



**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**

**March 17, 2026  
5:00 PM**

**Attend in Person: PINOLE CITY COUNCIL CHAMBERS - 2131 PEAR STREET  
OR**

**Attend VIA ZOOM TELECONFERENCE – Details provided below**

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### **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](mailto: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](http://www.pinole.gov).

**VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE,** [www.pinole.gov](http://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 City Clerk, Heather Bell-Spears at (510) 724-8928 or [hbell@pinole.gov](mailto:hbell@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) 724-8928. 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](http://www.pinole.gov). You may also contact the City Clerk via e-mail at [hbell@pinole.gov](mailto:hbell@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. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Gov. Code § 54956.8

Property: 2100 San Pablo Ave.

Agency negotiators: Interim City Manager, Garrett Evans and City Attorney, Eric Casher

Negotiating party: Art Pakpour

Under negotiation: Price and Terms

**B. 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)

**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. Nowruz
- 2. César Chávez Day
- 3. International Women's History Day and Women's History Month

### B. Presentations

- 1. HdL Market Analytics Report
- 2. PinoleTraffic Related Incidents - Chief Melissa Klawuhn

## 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 March 3, 2026.
- B. Receive the February 28, 2026 – March 13, 2026, List of Warrants in the Amount of \$1,270,786.68, and the March 13, 2026, Payroll in the Amount of \$546,837.01.
- C. Adopt a resolution authorizing the City Manager to award a contract to Energy Resources Integration, LLC for the development of a municipal building decarbonization plan in the amount of \$72,300 fully funded by California Energy Commission Grant Funds. **Action: Adopt Resolution per Staff Recommendation (Lilly Whalen, Kapil Amin)**
- D. Second Read and Adoption of a Pinole Municipal Code and Three Corridors Specific Plan Amendment to Prohibit New Service Stations, Establish Regulations for Existing Legal Nonconforming Service Stations, and Establish Regulations for Alternative Fuel Stations **Action: Adopt Ordinance on Second Reading (David Hanham, Justin Shiu)**
- E. Adopt A Resolution To Approve The Purchase Of Two Blowers For The Wastewater Treatment Plant (CIP Project # SS2501) **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. None

**11. OLD BUSINESS**

A. None

**12. NEW BUSINESS**

- A. Adopt A Resolution To Accept The Safety Improvements At Appian Way And Marlesta Road (CIP Project # RO1714) As Complete And Approve Filing Of Notice Of Completion **Action: Adopt Resolution per Staff Recommendation (Heba El-Guindy)**

**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 Special City Council Meeting of March 24, 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.

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**Heather Bell-Spears, CMC**  
**City Clerk**

**POSTED: Thursday, March 12, 2026 at 3:30pm**



# Proclamation

## DAY OF NOWRUZ MARCH 20, 2026

**WHEREAS**, Nowruz, in Persian means “New Day,” marks the vernal equinox and the beginning of spring, and is about celebrating renewal, connecting with loved ones, and honoring nature; and

**WHEREAS**, Nowruz begins precisely at the vernal equinox, on the 1st day of spring, usually between March 19th and March 22<sup>nd</sup> when the days and nights are equal lengths, with days then becoming longer signifying the arrival of warmer weather; and

**WHEREAS**, this year, Nowruz falls on Friday, March 20, 2026; and

**WHEREAS**, Nowruz is the beginning of the year for the people of Afghanistan, Azerbaijan, Iran, Tajikistan, and a few of the Asian republics of the former Soviet Union. It is also celebrated as the new year by people descended from Persian and Iranian ancestors. The Kurds in Georgia, Iraq, Syria, and Turkey celebrate Nowruz as the new year festival. Many communities where people from these countries have settled also join in the celebrations; and

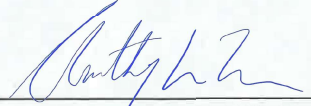
**WHEREAS**, it is a time of great joy and family celebrations that are shared by people of all faiths in many countries and traces its history back through the centuries to the ancient Mesopotamian civilization and the Persian Empire; and

**WHEREAS**, it is mankind's oldest known holiday and is still celebrated by more than 300 million people around the world. It celebrates the triumph of hope over despair and promotes values of peace and solidarity between generations and within families; and

**WHEREAS**, Nowruz is also a celebration of humanity's rich cultural heritage and Diversity: a chance – for all of us – to be guided by its values of peace, dialogue, and solidarity; to reaffirm our commitment to human rights and dignity; to promote mutual respect and reconciliation; to protect the planet and live in harmony with nature; and

**WHEREAS**, as a holiday that reflects on leaving behind the challenges of the past year while embracing hope for the future, the spirit of Nowruz continues to inspire us to foster compassion, unity and peace.

**NOW, THEREFORE, I, ANTHONY TAVE**, Mayor of the City of Pinole, County of Contra Costa, State of California, do hereby proclaim **March 20, 2026** as “**DAY OF NOWRUZ**” in the City of Pinole and encourages all citizens to choose hope and compassion, embrace the opportunities that lie ahead, and work together to building a more peaceful, sustainable, and inclusive world for all.

  
**ANTHONY TAVE**  
**MAYOR of the City of Pinole**



Dated: March 17, 2026



# *Proclamation*

## **CÉSAR CHÁVEZ DAY MARCH 31, 2026**

***WHEREAS,** César Chávez Day is a U.S. federal commemorative holiday, proclaimed by President Barack Obama in 2014; and*

***WHEREAS,** the holiday celebrates the birth and legacy of the civil rights and labor movement activist César Chávez on March 31 every year; and*

***WHEREAS,** César Chávez came of age picking produce and cotton in the fields of California; and*

***WHEREAS,** he labored in intense heat, all too familiar with the harms of poisonous pesticides; and*

***WHEREAS,** he learned early on about the power of organizing for basic dignity and respect through his work with Fred Ross and the Community Service Organization; and*

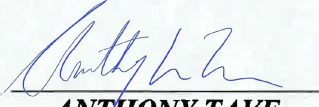
***WHEREAS,** working alongside trailblazing labor activist Dolores Huerta and inspired by heroes like Dr. Martin Luther King, Jr., and Mahatma Gandhi, he founded the United Farm Workers of America in 1962; and*

***WHEREAS,** throughout his life of work and service, César Chávez empowered thousands to stand together for their rights and led our nation toward a more equitable and just society; and*

***WHEREAS,** Over the following three decades, Chávez marched, fasted, and boycotted — campaigning for collective bargaining rights, a minimum wage, unemployment insurance, and better health and safety standards for his fellow workers; and*

***WHEREAS,** His courage opened America's eyes to injustice and ushered in a new age of opportunity for farm workers and the working class.*

***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 proclaim **MARCH 31, 2026 AS CÉSAR CHÁVEZ DAY**, and I encourage all Pinole citizens to observe this day as a day of service and learning, with appropriate service, community, and education programs to honor César E. Chávez's enduring legacy.*

  
**ANTHONY TAVE**  
**MAYOR of the City of Pinole**



*Dated: March 17, 2026*





# *Proclamation*

## **INTERNATIONAL WOMEN'S HISTORY DAY MARCH 8, 2026**

### **WOMEN'S HISTORY MONTH MARCH 2026**

**WHEREAS**, International Women's Day is celebrated globally on March 8<sup>th</sup> by those who believe in gender equality and who seek to improve the lives of all women, through cultural, legal, economic, and social change; and

**WHEREAS**, women of every race, class, nationality, and ethnic background have made historic contributions to the growth and strength of our world in countless recorded and unrecorded ways; and

**WHEREAS**, women have played and continue to play critical economic, cultural, and social role in every sphere of the life of the world by constituting a significant portion of the labor force working inside and outside of the home; and

**WHEREAS**, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

**WHEREAS**, Women continue to lead as advocates for reproductive rights, champions of racial justice, and LGBTQI+ equality; and

**WHEREAS**, women have served our country courageously in the military; and

**WHEREAS**, the theme for Women's History Month in 2026 is "Leading the Change: Women Shaping a Sustainable Future"; and

**WHEREAS**, locally, women have played a key role in the City of Pinole's history as leaders in the community, in our schools and universities, as appointees and elected officials, and as staff at City Hall; and

**WHEREAS**, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history; and

**WHEREAS**, the City supports further sustainable change in women's and girls' well-being and advancement.

**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 City of Pinole, proudly recognize **MARCH 8, 2026**, as **INTERNATIONAL WOMEN'S HISTORY DAY** and **MARCH 2026** as **WOMEN'S HISTORY MONTH** and call on all citizens to celebrate the exceptional women in their lives and around our country.

**ANTHONY TAVE**  
**MAYOR of the City of Pinole**



Dated: March 17, 2026

# PINOLE POLICE DEPARTMENT

**TRAFFIC-RELATED INCIDENTS  
JULY 1 – DECEMBER 31, 2025**



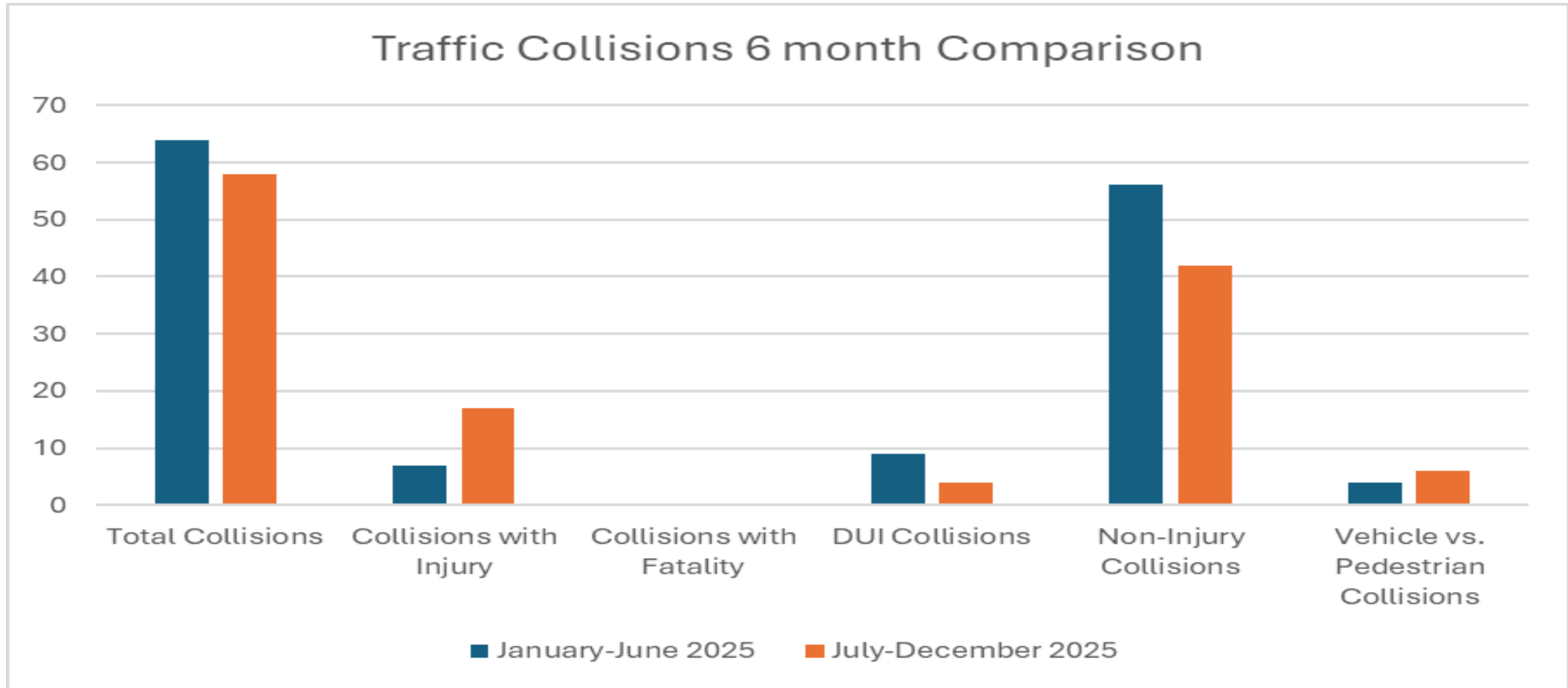
# TRAFFIC COLLISIONS

## JULY – DECEMBER 2025

| Month        | Total Collisions | Collisions with Injury | Collison's with Fatality | DUI Collisions | Non-injury Collisions            | Vehicle vs Pedestrian Collisions |
|--------------|------------------|------------------------|--------------------------|----------------|----------------------------------|----------------------------------|
| July         | 10               | 2                      | 0                        | 0              | 8 (2 hit and run)                | 0                                |
| August       | 4                | 0                      | 0                        | 1              | 4 (1 hit and run)                | 0                                |
| September    | 14               | 5                      | 0                        | 1              | 9 (5 hit and run, 2 pedestrian)  | 2 (minor-injury)                 |
| October      | 9                | 3                      | 0                        | 0              | 6 (2 hit and run. 1 pedestrian)  | 2 (1 injury / 1 non-injury)      |
| November     | 9                | 5                      | 0                        | 1              | 3 (1 hit and run)                | 0                                |
| December     | 12               | 2                      | 0                        | 1              | 12 (4 hit and run, 1 pedestrian) | 2 (1 injury / 1 non-injury)      |
| <b>TOTAL</b> | <b>58</b>        | <b>17</b>              | <b>0</b>                 | <b>4</b>       | <b>42</b>                        | <b>6</b>                         |

