ 539,369
Intergovernmental revenues	2,096,704
Investment earnings	596,056
Rents and ground leases	56,624
Charges for services	729,933
Fines, forfeitures and penalties	19,470
Other revenues	714,262
Total revenues	4,752,418
EXPENDITURES:	
Current:	
General administration	521,705
Public safety	612,976
Public works	1,681,179
Recreation	2,141,278
Community development	398
Capital outlay	789,806
Total expenditures	5,747,342
Excess (deficiency) of revenues over expenditures	(994,924)
OTHER FINANCING SOURCES:	
Transfers in	2,455,258
Total other financing sources	2,455,258
NET CHANGES IN FUND BALANCES	1,460,334
FUND BALANCES (DEFICITS):	
Beginning of year	15,432,391
End of year	$ 16,892,725

City of Pinole
Budgetary Comparison Schedule
Public Works Capital Projects
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Taxes and assessments	$ 56,411	$ 56,411	$ 59,561	$ 3,150
Intergovernmental revenues	1,814,683	1,814,683	190,167	(1,624,516)
Investment earnings	-	-	176	176
Rents and ground leases	15,000	15,000	-	(15,000)
Charges for services	-	-	383	383
Other revenues	7,500	7,500	-	(7,500)
Total revenues	1,893,594	1,893,594	250,287	(1,643,307)
EXPENDITURES:				
Current:				
Public works	194,397	194,397	36,786	157,611
Capital outlay	4,558,024	4,558,024	114,282	4,443,742
Total expenditures	4,752,421	4,752,421	151,068	4,601,353
Excess (deficiency) of revenues over expenditures	(2,858,827)	(2,858,827)	99,219	2,958,046
OTHER FINANCING SOURCES:				
Transfers in	500,000	500,000	500,000	-
Total other financing sources	500,000	500,000	500,000	-
NET CHANGE IN FUND BALANCE	$ (2,358,827)	$ (2,358,827)	599,219	$ 2,958,046
FUND BALANCE:				
Beginning of year			3,856,760	
End of year			$ 4,455,979	

City of Pinole
Budgetary Comparison Schedule
Growth Impact Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment earnings	$ -	$ -	$ 178,624	$ 178,624
Charges for services	1,039,594	-	-	-
Total revenues	1,039,594	-	178,624	178,624
EXPENDITURES:				
Current:				
Capital outlay	1,623,000	1,623,000	220,000	1,403,000
Total expenditures	1,623,000	1,623,000	220,000	1,403,000
NET CHANGE IN FUND BALANCE	$ (583,406)	$ (1,623,000)	(41,376)	$ 1,581,624
FUND BALANCE:				
Beginning of year			3,503,560	
End of year			$ 3,462,184	

City of Pinole
Budgetary Comparison Schedule
Gas Tax Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental revenues	$ 1,033,764	$ 1,033,764	$ 1,050,778	$ 17,014
Investment earnings	5,000	5,000	93,339	88,339
Other revenues	7,636	7,636	49,432	41,796
Total revenues	1,046,400	1,046,400	1,193,549	147,149
EXPENDITURES:				
Current:				
Public works	572,107	572,107	594,441	(22,334)
Capital outlay	1,631,082	1,631,082	68	1,631,014
Total expenditures	2,203,189	2,203,189	594,509	1,608,680
NET CHANGE IN FUND BALANCE	$ (1,156,789)	$ (1,156,789)	599,040	$ 1,755,829
FUND BALANCE:				
Beginning of year			1,589,060	
End of year			$ 2,188,100	

City of Pinole
Budgetary Comparison Schedule
Parkland Dedication Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment earnings	$ -	$ -	$ 6	$ 6
Total revenues	-	-	6	6
NET CHANGE IN FUND BALANCE	$ -	$ -	6	$ 6
FUND BALANCE:				
Beginning of year			116	
End of year			$ 122	

City of Pinole
Budgetary Comparison Schedule
Measure C Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental revenues	$ 1,144,257	$ 1,144,257	$ 552,403	$ (591,854)
Investment earnings	8,000	8,000	113,177	105,177
Total revenues	1,152,257	1,152,257	665,580	(486,677)
EXPENDITURES:				
Current:				
Public works	283,476	283,476	233,523	49,953
Capital outlay	1,421,650	1,421,650	11,828	1,409,822
Total expenditures	1,705,126	1,705,126	245,351	1,459,775
NET CHANGE IN FUND BALANCE	$ (552,869)	$ (552,869)	420,229	$ 973,098
FUND BALANCE:				
Beginning of year			2,357,194	
End of year			$ 2,777,423	

City of Pinole
Budgetary Comparison Schedule
Storm Water Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Taxes and assessments	$ 253,272	$ 253,272	$ 232,332	$ (20,940)
Investment earnings	-	-	147	147
Total revenues	253,272	253,272	232,479	(20,793)
EXPENDITURES:				
Current:				
Public works	379,829	379,829	442,586	(62,757)
Total expenditures	379,829	379,829	442,586	(62,757)
NET CHANGE IN FUND BALANCE	$ (126,557)	$ (126,557)	(210,107)	$ (83,550)
FUND BALANCE (DEFICIT):				
Beginning of year			(123,626)	
End of year			$ (333,733)	

City of Pinole
Budgetary Comparison Schedule
Refuse Management Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental revenues	$ 60,060	$ 60,060	$ 66,971	$ 6,911
Investment earnings	6,000	6,000	90	(5,910)
Total revenues	66,060	66,060	67,061	1,001
EXPENDITURES:				
Current:				
Public works	187,102	187,102	131,958	55,144
Total expenditures	187,102	187,102	131,958	55,144
NET CHANGE IN FUND BALANCE	$ (121,042)	$ (121,042)	(64,897)	$ 56,145
FUND BALANCE (DEFICIT):				
Beginning of year			31,420	
End of year			$ (33,477)	

City of Pinole
Budgetary Comparison Schedule
Adjudicated Asset Seizure Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment earnings	$ -	$ -	$ 1,027	$ 1,027
Fines, forfeitures and penalties	-	-	392	392
Total revenues	-	-	1,419	1,419
EXPENDITURES:				
Current:				
Public safety	20,544	20,544	-	20,544
Total expenditures	- 20,544	20,544	-	20,544
NET CHANGE IN FUND BALANCE	$ (20,544)	$ (20,544)	1,419	$ 21,963
FUND BALANCE:				
Beginning of year			18,835	
End of year			$ 20,254	

City of Pinole
Budgetary Comparison Schedule
Police Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Taxes and assessments	$ 239,855	$ 239,855	$ 233,909	$ (5,946)
Intergovernmental revenues	165,000	165,000	194,663	29,663
Investment earnings	21,500	21,500	39,354	17,854
Fines, forfeitures and penalties	45,000	45,000	19,078	(25,922)
Total revenues	471,355	471,355	487,004	15,649
EXPENDITURES:				
Current:				
Public safety	598,887	599,587	612,976	(13,389)
Public works	35,000	35,000	775	34,225
Capital outlay	264,333	263,633	122,365	141,268
Total expenditures	898,220	898,220	736,116	162,104
NET CHANGE IN FUND BALANCE	$ (426,865)	$ (426,865)	(249,112)	$ 177,753
FUND BALANCE:				
Beginning of year			1,025,474	
End of year			$ 776,362	

City of Pinole
Budgetary Comparison Schedule
Cable TV Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Taxes and assessments	$ 26,486	$ 26,486	$ 13,567	$ (12,919)
Charges for services	179,047	179,047	160,459	(18,588)
Other revenues	3,000	3,000	150	(2,850)
Total revenues	208,533	208,533	174,176	(34,357)
EXPENDITURES:				
Current:				
General administration	624,463	599,463	513,656	85,807
Capital outlay	205,000	149,420	97,612	51,808
Total expenditures	829,463	748,883	611,268	137,615
Excess (deficiency) of revenues over expenditures	(620,930)	(540,350)	(437,092)	103,258
OTHER FINANCING SOURCES:				
Transfers in	160,000	434,289	434,289	-
Total other financing sources	160,000	434,289	434,289	-
NET CHANGE IN FUND BALANCE	$ (460,930)	$ (106,061)	(2,803)	$ 103,258
FUND BALANCE (DEFICIT):				
Beginning of year			2,121	
End of year			$ (682)	

City of Pinole
Budgetary Comparison Schedule
Recreation Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental revenues	$ 81,983	$ 81,983	$ 41,722	$ (40,261)
Rents and ground leases	19,013	19,013	56,624	37,611
Charges for services	367,860	367,860	561,301	193,441
Other revenues	35,500	212,550	187,786	(24,764)
Total revenues	504,356	681,406	847,433	166,027
EXPENDITURES:				
Current:				
General administration	7,500	7,500	8,049	(549)
Recreation	2,275,756	2,339,756	2,141,278	198,478
Capital outlay	97,000	264,050	223,651	40,399
Total expenditures	2,380,256	2,611,306	2,372,978	238,328
Excess (deficiency) of revenues over expenditures	(1,875,900)	(1,929,900)	(1,525,545)	404,355
OTHER FINANCING SOURCES:				
Transfers in	751,300	1,520,969	1,520,969	-
Total other financing sources	751,300	1,520,969	1,520,969	-
NET CHANGE IN FUND BALANCE	$ (1,124,600)	$ (408,931)	(4,576)	$ 404,355
FUND BALANCE (DEFICIT):				
Beginning of year			(13,804)	
End of year			$ (18,380)	

City of Pinole
Budgetary Comparison Schedule
Rate Stabilization Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment earnings	$ -	$ -	$ 11,168	$ 11,168
Total revenues	-	-	11,168	11,168
NET CHANGE IN FUND BALANCE	$ -	$ -	11,168	$ 11,168
FUND BALANCE:				
Beginning of year			216,047	
End of year			$ 227,215	

City of Pinole
Budgetary Comparison Schedule
Development Services Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment earnings	$ -	$ -	$ 3,654	$ 3,654
Total revenues	-	-	3,654	3,654
NET CHANGE IN FUND BALANCE	$ -	$ -	3,654	$ 3,654
FUND BALANCE:				
Beginning of year			3,981	
End of year			$ 7,635	

City of Pinole
Budgetary Comparison Schedule
Solid Waste Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment earnings	8,000	8,000	155,294	147,294
Other revenues	360,000	360,000	476,894	116,894
Total revenues	368,000	368,000	632,188	264,188
EXPENDITURES:				
Current:				
Public works	173,666	173,666	241,110	(67,444)
Total expenditures	173,666	173,666	241,110	(67,444)
NET CHANGE IN FUND BALANCE	$ 194,334	$ 194,334	391,078	$ 196,744
FUND BALANCE:				
Beginning of year			2,915,814	
End of year			$ 3,306,892	

City of Pinole
Budgetary Comparison Schedule
CASP Certification & Training Special Revenue Fund
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ -	$ -	$ 7,790	$ 7,790
Total revenues	-	-	7,790	7,790
EXPENDITURES:				
Current:				
Community development	-	-	398	(398)
Total expenditures	-	-	398	(398)
NET CHANGE IN FUND BALANCE	$ -	$ -	7,392	$ 7,392
FUND BALANCE:				
Beginning of year			49,439	
End of year			$ 56,831	

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FIDUCIARY FUNDS

Custodial Funds:

Unadjudicated Asset Seizure Fund - This fund is used to account for receipt of various asset seizure moneys awaiting adjudication.

Developer Fees - This fund is used to account for receipt of developer deposits.

Pinole Public School Fund - This fund is used to account for receipt and subsequent expenditure of donations to fund public school projects or programs.

Community Assistance Program Fund - This fund is used to account for receipt and subsequent expenditure of donations for community assistance programs or events.

Police Evidence Fund - This fund is used to account for moneys collected as police evidence.

City of Pinole
Combining Statement of Fiduciary Net Position
Custodial Funds
June 30, 2025

	Unadjudicated Asset Seizure Fund	Developer Fees Fund
ASSETS		
Cash and investments	$ 27,755	$ 4,869
Interest receivable	201	-
Total assets	27,956	4,869
LIABILITIES		
Accounts payable	11,449	-
Deposit payable	-	-
Unearned Revenue	-	-
Total liabilities	11,449	-
NET POSITION		
Restricted for:		
Individuals, organizations, and other governments	16,507	4,869
Total net position	$ 16,507	$ 4,869

City of Pinole
Combining Statement of Fiduciary Net Position (Continued)
Custodial Funds
June 30, 2025

	Pinole Public School Funds	Community Assistance Program Fund	Police Evidence Fund	Total
ASSETS				
Cash and investments	$ 1,945	$ 28,945	$ 139,965	$ 203,479
Interest receivable	14	-	-	215
Total assets	1,959	28,945	139,965	203,694
LIABILITIES				
Accounts payable	-	2,648	-	14,097
Deposit payable	-	-	139,721	139,721
Unearned Revenue	-	26,297	-	26,297
Total liabilities	-	28,945	139,721	180,115
NET POSITION				
Restricted for:				
Individuals, organizations, and other governments	1,959	-	244	23,579
Total net position	$ 1,959	$ -	$ 244	$ 23,579

City of Pinole
Combining Statement of Changes in Fiduciary Net Position
Custodial Funds
For the Year Ended June 30, 2025

	Unadjudicated Asset Seizure Fund	Developer Fees Fund
ADDITIONS:		
Investment income	$ 1,373	$ -
Total additions	1,373	-
Change in net position	1,373	-
NET POSITION:		
Beginning of year	15,134	4,869
End of year	$ 16,507	$ 4,869

City of Pinole
Combining Statement of Changes in Fiduciary Net Position (Continued)
Custodial Funds
For the Year Ended June 30, 2025

	Pinole Public School Funds	Community Assistance Program Fund	Police Evidence Fund	Total Custodial Funds
ADDITIONS:				
Investment income	$ 96	$ -	$ 11	$ 1,480
Total additions	96	-	11	1,480
Change in net position	96	-	11	1,480
NET POSITION:				
Beginning of year	1,863	-	233	22,099
End of year	$ 1,959	$ -	$ 244	$ 23,579

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STATISTICAL SECTION
(Unaudited)

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City of Pinole
Statistical Section
For the Year Ended June 30, 2025

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City of Pinole
Net Position by Component
Last Ten Fiscal Years

	2016	2017	2018	2019	2020
Governmental activities					
Net investment in capital assets	$ 33,764,294	$ 32,700,833	$ 31,758,414	$ 29,977,958	$ 30,774,116
Restricted	2,591,393	17,755,625	17,938,328	31,048,458	32,045,457
Unrestricted (deficit)	(17,014,950)	(31,148,654)	(34,044,994)	(41,104,957)	(41,984,038)
Total governmental activities net position	$ 19,340,737	$ 19,307,804	$ 15,651,748	$ 19,921,459	$ 20,835,535
Business-type activities					
Net investment in capital assets	$ 13,869,394	$ 14,364,860	$ 13,381,134	$ 13,088,528	$ 12,452,490
Unrestricted	4,584,135	5,649,110	6,241,700	7,883,837	10,243,444
Total business-type activities net position	$ 18,453,529	$ 20,013,970	$ 19,622,834	$ 20,972,365	$ 22,695,934
Primary government					
Net investment in capital assets	$ 47,633,688	$ 47,065,693	$ 45,139,548	$ 43,066,486	$ 43,226,606
Restricted	2,591,393	17,755,625	17,938,328	31,048,458	32,045,457
Unrestricted (deficit)	(12,430,815)	(25,499,544)	(27,803,294)	(33,221,120)	(31,740,594)
Total primary government net position	$ 37,794,266	$ 39,321,774	$ 35,274,582	$ 40,893,824	$ 43,531,469

Source: City of Pinole Finance

*For the fiscal year ended June 30, 2025, the City implemented GASB Statement no. 101, Compensated Absences. The implementation of GASB 101 resulted in a change in accounting principle, and prior year amounts have been restated accordingly.

City of Pinole
Net Position by Component (Continued)
Last Ten Fiscal Years

	2021	2022	2023	2024	2025
Governmental activities					
Net investment in capital assets	$ 31,008,808	$ 31,695,972	$ 30,207,077	$ 30,973,001	$ 30,299,344
Restricted	33,528,931	34,342,971	29,854,090	29,675,938	29,261,144
Unrestricted (deficit)	(44,487,476)	(52,223,172)	(39,009,363)	(43,775,850)	(48,107,516)
Total governmental activities net position	$ 20,050,263	$ 13,815,771	$ 21,051,804	$ 16,873,089	$ 11,452,972
Business-type activities					
Net investment in capital assets	$ 12,783,593	$ 12,863,679	$ 7,718,239	$ 7,975,522	$ 11,802,776
Unrestricted	10,795,126	11,022,842	12,544,816	14,072,542	12,407,690
Total business-type activities net position	$ 23,578,719	$ 23,886,521	$ 20,263,055	$ 22,048,064	$ 24,210,466
Primary government					
Net investment in capital assets	$ 43,792,401	$ 44,559,651	$ 37,925,316	$ 38,948,523	$ 42,102,120
Restricted	33,528,931	34,342,971	29,854,090	29,675,938	29,261,144
Unrestricted (deficit)	(33,692,350)	(41,200,330)	(26,464,547)	(29,703,308)	(35,699,826)
Total primary government net position	$ 43,628,982	$ 37,702,292	$ 41,314,859	$ 38,921,153	$ 35,663,438

City of Pinole
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2016	2017	2018	2019	2020
Expenses					
Governmental Activities:					
General government	$ 4,368,671	$ 5,952,688	$ 3,482,534	$ 4,931,705	$ 4,596,909
Public safety	10,086,963	10,326,947	12,202,527	12,060,171	14,937,597
Public services	3,878,498	2,568,265	3,217,759	3,416,574	3,488,882
Recreation	1,067,952	1,151,760	1,145,227	1,069,375	1,146,587
Community development	1,184,385	1,065,848	1,642,031	2,338,177	1,365,580
Interest and fiscal changes	305,569	338,507	331,464	287,729	304,844
Total government activity expenses	$ 20,892,038	$ 21,404,015	$ 22,021,542	$ 24,103,731	$ 25,840,399
Business-type activities:					
Wastewater utility	5,316,022	4,597,454	5,193,994	4,930,113	5,704,747
Total business-type activities expenses	5,316,022	4,597,454	5,193,994	4,930,113	5,704,747
Total primary government expenses	$ 26,208,060	$ 26,001,469	$ 27,215,536	$ 29,033,844	$ 31,545,146
Program Revenues					
Governmental Activities:					
Charges for services:					
General government	$ 236,512	$ 354,357	$ 648,409	$ 643,524	$ 678,065
Public safety	461,330	640,785	1,435,741	1,186,008	1,388,295
Public services	545,273	310,073	153,810	169,758	66,676
Recreation	871,497	783,783	846,822	770,397	501,860
Community development	244,449	162,634	1,153,907	2,368,209	736,346
Operating grants and contributiions	1,464,456	227,184	11,483,081	2,136,212	1,790,729
Capital grants and contributions	1,094,371	1,262,813	-	-	-
Total governmental program revenues	4,917,888	3,741,629	15,721,770	7,274,108	5,161,971
Business-type activities:					
Charges for services:					
Wastewater utility	7,541,964	6,315,563	6,524,537	7,211,834	7,093,734
Capital grants and contributions	-	-	-	-	-
Total business-type program revenues	7,541,964	6,315,563	6,524,537	7,211,834	7,093,734
Total primary government program revenues	$ 12,459,852	$ 10,057,192	$ 22,246,307	$ 14,485,942	$ 12,255,705
Net (Expense)/Revenue					
Net (Expense)/Revenue Governmental	(15,974,150)	(17,662,386)	(6,299,772)	(16,829,623)	(20,678,428)
Net (Expense)/Revenue Business-type	2,225,942	1,718,109	1,330,543	2,281,721	1,388,987
Total primary government net (Expense)/Revenue	(13,748,208)	(15,944,277)	(4,969,229)	(14,547,902)	(19,289,441)
General revenues and Transfers					
Governmental activities	18,362,326	17,629,453	19,009,791	19,703,801	20,627,635
Business-type activities	20,137	3,570	58,958	129,641	284,574
Total primary government	18,382,463	17,633,023	19,068,749	19,833,442	20,912,209
Change in Net Position					
Governmental activities	2,388,176	(32,933)	12,710,019	2,874,178	(50,793)
Business-type activities	2,246,079	1,721,679	1,389,501	2,411,362	1,673,561
Total primary government	$ 4,634,255	$ 1,688,746	$ 14,099,520	$ 5,285,540	$ 1,622,768

Source: City of Pinole Finance

City of Pinole
Changes in Net Position (Continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	2021	2022	2023	2024	2025
Expenses					
Governmental Activities:					
General government	$ 4,957,477	$ 5,539,414	$ 4,226,526	$ 5,439,951	$ 6,331,078
Public safety	15,895,381	19,255,147	12,985,795	20,226,459	21,039,278
Public services	4,541,157	3,943,251	4,391,992	5,734,403	5,824,745
Recreation	949,734	1,878,342	1,926,541	2,275,235	2,662,821
Community development	1,275,333	2,271,609	2,982,917	2,968,511	2,994,841
Interest and fiscal changes	331,218	388,876	410,766	424,186	440,527
Total government activity expenses	$ 27,950,300	$ 33,276,639	$ 26,924,537	$ 37,068,745	$ 39,293,290
Business-type activities:					
Wastewater utility	6,688,530	7,266,212	5,787,622	6,812,685	7,051,724
Total business-type activities expenses	6,688,530	7,266,212	5,787,622	6,812,685	7,051,724
Total primary government expenses	$ 34,638,830	$ 40,542,851	$ 32,712,159	$ 43,881,430	$ 46,345,014
Program Revenues					
Governmental Activities:					
Charges for services:					
General government	$ 686,519	$ 2,106,826	$ 936,883	$ 752,366	$ 767,359
Public safety	1,440,572	1,925,962	1,840,283	1,908,034	2,017,514
Public services	74,897	739,693	365,748	502,517	479,192
Recreation	172,486	378,787	711,156	481,813	799,884
Community development	503,324	902,764	1,236,488	1,423,431	1,314,599
Operating grants and contributiions	1,795,055	2,020,534	5,594,961	2,939,589	3,132,891
Capital grants and contributions	-	712,728	865,743	500,258	461,263
Total governmental program revenues	4,672,853	8,787,294	11,551,262	8,508,008	8,972,702
Business-type activities:					
Charges for services:					
Wastewater utility	7,527,056	7,770,772	7,831,703	8,114,292	8,823,158
Capital grants and contributions	-	-	-	-	-
Total business-type program revenues	7,527,056	7,770,772	7,831,703	8,114,292	8,823,158
Total primary government program revenues	$ 12,199,909	$ 16,558,066	$ 19,382,965	$ 16,622,300	$ 17,795,860
Net (Expense)/Revenue					
Net (Expense)/Revenue Governmental	(23,277,447)	(24,489,345)	(15,373,275)	(28,560,737)	(30,320,588)
Net (Expense)/Revenue Business-type	838,526	504,560	2,044,081	1,301,607	1,771,434
Total primary government net (Expense)/Revenue	(22,438,921)	(23,984,785)	(13,329,194)	(27,259,130)	(28,549,154)
General revenues and Transfers					
Governmental activities	22,492,175	18,254,852	22,535,526	24,492,004	25,442,386
Business-type activities	44,259	(196,758)	(174,689)	483,402	454,276
Total primary government	22,536,434	18,058,094	22,360,837	24,975,406	25,896,662
Change in Net Position					
Governmental activities	(785,272)	(6,234,493)	7,162,251	(4,068,733)	(4,878,202)
Business-type activities	882,785	307,802	1,869,392	1,785,009	2,225,710
Total primary government	$ 97,513	$ (5,926,691)	$ 9,031,643	$ (2,283,724)	$ (2,652,492)