# TRAFFIC COLLISIONS

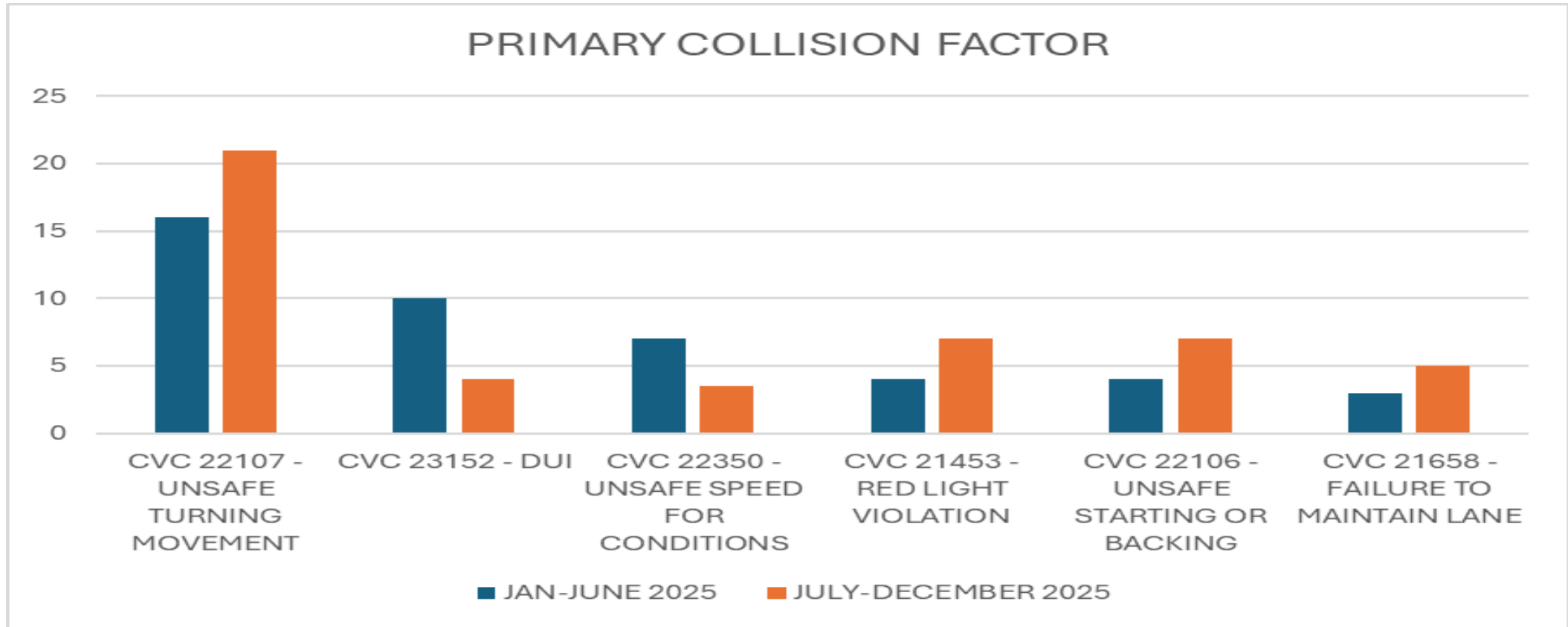
## 6 MONTH COMPARISON



# TRAFFIC COLLISIONS

## PRIMARY COLLISION FACTOR

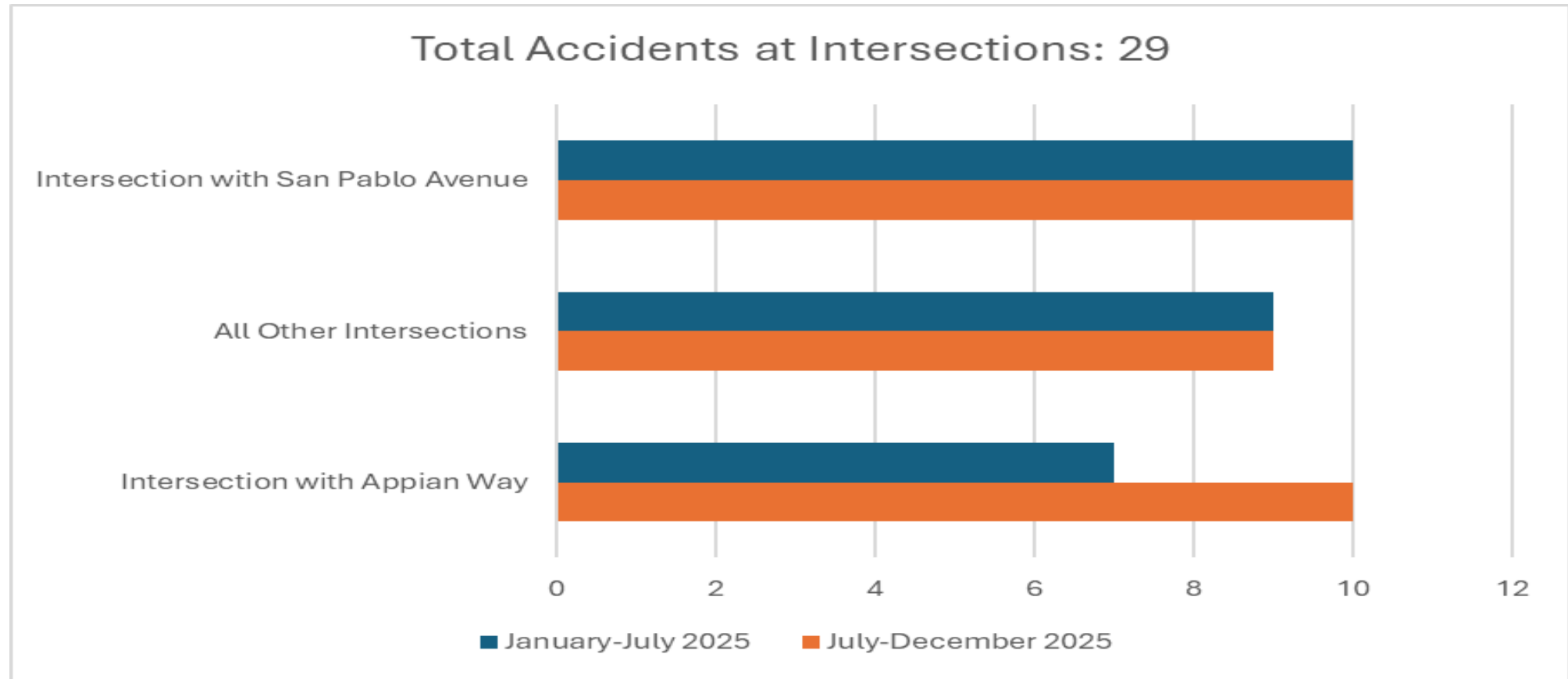
### 6 MONTH COMPARISON





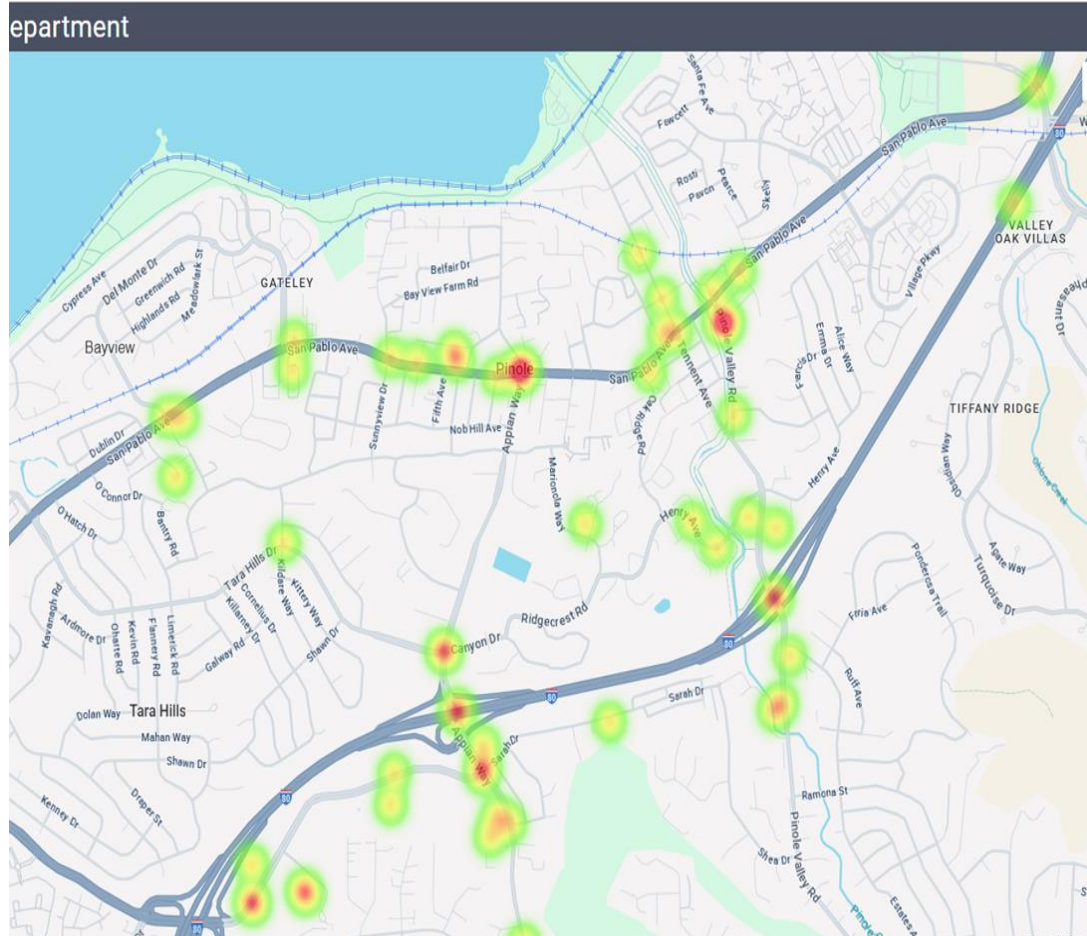
# COLLISIONS AT INTERSECTIONS

## 6 MONTH COMPARISON

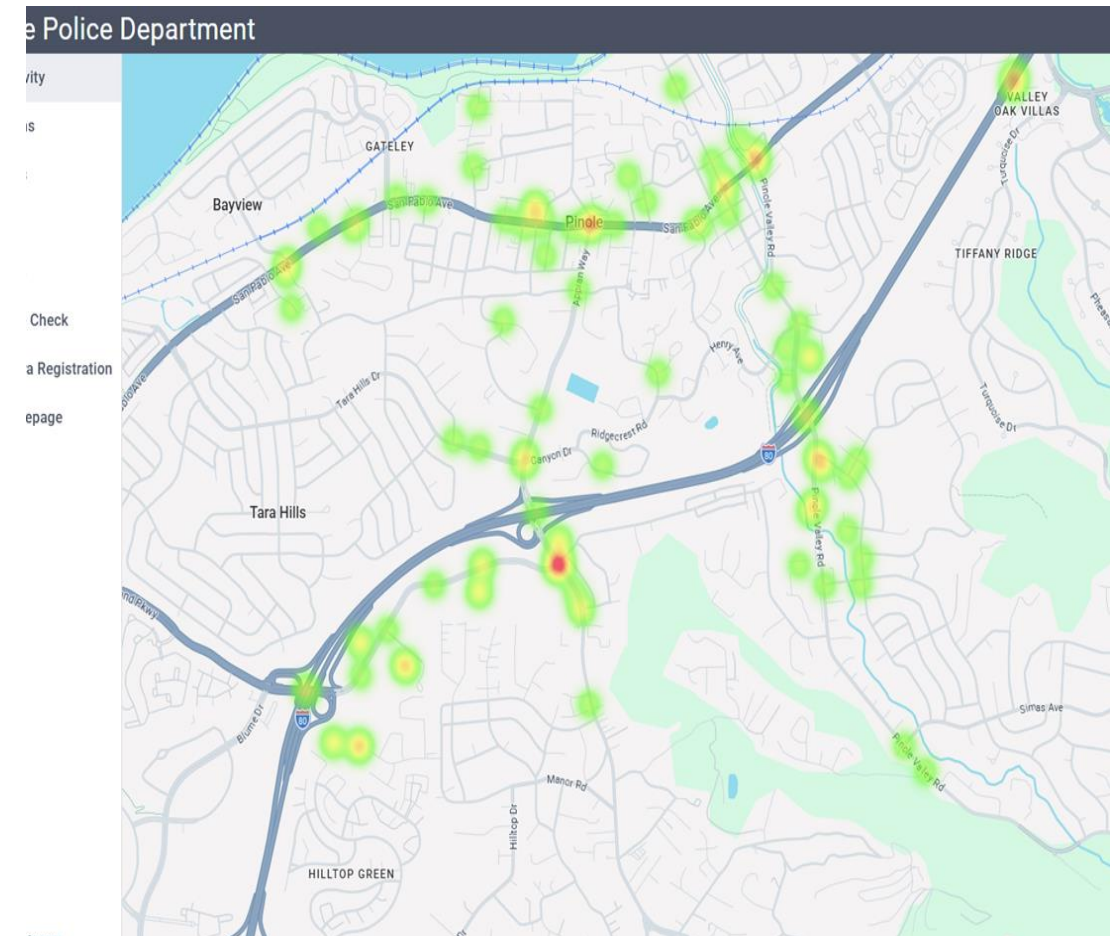


# COLLISION MAP: 6 MONTH COMPARISON

January-June 2025



July-December 2025



# DRIVING UNDER THE INFLUENCE

## 6 MONTH COMPARISON

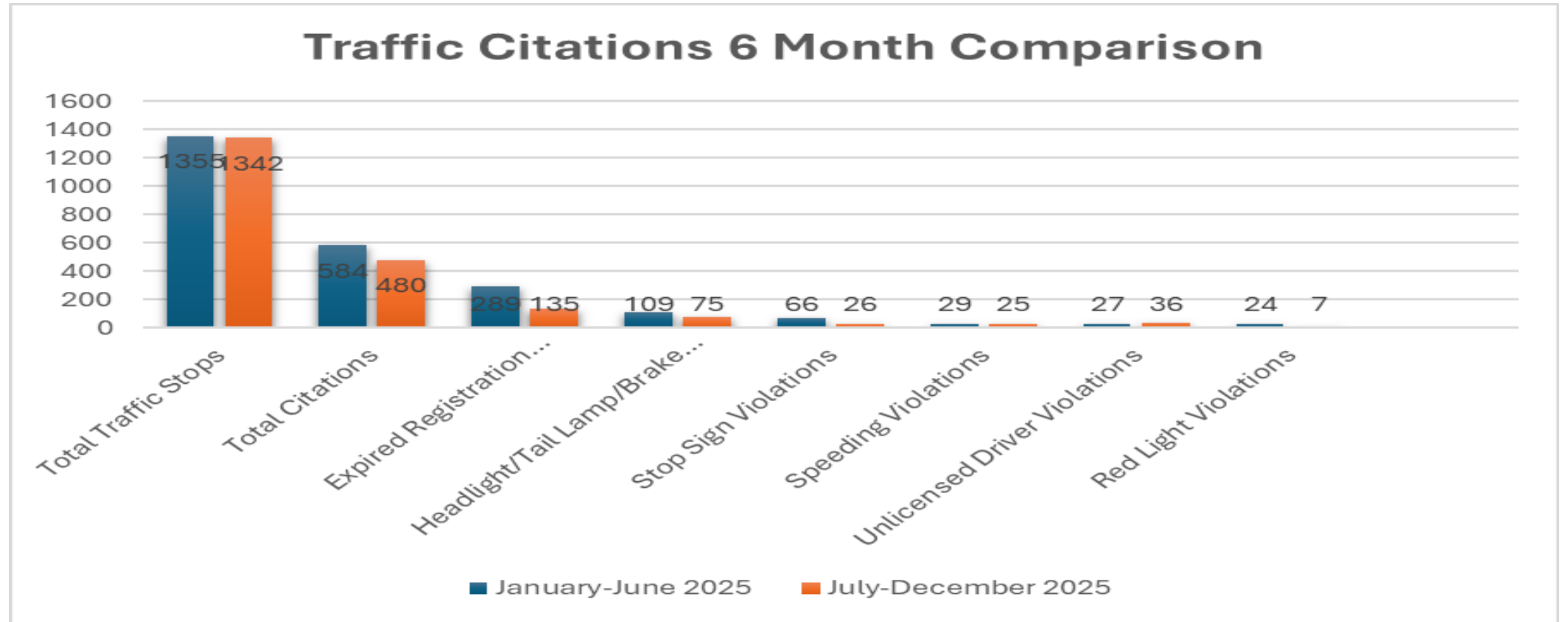
12 arrests were made for  
DUI-related offenses:

January – 1 arrest  
February – 2 arrests  
March – 2 arrests  
April – 5 arrests  
May – 1 arrest  
June – 1 arrest

14 arrests were made for  
DUI-related offenses:

July – 3 arrests  
August – 2 arrests  
September – 2 arrests  
October – 0 arrests  
November – 3 arrests  
December – 4 arrests

# CITATIONS: 6 MONTH COMPARISON







# GRANTS

## OTS (Office of Traffic Safety)

- Applied for the grant in January 2025 and was awarded \$50,000 in September 2025
- Applied for the grant in January 2026, requested \$266,000

## CTFGP (Cannabis Tax Fund Grant Program)

- Applied for the grant in February 2025 and was awarded \$99,000 in June 2025
- Applied for the grant in February 2026, requested \$174, 000

# QUESTIONS?





**CITY COUNCIL MEETING  
MINUTES  
March 3, 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 Regular 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  
Maureen Toms, Council Member  
Cameron Sasai, Council Member\*  
\*Arrived after Roll Call

**B. STAFF PRESENT**

Melissa Klawuhn, Acting City Manager/Police Chief  
Eric Casher, City Attorney  
Lilly Whalen, Community Development Director  
David Hanham, Planning Manager  
Justin Shiu, Associate Planner  
Jared Murti, Housing Fellow  
Roxane Stone, Deputy City Clerk

Deputy City Clerk Roxane Stone announced the agenda had been posted on February 26, 2026 at 2:10 p.m. with all legally required written notices.

Written comments had been received in advance of the meeting, distributed to the City Council and staff, posted to the City website and made available to the public to view in the Council Chambers.

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

**4. CONVENE TO A CLOSED SESSION:**

**A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Gov. Code §54956.9(d)(2) or (d)(3)

Number of Potential Cases: 1

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

At 6:04 p.m., Mayor Tave reconvened the meeting into open session. There was no report from the 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.*

Richard Cossel reported on the recent successful cleanup of Pinole Creek where the source of the trash was from the streets and the stream was the last point before debris went into the Pacific Ocean. He emphasized the need to address trash at the source and commented in one instance he found trash that apparently came from food from the driver of an Amazon delivery van. Having learned of Amazon's policies, he found drivers were required to dispose of any trash before they got back into the vehicle. This issue with trash applied not only to Amazon but other delivery services as well. He suggested the City could mitigate the situation and use the issue as an opportunity to have the companies help to contribute to Pinole's beautification. He also reported that a pothole in front of his residence on Jordan Way was disintegrating and needed repair.

Peter Murray reported the website California City News focused on local, county and state governments and offered a synopsis of what was occurring in different communities. He commented on the fact there was a lot of information about bad government, people operating for their own personal benefit and being brought to task under the law. He referenced information about a city located in Los Angeles County that involved a City Manager and City Council who had been brought to task for corruption and another case where someone was running for City Council who was a convicted pedophile. He found the information to be interesting reading and would post the information on Nextdoor so that people in the community could see what was going on. He also commented on the 3-2 majority on the City Council, which took him back to 2008 when there had also been a three-person block. Given the limited time to speak, he planned to follow-up his comments at a later date.

Debbie Long asked when the public would be presented with the argument in favor of the ballot measure for an Elected Mayor, when and how much time would be allotted for the con answer to the measure, when the public would be notified of the time to present the argument against the measure and whether that argument would be required to be presented to the City Clerk or to the county. She also asked whether the same term limits would be applied to an Elected Mayor as they were to the City Council, which would require a vote of the people at additional cost.

Ms. Long suggested the ballot measure for an Elected Mayor was a waste of taxpayer money and staff time, particularly when evidence had been presented that everyone perceived this action as an expensive solution to a problem that did not exist. Public speakers, emails and postings on public forums had all spoken against an Elected Mayor. She was not commenting on the ban against gas stations since that was another item on the meeting agenda; however, she emphasized the fact the City had polling regarding the ban and had ignored the results. The City Council declined to poll the public on an Elected Mayor which would not have produced the results the City Council wanted, and the respondents as part of the polling for a ban on new gas stations overwhelmingly opposed the ban. Once again, she stated the City spent taxpayer money polling the public, ignoring the results and moving forward with an unsupported ordinance.

Ms. Long found the City Council majority modus operandi was to spend first and tax later and they were a majority Council that was out of touch with the community and overall, fiscally irresponsible. She also found it too bad people commenting and emailing about this topic were not required to state their city of residency, because the only two comments supporting an Elected Mayor that she read were from people who did not live in the City of Pinole.

Ann Moriarty, reported during the February 3, 2026 City Council meeting, a decision had been made to move forward with a ballot measure for an Elected Mayor. The proposal spurred an unprecedented commentary in-person, on social media and through emails. A Council member chose to read one email to bolster his position of the more than 35 emails that were submitted. She used her remaining time to read into the record written comments that had not received the same public attention, as follows:

*Amey Shaw, I am a resident here in viewpoint and I see no need for a Mayor, for God sakes. What the heck are they gonna do? Help design the Christmas lights? Stop wasting my money Thanks, Amey, Amey Shaw.*

*Basem Khalil, It is concerning to see typical political tactics used to obfuscate and deflect the current issues by dismissing them as "just a survey" or the result of instigation by "ex-mayors" and "cliques." This appears to be more about political ambition at the expense of Pinole. We have already seen the impact of this environment. Our last city manager resigned abruptly after a very short tenure. This raises important questions: why did she leave, and was it due to a lack of compliance with council member Murphy's wishes? Furthermore, there is a legitimate concern regarding whether the next selection will be a political ally. It seems nothing is being allowed to stand in the way of this agenda. We are being told that an elected mayor would accomplish more than our current rotational system; however, it is difficult to see how a single individual would be more effective than the collective efforts of five council members. A country like Switzerland has successfully used the rotational system for years. Are we going to allow Pinole to degenerate into a dysfunction like some neighboring cities with elected mayors? I hope not. Best regards, Basem Khalil*

Bob Falconi, *I have been a resident of Pinole for greater than 35 years and want to voice my opposition to Item 10A on the Pinole February 3, 2026 City Council Agenda. You don't need to be a weatherman to know which way the wind is blowing and we don't need to call for an expensive self-serving special election to move from a rotating mayor among council members to an "elected mayor" and all of the expense and potential negative impacts that could bring to Pinole. And by-the-way, in our current system of government in Pinole, mayor's \_are\_ elected. We haven't yet voted out all of the charter city supporters on the council but we're working on it. Until then, we all need to watch for these hair brained ideas and call them out.*

Kent Moriarty continued reading into the record some of the comment letters that had not been read at the prior City Council meeting, as follows:

Bob Moore, *Pinole City Council, As a long-time resident of Pinole I am writing to oppose putting a resolution on the ballot for an elected Mayor and spending \$37,236 - \$55,854 thousand dollars or more that our city does not have. This is irresponsible! Our current system of having the Mayor position rotating among council members has worked very well for a very long time. It is not our current system that has caused our current financial problems. Maybe the citizens of Pinole should look at our current city council and ask, why would we make someone permanent when they already have not dealt with our financial problems. That's like saying I know I haven't help with our finances but if you make me permanent and pay me more money I can fix it. Please stop to wasting our money!*

Bryan Hampton, *In my opinion as a 23-year homeowner here in Pinole, CA with its population just over 18,000, we are fine without a full-time mayor and all the added expenses that may be incurred to do so. Please put this motion to rest, do what you are already elected to do. How about taking that money and spend it on some landscaping and beautification projects ... or better yet, clean up the GROSSLY OVERGROWN PINOLE CREEK! This does not need to go on the ballot! Thank you, Bryan and Denise Hampton*

Cynthia Ohlmann, *We do not need a full-time mayor. We are a small town with a deficit. I would be unwise to go further into debt. We need to repave and fix the roads. That and safety should be main priorities.*

Diane Schick, *Please do not approve spending any money on an unnecessary special election to discuss an elected mayor. A city of the small size of Pinole has absolutely no need for an elected mayoral position. The current system of mayoral rotation has been working well for generations and provides a diverse group of individuals who can together come to discuss and decide on issues. The very idea of spending tons of money we need for many other shortfalls, mainly our street maintenance and repair, is insane. It also appears to be instigated by one individual who wants to further their future political ambitions and has touted many "accomplishments" some of which are not even local or single handed. We do not need or want our beloved city of Pinole to become another Berkeley or Richmond. Please strongly take this into consideration along with the opinions of a majority of Pinole's longtime residents, when discussing this matter. Thank you, Diane Schick*

Jennifer Horn also continued reading into the record some of the comments letters as follows:

Judie Marks, *As a long-time resident of Pinole I DO NOT SUPPORT* wasting our tax dollars, on a whether or not, to have a separate election in order to elect 1 certain person as mayor. The city runs fine with the current process. There are many other more important issues our tax dollars should be spent on. I will not, in the future, support any city council member who votes in favor of this money grab idea. Judie Marks

Kathryn Gerk, *Dear City Council; I DO NOT SUPPORT* you spending \$25,000.00 to see if the city of Pinole wants to change the way we elect a Mayor. Respectfully, Kathryn Gerk

Linda Radcliffe, *I do not believe it would be beneficial to the City to have a full-time mayor. The City struggles now with budgetary concerns and this is an additional expense we do not need!*

Margaret Gelhaus, *I am opposed to changing Pinole's governing system to an elected mayor system. Our council system has worked well for years. Spending the money for a special election at this time is fiscally irresponsible, because the city does not currently have enough money to cover everything the city needs.*

Margaret Young, *Dear Mayor Tave and City Council Members: I am opposed to spending any taxpayer money on sending out a survey or questionnaire to the residents of Pinole [to determine whether to hire a full-time Mayor] because it would cost **thousands** of dollars. I understand if there are enough "YES" votes, this will be put on the June ballot. There are plenty of other important issues in Pinole that need addressing, and the City needs that money to address those issues [pedestrian safety; road repair; hiring a full-time, permanent City Manager; school improvements; maintenance and repair of lighting, parks, and walking trails, etc.]. The City should focus its energy and resources to things that the taxpayers indicated they need and want. I'm unaware of any citizens who are demanding a full-time Mayor. Because Pinole is a small city, it does not need a full-time Mayor. The tradition of Mayoral Rotation has been working quite well for many years. It allows for more diversity, and it avoids the danger of one person becoming entrenched. If it ain't broke, why fix it? I vote "NO" on this Issue. Thank you for reading this. Sincerely, Margaret Young*

Melanie Norton, *I vote no on agenda item 10a.*

Nancy Andrina, *To whom it may concern, Please VOTE NO on 10 a, no need for a direct Mayor Election. 10a. Resolution Calling For Special Election And Submitting Question Regarding Office Of Elected Mayor To Voters Action: Adopt a Resolution Calling For Special Election.*

Noreen Buller-Realtor, *Dear City Council please mark my objection to the idea of changing how we elect a mayor. Keep mayor rotation as it is! thank you, Noreen.*

Mary Horton stated she was a five-time elected member of the City Council who served as a rotational Mayor four times, fought for the Pinole Police Department (PPD) when the sentiment had been to contract out to the county, fought for a utility tax the first in the City's history and fought to keep Shannon Elementary School open, all of which were still in place. She was very proud of that record as a rotational Mayor again with all of the accomplishments still in place today. She reported she would be voting no for a directly Elected Mayor, since one Council member was saying "we need new ideas to support the residents" and "we have to do something our current system isn't working" which begs the question, why is it not working.



Ms. Horton asked about the new ideas, why those ideas were not being discussed now and why wait if it was so vital. She added that moving forward with a ballot measure passed with a 3-2 split vote, the same people who were always voting 3-2, which raised suspicion. She suggested a Council member also opined in a separate article that the community was divided and the ballot box was the right referee. In her opinion, the community was not divided, and the submitted emails were vastly not supportive of the measure. People were volunteering those emails to show they did not want an Elected Mayor and she heard overwhelming support to oppose an Elected Mayor, which did not count the number of people who had appeared before the City Council in person asking the City Council not to move forward, but they had been ignored. There were also comments that this was a one-time expense. Rather, she recommended the City Council Travel Budget at \$60,000, which also involved a 3-2 vote, be put on the ballot too. She was confident it would not pass. She urged a no vote on the ballot measure for an Elected Mayor and urged No Kings in Pinole.

William Horton, a Pinole voter who paid property, utility and sales taxes, trusted the City Council to take care of the City 's quality of life, police, fire, parks and streets. Currently five Council members were directly elected by Pinole voters, four would take a one-year term as Mayor and the five together would solve the yearly budget problems. A directly Elected Mayor ballot measure was a \$55,000 mistake since it would result in one Mayor and four Council members in November 2026. There would still be budget problems, such as repairing roads, and the budget would be smaller by \$55,000. A separately Elected Mayor would not guarantee any new ideas or funds to repair roads or solve budget problems. He asked the City Council to reconsider this ballot measure and save the \$55,000.

Frances Bright was also opposed to the ballot measure for an Elected Mayor, particularly for such a small community. She loved Pinole but there was much that needed to be repaired from potholes and school issues. She was confused and saw there was no ground swell that was calling for this action.

Bill Bright was also opposed to the ballot measure for an Elected Mayor for such a small city. He found this additional bureaucracy or expense was not needed, and asked how much an Elected Mayor would be paid. He commented on the expenses of sales and utility taxes which significantly impacted homeowners. He suggested the City should be spending taxpayer funds on repairs, such as pothole repair, and commented he attended a recent meeting at the Senior Center about road repair. He preferred the current rotational system for the Mayor and asked the City Council to reconsider this unneeded ballot measure. He could not see residents of Pinole supporting this initiative and he would work aggressively against it and anyone who supported it.

## **7. REPORTS & COMMUNICATIONS**

### **A. Mayor Report**

Mayor Tave reported he attended the St. Joseph Black History Month event, the African-American Student Union Jubilee at Pinole Valley High School (PVHS) and the last day of the Pinole Library for the kick-off prior to the library closure for renovations.

#### **1. Announcements: None**

B. Mayoral & Council Appointments: None

C. City Council Committee Reports & Communications

Council member Martinez-Rubin reported she had been prepared to meet with her colleagues from the City of Hercules for a Wastewater Subcommittee meeting but there had not been a quorum. She thanked Hercules and Pinole staff for having prepared for the meeting and Pinole Community Television (PCTV) which was prepared to record the proceedings. She hoped the delegates for Hercules and Pinole would be available at the next meeting, and in the event one was unable to attend meetings in the future, she asked that the delegates notify the alternates in the event of any conflicts.

Mayor Pro Tem Murphy recognized the month of March as Women's History Month, which was time to celebrate and reflect on the continued pursuit of equity and for the community to intentionally learn about and uplift the countless contributions women had made to society, science, arts, political, public service, energy and innovation, academia, business and social welfare, with women across the region continuing to build, lead and inspire. He posted on social media his thoughts about the tremendous women who had inspired him not only in Contra Costa County but across the State of California including District Attorney Diana Becton and State Controller Malia Cohen. He encouraged people to continue learning about the tremendous history of women in West County.

Mayor Pro Tem Murphy reported during the February 3, 2026 City Council meeting, he announced he had been appointed by the National League of Cities President to serve on the Finance, Administration and Intergovernmental Relations Committee. He recently attended the first meeting of that committee, which played a key role in shaping national policy positions affecting local governments and highlighted the numerous issues in which the committee would be focused. The committee was recently engaged in efforts to protect cities during federal tax reform discussions, preserving the tax-exempt status of municipal bonds and advocating for local taxing authority on online remote sales transactions. The committee included local elected officials and City staff from across the country and he was honored to serve Pinole and the State of California on the committee. He commented on the amount of funding from the federal government including from the American Rescue Plan Act (ARPA) and the Coronavirus Aid, Relief and Economic Security (CARES) Act due to advocacy at the national level. The committee would next meet on March 15, 2026 in Washington D.C. and he planned to be in attendance.

Mayor Pro Tem Murphy also reported he attended the last day of Pinole Library before its closure for renovations and he would continue to work with regional partners and stakeholders for access for library services. During the closure, the closest libraries were located in the cities of Hercules and El Sobrante. He also attended the African-American Student Union Black History Month Jubilee at PVHS and highlighted the youth as the best and brightest of Pinole, and posted on social media about efforts to bring LaRussell a hip-hop artist in the Bay Area, to a community event at PVHS. In addition, he attended a Marin Clean Energy (MCE) Board of Directors meeting, at which time the Board moved forward with a proposal to reduce electricity generation rates and provide additional bill relief for customers.

Mayor Pro Tem Murphy explained that MCE customers would see a reduction in generation rates by 14 percent bringing them into parity with PG&E's generation rate, MCE would provide a temporary bill credit to offset recent increases and exit fees that PG&E had through December 31, 2026 and MCE Cares Credit had been expanded adding \$10 million to support monthly bill credits for \$20 to \$25 for income qualified households and small businesses. All changes would take effect April 1, 2026, once approved by the MCE Board.

Council member Sasai thanked the public commentators for taking the time to provide public comment, encouraged input on other agenda items and hoped to see the same passion for other important issues. He reported he attended a meeting of the West Contra Costa Transportation Commission (WCCTC), which approved bylaw amendments to allow for two alternate representatives on the Contra Costa Transportation Authority (CCTA) Board with Rebecca Saltzman, Mayor Pro Tem for the City of El Cerrito and a member of the BART Board having been unanimously appointed to CCTA; reviewed the Clipper 2.0 system and an overview of the I-80 San Pablo Dam Road Phase 2 Status Update, with both projects highlighted. With respect to I-80 San Pablo Dam Road Phase 2, he provided feedback to the WCCTC, that they were using flexible posts for the protected bicycle lanes. He had advocated for concrete raised curbs and concrete filled posts to create a physical barrier between cars and bicyclists and eventually pedestrians.

Council member Sasai added he attended the PVHS Black History Month Jubilee and expressed his appreciation to all student leaders for putting on an excellent event. He also announced the City had been awarded approximately \$300,000 through the Community Cleanup and Employment Pathway Grant Program, an initiative of the Clean California Program administered by Caltrans, for the purposes of supporting litter abatement and public space beautification while creating workforce development opportunities for individuals facing employment barriers. He thanked staff for their work applying for the grant and Caltrans staff he had spoken to two years ago about the grant. He appreciated Caltrans' partnership and guidance to make this opportunity happen and he looked forward to using the funds for litter abatement, preventative measures and beautifying the City. Additionally, he attended the LaRussell event at PVHS and was pleased to see how much joy the event brought to the students.

Council member Toms reported she attended the League of California Cities Legislative Platform, with four East Bay Area Senators in attendance, who spoke about their legislative interests with topics ranging from housing, wildland fire, safety issues, homelessness and the state budget; attended the Stewart Elementary School Read Across America Program, the first week in March, where she read to students and spoke about the City Council; and served as an alternate for a number of committees. She too expressed concern when a meeting was canceled due to the lack of a quorum and reminded everyone if the delegate was unable to attend a meeting or unable to stay for the entire meeting, to reach out to the alternate for that committee.

#### D. Council Requests for Future Agenda Items

**ACTION: Motion by Mayor Tave/Mayor Pro Tem Murphy for a discussion of Strategic Planning.**

**Vote: Passed 5-0**

|                 |                                                  |
|-----------------|--------------------------------------------------|
| <b>Ayes:</b>    | <b>Tave, Murphy, Martinez-Rubin, Sasai, Toms</b> |
| <b>Noes:</b>    | <b>None</b>                                      |
| <b>Abstain:</b> | <b>None</b>                                      |
| <b>Absent:</b>  | <b>None</b>                                      |

**ACTION: Motion by Council members Sasai/Martinez-Rubin for a Council level presentation on Cultural Conservation Easements.**

|              |                 |                                                  |
|--------------|-----------------|--------------------------------------------------|
| <b>Vote:</b> | <b>Passed</b>   | <b>5-0</b>                                       |
|              | <b>Ayes:</b>    | <b>Tave, Murphy, Martinez-Rubin, Sasai, Toms</b> |
|              | <b>Noes:</b>    | <b>None</b>                                      |
|              | <b>Abstain:</b> | <b>None</b>                                      |
|              | <b>Absent:</b>  | <b>None</b>                                      |

**E. City Manager Report / Department Staff**

Acting City Manager/Police Chief Melissa Klawuhn reported the Communications Department successfully completed work to bring the City website into compliance with the Americans with Disabilities Act (ADA) web content accessibility guidelines, as required by the World Wide Web Consortium. Also, on February 26, 2026 pavement repairs had been conducted on Zoe and Ramey Court, compaction test and pavement repairs on the damaged sections of Pinon Avenue at Hutchinson Court, with the damage caused by a breakage in the water line during the shoring and replacement of the adjacent sewer line, and roof repairs began on the Public Safety Building this week to replace the aging roof from 1998, with the project funded through the Measure S, Growth Impact Fund and Public Facilities Fund as part of the Citywide Roof Repair and Replacement Program. There would be impacts to pedestrian and vehicular traffic along Tennent Avenue and Plum Street, and the public was asked to be careful in those areas.