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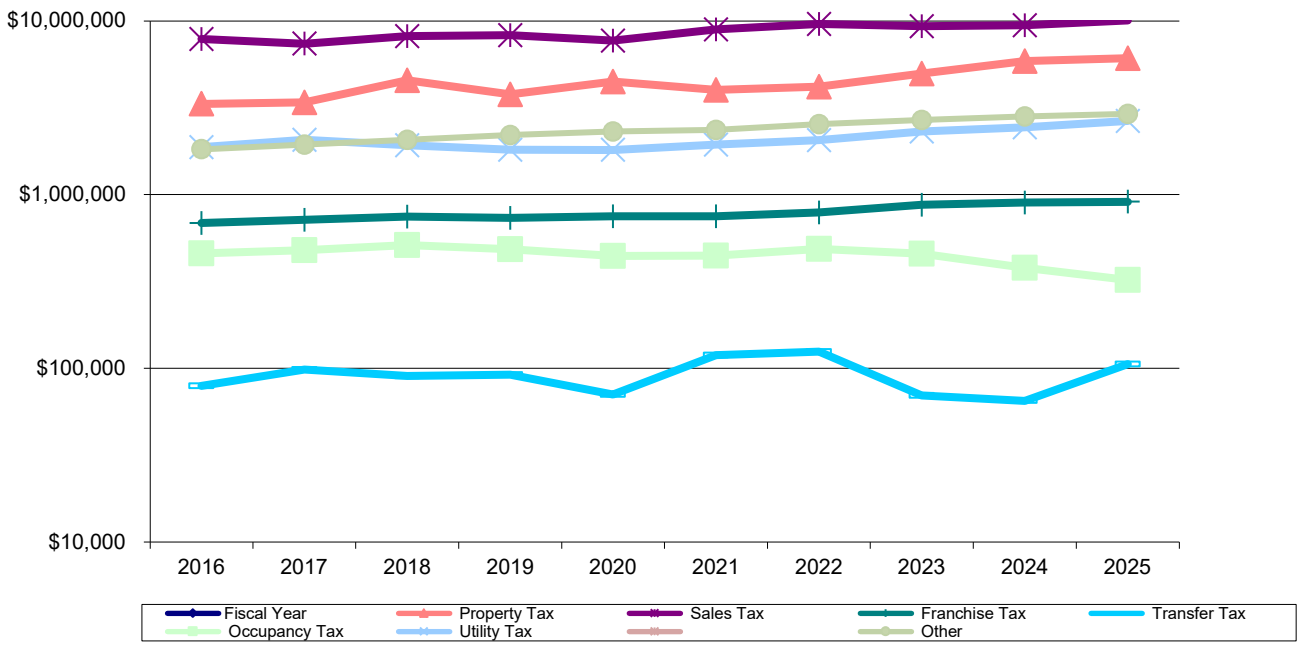
City of Pinole
General Fund Tax Revenue by Source
Last Ten Fiscal Years



Fiscal Year	Property Tax	(b) Sales Tax	Franchise Tax	Transfer Tax	Occupancy Tax	(a) Utility Tax	(c) Other	Total
2016	$ 3,333,712	$ 7,859,195	$ 687,737	$ 79,181	$ 459,393	$ 1,876,318	$ 1,826,513	$ 16,122,050
2017	3,392,870	7,411,905	717,013	98,593	478,940	2,066,623	1,942,511	16,108,455
2018	4,555,300	8,162,816	747,625	90,328	513,368	1,926,796	2,068,842	18,065,075
2019	3,775,074	8,281,048	735,311	91,954	485,499	1,812,844	2,205,899	17,387,628
2020	4,473,828	7,689,917	750,002	70,764	444,453	1,809,832	2,304,932	17,543,727
2021	4,001,411	8,927,361	751,598	119,254	446,105	1,939,726	2,354,617	18,540,071
2022	4,182,262	9,613,625	788,146	124,946	487,687	2,063,773	2,550,587	19,811,026
2023	4,985,909	9,328,351	875,058	69,881	456,288	2,312,830	2,689,580	20,717,898
2024	5,883,627	9,430,219	901,208	65,183	378,622	2,445,715	2,814,056	21,918,629
2025	6,103,492	10,065,999	910,745	105,788	322,889	2,657,156	2,918,168	23,084,237

(a) City of Pinole utility tax went into effect July 1991. This tax was repealed by the voters in November 1997 and reinstated in November 1998, and reaffirmed by voters in November 2004, November 2012, and November 2018.

(b) Voter ratification November 2006 of 1/2-cent local user tax applied to retail sales effective April 2007. Voter ratification November 2014 of additional 1/2-cent local user tax applied to retail sales effective April 2015. Voter ratification November 2024 of additional 1/2-cent local user tax applied to retail sales effective April 2025.

(c) Includes Business License Taxes

Source: City of Pinole Finance

City of Pinole
Fund Balances Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2016	2017	2018	2019	2020
General Fund					
Nonspendable	$ 7,275	$ 6,712	$ 12,669	$ 13,178	$ 463,067
Restricted	-	-	133,586	17,346,090	18,255,487
Assigned	-	-	2,531,677	2,531,677	7,672,065
Committed	-	-	-	-	579,257
Unassigned	9,062,287	11,700,289	23,249,204	14,909,608	10,828,937
Total General Fund	$ 9,069,562	$ 11,707,001	$ 25,927,136	$ 34,800,553	$ 37,798,813
All Other Governmental Funds					
Nonspendable	$ 2,591,393	$ 6,882,968	$ -	$ -	$ 315,552
Restricted	11,665,834	10,872,657	18,250,952	14,306,945	13,756,009
Assigned	-	-	2,366,429	2,800,614	2,751,350
Committed	-	2,304,515	-	-	-
Unassigned reported in:					
Special revenue funds	4,248,108	(371,162)	(43,673)	(29,052)	(35,900)
Capital project funds	-	-	-	-	-
Debt service funds	-	-	-	-	-
Total all other governmental funds	$ 18,505,335	$ 19,688,978	$ 20,573,708	$ 17,078,507	$ 16,787,011

Source: City of Pinole Finance

City of Pinole
Fund Balances Governmental Funds (Continued)
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2021	2022	2023	2024	2025
General Fund					
Nonspendable	$ 18,782	$ 45,296	$ 243,904	$ 33,987	$ 79,756
Restricted	19,623,678	17,271,818	14,775,559	13,718,620	12,559,159
Assigned	7,836,178	8,533,768	-	-	-
Committed	-	-	9,412,029	10,744,838	10,236,705
Unassigned	12,488,562	9,406,554	12,123,654	7,841,433	5,619,093
Total General Fund	$ 39,967,200	$ 35,257,436	$ 36,555,146	$ 32,338,878	$ 28,494,713
All Other Governmental Funds					
Nonspendable	$ 315,552	$ 315,552	$ 328,952	$ 320,552	$ 320,552
Restricted	13,905,253	17,236,034	18,590,427	19,665,280	20,758,539
Assigned	2,526,571	2,069,093	3,280,685	3,856,760	4,455,979
Committed	-	-	-	-	-
Unassigned reported in:					
Special revenue funds	(137,880)	(600,971)	(1,560,650)	(2,369,110)	(2,937,236)
Capital project funds	-	-	-	-	-
Debt service funds	-	-	-	-	-
Total all other governmental funds	$ 16,609,496	$ 19,019,708	$ 20,639,414	$ 21,473,482	$ 22,597,834

City of Pinole
Changes in Fund Balances Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2016	2017	2018	2019	2020
Revenues					
Taxes	$ 15,111,374	$ 15,453,213	$ 16,599,387	$ 15,853,006	$ 15,874,731
Intergovernmental	3,462,621	877,090	1,460,655	2,188,347	1,860,599
Loan repayments	85,849	145,457	15,023	1,656,645	544,892
Contributions	65,317	146,112	30,595	22,746	24,889
Investment earnings	188,790	16,188	88,092	1,529,630	1,790,740
Rents and ground leases	224,952	300,441	303,618	274,153	185,594
Charges for service	3,892,535	3,997,423	5,307,234	4,616,561	4,726,675
Fines, forfeitures and penalties	41,564	48,442	75,670	89,911	68,576
Other revenues	365,857	532,173	834,086	746,909	709,677
Total revenues	23,438,859	21,516,539	24,714,360	26,977,908	25,786,373
Expenditures					
General administration	3,007,506	3,035,822	3,257,220	3,802,406	4,029,981
Public safety	9,635,264	10,067,977	10,535,903	11,801,897	12,975,773
Public services	2,460,827	1,712,315	1,485,090	1,648,377	1,680,617
Recreation	906,302	1,042,006	960,325	1,069,375	1,000,400
Community development	945,646	935,276	1,596,240	1,237,892	1,333,476
Debt service - Principal	369,177	363,151	361,674	356,117	301,709
Debt service - Interest	305,569	338,507	331,464	287,729	304,844
Capital outlay	1,289,967	200,403	1,098,789	1,419,264	1,466,664
Total expenditures	18,920,258	17,695,457	19,626,705	21,623,057	23,093,464
Other financing sources (uses)					
Bond, note and loan proceeds	-	-	-	-	-
Gain (loss) on sale of property	1,909	-	10,017,210	3,140	13,855
Transfers in	446,000	671,364	826,926	7,135,205	1,170,058
Transfers out	(446,000)	(671,364)	(826,926)	(7,135,205)	(1,170,058)
Total other financing sources	1,909	-	10,017,210	3,140	13,855
Net change in fund balance	$ 4,520,510	$ 3,821,082	$ 15,104,865	$ 5,357,991	$ 2,706,764
Debt service as a % of noncapital expenditures	3.8%	4.0%	3.7%	3.2%	2.8%

City of Pinole
Changes in Fund Balances Governmental Funds (Continued)
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2021	2022	2023	2024	2025
Revenues					
Taxes	$ 19,055,833	$ 20,403,637	$ 21,782,789	$ 23,075,158	$ 24,112,083
Intergovernmental	1,856,343	2,837,951	6,204,016	2,737,265	2,684,890
Loan repayments	107,912	11,658	-	-	-
Contributions	14,274	10,574	-	-	-
Investment earnings	2,888,309	(2,754,154)	1,508,707	2,680,347	2,514,077
Rents and ground leases	131,335	121,141	116,688	111,947	149,842
Charges for service	2,444,899	5,581,014	3,930,060	3,728,715	3,926,550
Fines, forfeitures and penalties	41,236	39,392	52,592	75,765	95,657
Other revenues	541,679	515,174	491,936	590,815	761,060
Total revenues	27,081,820	26,766,387	34,086,788	33,000,012	34,244,159
Expenditures					
General administration	4,319,504	4,775,249	4,800,746	5,081,926	6,087,139
Public safety	13,889,090	15,143,959	17,104,181	18,236,794	19,040,118
Public services	1,448,818	2,448,651	3,069,163	3,985,102	4,117,274
Recreation	820,918	1,573,083	1,930,222	2,192,027	2,550,264
Community development	1,205,200	2,143,148	3,218,011	2,962,260	2,760,662
Debt service - Principal	227,389	244,820	338,125	336,809	348,148
Debt service - Interest	331,218	388,876	401,206	418,148	441,395
Capital outlay	2,932,020	2,627,507	1,447,983	3,185,518	1,747,136
Total expenditures	25,174,157	29,345,293	32,309,637	36,398,584	37,092,136
Other financing sources (uses)					
Bond, note and loan proceeds	-	-	165,695	126,215	126,837
Gain (loss) on sale of property	83,209	279,354	944,424	139	1,327
Transfers in	1,681,841	2,129,233	8,886,672	5,441,907	6,383,746
Transfers out	(1,681,841)	(2,129,233)	(8,886,672)	(5,441,907)	(6,383,746)
Total other financing sources	83,209	279,354	1,110,119	126,354	128,164
Net change in fund balance	$ 1,990,872	$ (2,299,552)	$ 2,887,270	$ (3,272,218)	$ (2,719,813)
Debt service as a % of noncapital expenditures	2.5%	2.4%	2.4%	2.3%	2.2%

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City of Pinole
Assessed and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