The City had been awarded almost \$300,000 in grant funds from the Community Cleanup and Employment Pathway Grant Program, an initiative of the Clean California Program administered by Caltrans, with the City's project focused on site preparation for the first phase of Creekside Park, which would include removal of trash, debris, invasive plants, and installing some public improvements such as tri-stream receptacles, benches, picnic tables, information board, art and monument signs to be carried out by the Community Development and Public Works Departments, with project partners Friends of Pinole Creek Watershed, PVHS Earth Team, Civicorps, Pinole Creek Unhoused Stewards Cohort of Safe Organized Spaces Richmond and the Nations of Lisjan Tribes.

**F. City Attorney Report**

City Attorney Eric Casher reported for those who were interested in submitting an argument for or against the measure for an Elected Mayor, the arguments would be required to be submitted to the City Clerk's Office by 5:00 p.m. on March 18, 2026 and with any rebuttal arguments to be submitted to the City Clerk's Office by 5:00 p.m. on March 23, 2026. He also clarified based on some questions raised during public comment that the City Council approved a salary for the Elected Mayor to be consistent with the compensation for all Council members and the term of the Elected Mayor would also be consistent with that of other Council members.

Any additional questions about the ballot measure, could be directed to the City Clerk or the City Attorney's Office.

#### **PUBLIC COMMENTS OPENED (Items 7A through 7F)**

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

#### **PUBLIC COMMENTS CLOSED**

Council member Toms asked that Item 8(A)(5) be considered first. The remainder of the proclamations had been taken out of order from how they had been shown on the meeting agenda.

### **8. RECOGNITIONS / PRESENTATIONS / COMMUNITY EVENTS**

#### **A. Proclamations**

##### **1. Honoring Fire Chief Lewis Broschard Upon his Retirement**

The City Council read into the record a proclamation honoring Contra Costa County Fire Protection District (CCCYPD) Fire Chief Lewis Broschard upon his retirement.

CCCYPD Fire Chief Broschard recognized the City Council, City staff and members of the CCCYPD present in the Council Chambers. He also recognized the partnership and motivated professionals who sought daily to make things better. CCCYPD was close to the three-year anniversary of serving Pinole citizens directly. He stated the partnership was working and he appreciated the trust the City and residents had placed in him and in the CCCYPD. He described the CCCYPD as a team sport, with no one working alone and which carried through in everything everyone did. He was pleased to be a part of making change in Contra Costa County and the City of Pinole and he looked forward to more years of the CCCYPD serving the City of Pinole.

The City Council wished CCCYPD Fire Chief Broschard well on his retirement, and recognized his leadership, collaboration efforts since 2016, appreciated his work in transitioning his position to the new Fire Chief and recognized he had been an asset Countywide.

##### **2. Prescription Drug Awareness Month**

The City Council read into the record a proclamation recognizing the month of March as Prescription Drug Awareness Month.

##### **3. Multiple Myeloma Awareness Month**

The City Council read into the record a proclamation recognizing the month of March as Multiple Myeloma Awareness Month.

##### **4. Developmental Disabilities Awareness Month**

The City Council read into the record a proclamation recognizing the month of March as Developmental Disabilities Awareness Month, with the proclamation to be presented to VistAbility's George Miller Center, which served many Pinole residents in the nursery, after school and adult programs.

#### 5. American Red Cross Month

The City Council read into the record a proclamation recognizing the month of March as American Red Cross Month.

#### PUBLIC COMMENTS OPENED

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

#### PUBLIC COMMENTS CLOSED

### **B. Presentations**

#### 1. Restrictions on Oversized Vehicles on San Pablo Avenue

City Attorney Casher provided a PowerPoint presentation with an Overview of Regulations Related to Oversized Vehicles on San Pablo Avenue, which presentation included the background of San Pablo Avenue; average daily volume of 318 medium and heavy-duty trucks on San Pablo Avenue in 2023, based on the most recent data available to the City; restrictions of use under local law; a map of the City of Pinole Truck Route; regional routes; restrictions of use under state law; relevant case law and with the City Council asked to consider the following:

- If the City Council were to move forward to establish restrictions on oversized vehicles, a substantial record of findings would need to be prepared to establish the safety concerns and danger presented.
- Alternate routes would need to be established by ordinance as designated truck routes for oversized vehicles traveling through Pinole.
- As an alternative to restricting truck traffic, staff could work to identify the source of the trucks causing complaints and attempt to work with the company or operator on a solution.

City Attorney Casher welcomed direction from the City Council on any next steps.

Responding to questions from the City Council, City Attorney Casher clarified the following:

- The restrictions of use under local and state laws. Staff also reported current projects on San Pablo Avenue included the bridge renovation and plans for Complete Streets, and any direction from the City Council would have to marry with what Caltrans hoped to achieve regionally. (Sasai)
- If the City Council were to move forward to establish restrictions on oversized vehicles, a substantial record of findings would need to be prepared to establish the safety concerns



and danger presented. Findings would often involve traffic studies for the area. As an example, if there was a high rate of accidents that involved oversized vehicles, that would be the type of facts that would support placing restrictions on such vehicles in the area. Traffic studies were usually done by a consultant, not City staff. (Sasai)

- Staff had not reached out to heavy duty truck operators to see if there would be interest in changing the truck routes nor was staff aware who those truck operators were. Staff had a conversation with a resident who had expressed concern about vehicles coming through in the middle of the night, and it would be interesting to understand why trucks were traveling about at 3:00 a.m., as an example. (Sasai)
- Acknowledged concern with the volume of oversized vehicles and the cumulative impacts on City streets. Acknowledged a recommendation for staff to contact certain operators to learn whether they had any solutions. Acknowledged concern circumstances had changed since the adoption of the City's truck route ordinance in 1988, with varying sizes of trucks traveling the City's roads. (Martinez-Rubin)
- Acknowledged concern the roadway may not be designed for oversized vehicles, with staff again clarifying the restrictions of use under state law, with the geometrics looking at the type of road that must be able to support specific sized vehicles. (Mayor Tave)

#### PUBLIC COMMENTS OPENED

Anthony Vossbrink commented the City Council had not addressed the ongoing issue of oversized trucks, such as 38 to 48-foot trailers parked on City streets overnight and he offered numerous examples throughout the community where the parked vehicles obstructed views and posed a possible safety and health hazard. While some of the areas had No Parking signs, no enforcement was being done. He asked that the issue be addressed as part of the discussion.

#### PUBLIC COMMENTS CLOSED

Council member Martinez-Rubin recognized the ordinance had been adopted in 1988 and since that time there had been changes in the volume and types of trucks on City streets. She suggested it would be worthwhile for City staff to take a look at possible solutions including contacting the companies the trucks belonged to, with some expected to be from local companies. She had a conversation with a small business located on San Pablo Avenue which had seen trucks travel at dawn on the way to State Route 4 or I-80 from San Pablo Avenue. She expressed concern with the noise impacts, possible health-related effects due to the presence of heavy trucks and the cumulative effects of the trucks, in combination, impacting the quality of life. She asked that staff take a look at that very component of life in Pinole and how that was defined. If strictly looking at the business impacts, she foresaw that the solutions would be limited since the economy would be favored; but she was also interested in the effects of living on a very busy street that had been designated as an arterial by the county. She also recognized the impacts from current driving practices, including speeding and the delivery of services, which although had favorable economic impacts there were negative impacts as well such as impacting residents' sleep. She anticipated different points could be made about taking into consideration the effects of the trucks on very busy roads where residents were situated on both sides of it.

Council member Sasai again clarified the considerations as outlined and asked if there was a staff recommendation.

City Attorney Casher had no staff recommendation and was open to direction from the City Council. He suggested it made sense to contact some of the commercial operators to understand who they were, when they were using San Pablo Avenue, and in particular those operating through the late-night hours, which would be helpful. If there was interest, the City could also consider a consultant to study the costs associated with updates to the Zoning Ordinance, which had not been updated since 1988. A consultant could recommend, for instance, the use of other routes that could be more environmentally friendly or time restrictions. Staff could provide some costs associated with that and what that may look like.

Council member Sasai explained he had brought up the issue a few years ago, and brought it up again in response to a petition that had been submitted, which expressed dissatisfaction with oversized vehicles. He thanked the City Attorney for laying out the feedback he received from residents, and acknowledged the concerns with noise, and residents of Old Town having reported their homes physically shaking at odd hours. Road quality was also an issue, with heavy vehicles traveling on the road daily making the road quality worse. Safety was another issue residents had expressed concern given the senior and veterans housing and a school along San Pablo Avenue, with the oversized vehicles threatening the safety of those who lived and worked along San Pablo Avenue. He emphasized the importance of acknowledging the issues.

Council member Sasai offered a motion, seconded by Council member Martinez-Rubin, to direct staff to identify and engage companies operating oversized vehicles along the current truck route to solicit feedback regarding their willingness and capacity to adjust their routes and to report back to the City Council with a summary of findings and recommendations for further consideration and direction.

On the motion, Council member Toms asked about weight limits in that there was background on the different classes of trucks and their weight limits. She would like to see examples of areas in the City where weight limits could be imposed, which would be helpful.

Mayor Pro Tem Murphy supported the motion, as is. He again clarified the regional routes and the need for coordination with other agencies, and wanted to ensure staff was prepared to communicate with the cities of Hercules and San Pablo. He would like to hear if those jurisdictions were dealing with similar issues and if a coordinated approach could be considered.

**ACTION: Motion by Council members Sasai/Martinez-Rubin to direct staff to identify and engage companies operating oversized vehicles along the current truck route to solicit feedback regarding their willingness and capacity to adjust their routes and to report back to the City Council, with a summary of findings and recommendations for further consideration and direction.**

|              |                 |                                                  |
|--------------|-----------------|--------------------------------------------------|
| <b>Vote:</b> | <b>Passed</b>   | <b>5-0</b>                                       |
|              | <b>Ayes:</b>    | <b>Tave, Murphy, Martinez-Rubin, Sasai, Toms</b> |
|              | <b>Noes:</b>    | <b>None</b>                                      |
|              | <b>Abstain:</b> | <b>None</b>                                      |
|              | <b>Absent:</b>  | <b>None</b>                                      |

## 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 February 3, 2026 and February 17, 2026.
- B. Receive the February 14, 2026 – February 27, 2026 List of Warrants in the Amount of \$676,045.93 and the February 27, 2026 Payroll in the Amount of \$552,811.23.
- C. Receive and File Annual Progress Report on Housing Element Implementation. **Action: Receive Report (David Hanham, Justin Shiu)**
- D. Receive and File Housing Successor Annual Report for FY 2024/25. **Action: Receive and File the Housing Successor Agency Annual Report for Fiscal Year 2024/25 (Lilly Whalen)**
- E. FY 2026/27 Financial and Investment Policies. **Action: Adopt Resolution per Staff Recommendation (Markisha Guillory)**
- F. Second Reading of an Ordinance Amending Section 2.12.010 to Modify the Start Time of Regularly Scheduled City Council Meetings. **Action: Waive Second Reading and Adopt an Ordinance Amending Section 2.12.010 to Modify the Start Time of Regularly Scheduled City Council Meetings. (Eric Casher)**

### PUBLIC COMMENTS OPENED

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

### PUBLIC COMMENTS CLOSED

As to Item 9F, Council member Sasai thanked the Mayor for introducing the item. Having commuted from Sacramento to the meeting, he did not arrive until 5:30 p.m. The ordinance would help make access and participation more equitable for City Council members who were working people and other participants unable to reach the meeting in time to make public comment.

**ACTION: Motion by Council members Sasai/Toms to approve Consent Calendar Items 9A through 9F, as shown.**

|              |                 |                                                  |
|--------------|-----------------|--------------------------------------------------|
| <b>Vote:</b> | <b>Passed</b>   | <b>5-0</b>                                       |
|              | <b>Ayes:</b>    | <b>Tave, Murphy, Martinez-Rubin, Sasai, Toms</b> |
|              | <b>Noes:</b>    | <b>None</b>                                      |
|              | <b>Abstain:</b> | <b>None</b>                                      |
|              | <b>Absent:</b>  | <b>None</b>                                      |

## 10. PUBLIC HEARINGS

- A. Residential Health and Safety Rental Inspection Program: Housing Fellow Update: Amend Administrative Regulations, Authorize 1.0 FTE Housing Inspector, and Adopt new Cost-Recovery Fees. **Action: Adopt Resolutions per Staff Recommendation (Lilly Whalen, Jared Murti, Housing Fellow)**

Jared Murti, Housing Fellow, Partnership for the Bay's Future, provided a PowerPoint presentation titled Residential Health and Safety Rental Inspection Program Update, which included an overview of the program goals; progress so far in enrollment and inspections, data analytics and stakeholder engagement; suspected rental properties without a business license; inventory data points; stakeholder engagement for inspection reform and inventory program; program modifications in terms of the affordable housing inspection exemption; Residential Health and Safety Inspector and fee schedule update/early enrollment exemption and 2025/26 and 2026/27 timelines.

A quick demonstration was provided on the City of Pinole Enrollment Form for Rental Inventory.

Responding to questions from the City Council, Community Development Director Lilly Whalen and Mr. Murti clarified the following:

- In terms of the inventory program, the plan was to have a dedicated person with staff office hours once a week at least to provide a face to the assistance, with the provider also offering over-the-phone assistance. The information for the inventory program would be provided by the property owner. Whether the tenant may view the information to ensure accuracy would be part of the public facing side of the program, with the information intended to be accessible. Staff could also explore a tier system where a resident would be asked to prove they were the resident before they had access to information. The inspection reports could also be extended to the annual enrollment forms through the residents upon their completion. (Toms)
- Restricted units would be monitored by the funder and where possible the Affordable Housing Developments would share inspection reports through their own self-inspections or through the regulating agencies. There could be some confidentiality limitations. As an example, the Housing Authority would verify whether a unit was actively enrolled within their program, and they would not share the actual inspection reports but would inspect the unit annually for compliance. (Toms)
- If the City Council adopted the staff recommendation to adopt the new cost recovery fees, that would fully recover the cost of the program including the Inspector's salary and benefits, City overhead and the cost of the software platform, with no impact to the General Fund, as outlined in the March 3, 2026 staff report. (Martinez-Rubin)
- The City currently had a fee for the inspection of units and staff proposed to take that fee and break it into thirds so that the property owner per unit paid an annual fee equal to one third of the cost of the triennial inspection. (Martinez-Rubin)

- Staff ran all of the numbers on an annual basis for the full cost of the program (inspector salary, benefits and overhead and cost of the software on an annual basis) and derived the fee necessary per unit, in an annual basis to support the program while the inspection occurred triennially, which was fully cost recovered. (Martinez-Rubin)
- Staff anticipated some rentals would go off-line and some would come online and staff would conduct an evaluation of the program in year three to ensure a full recovery of fees, continue to monitor the fees coming in to support the program, and bring back to the City Council any fee adjustments necessary to support the program. Staff recognized the intent the program be fully cost recoverable with no drain on the General Fund. (Martinez-Rubin)
- Acknowledged appreciation for the Program Goals and collection of data around sustainability. (Mayor Pro Tem Murphy)
- Reference to MSA in the PowerPoint presentation related to Suspected Rental Properties without business licenses, referred to the “greater area of the nine Bay Area neighboring counties” and to the Metropolitan Statistical Area. (Mayor Pro Tem Murphy)
- The 2025/26 Timeline was again clarified as well as Assembly Bill (AB) 628, Hiring of real property; dwellings: untenability; and any other new laws would have to be researched by staff as to whether there would be any impacts to the administration of the program. (Mayor Pro Tem Murphy)

## PUBLIC HEARING OPENED

Rafael Menis commented on the chart comparing the various affordable housing programs and what percentage of inspections needed to be done on the programs as contained in Attachment E to the March 3, 2026 staff report. The bottom line for naturally occurring affordable housing units that were affordable but not by deed restriction or other reason, had shown no annual inspections and he assumed that meant none by a party other than the City. Regarding the second column for the triangular GE inspections, he asked if the percentage was from zero to 100 percent of how much was exempt of the number of inspections that needed to be performed. As to the core concept of the affordable housing exemption, he understood the intent of saying some agencies had such stringent standards there was no need to worry about them as much but at the same time, historically speaking, public agencies had in the past failed to enforce their own standards.

As examples, the Community Green HUD development in Chicago, Illinois or some sites in the City of Richmond, where Mr. Menis understood there were major issues related to HUD oversights of publicly owned housing in Richmond in 2018 or 2019, pre-COVID. He also understood there were documentation requirements, but at the federal level at least, he was concerned there may be things like falsification of documentation provided to the cities because there was not enough staff, particularly after the Department of Government Efficiency (DOGE) cuts to HUD. He asked about the verification of the provided documentation the City had to ensure affordability. As to the inspection cadence, he understood historically it was once every three years, but if an issue occurred within the three-year time period, he asked whether a tenant or owner could ask for an additional inspection or whether it was one and done.

## PUBLIC HEARING CLOSED

Council member Martinez-Rubin asked staff to respond to the public comment.

Mr. Murti explained if something happened after the inspection and in instances where there may be some concern around the public agency's ability to keep up, the City had complaint-based inspections that operated separately from the triennial inspections, and if tenants had complaints they were able to take those complaints up with the City. As part of sending out reports to residences, information could be included as to how to address issues with respect to accessibility to that information. As to the affordable housing exemption, the most that would be exempted would be 80 percent of the units, so at least 20 percent of the units would be inspected. The degree of inspection would be based on the information provided, history of complaints and it would ultimately be at the Building Official/Inspector's discretion to correct any violations and look into it more thoroughly, with staff to be aware of that history and provide avenues for residents to make habitability complaints with the City.

Community Development Director Whalen noted that if the City Council was interested in increasing the frequency of inspections beyond what had been proposed for the affordable housing exemption, the City had received a significant number of requests from affordable housing managers that the fee for the inspections was untenable and they had asked for waivers of that fee. She asked the City Council to keep in mind that if the number of inspections were to increase for the affordable housing developments, beyond what had been proposed, there could be a General Fund subsidy required if a waiver was offered to those providers.

Council member Martinez-Rubin suggested it was a matter of monitoring and the City Council determining compliance over time and seeing the conditions of the homes that were part of the reporting program.

Community Development Director Whalen commented that the City could report on a yearly basis and that could be something to include in the adopted resolution if the City Council so desired and the Community Development Department would come back with an annual report, which would allow close monitoring of the progress of the program.

**ACTION: Motion by Mayor Pro Tem Murphy/Council member Martinez-Rubin to adopt a Resolution amending Administrative Regulations necessary to successfully update the Program promulgated by the Building Official; adopt a Resolution authorizing the addition of 1.0 FTE Residential Health and Safety Inspector to manage the Program and conduct inspections of substandard housing pursuant to Assembly Bill 548 and Senate Bill 1415 and adopt a Resolution amending the Master Fee Schedule to ensure the inspection program, as administered by the full-time Residential Health and Safety Inspector, is fully cost-recoverable and direct staff to provide an annual report of the progress of these resolutions.**

|              |                 |                                                  |
|--------------|-----------------|--------------------------------------------------|
| <b>Vote:</b> | <b>Passed</b>   | <b>5-0</b>                                       |
|              | <b>Ayes:</b>    | <b>Tave, Murphy, Martinez-Rubin, Sasai, Toms</b> |
|              | <b>Noes:</b>    | <b>None</b>                                      |
|              | <b>Abstain:</b> | <b>None</b>                                      |
|              | <b>Absent:</b>  | <b>None</b>                                      |

- B. Waive the First Reading and Introduce a Zoning Code and Specific Plan Amendment to Prohibit New Service Stations, Establish Regulations for Existing Legal Nonconforming Service Stations, and Establish Regulations for Alternative Fuel Stations. **Action: Waive the First Reading and Introduce Zoning Code (Pinole Municipal Code Chapter 17) and Specific Plan Amendments (David Hanham, Justin Shiu)**

Planning Manager David Hanham and Associate Planner Justin Shiu provided a PowerPoint presentation for the Service Station Zoning Code and Specific Plan Amendment, which included an overview of the background for the item; map of the zoning districts where service stations had been allowed with a Conditional Use Permit (CUP) (west of Apian Way); a map of the existing service stations in Pinole, with two on Pinole Valley Road, three on San Pablo Avenue, two on Appian Way and one on Fitzgerald Drive; highlighted the Zoning Code Amendments to Chapters 17.12, 17.20, 17.22 and 17.34 of the Pinole Municipal Code (PMC) and Specific Plan Amendments to Chapters 6 and 11; along with the findings for approval for the Zoning Code and Specific Plan. The project was exempt from the California Environmental Quality Act (CEQA) Guidelines Exemption pursuant to Sections 15061(b)(3), 15301 and 15308.

Associate Planner Shiu recommended the City Council waive the first reading and introduce an ordinance consisting of the PMC Amendments related to prohibition of new service stations, proposed regulations for existing nonconforming service stations and proposed regulations for alternative fuel stations and schedule a second read and adoption for March 17, 2026.

Mayor Tave thanked Planning staff for the extremely thorough presentation.

Responding to questions from the City Council, Community Development Director Whalen, Planning Manager Hanham and Associate Planner Shiu clarified the following:

- Pursuant to Section 17.34.030 (C)(2), which read: *Loss of Nonconforming Status for Service Stations, If the service station loses its nonconforming status, the property owner shall be responsible for the removal of all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station. The owner shall submit plans to the Community Development Department showing the proposed removal and obtain all required permits to complete the work. The owner shall complete the removal within six (6) months following the date the service station lost its nonconforming status, or as otherwise approved by the Community Development Director. Owners that do not complete the removal within required timeframes would be subject to code enforcement action*, in a scenario if an existing gas station owner desired to sell the gas station, and if the gas station continued to sell gas, that would be allowed as long as the station was for sale. If the property owner stopped selling gas and had the service station for sale, the six-month period would kick in and if gas was not sold during the six-month duration, the property owner would not be allowed to sell the property as a gas station to the next owner. As long as the use continued while the property was going through the sale, the station could be sold as a gas station. (Martinez-Rubin)



- In terms of cleanup, if a legal nonconforming use expired and cleanup was required, the property owner would have to go through the state process of removing underground tanks and pumps. (Martinez-Rubin)
- If a gas station was closed, the ordinance would prohibit another gas station to open in the same location. (Martinez-Rubin)
- As noted and pursuant to Section 17.34.030 (C)(2), after the six-month period, the property could no longer be a gas station assuming all of the uses ceased within the six-month period. Change of business would be allowed as long as the use continued to operate and the cessation of use did not extend beyond six months. In a scenario, if the owner had a death in the family and could not operate the service station, the ordinance did not include an exemption or time limit for such an occurrence, and in that case the business would cease to exist. (Mayor Tave)
- The background of the item was again clarified with the proposal consistent with City Council direction as part of the Climate Action and Adaption Plan (CAAP). The CAAP included a collection of different measures the City would take in order to reduce overall Greenhouse Gas (GHG) emissions within Pinole and in the broader area in general, and also was consistent with actions the City would take in response to climate change and resiliency actions, with all actions working together in the City's profile on how it would collectively reduce GHGs in the City. This item was one strategy to reduce overall GHG emissions, improve air quality and allow for continued greener uses in the community. (Mayor Pro Tem Murphy)
- There were eight existing service stations in Pinole for a population of about 19,000. Many of the owners of gas stations staff had contacted were happy with this proposal since it would prohibit more competition; although as service stations adapted or were closed, it may limit areas where there were gas stations within the community. As an example, if the Arco on Pinole Valley Road was no longer a legal nonconforming use, those patrons would have to patronize other existing gas stations in Pinole. In most cases, staff had seen existing gas stations were not going away, were still in operation and until electric vehicles (EV) and alternative vehicles came on-line, more service stations would be needed. Staff did not see a loss for the community at this point in time as a result of the ordinance, and while admittedly over the course of time it could happen, with EVs and the ability for the service stations to be used whether for EVs or hydrogen, the stations were in place to start that new revolution in terms of service stations. (Mayor Pro Tem Murphy)
- Alternative fuel had been defined broadly in the ordinance and could include EV charging stations, hydrogen fuel stations, biodiesel and biofuels and other renewable fuels. The state also allowed different types of fuels and EV charging stations and there was a streamlined permitting process with the state to allow the proliferation of the availability for EV charging stations and regulations for hydrogen stations as well. (Mayor Pro Tem Murphy)

- As part of the renewal of the Appian 80 property, an application for Pinole Square had included an expanded Safeway and a gas station component. The Planning Commission and the City Council at that time had approved amendments to the Specific Plan and the Zoning Ordinance to allow the gas station to be in existence; however, while the developer had been entitled, the new property owner allowed the entitlement to lapse. The property owner of the site had issued a press release that had been posted on the City website, indicating why they had moved away from the entitled project and indicated that was well before the City imposed the moratorium on gas stations and the two were not linked. Acknowledged a request for the notice to be sent to the City Council and posted by the City Manager in The Pulse. (Mayor Pro Tem Murphy)
- The entitlements for the Appian 80 property occurred in 2019/2020, and the three-year extension had expired in 2023. (Mayor Tave)
- Confirmed community surveys had been done on the proposed ordinance as part of the CAAP, which had been specifically identified as an outreach strategy, possibly in anticipation of a number of different comments about this topic. (Sasai)
- Acknowledged the community survey started in mid-December 2025, although the staff report for the item before the Planning Commission was already underway. Staff acknowledged a request that when a community survey was done, it should be completed before submission to the Planning Commission or City Council to ensure the incorporation of public comments, if necessary. (Toms)
- Acknowledged a request to consider a transfer of development rights for gas stations. As an example, if there was a proposal for the former Safeway site that wanted a gas station, possibly transfer those rights from another gas station without increasing the overall number of pumps and possibly if a gas station was not in the most ideal location it could be relocated. In such a scenario it may be possible to partner with the developer for another site, which would be within the spirit of the CAAP program to not increase the number of pumps overall. That would include the enactment of the ban on new service stations, maintain the community profile and possibly relocate pumps to where they could better serve the community. Staff confirmed such an option had not been considered as part of the ordinance since the intent was not to allow new service stations. The possibility of transferring development rights was not a part of the ordinance and had not come up as part of the proposal. It could be something that was workable if that was the direction of the City Council. Staff clarified in conversations with the owner of the Appian 80 property, staff learned the redevelopment of the site was not contingent on a gas station use at this point in time, although if the City Council wanted to incorporate an option of transference of rights into the ordinance staff could do that. (Toms)
- In the event of a possible scenario such as if the Arco on Pinole Valley Road wanted to move to Appian 80 and the development rights were transferred from Pinole Valley Road to Appian, everything at Pinole Valley Road would be removed and all new equipment would be installed at the new station, which in some cases could be more environmentally sensitive than the equipment brought out, all of which would be studied as part of any environmental review for a new station at Appian 80.

In that scenario, the number of pumps from the original gas station would be retained. A CEQA analysis would also be conducted if transferring the development rights from Pinole Valley Road to Appian Way, with the CEQA costs to be borne by the developer. (Martinez-Rubin)

## PUBLIC HEARING OPENED

Maureen Brennan, speaking on behalf of the Sunflower Alliance, commented she was a resident of Rodeo but also a part of the City of Pinole since she shopped at the Farmer's Market most Saturdays and patronized local businesses. She admired the City Council decision three years ago to impose a moratorium on gas stations in the City. She also had quoted the actions of the City Council in Rodeo, where it had been under the threat of ten new gas pumps and a car wash, where that community already had twelve pumps less than a quarter mile away and another 24-pumps at the Safeway Center located in the City of Hercules, along with plenty of gas stations in the I-80 corridor. She commented that West County cities and towns along the I-80 corridor were already significantly overburdened with auto pollution emissions given the typical commute on I-80 from Emeryville to the Carquinez Bridge, which was a parking lot, with thousands of idling cars, making it unhealthy. Gas stations in general were nasty emitters of numerous chemicals, and tank trucks daily filling the stations leaked fumes, all cumulative and bad for health. She was pleased to see the City was well on its way to making this moratorium permanent and suggested there were plenty of gas stations to serve current and future needs.

Antonio Silva did not like the arbitrary regulations and did not like businesses being restricted. He commented one of the issues was the provision related to a gas station that shut down for six months and he asked what would happen after six months. He found that everyone was trying to push everyone out of gasoline and vehicles, and suggested the general trend would be more and more towards electric vehicles. While he was the owner of a Tesla which he liked it, he also had a pick-up truck he used to service his property in Pinole, which was gas powered like most vehicles. He pointed out that most City vehicles and fire trucks ran off of fossil fuels and he asked where they would get their fuel if the moratorium was permanently in place.

Mr. Silva emphasized gas stations were regulated by the state and federal governments and while he understood the zoning and environmental concerns, most would not want a commercial business in a residential neighborhood, which made sense; however, to impose all of those other regulations added uncertainty and expenses at a time when the cost of everything was increasing. Rather than force everyone into everything, he recommended the City consider allowing things to happen organically. He agreed that electric vehicles in a lot of ways were superior; he enjoyed his Tesla, but at the same time it could not happen all at once and the power grid needed to expand by at least 30 percent to allow everyone to convert to electric and the situation was currently at the breaking point.

Rafael Menis stated he made many comments on this topic in his role as a Planning Commissioner but would not repeat those comments and was speaking entirely as a private citizen. He would like to know how to access the letter from the owners of Appian 80 the Community Development Director had mentioned since he could not locate it anywhere on the City website. He recalled the Mayor Pro Tem protested heavily to the existence of a gas station on the Safeway site when he had been a member of the Planning Commission in 2018/19, and was surprised on some of his lines of questioning.

As to Council member Tom's point of the possibility of exchanging gas pump sites and creating a new site, effectively speaking, and transferring over some or all of the pumps to another site, Mr. Menis asked if that could be a partial transfer or would it be a full like-for-like transfer. As Council member Martinez-Rubin had noted there were additional environmental costs to installing new gas station infrastructure apart from a like-for-like transfer over individual site points. He suggested that transferring over allowed for the construction of new gas stations and undermined one of the major goals of the ordinance, to bar the creation of new service stations. In addition, as to the written comment by the Association of Concession Operators, he found the comment untimely, especially given the major attachment they had linked to the comment included data between 2021 through 2023, and if they wanted that information to be available to the City it should have been sent to the Planning Commission, if not, included as part of the original moratorium.

Anthony Vossbrink echoed the comments made by Mr. Menis about the information the Community Development Director provided about the property owner of the Appian 80 Shopping Center. That information should have been made readily available to the public and the public provided a recap of what the letter had stated. He asked that a recap of the letter be provided to the public to deter some of the rumors about the property. He also asked about the amount of sales taxes the City received in gas taxes or lost when a gas station was closed. He expressed concern with what the City was considering to replace that lost revenue, such as allowing cannabis sales. He liked the recommendation that the existing gas stations be allowed to open up with EV and hydrogen options, with the Safeway on Appian Way able to accommodate a number of EV charging stations. He also asked for an update on what other opportunities the City was considering to reduce carbon emissions, noting the number of traffic lights up and down Pinole Valley Road and at the I-80 on- and off-ramps.

Acting City Manager/Police Chief Klawuhn reported the press release from the property owners of Appian 80 was located on the City website main webpage under Latest News, with an option to view all news. The item was from February 2025, with latest news able to be searched by month and year, and with the press release titled, City Exploring Future Grocery Store Opportunities at Appian 80, and at the bottom was a link to the press release. After the meeting, and in response to the public concerns, that information would be made more easily accessible on the City website.

#### **PUBLIC HEARING CLOSED**

Council member Sasai thanked the public for their comments on this item. He had an EV; it was not superior technology yet to gas vehicles since there was room for technological advancement and he also owned a gasoline powered vehicle and did not want to eradicate gasoline entirely. He recognized the number of statements around a gas station desert in Pinole, which was untrue, and he identified the number of existing gas stations as one drove into Pinole, along Appian Way, San Pablo Avenue, Pinole Valley Road and Fitzgerald Drive and suggested there was nowhere in the City where one could essentially run out of gas.

Council member Sasai clarified this local law would only impact future potential gas stations and not existing gas stations, with no actual loss of revenue, but a loss of potential revenue. He thanked Council member Toms for the thought about transferring development rights, a creative

way to look at the ordinance, but his intention when he had introduced the ordinance was to limit and gradually phase out the use of fossil fuels.

By phasing out the use of fossil fuels, Council member Sasai stated that would help safeguard public health for the most vulnerable and sensitive populations of the City and future generations, which was how he would like to see the issue framed.

Council member Sasai added while not in the staff report, in 2021, a peer review study had been published in the International Journal of Environmental Research and Public Health, which found that benzene emissions from gas stations and where stations were clustered together, significantly increased the estimated lifetime cancer risks for people living and working nearby. Benzene was a well-known human carcinogen linked to leukemia and numerous blood cancers, and the study found that cancer risks increased substantially when multiple gas stations operated in close proximity. Adding another gas station across from an existing gas station compounded exposure.

Council member Sasai was concerned with the possibility of developing another gas station at the Appian 80 site for the reasons having to do with the proximity of Pinole Middle School, with the straight-line distance from Pinole Middle School and the Chevron Gas Station approximately 230-feet. If there was a new gas station in Appian 80, the straight-line distance would be approximately 440-feet. The California Air Resource Board recommended that sensitive land uses such as schools, daycares, and residences should not be located within 300-feet of a large gas station, with many cities having imposed setback requirements of 500-feet. He pointed out the new senior housing had a gas station located across from it. Given those concerns, he appreciated the City Council's support for making the moratorium permanent.

Council member Toms explained she had taken into consideration all of the aspects, had noted that the survey included 33 for and 78 against the ordinance, and one of the pieces that spoke to her was the market demand and natural evolution of moving away from gas stations. She found that was an important piece. She commented the gas station near the senior housing was the gas station she was thinking about when considering transferring rights, in that if there was another site that could attract another development where a gas station was part of it, she wanted to ensure the City was flexible enough to offer options. She asked the City Council to consider the possibility of a transfer of development rights in some of those cases. She also noted transfer of development rights would retain the amount of the gas and sales taxes the City received since the City Council needed to consider the long-term replacement of sales taxes lost when stations closed with other revenue to replace them.

Council member Toms thanked staff and the Planning Commission for really taking a careful look at the ability of existing gas stations to remodel convenience stores or other uses, and noted the evolution of the ordinance in that area had improved quite a bit from when the moratorium had initially been considered.

Council member Martinez-Rubin recognized the current period of time when a number of different changes were occurring in different markets, such as the types of fuels that would evolve to operate changing means of transportation with several decades before the market dictated to a great extent how many gas stations or alternative fuel stations would be in any city or the state. Halting the proliferation of toxic underground storage tanks, as well as exposure of carcinogenic fumes affecting residents was of great importance to her.

As a public health practitioner, Council member Martinez-Rubin recognized the importance of environmental health, not only for the most vulnerable but all around, and given where they lived geographically on each side of a major interstate/highway that bisected the City and exposed residents to all kinds of environmental toxins, that alone was sufficient reason for her to support the ordinance to ensure they were doing something to prevent further exposure to toxins.

Council member Martinez-Rubin commented she was already exposed to the impacts from driving, and for those in a comparable position relying on transportation and existing fuel sources, she wanted to gradually see changes in the environment that favored the environmental conditions to allow people to live longer and be less exposed to what could be controlled, and the ordinance allowed for that.

Mayor Pro Tem Murphy thanked staff for the presentation and clarification how to locate the press release related to the Appian 80 property. He recognized the challenges from the transition from fossil fuels. He again asked that the press release be posted in The Pulse and be updated on the City website. He also thanked the Community Development Department for the survey since he found the questions very important and suggested the state should ask the same questions of the entire electorate. What spoke to him the most was the question that 64 percent of the 146 respondents stated they were very or somewhat concerned about GHGs related to transportation, and that indicated to him the CAAP was in line with those responses.

Mayor Pro Tem Murphy was also challenged and intrigued with how people were timely with getting their gas in Pinole, with most able to access gas timely and the City's rate of prices was about the same as other cities. While intrigued, he had more questions, and again thanked staff for the work on the survey which started the conversation. He was also excited about the ordinance, which offered regulations about prohibiting new gas stations and set a new path for alternative fuels, such as the use of hydrogen. He commented on the number of conferences he had attended about alternative fuels and spoke to advancements being made in the county and across the country about the use of alternative fuels.

Mayor Pro Tem Murphy was also excited to ensure the public was safe and healthy and allowed the public to engage in conversations around what GHG reduction looked like in terms of economic growth and development around alternative fuels. He clarified when the idea of a gas station had been proposed in 2018 for Appian 80 when he been a member of the Planning Commission, he had been opposed given the environmental health issues and since gas infrastructure was known to be dangerous and there had been instances in the state and across the nation that had impacted residents visibly, and it also had invisible dangers and impacts to air quality. He was also intrigued with the fact that 67 percent of the respondents of the survey were concerned with transportation and were interested in new forms of transportation and fuels. He would like to know how staff saw the work and public engagement continuing behind the establishment of the ordinance. He supported the ordinance and the new regulations.

Mayor Pro Tem Murphy also suggested there was an important conversation happening between small business owners who were service station owners and larger corporations, and not saying whether one or the other was better, there were small business owners servicing gas stations in the City for awhile and he found they were uplifting them in conversations and while great to bring

in big box stores, this issue, was also uplifting the small businesses, with gas stations also small businesses which was important to remember as well.

Mayor Pro Tem Murphy hoped the City Council would agree to move the ordinance forward which was in-line with the CAAP. He looked forward to the day when Pinole could bring a green hydrogen station to the community and noted that Chevron had built one in Southern California.

Planning Manager Hanham advised Associate Planner Shiu had done the heavy lifting for the ordinance with the research, had worked with staff on the survey and had assisted in interviewing the gas station owners.

Mayor Tave also appreciated the work provided by staff. He stated the City was very lucky to have the staff it had to do the work. He looked forward to what the ordinance would bring and open the door to the possibility of doing something different with alternative fuels. He too looked forward to fuel diversity and options for residents.

Council member Sasai offered a motion, seconded by Council member Martinez-Rubin to move the staff recommendation.

On the motion, Council member Toms asked whether there was any interest for the maker of the motion and second to have staff take a look at some language that would allow a transfer of development rights.

Mayor Pro Tem Murphy was not interested in that and found the staff recommendation was in line with the CAAP. He did not want to see new development since a transfer of rights could result in the possibility of new fossil fuel infrastructure elsewhere.

Council member Toms clarified it would be newer infrastructure that was consistent with the current codes, in cleaning up older infrastructure, and it would expand but be a one-for-one replacement. For instance, if there was a gas station next to senior housing that was not the most ideal site, but if a developer finds that there was a better site, it was an option and would not increase the number of pumps.

Mayor Pro Tem Murphy understood more pumps would not be created by the expansion of the infrastructure if it were to move from Point A to Point B, and that infrastructure would then be developed in the City, which Council member Toms confirmed, but clarified Point B would be under newer codes and Point A would be subject to cleanup.

Council member Sasai appreciated the attempt to be flexible but his intention was clear, for the eventual phasing out of fossil fuels in the City to protect the public health of residents. He suggested the transfer of development rights from one location to another in the type of scenario Council member Toms described was a concern since the City also had an agenda for prohousing and to increase the housing stock.

Council member Sasai was open to staff developing a policy memo so that he was aware more of what was being outlined and there could also be a sense of the Council individually. If there was an interest for a Council member to request a future agenda item to amend that, he would be open to that future conversation with the consensus of the City Council. He was happy to amend the motion to include that.

Council member Toms asked the City Attorney whether there was some language that could be incorporated into the ordinance. An agreement for transfer of development rights would not be by-right but be subject to CEQA review and the review of the entitlements.

City Attorney Casher deferred to planning staff since staff would need to workshop that and figure out language to make that work. There was some time sensitivity since the existing ordinance would expire at the end of March, and if adding language, it may be a significant change where the item might need to be brought back for a second first read and the second read would not be until April. If that was something the City Council was interested in doing, the idea of bringing it back for further discussion would be a good idea.

Planning Manager Hanham explained it would have an effect on the legal nonconforming use sections and they would probably have to go back to look at where they could locate service stations since presently the regulations had been amended where new service stations were not allowed anywhere in the City, and staff would have to take a look at some provisions or a note in the Specific Plan and Zoning Ordinance if there was a transfer of development rights. He would like a chance to think about it.

Mayor Tave noted the deadline of March 22, 2026, and the need for the first and second reading of the ordinance, and as Council member Sasai recommended a policy could be brought back from staff for City Council consideration. He recognized the staff time required to flush out the possibility and come back to the City Council and also be sensitive to the original intent of the ordinance and what was the City doing to encourage other fuels current with the code as well as development coming in to explore that as well. Possibly, the new provision could be considered as a future agenda item.

Community Development Director Whalen suggested direction to the City Council to move forward with the ordinance and then separately direct staff to bring back some policy options in-line with the discussion for consideration at a future date.

As to whether the policy component should be part of the motion, City Attorney Casher suggested the direction was pretty clear and they could move on the first read at this time.

Council member Sasai restated the original motion to move the staff recommendation. As to the language Council member Toms requested, he asked that be sent to the City Council in the form of a memorandum rather than a future discussion to be agendaized, to allow time to review the information and educate themselves.

Council member Martinez-Rubin suggested a memorandum workshopping was useful and that would be open to the public.

City Attorney Casher commented the memorandum proposal would be sent to the City Council for review, and then there could be a request for a future agenda item and it would come back ultimately for a public discussion if there was interest in having that discussion.



Mayor Tave suggested they could consider a future agenda item at the March 17, 2026 City Council meeting if the memorandum was provided and would allow time to digest what was being discussed.

Mayor Tave advised there was consensus for the memorandum as recommended by Council member Sasai.

**ACTION: Motion by Council members Sasai/Martinez-Rubin to waive the first reading and introduce an ordinance consisting of the Municipal Code Amendments related to prohibition of new service stations, proposed regulations for existing legal nonconforming service stations, and proposed regulations for alternative fuel stations, and schedule a second read and adoption for March 17, 2026.**

|              |                 |                                                  |
|--------------|-----------------|--------------------------------------------------|
| <b>Vote:</b> | <b>Passed</b>   | <b>5-0</b>                                       |
|              | <b>Ayes:</b>    | <b>Tave, Murphy, Martinez-Rubin, Sasai, Toms</b> |
|              | <b>Noes:</b>    | <b>None</b>                                      |
|              | <b>Abstain:</b> | <b>None</b>                                      |
|              | <b>Absent:</b>  | <b>None</b>                                      |

**11. OLD BUSINESS:** None

**12. NEW BUSINESS:** None

**13. 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 on the overall rates of COVID-19 and influenza in the state and around the City of Pinole, with rates of COVID about the same as reported previously with data through February 17, 2026. Influenza had a sharp drop-off after February 1, 2026, the results were not final and he continued to encourage people to get vaccinated and take precautions in crowded indoor areas. He also spoke to the country's current war in Iran, and while he recognized in the past he had expressed his opposition to the current Iranian regime, he stated the way that President Trump and the Executive Branch more broadly had gone about the conduct of the war had been reckless and unconstitutional.

Numerous news articles had stated the government did not have a set goal for what it wanted to achieve in the war, with numerous intents having been stated, but no plan and with something so major as going to war with a country with the military capabilities that Iran still had, the country should not be doing this recklessly and without Congress doing its Constitutional job of approving war and peace.

Anthony Vossbrink echoed most of the comments made by the public speakers in the first public comment period. He too asked that the City Council not consider a ballot measure for an Elected Mayor.

Mr. Vossbrink also found the comments read into the record had touched all bases why the City should not have an Elected Mayor. He suggested if it was not broken, let's not fix it. He also found there was a disconnect between the Mayor, City Council and City staff with regards to doing their due diligence in offering the best governance the community deserved. In addition, he asked about the status of the Contra Costa Flood Control District's plans to shore up a major breach behind the Sprouts Center parking lot, which could be further impacted if there was a major rain storm. He understood part of the creek was to be dredged and a brick retaining wall built with the area to be backfilled. Further, he asked about the status of parking lot lights in the front of Bay Front Park, suggested light-emitting diodes (LEDs) should be considered, would be low cost and were needed for public safety and asked about the status of Caltrans' repair of the lights over I-80, which had needed repair for the past two years and better signage that was clearly visible.

**14. ADJOURN** to the Regular City Council Meeting of March 17, 2026 in Remembrance of Amber Swartz.

At 10:09 p.m., Mayor Tave adjourned to a Regular City Council Meeting on March 17, 2026 in Remembrance of Amber Swartz.

**Submitted by:**

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**Heather Bell-Spears CMC**  
**City Clerk**  
**Approved by City Council:**



City of Pinole, CA

# 9B

## WARRANT LISTING

By Vendor Name

Payment Dates 2/28/2026 - 3/13/2026

| Payable Number                                             | Payment Number | Payment Date | Account Number | Description (Payable)                                 | Amount          |
|------------------------------------------------------------|----------------|--------------|----------------|-------------------------------------------------------|-----------------|
| <b>Vendor: 4LE00 - 4LEAF, INC.</b>                         |                |              |                |                                                       |                 |
| J0605-25J                                                  | 109452         | 03/13/2026   | 212-462-42101  | PROFESSIONAL SERVICES<br>OCTOBER 2025                 | 320.00          |
| J0605-25K                                                  | 109452         | 03/13/2026   | 212-462-42101  | PROFESSIONAL SERVICES<br>NOVEMBER 2025                | 2,735.49        |
| J0605-26A                                                  | 109452         | 03/13/2026   | 212-462-42101  | PROFESSIONAL SERVICES<br>JANUARY 2026                 | 351.00          |
| <b>Vendor 4LE00 - 4LEAF, INC. Total:</b>                   |                |              |                |                                                       | <b>3,406.49</b> |
| <b>Vendor: AIR10 - AIRGAS USA, LLC</b>                     |                |              |                |                                                       |                 |
| 9169031455                                                 | 109375         | 03/06/2026   | 276-343-47201  | CYLINDER AND GAS FOR POOL<br>FILTER REPLACEMENT       | 664.71          |
| <b>Vendor AIR10 - AIRGAS USA, LLC Total:</b>               |                |              |                |                                                       | <b>664.71</b>   |
| <b>Vendor: 2073 - ALLIED FLUID PRODUCTS CORP</b>           |                |              |                |                                                       |                 |
| INV61378                                                   | 109376         | 03/06/2026   | 500-641-44306  | RECTANBLE SBE WIPER PAD<br>FOR PLATE SCREENS WPCP     | 476.85          |
| <b>Vendor 2073 - ALLIED FLUID PRODUCTS CORP Total:</b>     |                |              |                |                                                       | <b>476.85</b>   |
| <b>Vendor: SRP01 - AMERICAN RIVER COLLEGE</b>              |                |              |                |                                                       |                 |
| 226-716 ARC PSC                                            | 109377         | 03/06/2026   | 100-221-42301  | INTERNAL AFFAIRS TRAINING                             | 69.00           |
| <b>Vendor SRP01 - AMERICAN RIVER COLLEGE Total:</b>        |                |              |                |                                                       | <b>69.00</b>    |
| <b>Vendor: 2005 - ANIMAL DAMAGE MANAGEMENT, INC</b>        |                |              |                |                                                       |                 |
| 10364C                                                     | 109378         | 03/06/2026   | 100-345-42108  | PEST CONTROL FERNANDEZ<br>AND PV PARK                 | 375.00          |
| <b>Vendor 2005 - ANIMAL DAMAGE MANAGEMENT, INC Total:</b>  |                |              |                |                                                       | <b>375.00</b>   |
| <b>Vendor: ARM04 - ARMOR LOCKSMITH SERVICES</b>            |                |              |                |                                                       |                 |
| 2580                                                       | 109379         | 03/06/2026   | 100-343-44306  | ENTRANCE LEVER LOCK AND<br>KEY DUPLICATED HEBA'S OFFI | 575.47          |
| 2581                                                       | 109379         | 03/06/2026   | 100-343-44306  | KEY DUPLICATED                                        | 26.43           |
| <b>Vendor ARM04 - ARMOR LOCKSMITH SERVICES Total:</b>      |                |              |                |                                                       | <b>601.90</b>   |
| <b>Vendor: ATT01 - AT&amp;T</b>                            |                |              |                |                                                       |                 |
| 000024835734                                               | 109380         | 03/06/2026   | 525-118-43101  | POLICE DEPT PHONE                                     | 636.05          |
| <b>Vendor ATT01 - AT&amp;T Total:</b>                      |                |              |                |                                                       | <b>636.05</b>   |
| <b>Vendor: BAX00 - BADGE FRAME, INC.</b>                   |                |              |                |                                                       |                 |
| 804378                                                     | 109381         | 03/06/2026   | 100-222-42201  | PERPETUAL PLAQUES PD                                  | 34.00           |
| <b>Vendor BAX00 - BADGE FRAME, INC. Total:</b>             |                |              |                |                                                       | <b>34.00</b>    |
| <b>Vendor: BAY34 - BAY AREA NEWS GROUP- EAST BAY</b>       |                |              |                |                                                       |                 |
| 0001468424                                                 | 109453         | 03/13/2026   | 100-112-42514  | LEGAL ADS FOR PC HEARINGS<br>AND CITY COUNCIL         | 76.50           |
| 0001468424                                                 | 109453         | 03/13/2026   | 100-112-42514  | LEGAL ADS FOR PC HEARINGS<br>AND CITY COUNCIL         | 125.46          |
| 0001468424                                                 | 109453         | 03/13/2026   | 100-112-42514  | LEGAL ADS FOR PC HEARINGS<br>AND CITY COUNCIL         | 166.26          |
| 0001468424                                                 | 109453         | 03/13/2026   | 212-461-42514  | LEGAL ADS FOR PC HEARINGS<br>AND CITY COUNCIL         | 280.00          |
| 0001468424                                                 | 109453         | 03/13/2026   | 212-461-42514  | LEGAL ADS FOR PC HEARINGS<br>AND CITY COUNCIL         | 249.90          |
| <b>Vendor BAY34 - BAY AREA NEWS GROUP- EAST BAY Total:</b> |                |              |                |                                                       | <b>898.12</b>   |
| <b>Vendor: BIR05 - BIRITE FOODSERVICE DISTRIBUTORS</b>     |                |              |                |                                                       |                 |
| 7183595                                                    | 109382         | 03/06/2026   | 209-552-43804  | FOOD PROGRAM PSC                                      | 808.90          |
| 7183596                                                    | 109382         | 03/06/2026   | 209-552-43804  | FOOD PROGRAM PSC                                      | 60.70           |
| 7183597                                                    | 109382         | 03/06/2026   | 209-552-42108  | FOOD PROGRAM SUPPLIES PSC                             | 305.24          |
| 7188767                                                    | 109454         | 03/13/2026   | 209-552-43804  | FOOD PROGRAM PSC                                      | 958.20          |
| 7188768                                                    | 109454         | 03/13/2026   | 209-552-43804  | FOOD PROGRAM PSC                                      | 262.18          |