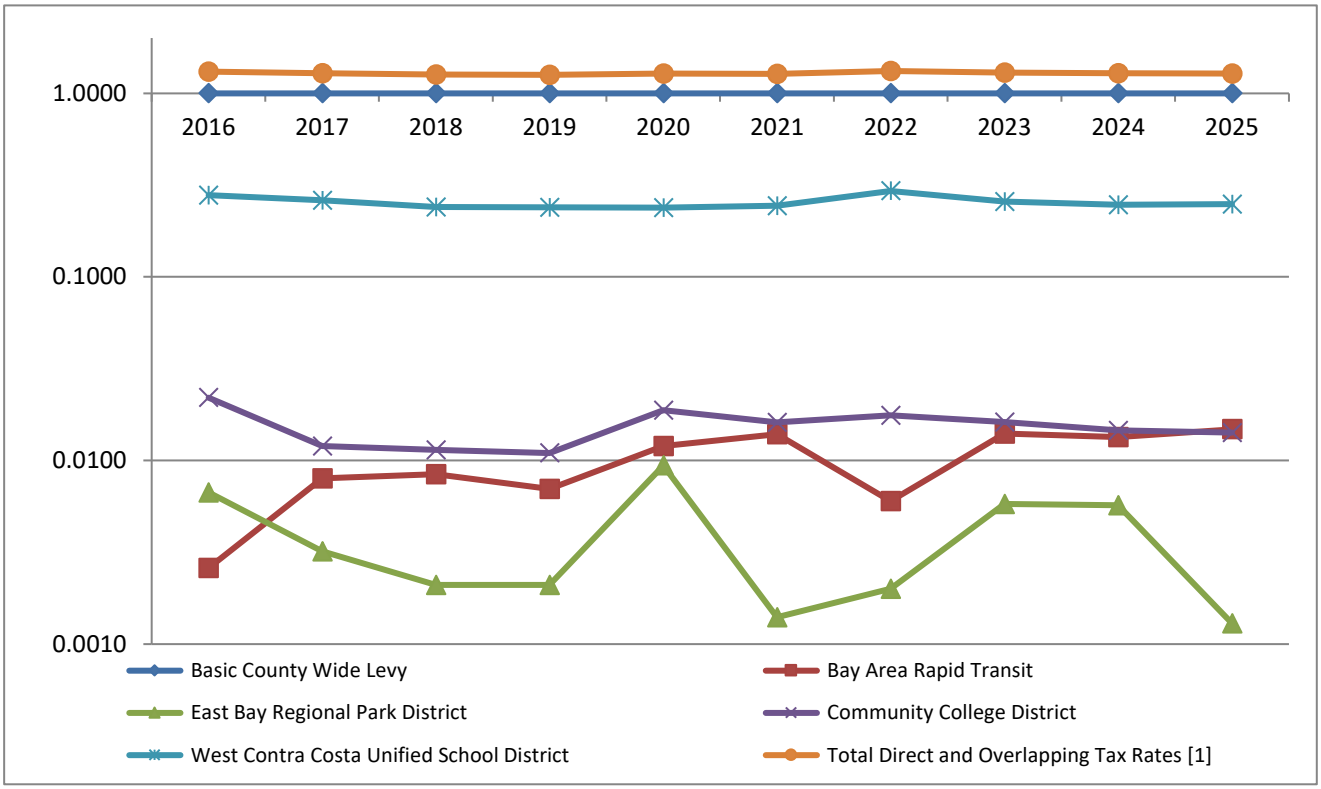
Fiscal Year	Real Property: Residential Property	Real Property: Commercial Property	Real Property: Industrial Property	Real Property: Other	Total Real Secured Property	Unsecured Property	Total Assessed (a)	Estimated Full Market (a)	Total Direct Tax Rate (b)
2016	$1,607,057,208	$ 373,896,531	$ 2,669,901	$71,708,925	$ 2,055,332,565	$ 57,423,148	$ 2,112,755,713	$ 2,510,798,889	0.1884%
2017	1,712,024,334	424,465,946	2,710,613	40,142,846	2,179,343,739	52,646,667	2,231,990,406	2,652,497,398	0.1884%
2018	1,815,946,452	437,410,538	2,764,822	52,717,127	2,308,838,939	50,669,026	2,359,507,965	2,804,039,266	0.1884%
2019	1,930,860,892	481,974,623	21,572,321	17,844,755	2,452,252,591	54,318,451	2,506,571,042	2,978,809,026	0.1884%
2020	2,054,262,264	510,162,994	22,004,780	17,718,345	2,604,148,383	55,881,828	2,660,030,211	3,161,179,903	0.1884%
2021	2,156,140,583	520,189,147	22,444,868	19,105,066	2,717,879,664	58,104,679	2,775,984,343	3,298,979,793	0.1884%
2022	2,243,018,566	523,349,776	25,857,496	20,790,834	2,813,016,672	56,076,525	2,869,093,197	3,409,630,355	0.1884%
2023	2,420,638,572	535,935,832	28,005,918	23,417,929	3,007,998,251	59,630,604	3,067,628,855	3,645,570,131	0.1884%
2024	2,536,358,260	549,704,741	28,566,028	22,939,428	3,137,568,457	63,987,571	3,201,556,028	3,804,729,184	0.1884%
2025	2,628,488,757	555,414,956	29,137,341	36,133,224	3,249,174,278	63,310,998	3,312,485,276	3,936,557,502	0.1884%

Source: Contra Costa County Assessor Combined Tax Rolls-HdL Coren & Cone report.

[a] The State Constitution requires property to be assessed at one hundred percent of the most recent purchase price, plus an increment of no more than two percent annually, plus any local overrides. These values are considered to be full market values.

[b] California cities do not set their own direct tax rate. The State Constitution establishes the rate at 1% and allocates a portion of that amount, by an annual calculation, to all the taxing entities within a tax rate area.

City of Pinole
Property Tax Rates
Direct and Overlapping Governments
Per $100 of Assessed Value
Last Ten Fiscal Years



Fiscal Year	Basic County Wide Levy	Bay Area Rapid Transit	East Bay Regional Park District	Community College District	West Contra Costa Unified School District	Total Direct and Overlapping Tax Rates [1]
2016	1.0000	0.0026	0.0067	0.0220	0.2781	1.3094
2017	1.0000	0.0080	0.0032	0.0120	0.2604	1.2836
2018	1.0000	0.0084	0.0021	0.0114	0.2397	1.2616
2019	1.0000	0.0070	0.0021	0.0110	0.2390	1.2591
2020	1.0000	0.0120	0.0094	0.0188	0.2379	1.2781
2021	1.0000	0.0139	0.0014	0.0161	0.2432	1.2746
2022	1.0000	0.0060	0.0020	0.0176	0.2939	1.3195
2023	1.0000	0.0140	0.0058	0.0162	0.2564	1.2924
2024	1.0000	0.0134	0.0057	0.0146	0.2464	1.2801
2025	1.0000	0.0148	0.0013	0.0142	0.2489	1.2792

Source : Contra Costa County Auditor-Controller Office

[1] Rates are per $100 of assessed value.

City of Pinole
Principal Property Taxpayers
Current and Nine Years Prior

Taxpayer	2024-25 Taxable Assessed Value	2024-25 Percent of Total City Taxable Assessed Value	2015-16 Taxable Assessed Value	2015-16 Percent of Total City Taxable Assessed Value
AMFP III Bayside			$ 22,369,920	1.06%
Alexandra J and Bryon P Schard			15,362,947	0.73%
Appian Associates			15,786,521	0.75%
Che Chen and Shu Fen Liu Trust	$ 24,961,660	0.77%	21,184,754	1.00%
Fairfield Bayside LLC	41,429,775	1.28%	-	0.00%
Gateway Pinole Vista LLC	77,714,840	2.39%	63,238,755	2.99%
Kaiser Foundation Health Plan	37,988,428	1.17%	36,863,816	1.74%
NHI-Reit of Next House LLC	21,512,694	0.66%	19,472,447	0.92%
Pinole Ridge Mall LLC	21,788,556	0.67%	-	0.00%
ROIC Pinole Vista LLC	44,118,223	1.36%	31,480,827	1.49%
SCG Pinole Valley Shopping Center	45,830,693	1.41%	38,807,126	1.84%
Target Corporation	21,230,034	0.65%	19,621,250	0.93%
Thomas Fitzgerald Trust	18,182,750	0.56%	-	0.00%
	$ 354,757,653	10.92%	$ 284,188,363	13.45%

Total Net Assessed Valuation:

Fiscal Year 2024-25	$ 3,249,174,278
Fiscal Year 2015-16	$ 2,112,755,713

Source: Contra Costa County Assessor Combined Tax Rolls-HdL Coren & Cone reports.
Note: Information is shown in alphabetical order.

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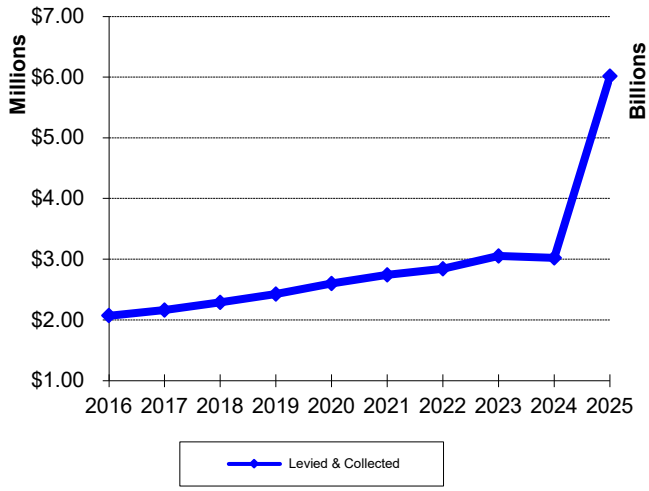
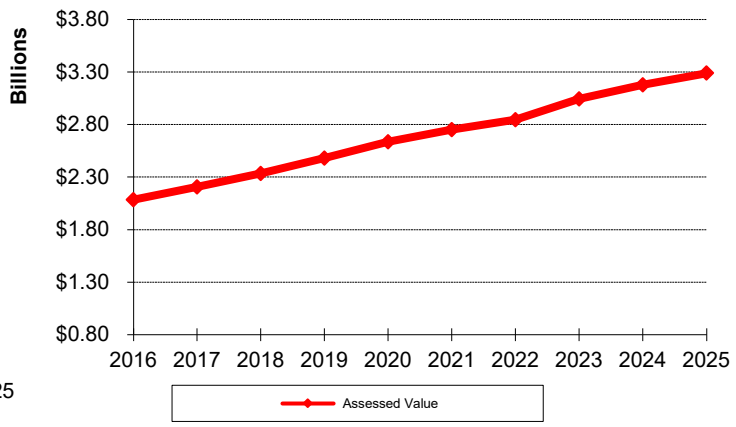
City of Pinole
Property Tax Levies and Collections
Last Ten Fiscal Years





Fiscal Year	City Property Tax Levied & Collected	Redevelopment/ Successor Agency Property Tax Levied & Collected	Total Property Tax Levied & Collected	Percent of Levy Collected	Value of City Property Subject to Local Tax Rate	Value of Redevelopment Property Subject to Local Tax Rate	Local Tax Rate Applied to Assessed Value	Effective Taxrate for City Levy	Effective Taxrate for Redevelopment Agency Levy
2016	$ 1,967,011	$ 105,121 [1]	$ 2,072,131	100%	$ 1,048,130,045	$ 1,037,786,268	$ 2,085,916,313	0.19%	0.01%
2017	2,059,786	104,251 [1]	2,164,037	100%	1,105,435,408	1,100,258,798	2,205,694,206	0.19%	0.01%
2018	2,185,033	104,295 [1]	2,289,328	100%	1,170,940,384	1,162,783,781	2,333,724,165	0.19%	0.01%
2019	2,321,597	104,321 [1]	2,425,918	100%	1,242,741,110	1,238,557,132	2,481,298,242	0.19%	0.01%
2020	2,493,410	104,354 [1]	2,597,764	100%	1,332,924,560	1,302,307,451	2,635,232,011	0.19%	0.01%
2021	2,635,767	104,548 [1]	2,740,315	100%	1,404,683,713	1,346,717,824	2,751,401,537	0.19%	0.01%
2022	2,736,121	104,569 [1]	2,840,690	100%	1,457,104,818	1,387,850,611	2,844,955,429	0.19%	0.01%
2023	2,949,258	104,569 [1]	3,053,827	100%	1,568,575,641	1,475,686,706	3,044,262,347	0.19%	0.01%
2024	3,073,266	99,078 [1]	3,023,486	100%	1,640,416,041	1,538,201,879	3,178,617,920	0.19%	0.01%
2025	6,013,243	- [1]	6,013,243	100%	1,707,992,043	1,581,861,725	3,289,853,768	0.35%	0.00%

Source: Contra Costa County

Notes:

[1] The City of Pinole serves as the Successor Agency to the Pinole Redevelopemnt Agency which dissolved effective 02/01/2012 pursuant to State Law (ABx1-26).

City of Pinole
Taxable Sales by Category
Last Ten Fiscal Years

	2015-16	2016-17	2017-18	2018-19	2019-20
Major Business Groups					
Autos and Transportation	$ 143,531	$ 142,634	$ 129,758	$ 149,328	$ 125,285
Building and Construction	235,399	256,743	252,433	248,668	240,333
Business and Industry	74,664	69,064	68,148	81,173	80,562
Food and Drugs	354,347	366,064	376,151	408,251	422,665
Fuel and Service Stations	393,583	355,390	362,450	482,117	370,686
General Consumer Goods	1,298,176	1,343,309	1,347,691	1,323,599	1,110,168
Restaurants and Hotels	711,659	715,966	715,885	813,411	724,290
Adjustments & Others [a]	24,448	-	506	5,972	1,211
Point of Sale s/totals	3,235,807	3,249,170	3,253,022	3,512,519	3,075,200
County Pool Allocations	431,500	499,708	490,660	519,400	747,782
State Pool Allocations	2,400	2,637	1,903	1,829	1,710
Local Transaction Tax	3,789,711	3,953,872	4,089,586	4,402,698	3,944,917
Administrative Cost - SBE	(82,268)	(95,537)	(90,183)	(87,797)	(79,691)
Fiscal Year Totals	$ 7,377,150	$ 7,609,850	$ 7,744,988	$ 8,348,649	$ 7,689,918
City Direct Sales Tax Rate	1.75%	1.75%	1.75%	1.75%	1.75%

Notes:

[a] "Adjustment" reflects "True-up" reconciliation payment for "Triple-Flip" Reimbursement for State Fiscal Recovery Bond Financing Program.