| WARRANT LISTING                                                      |                |              |                | Payment Dates: 2/28/2026 - 3/13/2026                                       |                   |
|----------------------------------------------------------------------|----------------|--------------|----------------|----------------------------------------------------------------------------|-------------------|
| Payable Number                                                       | Payment Number | Payment Date | Account Number | Description (Payable)                                                      | Amount            |
| 7189976                                                              | 109454         | 03/13/2026   | 209-552-42108  | FOOD PROGRAM PSC                                                           | 34.89             |
|                                                                      |                |              |                | <b>Vendor BIR05 - BIRITE FOODSERVICE DISTRIBUTORS Total:</b>               | <b>2,430.11</b>   |
| <b>Vendor: 1654 - BRINK'S INCORPORATED</b>                           |                |              |                |                                                                            |                   |
| 13070126                                                             | 109383         | 03/06/2026   | 100-115-42101  | TRANSPORTATION DEC. 2025                                                   | 341.81            |
| 13140561                                                             | 109455         | 03/13/2026   | 100-115-42101  | TRANSPORTATION SERVICE MARCH 2026                                          | 364.54            |
| 8168332                                                              | 109383         | 03/06/2026   | 100-115-42101  | TRANSPORTATION NOV. 2025                                                   | 6.29              |
|                                                                      |                |              |                | <b>Vendor 1654 - BRINK'S INCORPORATED Total:</b>                           | <b>712.64</b>     |
| <b>Vendor: PER03 - CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTM</b> |                |              |                |                                                                            |                   |
| 100000018134401-02052026                                             | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 1,224.17          |
| 100000018134401-03052026                                             | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 10.42             |
| 100000018134413-02052026                                             | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 1,592.24          |
| 100000018134413-03052026                                             | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 13.55             |
| 100000018134430-02052026                                             | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 22.61             |
| 100000018134438-02052026                                             | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 18.02             |
| 100000018164918-0205226                                              | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 196.52            |
| 100000018164929-02052026                                             | 109456         | 03/13/2026   | 100-117-41004  | INTEREST ASSESSED DUE TO UNTIMELY PAYMENTS                                 | 255.61            |
| 100000018224688                                                      | 109457         | 03/13/2026   | 100-117-41004  | AUAL MISC CLASSIC PLAN 674 MARCH 2026                                      | 150,524.33        |
| 100000018224697                                                      | 109457         | 03/13/2026   | 100-117-41004  | AUAL SAFETY CLASSIC PLAN 675 MARCH 2026                                    | 195,781.83        |
| 100000018224704                                                      | 109457         | 03/13/2026   | 100-231-41004  | AUAL PEPRA FIRE PLAN 25716                                                 | 519.75            |
| 100000018224714                                                      | 109457         | 03/13/2026   | 100-117-41004  | AUAL SAFETY PEPRA POLICE PLAN 25717 MARCH 2026                             | 2,396.08          |
| 100000018224722                                                      | 109457         | 03/13/2026   | 100-117-41004  | AUAL MISC PEPRA PLAN 27205 MARCH 2026                                      | 1,909.00          |
|                                                                      |                |              |                | <b>Vendor PER03 - CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTM Total:</b> | <b>354,464.13</b> |
| <b>Vendor: CAL01 - CALTEST ANALYTICAL LAB</b>                        |                |              |                |                                                                            |                   |
| 737984                                                               | 109458         | 03/13/2026   | 500-641-44305  | CHEMICALS FOR LAB WPCP                                                     | 672.60            |
|                                                                      |                |              |                | <b>Vendor CAL01 - CALTEST ANALYTICAL LAB Total:</b>                        | <b>672.60</b>     |
| <b>Vendor: CDW01 - CDW GOVERNMENT INC.</b>                           |                |              |                |                                                                            |                   |
| AI18F3S                                                              | 109384         | 03/06/2026   | 525-118-47106  | LAPTOP FOR IT TECH                                                         | 2,303.71          |
| AIA17R                                                               | 109384         | 03/06/2026   | 100-221-42106  | DELL 24 MONITORS PD                                                        | 233.74            |
| AIA17R                                                               | 109384         | 03/06/2026   | 525-118-47106  | DELL 24 MONITORS PD                                                        | 467.47            |
|                                                                      |                |              |                | <b>Vendor CDW01 - CDW GOVERNMENT INC. Total:</b>                           | <b>3,004.92</b>   |
| <b>Vendor: 2229 - CHAPLIN AND HILL INVESTIGATIVE SERVICES LLC</b>    |                |              |                |                                                                            |                   |
| PINOLE 25_12                                                         | 109459         | 03/13/2026   | 100-221-42101  | INVESTIGATION                                                              | 716.79            |
| PINOLE 26_2                                                          | 109459         | 03/13/2026   | 100-221-42101  | INVESTIGATION                                                              | 3,711.35          |
|                                                                      |                |              |                | <b>Vendor 2229 - CHAPLIN AND HILL INVESTIGATIVE SERVICES LLC Total:</b>    | <b>4,428.14</b>   |
| <b>Vendor: 3179 - CHARGEPOINT INC</b>                                |                |              |                |                                                                            |                   |
| IN280802                                                             | 109385         | 03/06/2026   | 100-343-42108  | SUPPLIES SAFETY BLDG                                                       | 2,167.99          |
|                                                                      |                |              |                | <b>Vendor 3179 - CHARGEPOINT INC Total:</b>                                | <b>2,167.99</b>   |
| <b>Vendor: CIT08 - CITY MECHANICAL, INC</b>                          |                |              |                |                                                                            |                   |
| 121167                                                               | 109460         | 03/13/2026   | 276-343-47201  | HVAC CORP YARD                                                             | 6,572.00          |
| 122531                                                               | 109460         | 03/13/2026   | 100-222-42108  | HVAC PUBLIC SAFETY BLDG                                                    | 5,507.83          |
| 122536                                                               | 109460         | 03/13/2026   | 209-552-42108  | HVAC PSC                                                                   | 944.62            |
|                                                                      |                |              |                | <b>Vendor CIT08 - CITY MECHANICAL, INC Total:</b>                          | <b>13,024.45</b>  |
| <b>Vendor: 2405 - CLIENTFIRST CONSULTING GROUP, LLC.</b>             |                |              |                |                                                                            |                   |
| 19072                                                                | 109386         | 03/06/2026   | 525-118-42101  | LAND MANAGEMENT GIS FY26                                                   | 1,338.76          |
| 19091                                                                | 109386         | 03/06/2026   | 525-118-42101  | LAND MGMT SYSTEM ADMINISTRATION FY26                                       | 4,886.53          |

## WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                                            | Payment Number | Payment Date | Account Number | Description (Payable)                          | Amount            |
|---------------------------------------------------------------------------|----------------|--------------|----------------|------------------------------------------------|-------------------|
| 19254                                                                     | 109386         | 03/06/2026   | 525-118-42101  | LAND MGMT GIS<br>MAINTENANCE FY26              | 1,960.91          |
| <b>Vendor 2405 - CLIENTFIRST CONSULTING GROUP, LLC. Total:</b>            |                |              |                |                                                | <b>8,186.20</b>   |
| <b>Vendor: COM20 - COMCAST</b>                                            |                |              |                |                                                |                   |
| 0050875-02182026                                                          | 109387         | 03/06/2026   | 525-118-43105  | CH CABLE                                       | 34.69             |
| 0413784-02182026                                                          | 109387         | 03/06/2026   | 525-118-43106  | INTERNET TINY TOTS                             | 199.76            |
| 0433782-02192026                                                          | 109387         | 03/06/2026   | 505-119-43105  | PCTV CABLE 022426-03232026                     | 188.95            |
| <b>Vendor COM20 - COMCAST Total:</b>                                      |                |              |                |                                                | <b>423.40</b>     |
| <b>Vendor: 2626 - CONSOR NORTH AMERICA, INC.</b>                          |                |              |                |                                                |                   |
| N202830CA.00-66                                                           | 109461         | 03/13/2026   | 325-342-47205  | RO1710 PRELIMINARY DESIGN<br>SERVICES          | 8,484.73          |
| <b>Vendor 2626 - CONSOR NORTH AMERICA, INC. Total:</b>                    |                |              |                |                                                | <b>8,484.73</b>   |
| <b>Vendor: CON09 - CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT</b>       |                |              |                |                                                |                   |
| FY2526-MAR                                                                | 109388         | 03/06/2026   | 100-231-42101  | FIRE PROTECTION SERVICES<br>MARCH 2026         | 195,321.60        |
| FY2526-MAR                                                                | 109388         | 03/06/2026   | 105-231-42101  | FIRE PROTECTION SERVICES<br>MARCH 2026         | 153,005.98        |
| FY2526-MAR                                                                | 109388         | 03/06/2026   | 106-231-42101  | FIRE PROTECTION SERVICES<br>MARCH 2026         | 152,604.09        |
| <b>Vendor CON09 - CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT Total:</b> |                |              |                |                                                | <b>500,931.67</b> |
| <b>Vendor: 1445 - CORTEZ TIRES AND AUTO REPAIR</b>                        |                |              |                |                                                |                   |
| 31294                                                                     | 109462         | 03/13/2026   | 100-343-42108  | FLAT TIRE RED TRAILER                          | 225.21            |
| 31314                                                                     | 109389         | 03/06/2026   | 100-221-42107  | PREMIER BRAKE PACKAGE OIL<br>CHANGE PATROL 801 | 1,223.06          |
| 31384                                                                     | 109389         | 03/06/2026   | 100-221-42107  | OIL CHANGE PATROL 807                          | 70.00             |
| <b>Vendor 1445 - CORTEZ TIRES AND AUTO REPAIR Total:</b>                  |                |              |                |                                                | <b>1,518.27</b>   |
| <b>Vendor: 2424 - CROCKETT AWARD &amp; TROPHY SERVICES</b>                |                |              |                |                                                |                   |
| 0956972                                                                   | 109463         | 03/13/2026   | 100-111-42201  | NAME PLATE FOR DIAS AND<br>OFFICE EVANS        | 37.09             |
| <b>Vendor 2424 - CROCKETT AWARD &amp; TROPHY SERVICES Total:</b>          |                |              |                |                                                | <b>37.09</b>      |
| <b>Vendor: 3077 - CUNHA SURVEYING, INC.</b>                               |                |              |                |                                                |                   |
| 2212                                                                      | 109390         | 03/06/2026   | 100-117-42101  | PARCEL MAP POST OFFICE AND<br>CITY HALL        | 5,580.00          |
| <b>Vendor 3077 - CUNHA SURVEYING, INC. Total:</b>                         |                |              |                |                                                | <b>5,580.00</b>   |
| <b>Vendor: SNE01 - DAVID SNELL</b>                                        |                |              |                |                                                |                   |
| 03022026                                                                  | 109391         | 03/06/2026   | 505-119-42303  | MEALS REIMBURSEMTN FOR<br>ACM WEST CONFERENCE  | 80.00             |
| <b>Vendor SNE01 - DAVID SNELL Total:</b>                                  |                |              |                |                                                | <b>80.00</b>      |
| <b>Vendor: OJE04 - DEBBIE OJEDA</b>                                       |                |              |                |                                                |                   |
| 02242026                                                                  | 109392         | 03/06/2026   | 209-20308      | REFUND EVENT DEPOSIT<br>02212026               | 563.00            |
| <b>Vendor OJE04 - DEBBIE OJEDA Total:</b>                                 |                |              |                |                                                | <b>563.00</b>     |
| <b>Vendor: DEP22 - DEPARTMENT OF INDUSTRIAL RELATIONS</b>                 |                |              |                |                                                |                   |
| E2228349OA                                                                | 109393         | 03/06/2026   | 505-119-42108  | CONVEYANCE 635 TENNANT                         | 225.00            |
| <b>Vendor DEP22 - DEPARTMENT OF INDUSTRIAL RELATIONS Total:</b>           |                |              |                |                                                | <b>225.00</b>     |
| <b>Vendor: 2777 - DETAIL ORIENTED</b>                                     |                |              |                |                                                |                   |
| DO0115                                                                    | 109464         | 03/13/2026   | 100-221-42107  | DETAILED CARS FOR PD<br>01/15/25-01/22/25      | 660.00            |
| DO0121-07/25                                                              | 109464         | 03/13/2026   | 100-221-42107  | DETAIL PATROL CARS 0709-<br>071025             | 660.00            |
| DO0122-08/25                                                              | 109464         | 03/13/2026   | 100-221-42107  | DETAIL PATROLS AUGUST 2025                     | 660.00            |
| DO0123-09/25                                                              | 109464         | 03/13/2026   | 100-221-42107  | DETAIL PATROL CARDS<br>SEPTEMBER 2025          | 660.00            |
| DO0124-10/25                                                              | 109464         | 03/13/2026   | 100-221-42107  | DETAIL PATROL CARS OCTOBER<br>2025             | 245.00            |
| <b>Vendor 2777 - DETAIL ORIENTED Total:</b>                               |                |              |                |                                                | <b>2,885.00</b>   |
| <b>Vendor: 1443 - DIESEL DIRECT WEST, INC.</b>                            |                |              |                |                                                |                   |
| 87087328                                                                  | 109394         | 03/06/2026   | 100-10601      | GASOLINE UNL                                   | 5,138.17          |

## WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                   | Payment Number | Payment Date | Account Number | Description (Payable)                                  | Amount   |
|--------------------------------------------------|----------------|--------------|----------------|--------------------------------------------------------|----------|
| 87096263                                         | 109394         | 03/06/2026   | 100-10601      | GASOLINE UNL                                           | 1,135.38 |
| Vendor 1443 - DIESEL DIRECT WEST, INC. Total:    |                |              |                |                                                        | 6,273.55 |
| Vendor: 2480 - DTS LANGUAGE SERVICES, INC.       |                |              |                |                                                        |          |
| I-0019570                                        | 109395         | 03/06/2026   | 100-465-42101  | TRANSLATION CALL FOR CE                                | 31.74    |
| Vendor 2480 - DTS LANGUAGE SERVICES, INC. Total: |                |              |                |                                                        | 31.74    |
| Vendor: EBM01 - EBMUD                            |                |              |                |                                                        |          |
| 3030329-02252026                                 | 109465         | 03/13/2026   | 310-348-43102  | 2677 Pinole Valley Rd--<br>Irrigation Use Only         | 181.50   |
| 388057-02262026                                  | 109465         | 03/13/2026   | 100-343-43102  | 1960 Sarah Dr--Irrigation Use<br>Only                  | 236.74   |
| 435474-02252026                                  | 109465         | 03/13/2026   | 100-343-43102  | 2937 Pinole Valley Rd--Tennis<br>Court Restrooms       | 62.22    |
| 435748-02192026                                  | 109396         | 03/06/2026   | 209-553-43102  | 2454 SIMAS AVE-TINY TOTS                               | 12.98    |
| 435748-02192026                                  | 109396         | 03/06/2026   | 209-557-43102  | 2454 SIMAS AVE-TINY TOTS                               | 419.72   |
| 532364-02182026                                  | 109396         | 03/06/2026   | 107-345-43102  | 1267 ADOBE RD-HAZEL<br>DOWNER-THORNTON PICNIC<br>GROVE | 916.84   |
| 532606-021902026                                 | 109396         | 03/06/2026   | 107-345-43102  | 1270 ADOBE RD-CARETAKER'S<br>SHED FOR PINOLE PARK      | 53.70    |
| 534462-02192026                                  | 109396         | 03/06/2026   | 107-345-43102  | 3450 SAVAGE AVE-IRRIGATION<br>USE ONLY                 | 53.70    |
| 554181-02182026                                  | 109396         | 03/06/2026   | 100-231-43102  | 3790 PINOLE VALLEY RD-FIRE<br>STATION                  | 1,578.78 |
| 554182-02192026                                  | 109396         | 03/06/2026   | 100-231-43102  | 3790 PINOLE VALLEY RD-FIRE<br>STATION                  | 340.84   |
| 8066131                                          | 109397         | 03/06/2026   | 500-641-42401  | BACC PARTICIPATION FEE                                 | 787.08   |
| Vendor EBM01 - EBMUD Total:                      |                |              |                |                                                        | 4,644.10 |
| Vendor: 2768 - EDWARD WARREN                     |                |              |                |                                                        |          |
| 02182026                                         | 109398         | 03/06/2026   | 100-221-42302  | REIMBURSEMENT TOLL FEE<br>02172026                     | 8.50     |
| Vendor 2768 - EDWARD WARREN Total:               |                |              |                |                                                        | 8.50     |
| Vendor: 1655 - ENDRESS + HAUSER, INC.            |                |              |                |                                                        |          |
| 60027722712-1                                    | 109399         | 03/06/2026   | 500-641-44306  | LOGISTIC SERVICE, SUPPLY<br>CHAIN SUR TAX              | 42.41    |
| Vendor 1655 - ENDRESS + HAUSER, INC. Total:      |                |              |                |                                                        | 42.41    |
| Vendor: 2930 - FAIRFIELD CHEVROLET               |                |              |                |                                                        |          |
| 88086                                            | 109400         | 03/06/2026   | 100-221-42107  | INSTALL T=SERIES STUD MT<br>SOLO RED                   | 2,815.40 |
| Vendor 2930 - FAIRFIELD CHEVROLET Total:         |                |              |                |                                                        | 2,815.40 |
| Vendor: 2921 - FORD PRO                          |                |              |                |                                                        |          |
| INV43564726                                      | 109466         | 03/13/2026   | 100-221-42107  | FORD TELEMATICS LAW<br>ENFORCEMENT                     | 80.00    |
| Vendor 2921 - FORD PRO Total:                    |                |              |                |                                                        | 80.00    |
| Vendor: FOR02 - FORENSIC SERVICES DIVISION       |                |              |                |                                                        |          |
| PINPD-2601                                       | 109467         | 03/13/2026   | 100-221-42101  | BREATH ALCOHOL AND<br>TOXICOLOGY TEST PD               | 4,107.00 |
| PINPD-2601-Supp                                  | 109467         | 03/13/2026   | 100-221-42101  | BLOOD WITHDRAWAL PD                                    | 228.69   |
| Vendor FOR02 - FORENSIC SERVICES DIVISION Total: |                |              |                |                                                        | 4,335.69 |
| Vendor: 3011 - FRANK A OLSEN COMPANY, LLC        |                |              |                |                                                        |          |
| 257757                                           | 109401         | 03/06/2026   | 500-641-44306  | CVS-06 F1 DIF/DINBR WPCP                               | 4,166.82 |
| Vendor 3011 - FRANK A OLSEN COMPANY, LLC Total:  |                |              |                |                                                        | 4,166.82 |
| Vendor: 2457 - GEOLINKS                          |                |              |                |                                                        |          |
| BD0277265                                        | 109402         | 03/06/2026   | 525-118-43106  | INTERNET WPCP                                          | 499.00   |
| Vendor 2457 - GEOLINKS Total:                    |                |              |                |                                                        | 499.00   |
| Vendor: GLO08 - GLOBALSTAR                       |                |              |                |                                                        |          |
| 000000107722796                                  | 109403         | 03/06/2026   | 525-118-43101  | DATA SEARCH                                            | 136.11   |
| Vendor GLO08 - GLOBALSTAR Total:                 |                |              |                |                                                        | 136.11   |

## WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                               | Payment Number | Payment Date | Account Number | Description (Payable)    | Amount          |
|--------------------------------------------------------------|----------------|--------------|----------------|--------------------------|-----------------|
| <b>Vendor: 2371 - GREEN HALO SYSTEMS INC</b>                 |                |              |                |                          |                 |
| 6237                                                         | 109404         | 03/06/2026   | 212-462-42106  | MONTHLY HOSTING          | 175.00          |
| 6372                                                         | 109468         | 03/13/2026   | 212-462-42106  | MONTHLY HOSTING SERVICES | 175.00          |
| <b>Vendor 2371 - GREEN HALO SYSTEMS INC Total:</b>           |                |              |                |                          | <b>350.00</b>   |
| <b>Vendor: 2279 - GREEN VALLEY ALOHA SAW AND MOWER</b>       |                |              |                |                          |                 |
| 107845                                                       | 109405         | 03/06/2026   | 100-345-42107  | MOWER REPAIRS            | 731.26          |
| <b>Vendor 2279 - GREEN VALLEY ALOHA SAW AND MOWER Total:</b> |                |              |                |                          | <b>731.26</b>   |
| <b>Vendor: HAC01 - HACH COMPANY</b>                          |                |              |                |                          |                 |
| 14872315                                                     | 109406         | 03/06/2026   | 500-641-44303  | CHEMICALS WPCP           | 506.76          |
| <b>Vendor HAC01 - HACH COMPANY Total:</b>                    |                |              |                |                          | <b>506.76</b>   |
| <b>Vendor: HOM01 - HOME DEPOT CREDIT SERVICE</b>             |                |              |                |                          |                 |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-222-42108  | CITYWIDE PURCHASES       | 11.37           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-222-42108  | CITYWIDE PURCHASES       | 21.06           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-222-42108  | CITYWIDE PURCHASES       | 76.30           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-222-42108  | CITYWIDE PURCHASES       | -54.10          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-222-42108  | CITYWIDE PURCHASES       | 157.88          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-231-42108  | CITYWIDE PURCHASES       | 49.83           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-231-42108  | CITYWIDE PURCHASES       | 40.26           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-231-42108  | CITYWIDE PURCHASES       | 132.13          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-231-42108  | CITYWIDE PURCHASES       | 141.18          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-342-42514  | CITYWIDE PURCHASES       | -52.74          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 61.33           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 39.13           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 100.44          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 17.57           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 7.90            |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 10.86           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 192.21          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 254.09          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 156.02          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 531.82          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-42514  | CITYWIDE PURCHASES       | 591.34          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 95.97           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 74.33           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 65.53           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 41.45           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 39.79           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 26.13           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 21.14           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 21.82           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 303.72          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 136.29          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES       | 77.43           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-345-44306  | CITYWIDE PURCHASES       | 14.17           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 100-345-44306  | CITYWIDE PURCHASES       | 30.50           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 209-553-42108  | CITYWIDE PURCHASES       | 8.91            |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 276-343-47201  | CITYWIDE PURCHASES       | 63.32           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 500-641-44306  | CITYWIDE PURCHASES       | 95.55           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 500-641-44306  | CITYWIDE PURCHASES       | 54.42           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 500-641-44306  | CITYWIDE PURCHASES       | 31.29           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 500-642-42514  | CITYWIDE PURCHASES       | 63.24           |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 500-642-42514  | CITYWIDE PURCHASES       | 117.49          |
| FEBRUARY 2026                                                | 109469         | 03/13/2026   | 500-642-42514  | CITYWIDE PURCHASES       | 26.06           |
| <b>Vendor HOM01 - HOME DEPOT CREDIT SERVICE Total:</b>       |                |              |                |                          | <b>3,894.43</b> |
| <b>Vendor: IMA01 - IMAGE SALES, INC.</b>                     |                |              |                |                          |                 |
| 0079828-IN                                                   | 109407         | 03/06/2026   | 100-221-42201  | ID CARD AND BADGES PD    | 54.56           |
| <b>Vendor IMA01 - IMAGE SALES, INC. Total:</b>               |                |              |                |                          | <b>54.56</b>    |