[b] Effective 04/01/15 additional 1/2% local transaction tax (Measure "S" 2014) authorized

[c] Effective 04/01/25 additional 1/2% local transaction tax (Measure "I") authorized

Source: HdL Coren & Cone

City of Pinole
Taxable Sales by Category (Continued)
Last Ten Fiscal Years

	2020-21	2021-22	2022-23	2023-24	2024-25
Major Business Groups					
Autos and Transportation	$ 131,364	$ 145,204	$ 141,027	$ 154,626	$ 154,699
Building and Construction	287,086	253,926	236,384	206,948	215,993
Business and Industry	66,279	79,061	69,661	59,575	80,476
Food and Drugs	467,507	435,658	440,943	437,077	433,376
Fuel and Service Stations	412,186	596,460	351,757	343,203	335,807
General Consumer Goods	1,299,328	1,333,100	1,364,953	1,443,935	1,428,581
Restaurants and Hotels	741,032	936,053	1,011,530	1,047,325	1,034,060
Adjustments & Others	484	5,260	11,511	3,620	3,962
Point of Sale s/totals	3,405,266	3,784,722	3,627,766	3,696,309	3,686,954
County Pool Allocations	927,704	861,541	798,304	744,707	827,777
State Pool Allocations	2,650	343	1,966	2,329	1,696
Local Transaction Tax [a]	4,654,311	5,041,168	4,976,048	5,051,749	5,620,815
Administrative Cost - SBE	(62,570)	(74,149)	(75,735)	(64,876)	(71,242)
Fiscal Year Totals	$ 8,927,361	$ 9,613,625	$ 9,328,349	$ 9,430,218	$ 10,066,000
City Direct Sales Tax Rate	1.75%	1.75%	1.75%	1.75%	2.25%

Notes:

[a] "Adjustment" reflects "True-up" reconciliation payment for "Triple-Flip" Reimbursement for State Fiscal Recovery Bond Financing Program.

[b] Effective 04/01/15 additional 1/2% local transaction tax (Measure "S" 2014) authorized.

[c] Effective 04/01/25 additional 1/2% local transaction tax (Measure "I") authorized.

Source: HdL Coren & Cone

City of Pinole
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Taxing Jurisdiction / Purpose	2015-16 [c]	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Overlapping Sales Taxes										
State General Fund	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
State Fiscal Recovery Fund	0.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
State Education Protection Account	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
County Health & Welfare Programs	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
[a] City/County Public Safety Programs	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
County of Contra Costa Transactions and Use Tax	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	0.50%	0.50%	0.50%	0.50%
Contra Costa Transportation Authority	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Bay Area Rapid Transit	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
West County Transit Authority	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Overlapping Sales Taxes	7.75%	7.50%	7.50%	7.50%	7.50%	8.00%	8.00%	8.00%	8.00%	8.00%
City Direct Sales Taxes										
Bradley Burns Authority	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
[b] Measure "S" Authority - 2006	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
[c] Measure "S" Authority - 2014	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
[c] Measure "I" Authority	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%
Direct Sales Taxes	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	2.25%
[d] Total Sales Tax Levy - City of Pinole	9.50%	9.25%	9.25%	9.25%	9.25%	9.75%	9.75%	9.75%	9.75%	10.25%

Notes:

[a] Effective 01/01/94 SCA-1 (Proposition-172) additional 1/2% statewide sales tax restricted to public safety programs

[b] Effective 04/01/07 additional 1/2% local transaction tax (Measure "S" 2006) authorized

[c] Effective 04/01/15 additional 1/2% local transaction tax (Measure "S" 2014) authorized

[d] The City direct sales tax rate may only be changed with ratification by the electors of the City. The maximum levy permited by the State Legislature for combined direct and overlapping sales tax is 10.25%

[e] Effective 04/01/25 additional 1/2% local transaction tax (Measure "I") authorized

Source: California Department of Tax and Fee Administration

City of Pinole
Top 25 Sales Tax Producers
Year Ended June 30, 2025

BUSINESS NAME	BUSINESS CATEGORY
1. 7 ELEVEN	SERVICE STATIONS
2. APPIAN CHEVRON	SERVICE STATIONS
3. BEST BUY	ELECTRONICS/APPLIANCE STORES
4. BEVMO	CONVENIENCE STORES/LIQUOR
5. BURLINGTON COAT FACTORY	FAMILY APPAREL
6. DOLAN'S PINOLE LUMBER	BUILDING MATERIALS
7. DOLLAR TREE	GENERAL CONSUMER GOODS
8. FOOD MAXX	GROCERY STORES
9. HOME GOODS	FURNITURE STORES
10. IN-N-OUT BURGER	QUICK-SERVICE RESTAURANTS
11. MCDONALDS	QUICK-SERVICE RESTAURANTS
12. NORDSTROM	FAMILY APPAREL
13. O'REILLY AUTO PARTS	AUTOMOTIVE SUPPLY STORES
14. ORIGINAL MELS DINER	QUICK-SERVICE RESTAURANTS
15. PANDA EXPRESS	LIMITED-SERVICE RESTAURANTS
16. PETSMART	SPECIALTY STORES
17. PINOLE CHEVRON	SERVICE STATIONS
18. PINOLE SHELL	SERVICE STATIONS
19. PINOLE VALLEY ARCO	SERVICE STATIONS
20. SHOE PALACE	GROCERY STORES
21. TARGET	DISCOUNT DEPARTMENT STORES
22. TJ MAXX	FAMILY APPAREL
23. TRADER JOES	GROCERY STORES
24. ULTA BEAUTY	SPECIALTY STORES
25. WESTLAKE ACE HARDWARE	BUILDING MATERIALS
PERCENT OF FISCAL YEAR TOTAL PAID BY TOP 25 ACCOUNTS =	**55.61%**

Source: State Board of Equilization (HdL Companies)

Note: Information is shown in alphabetical order.

City of Pinole
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities			Business-type Activities				
Fiscal Year	Pension Obligation Bonds	Leases Payable	Subscription Payable	Wastewater Revenue Bonds	Clean Water State Revolving Fund	Total Primary Government	Percentage of Personal Income	Per Capita
2016	$ 3,941,977	$ 402,514	$ -	$ 8,251,000	$ -	$ 12,595,491	2.0%	$ 665
2017	3,686,615	294,724	-	7,866,000	6,786,599	18,633,938	2.9%	982
2018	3,436,175	183,490	-	7,576,000	15,164,357	26,360,022	4.0%	1,370
2019	3,194,853	68,695	-	7,278,000	21,741,571	32,283,119	4.5%	1,656
2020	2,961,839	-	-	6,968,000	25,456,833	35,386,672	4.7%	1,814
2021	2,734,450	-	-	6,650,000	24,773,976	34,158,426	4.2%	1,764
2022	2,512,885	72,619	118,626	6,321,000	24,105,950	33,131,080	4.1%	1,779
2023	2,297,299	56,609	176,570	5,980,000	23,426,566	31,937,044	3.8%	1,751
2024	2,089,509	30,976	199,399	5,633,000	22,735,634	30,688,518	3.2%	1,687
2025	1,886,188	77,290	135,095	5,271,000	22,032,956	29,402,529	3.1%	1,610

Notes: Details regarding the City's outstanding debt can be found in Note 7 of the financial statements.

City of Pinole
Ratios of Net General Bonded Debt Outstanding
Last Ten Fiscal Years

	General Bonded Debt Outstanding					
Fiscal Year	Pension Obligation Bonds	Bonds Paid with Restricted Redevelopment Tax Increments	Total - Net of Bonds Paid with Restricted Tax Levies	Percentage of Taxable Value of Property		Per Capita
2016	$ 3,941,977	$ -	$ 3,941,977	0.38%	[a]	$ 210
2017	3,986,615	-	3,986,615	0.36%	[a]	210
2018	3,436,175	-	3,436,175	0.29%	[a]	179
2019	3,194,853	-	3,194,853	0.26%	[a]	164
2020	2,961,839	-	2,961,839	0.22%	[a]	152
2021	2,734,450	-	2,734,450	0.19%	[a]	141
2022	2,512,885	-	2,512,885	0.17%	[a]	135
2023	2,297,299	-	2,297,299	0.15%	[a]	126
2024	2,089,509	-	2,089,509	0.13%	[a]	115
2025	1,886,188	-	1,886,188	0.11%	[a]	103

Notes: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

[a] Based on Assessment Value net of restricted Redevelopment Tax Increment

[b] Due to the dissolution of Redevelopment Agencies effective February 1, 2012, these bonds and notes were transferred to the Successor Agency to the Pinole Redevelopment Agency.

Sources:
City Finance Department
Contra Costa County Office of the Auditor-Controller

City of Pinole
Direct and Overlapping Governmental Activities Debt
June 30, 2025

2024-25 Assessed Valuation: $ 3,312,485,276

OVERLAPPING TAX AND ASSESSMENT DEBT:	Total Debt 6/30/2025	[1] % Applicable	City's Share of Debt 6/30/25
Bay Area Rapid Transit District	$ 2,391,260,000	0.316%	$ 7,556,382
Contra Costa Community College District	591,875,000	1.189%	7,037,394
West Contra Costa Unified School District	1,279,679,975	7.669%	98,138,657
West Contra Costa Healthcare District Parcel Tax Obligations	40,155,000	7.031%	2,823,298
East Bay Regional Park District	145,930,000	0.493%	719,435
TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT			116,275,165
DIRECT AND OVERLAPPING GENERAL FUND DEBT:			
Contra Costa County General Fund Obligations	$ 150,845,000	1.185%	$ 1,787,513
West Contra Costa Unified School District Certificates of Participation	2,845,000	7.669%	218,183
City of Pinole Pension Obligation Bonds	1,886,188	100.000%	1,886,188
City of Pinole Leases Payable	77,290	100.000%	77,290
City of Pinole Subscription payable	135,095	100.000%	135,095
Alameda-Contra Costa Transit District Certificates of Participation	9,600,000	0.031%	2,976
Contra Costa Mosquito and Vector Control District General Fund Obligations	8,050,000	1.185%	95,393
TOTAL GROSS DIRECT AND OVERLAPPING GENERAL FUND DEBT			$ 4,202,638
Less: Contra Costa County obligations supported from revenue funds			406,907
TOTAL NET DIRECT AND OVERLAPPING GENERAL FUND DEBT			$ 3,795,731
TOTAL DIRECT DEBT			**$ 2,098,573**
TOTAL GROSS OVERLAPPING DEBT			$ 118,379,229
TOTAL NET OVERLAPPING DEBT			$ 117,972,322
GROSS COMBINED TOTAL DEBT			$ 120,477,802 [2]
NET COMBINED TOTAL DEBT			$ 120,070,895

Ratios to 2024-25 Assessed Valuation:

Total Overlapping Tax and Assessment Debt	3.51%
Total Direct Debt ($1,890,944)	**0.06%**
Gross Combined Total Debt	3.64%
Net Combined Total Debt	3.62%

Notes:

[1] The percentage of overlapping debt applicable to the city is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the city divided by the district's total taxable assessed value.

[2] Excludes tax and revenue anticipation notes, enterprise revenue, and mortgage revenue.

Source : California Municipal Statistics, Inc.