| WARRANT LISTING                                              |                |              |                | Payment Dates: 2/28/2026 - 3/13/2026       |                  |
|--------------------------------------------------------------|----------------|--------------|----------------|--------------------------------------------|------------------|
| Payable Number                                               | Payment Number | Payment Date | Account Number | Description (Payable)                      | Amount           |
| <b>Vendor: 3050 - IT'S YOGA KIDS LLC</b>                     |                |              |                |                                            |                  |
| COPX261                                                      | 109470         | 03/13/2026   | 209-553-36401  | YOGA CLASSES FEBRUARY 2026                 | 339.00           |
| <b>Vendor 3050 - IT'S YOGA KIDS LLC Total:</b>               |                |              |                |                                            | <b>339.00</b>    |
| <b>Vendor: JWE01 - J. W. ENTERPRISES - NORTH</b>             |                |              |                |                                            |                  |
| 272268                                                       | 109471         | 03/13/2026   | 100-551-42511  | PORTABLE TOILET RENTAL 2026 PSC            | 144.83           |
| <b>Vendor JWE01 - J. W. ENTERPRISES - NORTH Total:</b>       |                |              |                |                                            | <b>144.83</b>    |
| <b>Vendor: COR15 - JACQUELINE L CORL-SEIDEL</b>              |                |              |                |                                            |                  |
| FEBRUARY 2026                                                | 109472         | 03/13/2026   | 209-552-42101  | INSTRUCTOR FEE FEBRUARY 2026 PSC           | 603.05           |
| <b>Vendor COR15 - JACQUELINE L CORL-SEIDEL Total:</b>        |                |              |                |                                            | <b>603.05</b>    |
| <b>Vendor: 1611 - JANICE M. BYER</b>                         |                |              |                |                                            |                  |
| FEBRUARY 2026                                                | 109408         | 03/06/2026   | 209-552-42101  | INSTRUCTOR FEE FEBRUARY 2026 PSC           | 100.00           |
| <b>Vendor 1611 - JANICE M. BYER Total:</b>                   |                |              |                |                                            | <b>100.00</b>    |
| <b>Vendor: JAN92 - JAN-PRO OF THE GREATER BAY AREA</b>       |                |              |                |                                            |                  |
| 33292                                                        | 109409         | 03/06/2026   | 209-554-42108  | JANITORIAL SERVICES MARCH 2026 PYC         | 497.63           |
| 33293                                                        | 109409         | 03/06/2026   | 209-552-42108  | JANITORIAL SERVICES MARCH 2026 PSC         | 460.48           |
| 33294                                                        | 109409         | 03/06/2026   | 209-552-42108  | JANITORIAL SERVICES KITCHEN MARCH 2026 PSC | 442.56           |
| 33295                                                        | 109409         | 03/06/2026   | 209-553-42108  | JANITORIAL SERVICES MARCH 2026 TINY TOTS   | 531.51           |
| <b>Vendor JAN92 - JAN-PRO OF THE GREATER BAY AREA Total:</b> |                |              |                |                                            | <b>1,932.18</b>  |
| <b>Vendor: 2977 - JOSE A. VARGAS</b>                         |                |              |                |                                            |                  |
| 02262026                                                     | 109410         | 03/06/2026   | 209-552-38112  | SECURITY SERVICES PSC RENTAL 03072026      | 225.00           |
| 02262026-1                                                   | 109410         | 03/06/2026   | 209-552-38112  | SECURITY SERVICES PSC RENTAL 03142026      | 450.00           |
| <b>Vendor 2977 - JOSE A. VARGAS Total:</b>                   |                |              |                |                                            | <b>675.00</b>    |
| <b>Vendor: ROG06 - JUSTIN ROGERS</b>                         |                |              |                |                                            |                  |
| 03022026                                                     | 109411         | 03/06/2026   | 100-221-42107  | POLICE CAR REIMBURSEMENT                   | 197.05           |
| 03022026                                                     | 109411         | 03/06/2026   | 100-221-44301  | POLICE CAR REIMBURSEMENT                   | 20.00            |
| <b>Vendor ROG06 - JUSTIN ROGERS Total:</b>                   |                |              |                |                                            | <b>217.05</b>    |
| <b>Vendor: KEL09 - KELLER CANYON LANDFILL</b>                |                |              |                |                                            |                  |
| 4212-000034804                                               | 109473         | 03/13/2026   | 500-641-44302  | SLUDGE REMOVAL                             | 5,337.40         |
| <b>Vendor KEL09 - KELLER CANYON LANDFILL Total:</b>          |                |              |                |                                            | <b>5,337.40</b>  |
| <b>Vendor: KUB00 - KUBWATER RESOURCES, INC.</b>              |                |              |                |                                            |                  |
| 13526                                                        | 109412         | 03/06/2026   | 500-641-44303  | ZETAG BAGS WPCP                            | 26,172.72        |
| <b>Vendor KUB00 - KUBWATER RESOURCES, INC. Total:</b>        |                |              |                |                                            | <b>26,172.72</b> |
| <b>Vendor: LAN01 - LANER ELECTRIC SUPPLY, INC</b>            |                |              |                |                                            |                  |
| 960287                                                       | 109413         | 03/06/2026   | 100-345-44306  | LED LIGHTS                                 | 1,025.94         |
| <b>Vendor LAN01 - LANER ELECTRIC SUPPLY, INC Total:</b>      |                |              |                |                                            | <b>1,025.94</b>  |
| <b>Vendor: LAN15 - LANGUAGE LINE SERVICES</b>                |                |              |                |                                            |                  |
| 11859638                                                     | 109474         | 03/13/2026   | 100-223-42101  | OVER THE PHONE INTERPRETATION PD           | 54.52            |
| <b>Vendor LAN15 - LANGUAGE LINE SERVICES Total:</b>          |                |              |                |                                            | <b>54.52</b>     |
| <b>Vendor: 1253 - LIL' FROG CREATIONS</b>                    |                |              |                |                                            |                  |
| 1290                                                         | 109475         | 03/13/2026   | 209-552-42202  | NEWSLETTER PRINTING MARCH 2026 PSC         | 376.91           |
| 1291                                                         | 109475         | 03/13/2026   | 209-553-42514  | POSTER PRINTING TINY TOTS OPEN HOUSE       | 52.37            |
| 1296                                                         | 109475         | 03/13/2026   | 209-551-42515  | SIGNS FOR RECREATION                       | 585.87           |
| <b>Vendor 1253 - LIL' FROG CREATIONS Total:</b>              |                |              |                |                                            | <b>1,015.15</b>  |



## WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                          | Payment Number | Payment Date | Account Number | Description (Payable)                                    | Amount          |
|---------------------------------------------------------|----------------|--------------|----------------|----------------------------------------------------------|-----------------|
| <b>Vendor: 3177 - MAGHEAN MCCOCKRAN</b>                 |                |              |                |                                                          |                 |
| 02172026                                                | 109414         | 03/06/2026   | 209-20308      | REFUND FOR CANCELLATION<br>ON VENT                       | 282.00          |
| <b>Vendor 3177 - MAGHEAN MCCOCKRAN Total:</b>           |                |              |                |                                                          | <b>282.00</b>   |
| <b>Vendor: 2989 - MAGIC BUBBLES AND BALLOONS</b>        |                |              |                |                                                          |                 |
| 2602102                                                 | 109415         | 03/06/2026   | 209-551-42515  | BUBBLES PERFORMANCE FOR<br>SPRING EGG HUNT               | 588.00          |
| <b>Vendor 2989 - MAGIC BUBBLES AND BALLOONS Total:</b>  |                |              |                |                                                          | <b>588.00</b>   |
| <b>Vendor: MAN01 - MANNA FOODS, INC.</b>                |                |              |                |                                                          |                 |
| 1052949                                                 | 109416         | 03/06/2026   | 209-552-43804  | FOOD PROGRAM PSC                                         | 328.90          |
| <b>Vendor MAN01 - MANNA FOODS, INC. Total:</b>          |                |              |                |                                                          | <b>328.90</b>   |
| <b>Vendor: MCM05 - MCMASTER-CARR SUPPLY CO.</b>         |                |              |                |                                                          |                 |
| 59739891                                                | 109417         | 03/06/2026   | 500-641-44306  | THICK WALL PVC PLASTIC PIPE<br>WPCP                      | 63.52           |
| <b>Vendor MCM05 - MCMASTER-CARR SUPPLY CO. Total:</b>   |                |              |                |                                                          | <b>63.52</b>    |
| <b>Vendor: 3140 - MICHAEL PAUL COMPANY, INC.</b>        |                |              |                |                                                          |                 |
| 28                                                      | 109476         | 03/13/2026   | 106-344-47206  | STORM DRAIN CREEK<br>DISCHARGE IMPROVEMENTS<br>DOLORES C | 2,276.30        |
| <b>Vendor 3140 - MICHAEL PAUL COMPANY, INC. Total:</b>  |                |              |                |                                                          | <b>2,276.30</b> |
| <b>Vendor: 1708 - NUTRIENT AG SOLUTIONS, INC.</b>       |                |              |                |                                                          |                 |
| 58464422                                                | 109418         | 03/06/2026   | 100-345-44306  | FERTILIZER SIGNATURE 50LB                                | 826.88          |
| <b>Vendor 1708 - NUTRIENT AG SOLUTIONS, INC. Total:</b> |                |              |                |                                                          | <b>826.88</b>   |
| <b>Vendor: O'R01 - O'REILLY AUTOMOTIVE, INC</b>         |                |              |                |                                                          |                 |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 100-221-42107  | CITYWIDE PURCHASES                                       | 39.58           |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 100-221-42107  | CITYWIDE PURCHASES                                       | 66.92           |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES                                       | 8.26            |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES                                       | 85.86           |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES                                       | 23.12           |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 100-343-44306  | CITYWIDE PURCHASES                                       | 7.16            |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 500-641-44306  | CITYWIDE PURCHASES                                       | 15.41           |
| FEBRUARY 2026                                           | 109477         | 03/13/2026   | 500-642-42514  | CITYWIDE PURCHASES                                       | 70.52           |
| <b>Vendor O'R01 - O'REILLY AUTOMOTIVE, INC Total:</b>   |                |              |                |                                                          | <b>316.83</b>   |
| <b>Vendor: OTI01 - OTIS ELEVATOR COMPANY</b>            |                |              |                |                                                          |                 |
| 100402238037                                            | 109419         | 03/06/2026   | 505-119-42108  | MAINTENANCE SERVICE<br>MARCH 2026 PYC/PCTV               | 203.88          |
| 100402238427                                            | 109419         | 03/06/2026   | 100-345-42108  | MAINTENANCE SERVICE<br>MARCH 2026 CH                     | 138.29          |
| 100402238448                                            | 109419         | 03/06/2026   | 100-222-42108  | MAINTENANCE SERVICES<br>MARCH 2026 PUBLIC SAFETY<br>BLDG | 138.01          |
| SK18000001                                              | 109478         | 03/13/2026   | 505-119-42108  | SERVICE MAINTENANCE                                      | 1,484.00        |
| <b>Vendor OTI01 - OTIS ELEVATOR COMPANY Total:</b>      |                |              |                |                                                          | <b>1,964.18</b> |
| <b>Vendor: PAC55 - PACIFIC SITE MANAGEMENT</b>          |                |              |                |                                                          |                 |
| 4214401                                                 | 109479         | 03/13/2026   | 100-222-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 167.99          |
| 4214401                                                 | 109479         | 03/13/2026   | 100-231-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 450.13          |
| 4214401                                                 | 109479         | 03/13/2026   | 100-343-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 240.14          |
| 4214401                                                 | 109479         | 03/13/2026   | 100-345-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 7,721.19        |
| 4214401                                                 | 109479         | 03/13/2026   | 200-342-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 447.98          |
| 4214401                                                 | 109479         | 03/13/2026   | 201-343-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 732.28          |
| 4214401                                                 | 109479         | 03/13/2026   | 209-552-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 272.45          |
| 4214401                                                 | 109479         | 03/13/2026   | 209-553-42108  | MONTHLY LANDSCAPE<br>SERVICES                            | 283.22          |

## WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                | Payment Number | Payment Date | Account Number | Description (Payable)                             | Amount    |
|-----------------------------------------------|----------------|--------------|----------------|---------------------------------------------------|-----------|
| 4214401                                       | 109479         | 03/13/2026   | 209-557-42108  | MONTHLY LANDSCAPE SERVICES                        | 283.22    |
| 4214401                                       | 109479         | 03/13/2026   | 310-347-42108  | MONTHLY LANDSCAPE SERVICES                        | 82.92     |
| 4214401                                       | 109479         | 03/13/2026   | 310-348-42108  | MONTHLY LANDSCAPE SERVICES                        | 87.23     |
| Vendor PAC55 - PACIFIC SITE MANAGEMENT Total: |                |              |                |                                                   | 10,768.75 |
| Vendor: PET08 - PET FOOD EXPRESS CORP         |                |              |                |                                                   |           |
| 384-0226-01                                   | 109420         | 03/06/2026   | 203-221-42514  | MILO FOOD PD                                      | 98.38     |
| Vendor PET08 - PET FOOD EXPRESS CORP Total:   |                |              |                |                                                   | 98.38     |
| Vendor: PGE01 - PG&E                          |                |              |                |                                                   |           |
| 0081-02182026                                 | 109421         | 03/06/2026   | 200-342-43103  | 2501 SAN PABLO AVE TRAFFIC CONTROLLER             | 132.96    |
| 0209-02182026                                 | 109421         | 03/06/2026   | 200-342-43103  | S/E CORNER SAN PABLO AVE & TENNENT TRAFFIC SIGNAL | 149.45    |
| 0217-02172026                                 | 109421         | 03/06/2026   | 107-345-43103  | TENNENT & PARK ST CLUB HOUSE                      | 23.41     |
| 0498-02102026                                 | 109421         | 03/06/2026   | 100-231-43103  | 3790 PINOLE VALLEY RD FIRESTATION                 | 1,247.52  |
| 0813-02172026                                 | 109421         | 03/06/2026   | 200-342-43103  | 2149 1/2 APPIAN WAY TRAFFIC SIGNAL                | 96.22     |
| 0883-02112026                                 | 109421         | 03/06/2026   | 100-222-43103  | 800 TENNENT AVE PUBLI C SAFETY FACILITY           | 3,741.78  |
| 0883-02112026                                 | 109421         | 03/06/2026   | 100-223-43103  | 800 TENNENT AVE PUBLI C SAFETY FACILITY           | 748.36    |
| 0883-02112026                                 | 109421         | 03/06/2026   | 100-231-43103  | 800 TENNENT AVE PUBLI C SAFETY FACILITY           | 2,993.42  |
| 0923-02172026                                 | 109421         | 03/06/2026   | 100-110-43103  | 2131 PEAR ST                                      | 132.60    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 100-111-43103  | 2131 PEAR ST                                      | 174.48    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 100-112-43103  | 2131 PEAR ST                                      | 191.93    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 100-115-43103  | 2131 PEAR ST                                      | 478.07    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 100-116-43103  | 2131 PEAR ST                                      | 139.58    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 100-117-43103  | 2131 PEAR ST                                      | 1,552.87  |
| 0923-02172026                                 | 109421         | 03/06/2026   | 100-343-43103  | 2131 PEAR ST                                      | 2,892.88  |
| 0923-02172026                                 | 109421         | 03/06/2026   | 200-342-43103  | 2131 PEAR ST                                      | 505.99    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 212-461-43103  | 2131 PEAR ST                                      | 209.38    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 212-462-43103  | 2131 PEAR ST                                      | 526.93    |
| 0923-02172026                                 | 109421         | 03/06/2026   | 285-464-43103  | 2131 PEAR ST                                      | 174.48    |
| 1121-02192026                                 | 109421         | 03/06/2026   | 200-342-43103  | DEL MONTE & SAN PABLO TRAFFIC CONTROL LIGHT       | 121.23    |
| 1233-02192026                                 | 109421         | 03/06/2026   | 200-342-43103  | SAN PABLO AVE TRAFFIC SIGNAL                      | 134.43    |
| 2222-02202026                                 | 109480         | 03/13/2026   | 107-345-43103  | STREET AND HIGHWAY LIGHTING                       | 49.39     |
| 2222-02202026                                 | 109480         | 03/13/2026   | 200-342-43103  | STREET AND HIGHWAY LIGHTING                       | 19,744.02 |
| 2222-02202026                                 | 109480         | 03/13/2026   | 310-347-43103  | STREET AND HIGHWAY LIGHTING                       | 280.00    |
| 2222-02202026                                 | 109480         | 03/13/2026   | 310-348-43103  | STREET AND HIGHWAY LIGHTING                       | 400.00    |
| 2506-02172026                                 | 109421         | 03/06/2026   | 215-341-43103  | 701 Pinon/2489 San Pablo- Electric CHGS           | 28.02     |
| 2620-02192026                                 | 109421         | 03/06/2026   | 200-342-43103  | N/W CORNER APPIAN WAY & FITZGERALD DR TRAFFIC SIG | 151.76    |
| 2793-02182026                                 | 109421         | 03/06/2026   | 200-342-43103  | 1451 FITZGERALD DR TRAFFIC SIGNAL                 | 126.23    |
| 3029-02112026                                 | 109421         | 03/06/2026   | 107-345-43103  | 1270 ADOBE RD @ OUTSIDE BATHROOMS                 | 114.34    |
| 3311-02182026                                 | 109421         | 03/06/2026   | 200-342-43103  | PINOLE VALLEY RD & HENRY TRAFFIC CONTROLLER       | 193.61    |
| 3537-02172026                                 | 109421         | 03/06/2026   | 100-343-43103  | 659 TENNENT AVE PARKING LOT LIGHTS                | 63.08     |

## WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                                  | Payment Number | Payment Date | Account Number | Description (Payable)                                                 | Amount           |
|-----------------------------------------------------------------|----------------|--------------|----------------|-----------------------------------------------------------------------|------------------|
| 3914-02172026                                                   | 109421         | 03/06/2026   | 107-345-43103  | FERNANDEZ PARK BALLPARK LIGHTING                                      | 464.18           |
| 4065-02172026                                                   | 109421         | 03/06/2026   | 100-343-43103  | 2937 PINOLE VALLEY RD TENNIS CT LIGHTS                                | 227.14           |
| 4193-02182026                                                   | 109421         | 03/06/2026   | 200-342-43103  | HWY 80 PINOLE VALLEY RD TRAFFIC CONTROLLER                            | 92.94            |
| 4368-02172026                                                   | 109421         | 03/06/2026   | 200-342-43103  | APPIAN WAY & TARA HILLS TRAFFIC SIGNAL                                | 246.83           |
| 4612-02172026                                                   | 109421         | 03/06/2026   | 201-343-43103  | 2100 SAN PABLO AVE FARIA HOUSE                                        | 42.06            |
| 5127-02182026                                                   | 109421         | 03/06/2026   | 500-642-43103  | 893 1/2 SAN PABLO AVE PUMP STATION                                    | 194.03           |
| 5374-02182026                                                   | 109421         | 03/06/2026   | 200-342-43103  | 1220 PINOLE VALLEY RD TRAFFIC SIGNAL                                  | 168.02           |
| 5387-02182026                                                   | 109421         | 03/06/2026   | 107-345-43103  | 588 MARLESTA RD LOUIS FRANCIS PARK                                    | 71.32            |
| 6043-02102026                                                   | 109421         | 03/06/2026   | 100-231-43103  | 3790 PINOLE VALLEY RD                                                 | 30.27            |
| 6969-02172026                                                   | 109421         | 03/06/2026   | 201-343-43103  | 2361 SAN PABLO AVE PARKING LOT LIGHTS                                 | 192.57           |
| 7114-02182026                                                   | 109421         | 03/06/2026   | 200-342-43103  | 2429 SAN PABLO AVE                                                    | 189.48           |
| 7509-02172026                                                   | 109421         | 03/06/2026   | 200-342-43103  | TARA HILLS DR 500 FT APPIAN WAY TRAFFIC SIGNAL                        | 95.82            |
| 8086-02182026                                                   | 109421         | 03/06/2026   | 200-342-43103  | N/S BORDER CITY OF PINOLE                                             | 135.85           |
| 8511-02252026                                                   | 109480         | 03/13/2026   | 107-345-43103  | W/S PINOLE SHORES DR-SPRINKLER CONTROLLER                             | 7.63             |
| 8517-02102026                                                   | 109421         | 03/06/2026   | 500-642-43103  | FRT OF 3490 SAVAGE AVE PUMP FOR SEWER                                 | 9.71             |
| 8687-02192026                                                   | 109421         | 03/06/2026   | 200-342-43103  | FITZGERALD DR IFO LONG JOHN SILVERS TRAFFIC SIGNAL                    | 158.37           |
| 8716-02112026                                                   | 109421         | 03/06/2026   | 500-641-43103  | SEWAGE PLNT-FT OF TENNENT                                             | 6,828.82         |
| 9824-02182026                                                   | 109421         | 03/06/2026   | 310-347-43103  | 1303 PINOLE VALLEY RD TRAFFIC CONTROL SVC                             | 157.85           |
| 9900-02122026                                                   | 109421         | 03/06/2026   | 200-342-43103  | 2303 GRANADA CT TRAFFIC CONTROL SERVICE                               | 207.56           |
| 9985-02172026                                                   | 109421         | 03/06/2026   | 201-343-43103  | NEAR 795 FERNANDEZ PARKING LOT LIGHTS                                 | 151.57           |
|                                                                 |                |              |                | <b>Vendor PGE01 - PG&amp;E Total:</b>                                 | <b>47,190.44</b> |
| <b>Vendor: 2388 - PRESTIGE PRINTING AND GRAPHICS</b>            |                |              |                |                                                                       |                  |
| 103794                                                          | 109424         | 03/06/2026   | 100-341-42201  | BUSINESS CARDS RACHEL MATSUMOTO                                       | 98.39            |
| 108041                                                          | 109481         | 03/13/2026   | 100-111-42201  | BUSINESS CARDS EVANS                                                  | 94.38            |
|                                                                 |                |              |                | <b>Vendor 2388 - PRESTIGE PRINTING AND GRAPHICS Total:</b>            | <b>192.77</b>    |
| <b>Vendor: 2985 - PURETEC INDUSTRIAL WATER</b>                  |                |              |                |                                                                       |                  |
| 2391548                                                         | 109425         | 03/06/2026   | 500-641-44305  | WWTP LAB DI WATER SYSTEMS                                             | 51.84            |
|                                                                 |                |              |                | <b>Vendor 2985 - PURETEC INDUSTRIAL WATER Total:</b>                  | <b>51.84</b>     |
| <b>Vendor: R&amp;S01 - R &amp; S ERECTION OF RICHMOND, INC.</b> |                |              |                |                                                                       |                  |
| 22512863                                                        | 109426         | 03/06/2026   | 106-343-42108  | ROLL UP DOOR REPAIRS FIRE STATION 74                                  | 419.90           |
| 22512864                                                        | 109426         | 03/06/2026   | 106-343-42108  | FIRE STATION 73 ROLL UP DOOR SERVICES                                 | 1,003.75         |
|                                                                 |                |              |                | <b>Vendor R&amp;S01 - R &amp; S ERECTION OF RICHMOND, INC. Total:</b> | <b>1,423.65</b>  |
| <b>Vendor: 3180 - RANDOLPH DECASTRO</b>                         |                |              |                |                                                                       |                  |
| 02242026                                                        | 109427         | 03/06/2026   | 209-20309      | REFUND EVENT DEPOSIT RENTAL 02212026                                  | 282.00           |
|                                                                 |                |              |                | <b>Vendor 3180 - RANDOLPH DECASTRO Total:</b>                         | <b>282.00</b>    |
| <b>Vendor: 2783 - READYFRESH</b>                                |                |              |                |                                                                       |                  |
| 06C6708050237                                                   | 109482         | 03/13/2026   | 100-111-42201  | WATER FOR CITY HALL                                                   | 59.48            |
|                                                                 |                |              |                | <b>Vendor 2783 - READYFRESH Total:</b>                                | <b>59.48</b>     |

## WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                                     | Payment Number | Payment Date | Account Number | Description (Payable)                           | Amount           |
|--------------------------------------------------------------------|----------------|--------------|----------------|-------------------------------------------------|------------------|
| <b>Vendor: RIC19 - RICHMOND ELKS LODGE #1251</b>                   |                |              |                |                                                 |                  |
| 03092026                                                           | 109483         | 03/13/2026   | 100-110-42301  | 3 TICKETS FOR LAW ENFORCEMENT NIGHT             | 120.00           |
| <b>Vendor RIC19 - RICHMOND ELKS LODGE #1251 Total:</b>             |                |              |                |                                                 | <b>120.00</b>    |
| <b>Vendor: 2440 - RINCON CONSULTANTS, INC.</b>                     |                |              |                |                                                 |                  |
| 72102                                                              | 109428         | 03/06/2026   | 212-461-42514  | PINOLE ELECTRIFICATION RESOURCE CENTER          | 549.39           |
| 72273                                                              | 109428         | 03/06/2026   | 212-461-42514  | PINOLE ELECTRIFICATION RESOURCE CENTER          | 2,253.63         |
| <b>Vendor 2440 - RINCON CONSULTANTS, INC. Total:</b>               |                |              |                |                                                 | <b>2,803.02</b>  |
| <b>Vendor: 2646 - ROADS SAFE TRAFFIC SYSTEMS, INC.</b>             |                |              |                |                                                 |                  |
| 263872                                                             | 109429         | 03/06/2026   | 200-342-47205  | STREET NAME SIGNAGE                             | 4,625.96         |
| 263889                                                             | 109429         | 03/06/2026   | 200-342-47205  | NEW STOP SIGNS                                  | 1,151.55         |
| 264973                                                             | 109484         | 03/13/2026   | 200-342-47205  | SIGNS FOR ROAD REHAB PROJECT                    | 694.17           |
| <b>Vendor 2646 - ROADS SAFE TRAFFIC SYSTEMS, INC. Total:</b>       |                |              |                |                                                 | <b>6,471.68</b>  |
| <b>Vendor: 2889 - ROBERT MEADS</b>                                 |                |              |                |                                                 |                  |
| 02122026                                                           | 109430         | 03/06/2026   | 100-221-42303  | REIMBURSEMENT MEAL FOR SWAT COMMANDER TRAIN     | 115.00           |
| <b>Vendor 2889 - ROBERT MEADS Total:</b>                           |                |              |                |                                                 | <b>115.00</b>    |
| <b>Vendor: 3178 - ROWENA ROGELIO</b>                               |                |              |                |                                                 |                  |
| 02022026                                                           | 109431         | 03/06/2026   | 209-20308      | REFUND CANCELLATION OF EVENT PSC                | 845.00           |
| <b>Vendor 3178 - ROWENA ROGELIO Total:</b>                         |                |              |                |                                                 | <b>845.00</b>    |
| <b>Vendor: ROS08 - RSG, INC.</b>                                   |                |              |                |                                                 |                  |
| 14659                                                              | 109432         | 03/06/2026   | 285-464-42101  | COMPLIANCE MONITORING                           | 3,862.50         |
| 14944                                                              | 109432         | 03/06/2026   | 285-464-42101  | PROPERTY DISPOSITION COMMUNITY CORNER AND FARIA | 278.75           |
| <b>Vendor ROS08 - RSG, INC. Total:</b>                             |                |              |                |                                                 | <b>4,141.25</b>  |
| <b>Vendor: 1450 - RUBENSTEIN SUPPLY COMPANY</b>                    |                |              |                |                                                 |                  |
| S2791580.001                                                       | 109433         | 03/06/2026   | 100-343-44306  | SUPPLIES URINAL SPUD REBUILD KIT                | 1,426.87         |
| <b>Vendor 1450 - RUBENSTEIN SUPPLY COMPANY Total:</b>              |                |              |                |                                                 | <b>1,426.87</b>  |
| <b>Vendor: 1273 - SANDRA BERUMEN</b>                               |                |              |                |                                                 |                  |
| 02262026                                                           | 109434         | 03/06/2026   | 209-20308      | PARTIAL DEPOSIT REFUND EVENT 02142026           | 422.50           |
| <b>Vendor 1273 - SANDRA BERUMEN Total:</b>                         |                |              |                |                                                 | <b>422.50</b>    |
| <b>Vendor: 3184 - SERVPRO OF BENICIA/MARTINEZ/SE VALLEJO</b>       |                |              |                |                                                 |                  |
| 183625                                                             | 109485         | 03/13/2026   | 100-343-42514  | WATER RESTORATION CORP YARD LOCKER ROOM         | 7,324.03         |
| 183639                                                             | 109485         | 03/13/2026   | 100-343-42514  | CORP YARD LOCKER ROOM MOLD REMEDIATION          | 3,246.91         |
| <b>Vendor 3184 - SERVPRO OF BENICIA/MARTINEZ/SE VALLEJO Total:</b> |                |              |                |                                                 | <b>10,570.94</b> |
| <b>Vendor: 1982 - SHAPE INCORPORATED</b>                           |                |              |                |                                                 |                  |
| 62421B49045                                                        | 109435         | 03/06/2026   | 500-642-42514  | NP489-4 SUPPLIES                                | 20,531.86        |
| <b>Vendor 1982 - SHAPE INCORPORATED Total:</b>                     |                |              |                |                                                 | <b>20,531.86</b> |
| <b>Vendor: 1714 - SHERRI D. LEWIS</b>                              |                |              |                |                                                 |                  |
| PC06PINOLE-FY2025/26                                               | 109486         | 03/13/2026   | 212-461-42514  | PREPARE MINUTES PC MEETING 011226               | 562.50           |
| PC07PINOLE-FY2025/26                                               | 109486         | 03/13/2026   | 212-461-42514  | PREPARE MINUTES PC MEETING 01262026             | 600.00           |
| PC08PINOLE-FY2025/26                                               | 109436         | 03/06/2026   | 212-461-42514  | PLANNING COMMISSION MTG MINUTES 020926          | 262.50           |
| PC09PINOLE-FY2025/26                                               | 109486         | 03/13/2026   | 212-461-42514  | PREPARE PC MINUTES MEETING 02232026             | 487.50           |
| <b>Vendor 1714 - SHERRI D. LEWIS Total:</b>                        |                |              |                |                                                 | <b>1,912.50</b>  |

| WARRANT LISTING                                                                   |                |              |                | Payment Dates: 2/28/2026 - 3/13/2026           |                  |
|-----------------------------------------------------------------------------------|----------------|--------------|----------------|------------------------------------------------|------------------|
| Payable Number                                                                    | Payment Number | Payment Date | Account Number | Description (Payable)                          | Amount           |
| <b>Vendor: 2632 - SHIPLEY POOL SERVICE</b>                                        |                |              |                |                                                |                  |
| 14588                                                                             | 109437         | 03/06/2026   | 276-343-47201  | POOL FILTER REPLACEMENT                        | 43,291.54        |
| <b>Vendor 2632 - SHIPLEY POOL SERVICE Total:</b>                                  |                |              |                |                                                | <b>43,291.54</b> |
| <b>Vendor: 2657 - SHRED CITY, LLC</b>                                             |                |              |                |                                                |                  |
| 23979022326                                                                       | 109438         | 03/06/2026   | 100-221-42101  | FLAT RATE DESTRUCTION SERVICE                  | 200.00           |
| <b>Vendor 2657 - SHRED CITY, LLC Total:</b>                                       |                |              |                |                                                | <b>200.00</b>    |
| <b>Vendor: SIE09 - SIERRA TRUCK AND VAN, INC.</b>                                 |                |              |                |                                                |                  |
| 360223005                                                                         | 109487         | 03/13/2026   | 100-343-44306  | TONGUE TRAILER BOX                             | 597.96           |
| <b>Vendor SIE09 - SIERRA TRUCK AND VAN, INC. Total:</b>                           |                |              |                |                                                | <b>597.96</b>    |
| <b>Vendor: SQU00 - SQUARE DEAL GARAGE</b>                                         |                |              |                |                                                |                  |
| 55319                                                                             | 109488         | 03/13/2026   | 500-642-42107  | ALTERNATOR MOTORCRAFT OIL CHANGE               | 1,988.01         |
| <b>Vendor SQU00 - SQUARE DEAL GARAGE Total:</b>                                   |                |              |                |                                                | <b>1,988.01</b>  |
| <b>Vendor: STA56 - STAILING S&amp;S RV REPAIRS</b>                                |                |              |                |                                                |                  |
| 8155                                                                              | 109489         | 03/13/2026   | 500-642-42107  | REPLACE WIRING ON TWO AXLE FLATBED             | 380.00           |
| <b>Vendor STA56 - STAILING S&amp;S RV REPAIRS Total:</b>                          |                |              |                |                                                | <b>380.00</b>    |
| <b>Vendor: 3172 - SUSAN MCALLISTER</b>                                            |                |              |                |                                                |                  |
| FEBRUARY 2026                                                                     | 109439         | 03/06/2026   | 209-552-42101  | INSTRUCTOR FEE FEBRUARY 2026 PSC               | 201.60           |
| <b>Vendor 3172 - SUSAN MCALLISTER Total:</b>                                      |                |              |                |                                                | <b>201.60</b>    |
| <b>Vendor: 3163 - SWENSON'S MOBILE FLEET REPAIR, INC.</b>                         |                |              |                |                                                |                  |
| INV-5342                                                                          | 109440         | 03/06/2026   | 500-641-42107  | EXHAUST REPAIRS WPCP                           | 831.23           |
| <b>Vendor 3163 - SWENSON'S MOBILE FLEET REPAIR, INC. Total:</b>                   |                |              |                |                                                | <b>831.23</b>    |
| <b>Vendor: SYA01 - SYAR INDUSTRIES, LLC.</b>                                      |                |              |                |                                                |                  |
| 5683867                                                                           | 109490         | 03/13/2026   | 100-342-42514  | POWER PATCH TON                                | 717.11           |
| <b>Vendor SYA01 - SYAR INDUSTRIES, LLC. Total:</b>                                |                |              |                |                                                | <b>717.11</b>    |
| <b>Vendor: 2969 - TERMINIX COMMERCIAL</b>                                         |                |              |                |                                                |                  |
| 468619824                                                                         | 109441         | 03/06/2026   | 100-343-42108  | PEST CONTROL WPCP                              | 138.00           |
| 468620277                                                                         | 109441         | 03/06/2026   | 100-231-42108  | PEST CONTROL FIRE STATION 74                   | 124.00           |
| 469008628                                                                         | 109491         | 03/13/2026   | 100-343-42108  | PEST CONTROL CH                                | 162.00           |
| 469008820                                                                         | 109491         | 03/13/2026   | 100-222-42108  | PEST CONTROL PUBLIC SAFETY BLDG.               | 180.00           |
| 469277456                                                                         | 109491         | 03/13/2026   | 209-552-42108  | PEST CONTROL PSC                               | 174.00           |
| 469414150                                                                         | 109491         | 03/13/2026   | 209-554-42108  | PEST CONTROL PYC                               | 170.00           |
| 469414359                                                                         | 109491         | 03/13/2026   | 209-553-42108  | PEST CONTROL TINY TOTS AND SWIM CENTER         | 76.00            |
| 469414359                                                                         | 109491         | 03/13/2026   | 209-557-42108  | PEST CONTROL TINY TOTS AND SWIM CENTER         | 76.00            |
| <b>Vendor 2969 - TERMINIX COMMERCIAL Total:</b>                                   |                |              |                |                                                | <b>1,100.00</b>  |
| <b>Vendor: 2990 - THE BUTLER</b>                                                  |                |              |                |                                                |                  |
| FEBRUARY 2026                                                                     | 109442         | 03/06/2026   | 209-552-42101  | INSTRUCTOR FEE FEBRUARY 2026 PSC               | 224.40           |
| <b>Vendor 2990 - THE BUTLER Total:</b>                                            |                |              |                |                                                | <b>224.40</b>    |
| <b>Vendor: TRA20 - TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC.</b>       |                |              |                |                                                |                  |
| 263397-202602-1                                                                   | 109492         | 03/13/2026   | 100-222-42106  | DATA RESEARCH FEBRUARY 2026                    | 167.25           |
| <b>Vendor TRA20 - TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC. Total:</b> |                |              |                |                                                | <b>167.25</b>    |
| <b>Vendor: 2633 - TRB AND ASSOCIATES, INC.</b>                                    |                |              |                |                                                |                  |
| 6679                                                                              | 109493         | 03/13/2026   | 212-462-42101  | PLAN REVIEW AND INSPECTION SERVICES SEPT. 2025 | 1,850.00         |
| 6680                                                                              | 109493         | 03/13/2026   | 212-462-42101  | TEMPORARY BACKFILL HOUSING SEPT. 2025          | 17,255.00        |
| 7032                                                                              | 109493         | 03/13/2026   | 212-462-42101  | PLAN REVIEW & INSPECTION SERVICES JANUARY 2026 | 1,910.00         |

## WARRANT LISTING

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| Payable Number                                           | Payment Number | Payment Date | Account Number | Description (Payable)                      | Amount           |
|----------------------------------------------------------|----------------|--------------|----------------|--------------------------------------------|------------------|
| 7033                                                     | 109493         | 03/13/2026   | 212-462-42101  | TEMPORARY BACKFILL<br>HOUSING JANUARY 2026 | 15,225.00        |
| 7035                                                     | 109493         | 03/13/2026   | 212-462-42101  | WEED ABEMENT JANUARY<br>2026               | 4,685.00         |
| <b>Vendor 2633 - TRB AND ASSOCIATES, INC. Total:</b>     |                |              |                |                                            | <b>40,925.00</b> |
| <b>Vendor: 3063 - UBEO WEST, LLC.</b>                    |                |              |                |                                            |                  |
| 576218614                                                | 109443         | 03/06/2026   | 525-118-42107  | CITYWIDE COPIERS AND<br>SUPPLIES           | 1,761.24         |
| <b>Vendor 3063 - UBEO WEST, LLC. Total:</b>              |                |              |                |                                            | <b>1,761.24</b>  |
| <b>Vendor: UNI38 - UNIVAR USA INC</b>                    |                |              |                |                                            |                  |
| 53692357                                                 | 109444         | 03/06/2026   | 500-641-44303  | SOD BISULFITE WPCP                         | 7,483.83         |
| 53710981                                                 | 109494         | 03/13/2026   | 500-641-44303  | SOD HYPO LIQUICHLOR WPCP                   | 17,147.12        |
| <b>Vendor UNI38 - UNIVAR USA INC Total:</b>              |                |              |                |                                            | <b>24,630.95</b> |
| <b>Vendor: UNI07 - UNIVERSAL BUILDING SVCS.</b>          |                |              |                |                                            |                  |
| 23829                                                    | 109446         | 03/06/2026   | 100-222-42108  | JANITORIAL SUPPLIES PD                     | 262.61           |
| 23830                                                    | 109445         | 03/06/2026   | 100-343-42108  | JANITORIAL SUPPLIES CH                     | 283.29           |
| 23951                                                    | 109497         | 03/13/2026   | 100-343-42108  | JANITORIAL SUPPLIES CY                     | 210.03           |
| 23951-1                                                  | 109495         | 03/13/2026   | 100-343-42108  | JANITORIAL SUPPLIES CY                     | 135.73           |
| 544368                                                   | 109496         | 03/13/2026   | 500-641-42108  | JANITORIAL SERVICES<br>FEBRUARY 2026 WPCP  | 559.00           |
| <b>Vendor UNI07 - UNIVERSAL BUILDING SVCS. Total:</b>    |                |              |                |                                            | <b>1,450.66</b>  |
| <b>Vendor: USB06 - US BANK</b>                           |                |              |                |                                            |                  |
| FEBRUARY 2026                                            | 109447         | 03/06/2026   | 100-20018      | CITYWIDE CREDIT CARDS                      | 34,323.68        |
| <b>Vendor USB06 - US BANK Total:</b>                     |                |              |                |                                            | <b>34,323.68</b> |
| <b>Vendor: 2627 - VALLEJO ELECTRIC MOTOR, INC.</b>       |                |              |                |                                            |                  |
| RI-4823                                                  | 109498         | 03/13/2026   | 500-642-42514  | REGULAR LABOR DISASSEMBLE<br>PUMP          | 1,200.00         |
| <b>Vendor 2627 - VALLEJO ELECTRIC MOTOR, INC. Total:</b> |                |              |                |                                            | <b>1,200.00</b>  |
| <b>Vendor: VER02 - VERIZON WIRELESS</b>                  |                |              |                |                                            |                  |
| 6136100369                                               | 109448         | 03/06/2026   | 525-118-43101  | CITYWIDE CELL PHONES                       | 5,091.20         |
| <b>Vendor VER02 - VERIZON WIRELESS Total:</b>            |                |              |                |                                            | <b>5,091.20</b>  |
| <b>Vendor: 2828 - VESTIS</b>                             |                |              |                |                                            |                  |
| 517005814                                                | 109499         | 03/13/2026   | 500-641-44410  | CREDIT FOR INVOICE<br>5172497756 WPCP      | -781.64          |
| 860105970-01312026                                       | 109449         | 03/06/2026   | 100-342-44410  | MONTHLY STATEMENT-<br>GENERAL MAINTENANCE  | 344.73           |
| 860105970-01312026                                       | 109449         | 03/06/2026   | 100-343-44410  | MONTHLY STATEMENT-<br>GENERAL MAINTENANCE  | 1,754.98         |
| 860105970-01312026                                       | 109449         | 03/06/2026   | 500-642-44410  | MONTHLY STATEMENT-<br>GENERAL MAINTENANCE  | 1,034.19         |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 209-552-43804  | LAUNDRY SERVICES WPCP AND<br>PSC           | 188.33           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 209-552-43804  | LAUNDRY SERVICES WPCP AND<br>PSC           | 188.33           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 209-552-43804  | LAUNDRY SERVICES WPCP AND<br>PSC           | 188.33           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 209-552-43804  | LAUNDRY SERVICES WPCP AND<br>PSC           | 219.94           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 500-641-44410  | LAUNDRY SERVICES WPCP AND<br>PSC           | 781.64           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 500-641-44410  | LAUNDRY SERVICES WPCP AND<br>PSC           | 494.87           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 500-641-44410  | LAUNDRY SERVICES WPCP AND<br>PSC           | 470.61           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 500-641-44410  | LAUNDRY SERVICES WPCP AND<br>PSC           | 469.43           |
| 939388000-02282026                                       | 109499         | 03/13/2026   | 500-641-44410  | LAUNDRY SERVICES WPCP AND<br>PSC           | 458.18           |
| <b>Vendor 2828 - VESTIS Total:</b>                       |                |              |                |                                            | <b>5,811.92</b>  |

WARRANT LISTING

Payment Dates: 2/28/2026 - 3/13/2026

| Payable Number                                         | Payment Number | Payment Date | Account Number | Description (Payable)               | Amount              |
|--------------------------------------------------------|----------------|--------------|----------------|-------------------------------------|---------------------|
| <b>Vendor: 3185 - WATURA NORTH AMERICA, INC.</b>       |                |              |                |                                     |                     |
| RD4VTDKP-0001                                          | 109500         | 03/13/2026   | 500-641-42301  | PLATFORM ACCESS YEARLY SUBSCRIPTION | 2,100.00            |
| <b>Vendor 3185 - WATURA NORTH AMERICA, INC. Total:</b> |                |              |                |                                     | <b>2,100.00</b>     |
| <b>Vendor: 3160 - WILLIAMS SCOTSMAN, INC.</b>          |                |              |                |                                     |                     |
| 9025601211                                             | 109450         | 03/06/2026   | 100-343-42514  | OPEN BAY OFFICE TRAILER CY          | 1,304.53            |
| 9025614475                                             | 109450         | 03/06/2026   | 100-343-42514  | OPEN BAY OFFICE TRAILER CY          | 1,304.53            |
| <b>Vendor 3160 - WILLIAMS SCOTSMAN, INC. Total:</b>    |                |              |                |                                     | <b>2,609.06</b>     |
| <b>Vendor: 2648 - YANNET TORRES</b>                    |                |              |                |                                     |                     |
| FEBRUARY 2026                                          | 109451         | 03/06/2026   | 209-552-42101  | INSTRUCTOR FEE FEBRUARY 2026 PSC    | 1,940.70            |
| <b>Vendor 2648 - YANNET TORRES Total:</b>              |                |              |                |                                     | <b>1,940.70</b>     |
| <b>Grand Total:</b>                                    |                |              |                |                                     | <b>1,270,786.68</b> |

## Report Summary

## Fund Summary

| Fund                                          | Payment Amount      |
|-----------------------------------------------|---------------------|
| 100 - General Fund                            | 674,953.32          |
| 105 - Measure S -2006                         | 153,005.98          |
| 106 - MEASURE S-2014                          | 156,304.04          |
| 107 - Measure I                               | 1,754.51            |
| 200 - Gas Tax Fund                            | 29,570.43           |
| 201 - Restricted Real Estate Maintenance Fund | 1,118.48            |
| 203 - Public Safety Augmentation Fund         | 98.38               |
| 209 - Recreation Fund                         | 16,278.64           |
| 212 - Building & Planning                     | 50,663.22           |
| 215 - Measure C and J Fund                    | 28.02               |
| 276 - Growth Impact Fund                      | 50,591.57           |
| 285 - Housing Land Held for Resale            | 4,315.73            |
| 310 - Lighting & Landscape Districts          | 1,189.50            |
| 325 - City Street Improvements                | 8,484.73            |
| 500 - Sewer Enterprise Fund                   | 100,932.87          |
| 505 - Cable Access TV                         | 2,181.83            |
| 525 - Information Systems                     | 19,315.43           |
| <b>Grand Total:</b>                           | <b>1,270,786.68</b> |

## Account Summary

| Account Number | Account Name                  | Payment Amount |
|----------------|-------------------------------|----------------|
| 100-10601      | Gas Tanks/Corp Yard           | 6,273.55       |
| 100-110-42301  | Travel & Training/Conf-R...   | 120.00         |
| 100-110-43103  | Utilities/Electricity & Po... | 132.60         |
| 100-111-42201  | Office Expense                | 190.95         |
| 100-111-43103  | Utilities/Electricity & Po... | 174.48         |
| 100-112-42514  | Admin Exp/Special Depa...     | 368.22         |
| 100-112-43103  | Utilities/Electricity & Po... | 191.93         |
| 100-115-42101  | Prof Svcs/Professional Se..   | 712.64         |
| 100-115-43103  | Utilities/Electricity & Po... | 478.07         |
| 100-116-43103  | Utilities/Electricity & Po... | 139.58         |
| 100-117-41004  | Emp Benefits/PERS Retir...    | 353,944.38     |
| 100-117-42101  | Prof Svcs/Professional Se..   | 5,580.00       |
| 100-117-43103  | Utilities/Electricity & Po... | 1,552.87       |
| 100-20018      | Accounts Payable/CalCa...     | 34,323.68      |
| 100-221-42101  | Prof Svcs/Professional Se..   | 8,963.83       |
| 100-221-42106  | Prof Svcs/Software Main...    | 233.74         |
| 100-221-42107  | Prof Svcs/Equipment Ma...     | 7,377.01       |
| 100-221-42201  | Office Expense                | 54.56          |
| 100-221-42301  | Travel & Training/Conf-R...   | 69.00          |
| 100-221-42302  | Travel & Training/Milea...    | 8.50           |
| 100-221-42303  | Travel & Training/Meal A..    | 115.00         |
| 100-221-44301  | Other Materials Supp/F...     | 20.00          |
| 100-222-42106  | Prof Svcs/Software Main...    | 167.25         |
| 100-222-42108  | Prof Svcs/Building-Struc...   | 6,468.95       |
| 100-222-42201  | Office Expense                | 34.00          |
| 100-222-43103  | Utilities/Electricity & Po... | 3,741.78       |
| 100-223-42101  | Prof Svcs/Professional Se..   | 54.52          |
| 100-223-43103  | Utilities/Electricity & Po... | 748.36         |
| 100-231-41004  | Emp Benefits/PERS Retir...    | 519.75         |
| 100-231-42101  | Prof Svcs/Professional Se..   | 195,321.60     |
| 100-231-42108  | Prof Svcs/Building-Struc...   | 937.53         |
| 100-231-43102  | Utilities/Water               | 1,919.62       |
| 100-231-43103  | Utilities/Electricity & Po... | 4,271.21       |
| 100-341-42201  | Office Expense                | 98.39          |
| 100-342-42514  | Admin Exp/Special Depa...     | 664.37         |
| 100-342-44410  | Safety Clothing               | 344.73         |



## Account Summary

| Account Number | Account Name                  | Payment Amount |
|----------------|-------------------------------|----------------|
| 100-343-42108  | Prof Svcs/Building-Struc...   | 3,562.39       |
| 100-343-42514  | Admin Exp/Special Depa...     | 15,142.71      |
| 100-343-43102  | Utilities/Water               | 298.96         |
| 100-343-43103  | Utilities/Electricity & Po... | 3,183.10       |
| 100-343-44306  | Other Materials Supp/M...     | 3,654.73       |
| 100-343-44410  | Safety Clothing               | 1,754.98       |
| 100-345-42107  | Prof Svcs/Equipment Ma...     | 731.26         |
| 100-345-42108  | Prof Svcs/Building-Struc...   | 8,234.48       |
| 100-345-44306  | Other Materials Supp/M...     | 1,897.49       |
| 100-465-42101  | Prof Svcs/Professional Se..   | 31.74          |
| 100-551-42511  | Admin Exp/Equipment R...      | 144.83         |
| 105-231-42101  | Prof Svcs/Professional Se..   | 153,005.98     |
| 106-231-42101  | Prof Svcs/Professional Se...  | 152,604.09     |
| 106-343-42108  | Prof Svcs/Building-Struc...   | 1,423.65       |
| 106-344-47206  | Improvements/Storm Dr...      | 2,276.30       |
| 107-345-43102  | Utilities/Water               | 1,024.24       |
| 107-345-43103  | Utilities/Electricity & Po... | 730.27         |
| 200-342-42108  | Prof Svcs/Building-Struc...   | 447.98         |
| 200-342-43103  | Utilities/Electricity & Po... | 22,650.77      |
| 200-342-47205  | Improvements/Streets          | 6,471.68       |
| 201-343-42108  | Prof Svcs/Building-Struc...   | 732.28         |
| 201-343-43103  | Utilities/Electricity & Po... | 386.20         |
| 203-221-42514  | Admin Exp/Special Depa...     | 98.38          |
| 209-20308      | Deposits Payable/Recrea...    | 2,112.50       |
| 209-20309      | Deposits Payable/Recrea...    | 282.00         |
| 209-551-42515  | Admin Exp/Special Events      | 1,173.87       |
| 209-552-38112  | Rental Income/Facility R...   | 675.00         |
| 209-552-42101  | Prof Svcs/Professional Se..   | 3,069.75       |
| 209-552-42108  | Prof Svcs/Building-Struc...   | 2,634.24       |
| 209-552-42202  | Office Exp/Printing & Bi...   | 376.91         |
| 209-552-43804  | Program Cost/Food Prog...     | 3,203.81       |
| 209-553-36401  | Recreation Chg/Contract...    | 339.00         |
| 209-553-42108  | Prof Svcs/Building-Struc...   | 899.64         |
| 209-553-42514  | Admin Exp/Special Depa...     | 52.37          |
| 209-553-43102  | Utilities/Water               | 12.98          |
| 209-554-42108  | Prof Svcs/Building-Struc...   | 667.63         |
| 209-557-42108  | Prof Svcs/Building-Struc...   | 359.22         |
| 209-557-43102  | Utilities/Water               | 419.72         |
| 212-461-42514  | Admin Exp/Special Depa...     | 5,245.42       |
| 212-461-43103  | Utilities/Electricity & Po... | 209.38         |
| 212-462-42101  | Prof Svcs/Professional Se..   | 44,331.49      |
| 212-462-42106  | Prof Svcs/ Software Mai...    | 350.00         |
| 212-462-43103  | Utilities/Electricity & Po... | 526.93         |
| 215-341-43103  | Utilities/Electricity & Po... | 28.02          |
| 276-343-47201  | Improvements/Building         | 50,591.57      |
| 285-464-42101  | Prof Svcs/Professional Se..   | 4,141.25       |
| 285-464-43103  | Utilities/Electricity & Po... | 174.48         |
| 310-347-42108  | Prof Svcs/Building-Struc...   | 82.92          |
| 310-347-43103  | Utilities/Electricity & Po... | 437.85         |
| 310-348-42108  | Prof Svcs/Building-Struc...   | 87.23          |
| 310-348-43102  | Utilities/Water               | 181.50         |
| 310-348-43103  | Utilities/Electricity & Po... | 400.00         |
| 325-342-47205  | Improvements/Streets          | 8,484.73       |
| 500-641-42107  | Prof Svcs/Equipment Ma...     | 831.23         |
| 500-641-42108  | Prof Svcs/Building-Struc...   | 559.00         |
| 500-641-42301  | Travel & Training/Conf-R...   | 2,100.00       |
| 500-641-42401  | Dues & Pub/Membershi...       | 787.08         |
| 500-641-43103  | Utilities/Electricity & Po... | 6,828.82       |

**Account Summary**

| Account Number | Account Name                  | Payment Amount      |
|----------------|-------------------------------|---------------------|
| 500-641-44302  | Other Materials Supp/SI...    | 5,337.40            |
| 500-641-44303  | Other Materials Supp/C...     | 51,310.43           |
| 500-641-44305  | Other Materials Supp/La...    | 724.44              |
| 500-641-44306  | Other Materials Supp/M...     | 4,946.27            |
| 500-641-44410  | Safety Clothing               | 1,893.09            |
| 500-642-42107  | Prof Svcs/Equipment Ma...     | 2,368.01            |
| 500-642-42514  | Admin Exp/Special Depa...     | 22,009.17           |
| 500-642-43103  | Utilities/Electricity & Po... | 203.74              |
| 500-642-44410  | Safety Clothing               | 1,034.19            |
| 505-119-42108  | Prof Svcs/Building-Struc...   | 1,912.88            |
| 505-119-42303  | Travel & Training/Meal A...   | 80.00               |
| 505-119-43105  | Utilities/Cable               | 188.95              |
| 525-118-42101  | Prof Svcs/Professional Se...  | 8,186.20            |
| 525-118-42107  | Prof Svcs/Equipment Ma...     | 1,761.24            |
| 525-118-43101  | Utilities/Telephone           | 5,863.36            |
| 525-118-43105  | Utilities/Cable               | 34.69               |
| 525-118-43106  | Utilities/Internet            | 698.76              |
| 525-118-47106  | FF&E/Computer Equipm...       | 2,771.18            |
|                | <b>Grand Total:</b>           | <b>1,270,786.68</b> |

**Project Account Summary**

| Project Account Key | Payment Amount      |
|---------------------|---------------------|
| **None**            | 1,220,993.62        |
| 10634447206SW2401   | 2,276.30            |
| 20034247205RO2301   | 694.17              |
| 21246142514GR2501   | 2,803.02            |
| 27634347201FA2502   | 44,019.57           |
|                     | <b>Grand Total:</b> |
|                     | <b>1,270,786.68</b> |

APPROVED BY: DATE: 3/12/2026



## CITY COUNCIL REPORT

9.C.