City of Pinole
Computation of Legal Debt Margin
Last Ten Fiscal Years

ASSESSED VALUATION:		
Secured property assessed value, net of exempt real property	$ 3,289,853,768	
BONDED DEBT LIMIT (3.75% OF ASSESSED VALUE) [a]		$ 123,369,516
AMOUNT OF DEBT SUBJECT TO LIMIT:		$ 1,886,188
LEGAL BONDED DEBT MARGIN:		$ 125,255,704

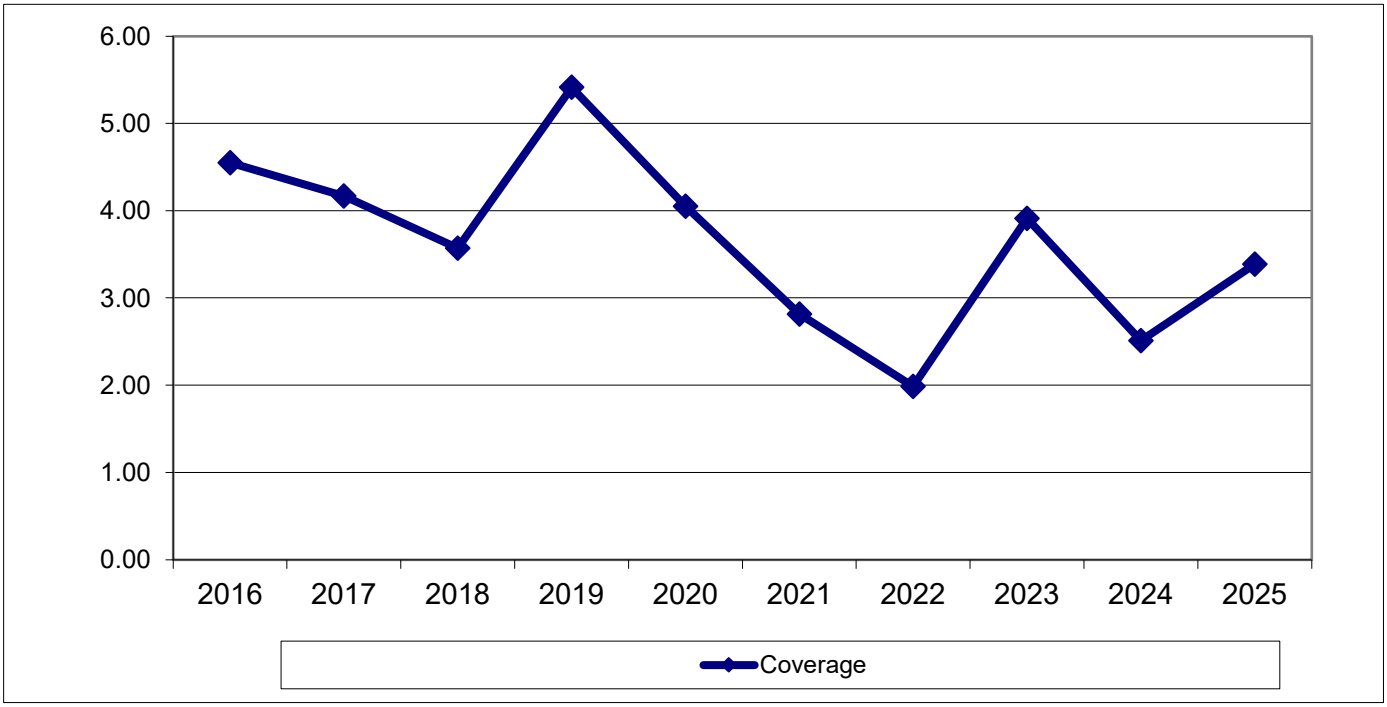
Fiscal Year	Total assessed value of all real and personal property	Debt Limit [a]	Total Net Debt Applicable to Limit	Legal Debt Margin	Total net Debt applicable to the limit as a percentage of debt limit
2016	$ 2,085,916,313	$ 78,221,862	$ 3,941,977	$ 74,279,885	5.04%
2017	2,205,694,206	82,713,533	3,686,615	79,026,918	4.46%
2018	2,333,724,165	87,514,656	3,436,176	84,078,480	3.93%
2019	2,481,298,242	93,048,684	3,194,854	89,853,830	3.43%
2020	2,635,232,011	98,821,200	2,961,839	95,859,361	3.00%
2021	2,751,401,537	103,177,558	2,734,450	100,443,108	2.65%
2022	2,844,955,429	106,685,829	2,512,885	104,172,944	2.36%
2023	3,044,262,347	114,159,838	2,297,299	111,862,539	2.01%
2024	3,178,617,920	119,198,172	2,089,509	117,108,663	1.75%
2025	3,289,853,768	123,369,516	1,886,188	121,483,328	1.53%

Note:

[a] California Government Code, Section 43605 sets the debt limit at 15%. The Code section was enacted prior to the change in basing assessed value to full market value when it was previously 25 % of market value. Thus, the limit shown as 3.75% is one-fourth the limit to account for the adjustment of showing assessed valuation at full cash value.

Source: City of Pinole Finance Department

City of Pinole
Revenue Bond Coverage
Wastewater Revenue Bonds
Last Ten Fiscal Years



Fiscal Year	Gross Revenue [a]	Operating Expenses [b]	Net Revenue Available for Debt Service	Debt Service Requirements Principal	Interest	Total	Coverage
2016	$ 7,541,964	$ 4,688,712	$ 2,853,252	$ 240,000	$ 387,310	$ 627,310	4.55
2017	6,315,563	4,055,187	2,260,376	385,000	157,267	542,267	4.17
2018	6,524,537	4,676,225	1,848,313	290,000	227,770	517,770	3.57
2019	7,211,834	4,413,017	2,798,818	298,000	219,097	517,097	5.41
2020	7,093,734	4,986,437	2,107,297	310,000	210,129	520,129	4.05
2021	7,527,056	6,067,198	1,459,858	318,000	200,866	518,866	2.81
2022	7,770,772	6,736,755	1,034,017	329,000	191,322	520,322	1.99
2023	7,831,703	5,787,622	2,044,081	341,000	181,440	522,440	3.91
2024	8,114,292	6,812,685	1,301,607	347,000	171,292	518,292	2.51
2025	8,823,158	7,051,724	1,771,434	362,000	160,834	522,834	3.39

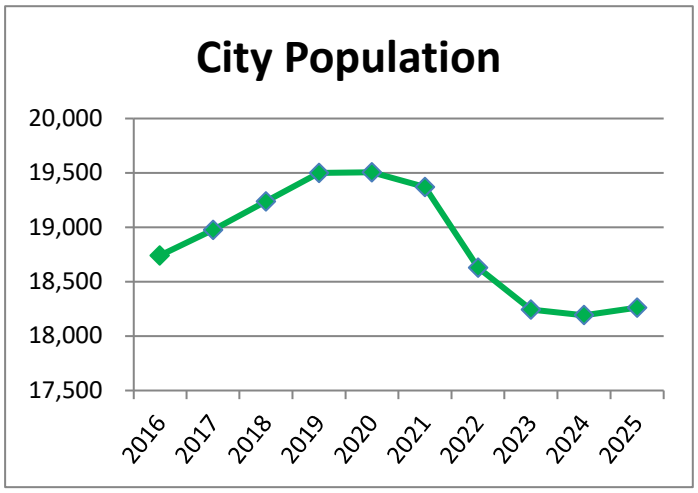
Notes:

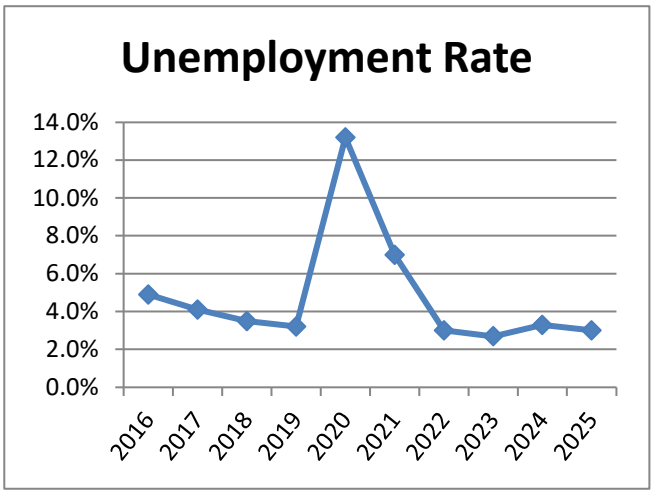
[a] Includes all wastewater operating revenue, non-operating interest revenue, connection fees and other non-operating revenue.

[b] Includes all wastewater operating expenses less depreciation.

Source: City of Pinole Finance

City of Pinole
Demographic Statistics
Last Ten Fiscal Years





Fiscal Year	City Population [a]	Personal Income [b]	Median Household Income [c]	Per Capita Personal Income [d]*	School Enrollment [e]	Unemployment Rate [f]
2016	18,739	$ 641,229,841	$ 93,600	$ 34,219	$ 3,260	4.9%
2017	18,975	650,823,525	97,400	34,299	3,192	4.1%
2018	19,236	656,582,388	104,400	34,133	3,190	3.5%
2019	19,498	711,306,538	111,700	36,481	3,255	3.2%
2020	19,505	749,869,725	119,200	38,445	3,463	13.2%
2021	19,369	811,851,635	125,600	41,915	3,498	7.0%
2022	18,628	811,826,868	142,800	43,581	3,802	3.0%
2023	18,244	839,333,464	147,900	46,006	3,747	2.7%
2024	18,192	904,833,696	155,700	49,738	3,739	3.3%
2025	18,261	960,327,729	159,800	52,589	3,822	3.0%

Data Sources:
(a) State of California Department of Finance, estimated population.
(b) Bureau of Economic Analysis, U.S. Department of Commerce.
(c) State of California, Department of Housing and Community Development, Division of Housing Policy Development.
(d) US Census Bureau.
(e) State of California Department of Education.
(f) State of California Employment Development Department.

*Per Capita Personal Income figures were revised to reflect the US Census Bureau most recent publications.

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City of Pinole
Principal Employers
Current and Nine Years Ago

	2025			2016	
Employer	Employee Count	Percentage of City Total	Employer	Employee Count	Percentage of City Total
Target	224	2.33%	West Contra Costa USD	273	6.01%
Kaiser Health Center	174	1.81%	Target	210	4.62%
West Contra Costa USD	160	1.67%	Kaiser Health Center	123	2.71%
In-N-Out Burger	125	1.30%	City of Pinole	106	2.33%
Trader Joes	124	1.29%	In-N-Out Burger	105	2.31%
City of Pinole	113	1.18%	Best Buy	98	2.16%
Sprouts Farmers Market	99	1.03%	K-Mart	95	2.09%
Security Pacific Real Estate	90	0.94%	Lucky Supermarket	83	1.83%
MV Public Transportation, Inc	84	0.88%	MV Public Transportation, Inc.	79	1.74%
TJ Maxx	78	0.81%	Trader Joe's	69	1.52%
Top 10 Employer Count	1,271			1,241	
Total Workforce	9,600	13.24%		4,544	27.31%

Data Sources:

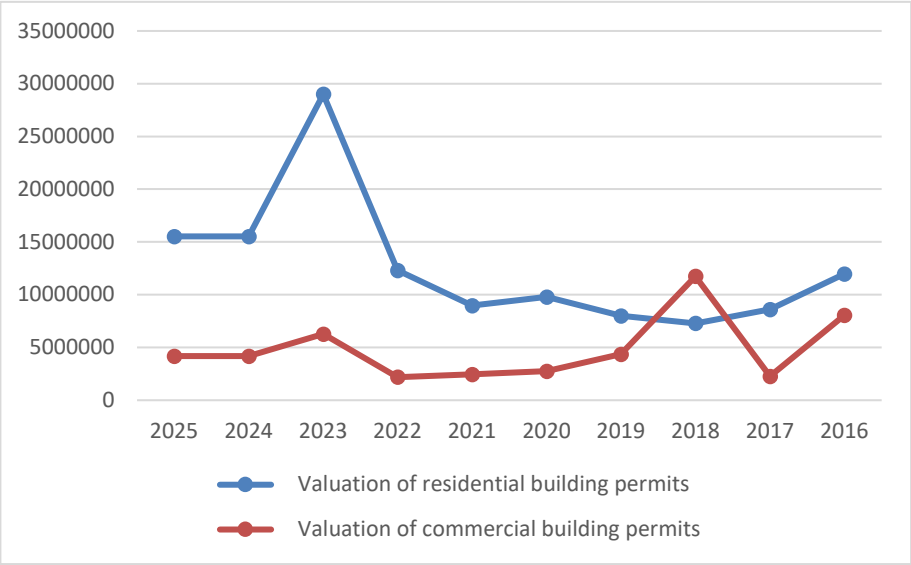
City of Pinole (Business Licensing)
California Department of Education
Employment Development Department

City of Pinole
Operating Indicators by Function/Program
Last Ten Fiscal Years

Date of Incorporation	1903
Form of Government	Council-Manager
Number of Employees(including police & fire)	
Full-time	100
Part-time	31
Area in square miles	5 square miles

Statistics by Fiscal Year	**2025**	**2024**	**2023**	**2022**	**2021**
Fire Protection:**					
Number of fire personnel & officers (incl. Reserves)	0	0	0	17	15
Number of calls answered	Not Available	Not Available	Not Available	2,548	2,086
Number of inspections conducted	Not Available	Not Available	Not Available	491	375*
Number of building plan reviews	Not Available	Not Available	Not Available	46	35
Number of fire investigations	Not Available	Not Available	Not Available	Not Available	Not Available
Police Protection :					
Number of police personnel & officers (incl. Reserves)	45	49.3	49.3	47.3	46
Number of police personnel per thousand population	2.46	2.71	2.70	2.54	2.37
Community Development:					
Number of residential building permits	1090	1134	1018	1038	905
Valuation of residential building permits	$ 15,644,541	$ 15,523,604	$ 29,010,799	$ 12,320,050	$ 8,978,646
Number of commercial building permits	37	43	46	45	45
Valuation of commercial building permits	$ 5,366,774	$ 4,170,802	$ 6,281,089	$ 2,197,897	$ 2,453,802
Sewer System:					
Daily average treatment in gallons	2,790,000	2,870,000	3,120,000	2,726,016	2,553,562
Maximum daily capacity of treatment plant in gallons	4,060,000	4,060,000	4,060,000	4,060,000	4,060,000

Source: City of Pinole Finance
*A contributing factor to the increase is the implementation of the Fire operation permit.
** Fire Protection Services are provided by ConFire effective March 2023

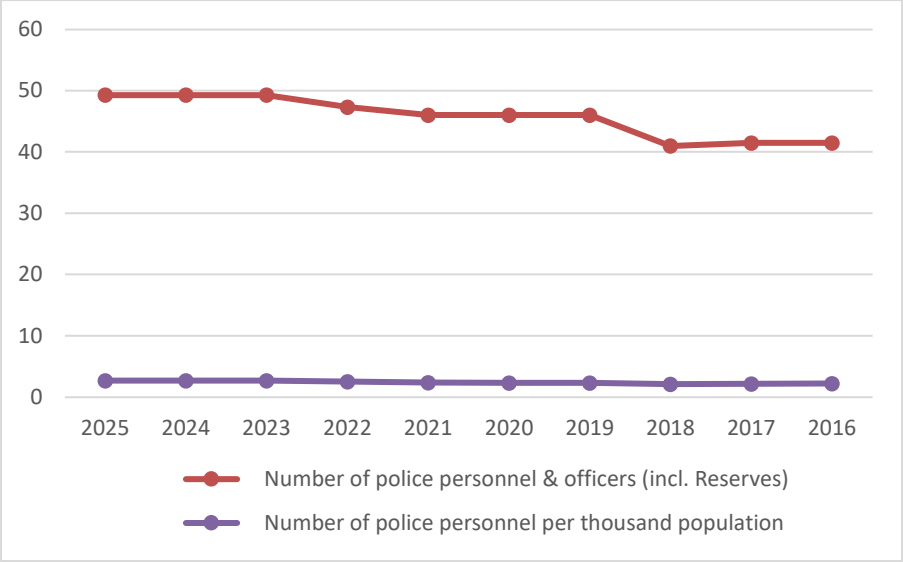


City of Pinole
Operating Indicators by Function/Program (Continued)
Last Ten Fiscal Years

Date of Incorporation	1903
Form of Government	Council-Manager
Number of Employees(including police & fire)	
Full-time	100
Part-time	31
Area in square miles	5 square miles

Statistics by Fiscal Year	**2020**	**2019**	**2018**	**2017**	**2016**
Fire Protection:**					
Number of fire personnel & officers (incl. Reserves)	15	15	15	15	15
Number of calls answered	2,574	2,493	2,515	2,647	2,406
Number of inspections conducted	231	168	26	45	404
Number of building plan reviews	29	28	14	34	66
Number of fire investigations	Not Available	Not Available	Not Available	Not Available	Not Available
Police Protection :					
Number of police personnel & officers (incl. Reserves)	46	46	41	41.5	41.5
Number of police personnel per thousand population	2.36	2.36	2.13	2.19	2.21
Community Development:					
Number of residential building permits	843	749	690	777	1027
Valuation of residential building permits	$ 7,043,338	$ 8,012,647	$ 7,293,429	$ 8,613,376	$ 11,969,126
Number of commercial building permits	43	153	84	92	46
Valuation of commercial building permits	$ 2,749,091	$ 4,354,070	$ 11,752,779	$ 2,275,774	$ 8,053,064
Sewer System:					
Daily average treatment in gallons	2,255,055	2,277,331	2,151,096	2,914,000	2,381,151
Maximum daily capacity of treatment plant in gallons	4,060,000	4,060,000	4,060,000	4,060,000	4,060,000

*A contributing factor to the increase is the implementation of the Fire operation permit.
** Fire Protection Services are provided by ConFire effective March 2023



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City of Pinole
Full-Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

Function / Program [a]	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General government										
Administration	5.0	5.0	5.0	5.5	5.5	6.5	7.5	9.0	8.3	8.3
Finance	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.8	3.8
Planning	1.0	1.0	1.0	1.0	1.0	1.5	2.0	2.0	2.0	3.0
Building	2.0	2.5	3.5	3.5	4.0	4.0	5.0	5.5	5.5	6.0
Other	3.0	3.0	3.0	3.0	2.8	3.8	-	-	-	-
Police										
Sworn	27.0	27.0	28.0	28.0	28.0	28.0	28.0	30.0	30.0	28.0
Non-sworn	14.5	14.5	17.5	18.0	18.5	18.2	19.3	19.3	19.3	19.3
Fire [b]										
Sworn	15.0	14.0	14.0	14.0	14.0	14.0	16.0	-	-	-
Non-sworn	0.5	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-
Public Works										
Engineering	3.0	3.0	3.0	3.0	3.0	2.5	4.0	6.5	6.5	6.0
Maintenance	10.0	10.0	10.0	10.0	11.3	10.3	12.3	12.3	12.3	12.3
Redevelopment	-	-	-	-	-	-	-	-	-	-
Parks and recreation	13.0	13.0	13.0	13.0	11.5	11.5	15.3	16.2	16.2	16.2
Wastewater collection and treatment	10.5	10.5	10.5	10.5	10.5	10.5	11.5	11.5	11.5	10.5
Total	108.0	108.0	113.0	114.0	114.4	115.2	125.2	115.6	115.1	113.2

Notes:
[a] Paid employees only (excluding reserves and volunteers)
[b] Fire protection services are provided by ConFire effective March 2023.
Source: City of Pinole Annual Budget Documents

City of Pinole
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

City Streets:

Miles of streets	63
Number of street lights	374 (city owned)
	971 (electric & private utility)

Statistics by Fiscal Year	2025	2024	2023	2022	2021
Police Protection :					
Number of patrol units	11	13	11	11	13
Number of security units	2	2	3	2	2
Recreation and culture :					
Swim Center	1	1	1	1	1
Community Theater	1	1	1	1	1
Senior Center	1	1	1	1	1
Youth Center	1	1	1	1	1
Pre-school Center	1	1	1	1	1
Number of parks & park acreage	15; 64 total acres	15; 64 total acres	15; 64 total acres	15; 64 total acres	15; 64 total acres
Sewer System:					
Sanitary sewers	50 miles	50 miles	50 miles	50 miles	50 miles
Miles of storm drains	34 miles	34 miles	34 miles	34 miles	34 miles
Number of treatment plants	1	1	1	1	1
Number of service connections	5,455	5,455	5,455	5,416	5,416
Schools:					
Elementary-public	5	5	5	5	5
Elementary-private	2	2	2	2	2
Junior High School-public	1	1	1	1	1
High School-public	1	1	1	1	1

*Fire protection services are provided by ConFire

Source: City of Pinole Finance

City of Pinole
Capital Asset Statistics by Function/Program (Continued)
Last Ten Fiscal Years

City Streets:

Miles of streets	63
Number of street lights	374 (city owned)
	971 (electric & private utility)

Statistics by Fiscal Year	2020	2019	2018	2017	2016
Police Protection :					
Number of patrol units	13	13	13	13	13
Number of security units	2	2	2	2	2
Recreation and culture :					
Swim Center	1	1	1	1	1
Community Theater	1	1	1	1	1
Senior Center	1	1	1	1	1
Youth Center	1	1	1	1	1
Pre-school Center	1	1	1	1	1
Number of parks & park acreage	15; 64 total acres	15; 64 total acres	15; 64 total acres	15; 64 total acres	15; 64 total acres
Sewer System:					
Sanitary sewers	50 miles	50 miles	50 miles	50 miles	50 miles
Miles of storm drains	34 miles	34 miles	34 miles	34 miles	34 miles
Number of treatment plants	1	1	1	1	1
Number of service connections	5,416	5,416	5,416	5,416	5,416
Schools:					
Elementary-public	5	5	5	4	4
Elementary-private	2	2	2	2	2
Junior High School-public	1	1	1	1	1
High School-public	1	1	1	1	1

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THE PUN GROUP
ACCOUNTANTS & ADVISORS

6 Hutton Centre Drive, Suite 1200
Santa Ana, California 92707

www.pungroup.cpa

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Honorable Mayor and Members of the City Council
of the City of Pinole
Pinole, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Pinole, California (the "City"), as of and for the year ended June 30, 2025, and the related notes to the basic financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 17, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The Pun Group, LLP

Santa Ana, California
December 17, 2025

THE PUN GROUP
ACCOUNTANTS & ADVISORS

6 Hutton Centre Drive, Suite 1200
Santa Ana, California 92707

www.pungroup.cpa

December 17, 2025

To the Honorable Mayor and Members of the City Council
of the City of Pinole
Pinole, California

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Pinole (the "City") for the year ended June 30, 2025, and have issued our report thereon dated December 17, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the scope and timing of our audit. We have communicated such information in our letter to you dated June 1, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the basic financial statements.

New Accounting Standards

GASB Statement No. 101 – In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. Application of this statement had a significant effect on the City's financial reporting for the fiscal year ended June 30, 2025, resulting in a restatement of beginning net position and fund balance.

GASB Statement No. 102 - In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints which may limit a government's ability to acquire resources or control spending. Application of this statement did not have a significant effect on the City's financial reporting for the fiscal year ended June 30, 2025.

The most sensitive estimates affecting the City's financial statements were:

- Management's estimate of the depreciation on capital assets is based on the industry standard and past experience on actual useful life of the asset groups. We evaluated the key factors and assumptions used to develop the depreciation on capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.

- Management's estimate of the net other postemployment benefits ("OPEB") liability is based on the actuarial valuation on total OPEB liability. We evaluated the key factors and assumptions used to develop the total OPEB liability in determining that it is reasonable in relation to the financial statements taken as a whole.

- Management's estimate for the "more likely than not" amount of sick leave to be accrued in the compensated absences liability is based on historical "days used" data determined by taking a sample of historic sick leave usage patterns.

- Management's estimate of the net pension liabilities is based on the proportionate share of actuarial valuation on total pension liability and the proportionate share of the fiduciary net position for CalPERS plans. We evaluated the key factors and assumptions used to develop the net pension liability in determining that it is reasonable in relation to the financial statements taken as a whole.

- Management's estimate of compensated absences is based on the City's adopted methodology, consistent with the provisions of GASB 101. We evaluated the key factors and assumptions used to estimate the compensated absences determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- Note 1 – Summary of Significant Accounting Policies
- Note 7 – Long-Term Liabilities
- Note 9 – Deferred Benefit Pension Plan
- Note 10 – Other Post-Employment Benefits (OPEB)
- Note 12 – Fund Balance
- Note 14 – Stewardship, Compliance and Accountability
- Note 16 – Contingencies and Commitments
- Note 19 – Restatement of Beginning Net Position and Fund Balance

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 17, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis, the Budgetary Comparison Schedules, the Schedule of Changes in the Net Pension Liability and Related Ratios, the Schedule of the City's Proportionate Share of the Net Pension Liability and Related Ratios, the Schedules of the Contributions, and the Schedule of Changes in Total Other Postemployment Benefits Liability and Related Ratios, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Combining and Individual Nonmajor Fund Financial Statements and Budgetary Comparison Schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Introductory and Statistical Sections, which accompany the financial statements but are not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

The Pun Group, LLP

Santa Ana, California

City of Pinole
2006 Measure S Fund

Pinole, California

Independent Accountant's Report on Agreed-Upon Procedures Applied to Schedule of Measure S Revenues and Expenditures

For the Year Ended June 30, 2025

THE PUN GROUP
ACCOUNTANTS & ADVISORS

THE PUN GROUP
ACCOUNTANTS & ADVISORS

6 Hutton Centre Drive, Suite 1200
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INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES

To the Honorable Mayor and Members of the City Council
of the City of Pinole
Pinole, California

We have performed the procedures enumerated below on the accompanying Schedule of Measure S Revenues and Expenditures (the "Schedule") of the City of Pinole, California (the "City") for the year ended June 30, 2025. The City is responsible for the Schedule.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements of City Ordinance 2006-07, Amending Chapter 3.28 of the City's Municipal Code, "Transactions and Use Tax" To Levy a One-Half Cent Transactions and Use Tax". The City has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. Obtained and reviewed City Ordinance 2006-07, Amending Chapter 3.28 of the City's Municipal Code, "Transactions and Use Tax" To Levy a One-Half Cent Transactions and Use Tax".

   Finding: No exceptions were noted as a result of our procedures.

2. Obtained a Schedule of Measure S Revenues and Expenditures for the fiscal year and agreed totals reported on the schedule to the City's trial balance.

   Finding: No exceptions were noted as a result of our procedures.

3. Verify that Measure S Transactions were accounted for separately in the accounting records to allow for accountability.

   Finding: No exceptions were noted as a result of our procedures.

4. Verify that the Measure S revenue was deposited in total into the City's accounts by obtaining remittance advices from the State of California and amounts deposited into the Measure S Fund.

   Finding: No exceptions were noted as a result of our procedures.

5. Review salary reports and expenditure details to verify that the funds expensed complied with the purpose that was specified to the registered voters of the City through election materials and City resolutions that were distributed to the voters.

   Finding: No exceptions were noted as a result of our procedures.

6. Compare actual revenues and expenses to budgeted amounts to determine that variances were appropriate.

   Finding: No exceptions were noted as a result of our procedures.

7. Report any findings regarding compliance with Chapter 3.28 of the City's Municipal Code as a result of the procedures performed.

   Finding: No exceptions were noted.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respective on the accompanying schedule. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be, used by anyone other than these specified parties.

The Pun Group, LLP

Santa Ana, California
December 17, 2025

City of Pinole
Measure S Fund
Schedule of Revenues and Expenditures
For the Year Ended June 30, 2025

Revenues:		
Sales and use taxes	$	2,488,123
Investment earnings		13,518
Total revenues	$	2,501,641
Expenditures:		
Salary	$	428,723
Benefits		487,227
Insurance		46,167
Professional services		1,430,089
Administration expense		150,000
Total expenditures	$	2,542,206

*This schedule is prepared using the modified accrual basis of accounting.

City of Pinole
2014 Measure S Fund

Pinole, California

Independent Accountant's Report on Agreed-Upon Procedures Applied to Schedule of Measure S Revenues and Expenditures

For the Year Ended June 30, 2025

THE PUN GROUP
ACCOUNTANTS & ADVISORS

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ACCOUNTANTS & ADVISORS

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INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES

To the Honorable Mayor and Members of the City Council
of the City of Pinole
Pinole, California

We have performed the procedures enumerated below on the accompanying Schedule of Measure S Revenues and Expenditures (the "Schedule") of the City of Pinole, California (the "City") for the year ended June 30, 2025. The City is responsible for the Schedule.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements of City Ordinance 2014-03, Amending Chapter 3.30 of the City's Municipal Code, "Transactions and Use Tax" To Levy a One-Half Cent Transactions and Use Tax. The City has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. Obtained and reviewed City Ordinance 2014-03, Amending Chapter 3.30 of the City's Municipal Code, "Transactions and Use Tax" To Levy a One-Half Cent Transactions and Use Tax".

   Finding: No exceptions were noted as a result of our procedures.

2. Obtained a Schedule of Measure S Revenues and Expenditures for the fiscal year and agreed totals reported on the schedule to the City's trial balance.

   Finding: No exceptions were noted as a result of our procedures.

3. Verify that Measure S Transactions were accounted for separately in the accounting records to allow for accountability.

   Finding: No exceptions were noted as a result of our procedures.

4. Verify that the Measure S revenue was deposited in total into the City's accounts by obtaining remittance advices from the State of California and amounts deposited into the Measure S Fund.

   Finding: No exceptions were noted as a result of our procedures.

5. Review salary reports and expenditure details to verify that the funds expensed complied with the purpose that was specified to the registered voters of the City through election materials and City resolutions that were distributed to the voters.

   Finding: No exceptions were noted as a result of our procedures.

6. Compare actual revenues and expenses to budgeted amounts to determine that variances were appropriate.

   Finding: No exceptions were noted as a result of our procedures.

7. Report any findings regarding compliance with Chapter 3.30 of the City's Municipal Code as a result of the procedures performed.

   Finding: No exceptions were noted.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respective on the accompanying schedule. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be, used by anyone other than these specified parties.

The Pun Group, LLP

Santa Ana, California
December 17, 2025

City of Pinole
Measure S Fund
Schedule of Revenues and Expenditures
For the Year Ended June 30, 2025

Revenues:		
Sales and use taxes	$	2,481,928
Investment earnings		37,236
Miscellaneous		180
Other revenue		4,192
Total revenues	$	2,523,536
Expenditures:		
Salary	$	92,939
Benefits		15,873
Improvements		11,584
Capital outlay		984,893
Insurance		6,805
Admin expense		748,017
Professional services		1,530,219
Total expenditures	$	3,390,330

*This schedule is prepared using the modified accrual basis of accounting.

City of Pinole
2024 Measure I Fund

Pinole, California

Independent Accountant's Report on Agreed-Upon Procedures Applied to Schedule of Measure I Revenues and Expenditures

For the Year Ended June 30, 2025

THE PUN GROUP
ACCOUNTANTS & ADVISORS

THE PUN GROUP
ACCOUNTANTS & ADVISORS

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INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES

To the Honorable Mayor and Members of the City Council
of the City of Pinole
Pinole, California

We have performed the procedures enumerated below on the accompanying Schedule of Measure I Revenues and Expenditures (the "Schedule") of the City of Pinole, California (the "City") for the year ended June 30, 2025. The City is responsible for the Schedule.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements of City Ordinance 2024-11, Amending Chapter 3.32 of the City's Municipal Code, "Transactions and Use Tax" To Pinole Municipal Code establishing an additional 1/2 cent Sales Tax. The City has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. Obtained and reviewed City Ordinance 2024-11, Amending Chapter 3.32 of the City's Municipal Code, "Transactions and Use Tax" To Pinole Municipal Code establishing an additional 1/2 cent Sales Tax.

   Finding: No exceptions were noted as a result of our procedures.

2. Obtained a Schedule of Measure I Revenues and Expenditures for the fiscal year and agreed totals reported on the schedule to the City's trial balance.

   Finding: No exceptions were noted as a result of our procedures.

3. Verify that Measure I Transactions were accounted for separately in the accounting records to allow for accountability.

   Finding: No exceptions were noted as a result of our procedures.

4. Verify that the Measure I revenue was deposited in total into the City's accounts by obtaining remittance advices from the State of California and amounts deposited into the Measure I Fund.

   Finding: No exceptions were noted as a result of our procedures.

5. Review salary reports and expenditure details to verify that the funds expensed complied with the purpose that was specified to the registered voters of the City through election materials and City resolutions that were distributed to the voters.

   Finding: No exceptions were noted as a result of our procedures.

6. Compare actual revenues and expenses to budgeted amounts to determine that variances were appropriate.

   Finding: No exceptions were noted as a result of our procedures.

7. Report any findings regarding compliance with Chapter 3.32 of the City's Municipal Code as a result of the procedures performed.

   Finding: No exceptions were noted.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respective on the accompanying schedule. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be, used by anyone other than these specified parties.

The Pun Group, LLP

Santa Ana, California
December 17, 2025

City of Pinole
Measure I Fund
Schedule of Revenues and Expenditures
For the Year Ended June 30, 2025

Revenues:		
Sales and use taxes	$	612,233
Total revenues	$	612,233
Expenditures:		
Salary	$	2,804
Administration expense		600,000
Benefits		395
Total expenditures	$	603,199

*This schedule is prepared using the modified accrual basis of accounting.

City of Pinole

Pinole, California

Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Schedule

For the Year Ending June 30, 2025

THE PUN GROUP
ACCOUNTANTS & ADVISORS

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INDEPENDENT ACCOUNTANTS' REPORT ON
APPLYING AGREED-UPON PROCEDURES

To the Honorable Mayor and Members of City Council
of the City of Pinole
Pinole, California

We have performed the procedures enumerated below on the accompanying Appropriations Limit Schedule of the City of Pinole, California (the "City") for the year ending June 30, 2025. The management at the City is responsible for the Appropriations Limit Schedule.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements set forth in Section 1.5 of Article XIII-B of the California Constitution. The procedures, which were suggested by the League of California Cities and presented in the publication entitled *Agreed-upon Procedures Applied to the Appropriations Limitation Prescribed by Article XIII-B of the California Constitution* were performed solely to assist you in meeting the requirements. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. We obtained the completed worksheets used by the City to calculate its appropriations limit for the year ending June 30, 2025, and compared the limit and annual calculation factors that were adopted by resolution of City Council. We also compared the population and inflation options that were selected by a recorded vote of the City Council.

   Finding: No exceptions were noted as a result of our procedures.

2. For the accompanying Appropriations Limit Schedule, we added the prior year's limit to the total adjustments, and compared the resulting amount to the current year's limit.

   Finding: No exceptions were noted as a result of our procedures.

3. We compared the current year information presented in the accompanying Appropriations Limit Schedule to corresponding information in worksheets used by the City.

   Finding: No exceptions were noted as a result of our procedures.

4. We compared the appropriations limit presented in the accompanying Appropriations Limit Schedule to the appropriations limit adopted by the City Council.

   Finding: No exceptions were noted as a result of our procedures.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respective on the accompanying Appropriation Limit Schedule. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be, used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

The Pun Group, LLP

Santa Ana, California
September 5, 2024

City of Pinole
Appropriations Limit Schedule
For the Year Ending June 30, 2025

	Amount	Source
A. Appropriations Limit FY 2023-2024	$ 164,056,561	Prior year
B. Adjustment Factors:		
1) Growth in County Population	1.0012	State Department of Finance
2) California per Capita Personal Income Growth	1.0362	State Department of Finance
3) Adjustment Factor	1.0374	(B1*B2)
C. Annual Adjustment Increase	6,142,842	[A*(B3-1)]
D. Other Adjustments:		
1) Loss responsibility (-)	-	N/A
2) Transfer to private (-)	-	N/A
3) Transfer to fees (-)	-	N/A
4) Assumed responsibility (+)	-	N/A
E. Total Adjustments	6,142,842	(C+D)
F. Appropriations Limit FY 2024-2025	$ 170,199,403	(A+E)

See accompanying Notes to Appropriations Limit Schedule.

City of Pinole
Notes to Appropriations Limit Schedule
For the Year Ending June 30, 2025

Note 1 – Purpose of Limited Procedures Review

Under Article XIIIB of the California Constitution (the Gann Spending Limitation Initiative), California governmental agencies are restricted as to the amount of annual appropriations from proceeds of taxes. Effective for years beginning on or after July 1, 1990, under Section 1.5 of Article XIIIB, the annual calculation of the appropriations limit is subject to a limited procedures review in connection with the annual audit.

Note 2 – Method of Calculation

Under Section 10.5 of Article XIIIB, for fiscal years beginning on or after July 1, 1990, the appropriations limit is required to be calculated based on the limit for the fiscal year 1986-87, adjusted for the inflation and population factors discussed in Notes 3 and 4 below.

Note 3 – Population Factors

A California governmental agency may use as its population factor either the annual percentage change of the jurisdiction's own population or the annual percentage change in population of the county where the jurisdiction is located. The factor adopted by the City for the year 2024-2025 represents the annual percentage change in population for the County.

Note 4 – Inflation Factors

A California governmental agency may use as its inflation factor either the annual percentage change in the 4th quarter per capita personal income (which percentage is supplied by the State Department of Finance) or the percentage change in the local assessment roll from the preceding year due to the change of local nonresidential construction. The factor adopted by the City for the year 2024-2025 represents the percentage change in California per capita personal income.

Note 5 – Other Adjustments

A California government agency may be required to adjust its appropriations limit when certain events occur, such as the transfer of responsibility for municipal services to, or from, another government agency or private entity. The City had no such adjustments for the year 2024-2025.