**DATE:** MARCH 17, 2026

**TO:** MAYOR AND COUNCIL MEMBERS

**FROM:** Lilly Whalen, Community Development Director, 510-724-9832, lwhalen@pinole.gov  
Kapil Amin, Sustainability Project Manager, N/A, kamin@pinole.gov

**SUBJECT:** ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD A CONTRACT TO ENERGY RESOURCES INTEGRATION, LLC FOR THE DEVELOPMENT OF A MUNICIPAL BUILDING DECARBONIZATION PLAN IN THE AMOUNT OF \$72,300 FULLY FUNDED BY CALIFORNIA ENERGY COMMISSION GRANT FUNDS.

### **RECOMMENDATION**

Staff recommends that the City Council adopt the attached resolution which authorizes the City Manager to execute a professional services agreement with Energy Resources, LLC to deliver a municipal building decarbonization plan in the total amount of \$72,300 fully funded with CEC grant award.

### **BACKGROUND**

In January 2025, the City executed a grant agreement with the California Energy Commission (CEC) which awarded \$700,000 through the Local Government Building Decarbonization Challenge Program. The grant award will make significant progress towards the City's greenhouse gas reduction and building decarbonization goals in the Climate Action and Adaptation Plan. The grant agreement allocates \$75,000 towards the development of a municipal building decarbonization plan in alignment with CAAP Infrastructure and Operations measure CIO-1, which directs the City to upgrade all City accounts to MCE's Deep Green option by 2025 and electrify or otherwise decarbonize all municipal buildings and facilities by 2035.

### **REVIEW AND ANALYSIS**

In December 2025, the City released a request for proposals (RFP) inviting proposals from qualified firms to assist the City with development of a municipal building decarbonization plan. Within the RFP, the City requested a review of the following City owned buildings as part of the Decarbonization Plan.

1. City Hall (2131 Pear Street)
2. Pinole Senior Center (2500 Charles Avenue)
3. Pinole Public Safety Building (880 Tennent Avenue)
4. Wastewater Treatment Plant (11 Tennent Avenue)
5. Tiny Tots (2450 Simas Avenue)

6. Swim Center (2450 Simas Avenue)
7. Youth Center (635 Tennent Avenue)
8. Post Office (2101 Pear Street)
9. Fire Station #74 (3700 Pinole Valley Road)
10. Caretaker's House (1270 Adobe Road)

The scope of services includes the following for all buildings listed above:

1. Review prior decarbonization work to reduce duplicative work for efficient spending
2. Create a complete inventory of fossil-fuel powered equipment at existing municipal buildings
3. Assess the operational needs of each municipal building
4. Research market-available clean energy alternatives
5. Evaluate how building performance can be enhanced
6. Research building performance enhancements
7. Perform a cost/benefit and feasibility analysis of alternatives and enhancements
8. Identify funding sources for decarbonization transition
9. Develop a replacement, retrofit, and enhancement schedule
10. Conduct interdepartmental engagement and Council presentation

The City received a total of 8 proposals. The City's selection review team evaluated and ranked the proposals based on factors such as understanding of the scope of services, firm and staff quality and experience, familiarity with regulations, client references, proposal completeness, and cost approach. The highest aggregate score went to the proposal by Energy Resources Integration, LLC (ERI). ERI can complete the work within the grant's budget allocation and timeline for this task.

### **FISCAL IMPACT**

No fiscal impact to the General Fund as the cost is covered by the CEC grant.

### **ATTACHMENTS**

- A. Resolution
- B. Municipal Building Decarbonization Plan RFP
- C. ERI Proposal for Pinole Decarb Plan

**RESOLUTION NO. 2026-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINOLE AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ENERGY RESOURCES INTEGRATION, LLC FOR DEVELOPMENT OF A MUNICIPAL BUILDING DECARBONIZATION PLAN IN THE AMOUNT OF \$72,300 FULLY FUNDED BY CALIFORNIA ENERGY COMMISSION GRANT FUNDS**

**WHEREAS**, in January, The City executed a grant agreement with the California Energy Commission through their Local Government Building Decarbonization Challenge; and

**WHEREAS**, the scope of work in the grant agreement directs the development of a municipal building decarbonization plan in alignment with the City's Climate Action and Adaptation Plan; and

**WHEREAS**, in December 2025, the City released a request for proposals to invite proposals from qualified firms; and

**WHEREAS**, the City received eight proposals responding to the RFP; and

**WHEREAS**, a City selection review team evaluated and ranked the proposals based on factors such as understanding of the scope of services, firm and staff quality and experience, familiarity with regulations, client references, proposal completeness, and cost approach, with Energy Resources Integration, LLC (ERI) receiving the highest score; and

**WHEREAS**, ERI can complete the work within the grant's budget allocation for this task; and

**WHEREAS**, the funding in the amount of \$72,300 for this work will be fully disbursed from the CEC grant award

**NOW THEREFORE, BE IT RESOLVED**, that the above recitals are true and correct and made part of this resolution.

**BE IT FURTHER RESOLVED** that the City Council of the City of Pinole takes the following actions:

1. Authorizes the City Manager to execute a professional services agreement with Energy Resources Integration, LLC for development of a municipal building decarbonization plan in the total amount of \$72,300 (Exhibit A, incorporated herein); and

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Pinole held on the **17<sup>th</sup>** day of **March, 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 the **17<sup>th</sup>** day of **March, 2026**

---

Heather Bell, CMC  
City Clerk

**EXHIBIT A:**

**CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF PINOLE AND  
ENERGY RESOURCES INTEGRATION, LLC**

THIS AGREEMENT for consulting services is made by and between the City of Pinole ("City") and Energy Resources, LLC ("Consultant") (together sometimes referred to as the "Parties") as of \_\_\_\_\_, 20\_\_\_\_ (the "Effective Date") in Pinole, California.

**Section 1. SERVICES.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

**1.1 Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on \_\_\_\_\_, and Consultant shall complete the work described in Exhibit A by that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

**1.2 Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. Consultant shall prepare all work products required by this Agreement in a professional manner and shall conform to the standards of quality normally observed by a person practicing in Consultant's profession.

**1.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

**1.4 Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Consultant's obligations hereunder.

**Section 2. COMPENSATION.** City hereby agrees to pay Consultant an amount not to exceed Seventy-Two Thousand Three Hundred Dollars (\$72,300), for all work set forth in Exhibit A and all reimbursable expenses incurred in performing the work. In the event of a conflict between this

Agreement and Consultant's proposal regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement.

Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

**2.1 Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder, as well as a separate notice when the total number of hours of work by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Consultant's signature.

**2.2 Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.



**2.3 Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

**2.4 Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

**2.5 Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the following fee schedule attached hereto as Exhibit B.

**2.6 Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit B, and shall not exceed (\$ ). Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

**2.7 Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

**2.8 Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

**2.9 Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

**Section 3. FACILITIES AND EQUIPMENT.** Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only

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the facilities and equipment listed in Exhibit C, and only under the terms and conditions set forth therein.

**Section 4. INSURANCE REQUIREMENTS.** Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

- 4.1 Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.
- 4.2 Commercial General and Automobile Liability Insurance**
- 4.2.1 General requirements.** Consultant, Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) per occurrence and FOUR MILLION DOLLARS (\$4,000,000) aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.
- 4.2.2 Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Consultant has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.
- 4.2.3 Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:
- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
  - b. City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the

Consultant's insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.

- c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and non-contributing.
- d. The policy shall cover inter-insured suits and include a "separation of Insureds" or "severability" clause which treats each insured separately.
- e. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

#### **4.3 Professional Liability Insurance.**

**4.3.1 General requirements.** Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000) per occurrence or claim covering the Consultant's errors and omissions.

**4.3.2 Claims-made limitations.** The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must provide extended reporting coverage for a minimum of five (5) years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

#### 4.4 All Policies Requirements.

**4.4.1 Submittal Requirements.** Consultant shall submit the following to City prior to beginning services:

- a. Certificate of Liability Insurance in the amounts specified in this Agreement; and
- b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.

**4.4.2 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

**4.4.3 Deductibles and Self-Insured Retentions.** Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than ONE HUNDRED THOUSAND DOLLARS (\$100,000).

**4.4.4 Wasting Policies.** No policy required herein shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

**4.4.5 Waiver of Subrogation.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

**4.4.6 Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

**4.4.7 Excess Insurance.** If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.

**4.5 Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Consultant to stop work under this Agreement and withhold any payment that becomes

due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

## **Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.**

**5.1 General Indemnification.** To the fullest extent permitted by law, Contractor shall defend, indemnify and hold City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, subcontractors and subcontractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages, attorneys' fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs, including reasonable attorneys' fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, employees, agents or volunteers. Notwithstanding the foregoing, to the extent Contractor's Services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor. This Section 5.1 shall survive any expiration or termination of this Agreement.

**5.2 PERS Indemnification.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

## Section 6. STATUS OF CONSULTANT.

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.
- 6.2 Consultant No Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

## Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

**7.5 Pinole Business License.** Consultant shall obtain a City of Pinole business license according to the terms of Title 5 of the City of Pinole Municipal Code and deliver to City proof of such business license prior to beginning work under this Agreement. Work under this Agreement cannot begin until the City receives proof that Consultant has obtained a City of Pinole business license.

**7.6 Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, harass, or allow harassment, on the basis of a person's race, religious creed, color, national origin, ancestry, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, and denial of family care leave, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. he Consultant and subcontractors shall comply with the Fair Employment and Housing Act (Gov. Code Section 12900(a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulation, Title 2, Section 7285.0 et seq.) The applicable regulations of the Fair Employment and Housing Commission implementing Government Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

The Consultant shall comply with regulations relative to Title VI (nondiscrimination in federally-assisted programs of the Department of Transportation – Title 49 Code of Federal Regulations, Part 21 - Effectuation of Title VI of the 1964 Civil Rights Act). Title VI provides that the recipients of federal assistance will implement and maintain a policy of nondiscrimination in which no person in the state of California shall, on the basis of race, color, national origin, religion, sex, age, disability, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity by the recipients of federal assistance or their assignees and successors in interest.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

**7.7 Disadvantaged Business Enterprise.** This Agreement may be subject to 49 CFR, Part 26 entitled "Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs." Disadvantage Business Enterprise (DBE) participation shall be in accordance with the AUTHORITIES DBE policies and the CONSULTANT agrees to comply with Federal-Aid Agreement procedures in accordance with State of California Department of Transportation.

**7.8 Administrative Requirements.** Consultant must comply with federal procedures in accordance with 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.

Section 8.        **TERMINATION AND MODIFICATION.**

- 8.1        Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

- 8.2        Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall be specified in writing by the City. Consultant understands and agrees that if City issues such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized

by the City, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

- 8.3        Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

- 8.4        Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique professional competence, experience, and specialized professional knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the personal reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the City.

- 8.5        Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

- 8.6        Options upon Breach by Consultant.** If Consultant materially breaches any of the terms

of this Agreement, City's remedies shall included, but not be limited to, the following:

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- 8.6.1 Immediately terminate the Agreement;
- 8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;
- 8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or
- 8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

## Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and

agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

- 9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

- 9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement

exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the performance of the contract pursuant to Government Code Section 8546.7; Consultant, subconsultants, and City shall maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of the contract, including but not limited to, the costs of administering the contract. All parties shall make such materials available at their respective offices at all reasonable times during the contract period and for three years from the date of final payment under the contract. The state, State Auditor, AUTHORITY, FHWA, or any duly authorized representative of the Federal Government shall have access to any books, records, and documents of Consultant and its certified public accountants (CPA) work papers that are pertinent to the contract and indirect cost rates (ICR) for audit, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested.

Consultant and subconsultant agreements, including cost proposals and Indirect Cost Rates (ICR), may be subject to audits or reviews such as, but not limited to, an agreement audit, an incurred cost audit, an ICR Audit, or a CPA ICR audit work paper review. If selected for audit or review, the agreement, cost proposal and ICR and related work papers, if applicable, will be reviewed to verify compliance with 48 CFR Part 31 and other related laws and regulations. In the instances of a CPA ICR audit work paper review it is Consultant's responsibility to ensure federal or local government officials are allowed full access to the CPA's work papers including making copies as necessary. The agreement, cost proposal, and ICR shall be adjusted by Consultant and approved by the City Contract Administrator to conform to the audit or review recommendations. Consultant agrees that individual terms of costs identified in the audit report shall be incorporated into the agreement by this reference if directed by City at its sole discretion. Refusal by Consultant to incorporate audit or review recommendations, or to ensure that the federal or local governments have access to CPA work papers, will be considered a breach of Agreement terms and cause for termination of the Agreement and disallowance of prior reimbursed costs.

- 9.4 Audit Review Procedures.** Any dispute concerning a question of fact arising under an interim or post audit of this contract that is not disposed of by agreement, shall be reviewed by the City's designated official. Not later than thirty (30) days after issuance of the final audit report, Consultant may request a review by City of unresolved audit issues. The request for review will be submitted in writing. Neither the pendency of a dispute nor its consideration by City will excuse Consultant from full and timely performance, in accordance with the terms of this contract. Consultant and subconsultant contracts, including

cost proposals and ICR, are subject to audits or reviews such as, but not limited to, a contract audit, an incurred cost audit, an ICR Audit, or a CPA ICR audit work paper review. If selected for audit or review, the contract, cost proposal and ICR and related work papers, if applicable, will be reviewed to verify compliance with 48 CFR, Part 31 and other related laws and regulations. In the instances of a CPA ICR audit work paper review it is Consultant's responsibility to ensure federal, state, or local government officials are allowed full access to the CPA's work papers including making copies as necessary. The contract, cost proposal, and ICR shall be adjusted by Consultant and approved by City's contract manager to conform to the audit or review recommendations. Consultant agrees that individual terms of costs identified in the audit report shall be incorporated into the contract by this reference if directed by City, at its sole discretion. Refusal by Consultant to incorporate audit or review recommendations, or to ensure that the federal, state or local governments have access to CPA work papers, will be considered a breach of contract terms and cause for termination of the contract and disallowance of prior reimbursed costs.

## Section 10      STATE AND FEDERAL PREVAILING WAGE.

**10.1 State Prevailing Wages.** Where applicable, the Consultant shall comply with all Federal, State, and local laws, ordinances, regulations, and permits applicable to the work. This includes compliance with prevailing wage rates and their payment in accordance with California Labor Code Sections 1773 through 1775.

**10.2 Federal Prevailing Wages.** The Davis-Bacon Act requires that all contractors and subcontractors performing on federal contracts (and contractors or subcontractors performing on federally assisted contracts under the related Acts) in excess of \$2,000 pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits listed in the contract's Davis-Bacon wage determination for corresponding classes of laborers and mechanics employed on similar projects in the area. Davis-Bacon labor standards clauses must be included in covered contracts and subcontracts.

Apprentices may be employed at less than predetermined rates if they are in an apprenticeship program registered with the Department of Labor or with a state apprenticeship agency recognized by the Department. Trainees may be employed at less than predetermined rates if they are in a training program certified by the Department.

Contractors and subcontractors on prime contracts in excess of \$100,000 are required, pursuant to the Contract Work Hours and Safety Standards Act, to pay employees one and one-half times their basic rates of pay for all hours over 40 worked on covered contract work in a workweek. Covered contractors and subcontractors are also required to pay employees weekly and to submit weekly certified payroll records to the contracting agency.

Section 11      MISCELLANEOUS PROVISIONS.

- 11.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 11.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Contra Costa or in the United States District Court for the Northern District of California.
- 11.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 11.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 11.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 11.6 Use of Recycled Products.** Consultant shall endeavor to prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 11.7 Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire

Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

Consultant will comply with all conflict of interest laws and regulations including, without limitation, City's Conflict of Interest Code (on file in the City Clerk's Office). It is incumbent upon the Consultant or Consultant's firm to notify the City pursuant to section 10.10 Notices of any staff changes relating to this Agreement.

a. In accomplishing the scope of services of this Agreement, all officers, employees and/or agents of Consultant(s), unless as indicated in Subsection b., will be performing a very limited and closely supervised function, and, therefore, are unlikely to have a conflict of interest arise. No disclosures are required for any officers, employees, and/or agents of Consultant, except as indicated in Subsection b.

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b. In accomplishing the scope of services of this Agreement, Consultant(s) will be performing a specialized or general service for the City, and there is substantial likelihood that the Consultant's work product will be presented, either written or orally, for the purpose of influencing a governmental decision. As a result, the following Consultant(s) shall be subject to the Disclosure Category "1-5" of the City's Conflict of Interest Code:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11.8 Rebates, Kickbacks, or Other Unlawful Consideration.** The Consultant warrants that this Agreement was not obtained or secured through rebates, kickbacks or other unlawful consideration either promised or paid to any City employee. For breach or violation of this warranty, City shall have the right, in its discretion, to terminate this Agreement without liability, to pay only for the value

of the work actually performed, or to deduct from this Agreement price or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

**11.9 Debarment and Suspension Certification.** Consultant will comply with Title 2 CFR, Part 180, “OMB Guidelines to Agencies on Government wide Debarment and Suspension nonprocurement)”, which certifies that he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager, is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency; has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal agency within the past three (3) years; does not have a proposed debarment pending; and has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years. Any exceptions to this certification must be disclosed to City.

**11.10 Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

**11.11 Contract Administration.** This Agreement shall be administered by \_\_\_\_\_ who shall act as the City’s representative.  
All correspondence shall be directed to or through \_\_\_\_\_ or his or her designee.

**11.12 Notices.** Any written notice to Consultant shall be sent to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any written notice to City shall be sent to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11.13 Professional Seal.** Where applicable in the determination of the City, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation.

**11.14 Integration; Incorporation.** This Agreement, including all the exhibits attached hereto, represents the entire and integrated agreement between City and

Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. All exhibits attached hereto are incorporated by reference herein.

**11.15 Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

The Parties have executed this Agreement as of the Effective Date.

CITY OF PINOLE

CONSULTANT

\_\_\_\_\_  
Garrett Evans, Interim City Manager

\_\_\_\_\_  
[NAME, TITLE]

Consultant's City of Pinole Business  
License #:\_

Attest:

\_\_\_\_\_  
Heather Bell, City Clerk  
Approved as to Form:

\_\_\_\_\_  
Eric S. Casher, City Attorney

EXHIBIT A  
SCOPE OF  
SERVICES



EXHIBIT B

**COMPENSATION SCHEDULE AND HOURLY  
FEES**

**EXHIBIT C**  
**CITY-FURNISHED FACILITIES**

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

# REQUEST FOR PROPOSALS



## **Municipal Building Decarbonization Plan** for the City of Pinole

Issue Date: December 5, 2025

RFP Response Deadline: January 9, 2026

Anticipated Contract Award Date: February 17, 2026

Anticipated Start Date of Contract: February 18, 2026

CITY OF PINOLE  
COMMUNITY DEVELOPMENT DEPARTMENT  
2131 PEAR STREET  
PINOLE, CA 94965

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# REQUEST FOR PROPOSALS

## MUNICIPAL BUILDINGS DECARBONIZATION PLAN

### INTRODUCTION

The purpose of this Request for Proposal (RFP) is to invite proposals from qualified firms to assist the City of Pinole with development of a municipal buildings decarbonization plan. The ultimate purpose of this plan is to achieve the [Pinole Climate Action and Adaptation Plan](#) (CAAP) goals set for city infrastructure and operations to not only lead by example, but also make progress towards achieving carbon neutrality by 2045.

### CITY PROFILE

Pinole is a bayfront community of about 19,000 residents in Contra Costa County, incorporated on June 25, 1903. The City has a land area of more than five square miles and is bordered by Hercules to the North, San Pablo and Richmond to the South, and the unincorporated areas of Tara Hills and El Sobrante to the southeast and southwest of the City.

The City of Pinole is a “full-service” city, meaning that the City provides all of the traditional municipal services (police, land use management, public works, and parks and recreation) to its residents. The City of Pinole also provides residents with some non-traditional municipal services, such as wastewater treatment, community television programming and childcare. The City operates on the City Council-City Manager system of local government with five elected Council members serving four-year terms with a rotating mayor. City Hall hours of operation are 8:00 am to 4:30 pm, Monday through Thursday. City Hall is closed to the public on Fridays.

### BACKGROUND

The City of Pinole is advancing community-wide building decarbonization through multiple, coordinated strategies. In 2024, the City launched the Pinole Energy Enhancement Rebate program (PEER) to help offset project cost of various energy-efficiency measures for single-family and multi-family property owners. The City is also developing an all-electric building virtual concierge—a one-stop platform designed to streamline adoption of electrification measures.

In tandem, the City is also pursuing reach codes to establish stronger standards that support long-term decarbonization goals. The City also modernized its permitting systems by launching eTRAKiT for online permitting and Symbium for instant solar permit approvals, significantly improving efficiency and accessibility. Building on this foundation, the Community Development

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Department is preparing to roll out additional instant permit options for energy efficiency-projects via Symbium, further aligning implementation efforts with the City's Climate Action and Adaptation Plan (CAAP).

The City of Pinole adopted its inaugural CAAP<sup>1</sup> in August 2024 to achieve carbon neutrality by 2045, aligning with State goals and reducing the City's contribution to global emissions. Building energy consumption from fossil fuels makes up approximately 22% of the Pinole municipal greenhouse gas emissions with building electrification identified as a key strategy.

One of the central measures in the CAAP's Infrastructure and Operations section is CIO-1, which directs the City to "upgrade all City accounts to MCE's Deep Green option by 2025 *and electrify or otherwise decarbonize all municipal buildings and facilities by 2035*" (*emphasis added*). In addition, CAAP Action CIO-1d envisions the development of an actionable and implementable municipal building decarbonization plan to eliminate greenhouse gas emissions from the City's building portfolio.

*CIO-1d- Develop a plan to electrify or otherwise decarbonize all municipal buildings and facilities by 2035 which will include:*

- *An inventory of existing fossil fuel-powered buildings and facility equipment, available electric or zero/low-carbon alternatives for replacing each, and relevant costs and benefits of replacing each (e.g., lifespan, equipment costs, operational quality).*
- *A prioritized schedule for completion based on potential to reduce natural gas and propane usage.*
- *Prioritize upgrades that benefit vulnerable communities first, such as the Library, Senior Center, Youth Center, and Tiny Tots facilities.*

A building decarbonization plan will provide cost-effective and cost-beneficial solutions to completely transition gas-fueled buildings by the year 2035. Current municipal building stock is provided in Table 1, below.

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<sup>1</sup> [City of Pinole Final Climate Action and Adaptation Plan](#)

**Table 1: Current Pinole Municipal Building Stock** (estimations were made using CCMaP)

| <u>Building Name and Address</u>                   | <u>Approximate Building Size</u>                                           |
|----------------------------------------------------|----------------------------------------------------------------------------|
| City Hall (2131 Pear Street)                       | 2-story; ~25,000 sqft                                                      |
| Pinole Senior Center (2500 Charles Ave)            | 1-story; ~16,000 sqft                                                      |
| Pinole Public Safety Building (880 Tennent Ave)    | 2-story, ~28,000 sqft                                                      |
| Wastewater Treatment Plant (WWTP) (11 Tennent Ave) | including staff offices and Corporation Yard, the WWTP spans ~134,000 sqft |
| Tiny Tots (2450 Simas Ave)                         | 1-story; ~6,000 sqft                                                       |
| Swim Center (2450 Simas Ave)                       | outdoor pool facility spans ~25,000 sqft                                   |
| Youth Center (635 Tennent Avenue)                  | 2-story; ~9,000 sqft                                                       |
| Post Office (2101 Pear Street)                     | 1-story, ~6,000 sqft                                                       |
| Fire Station #74 (3700 Pinole Valley Rd)           | 1-story, ~5,000 sqft                                                       |
| Caretaker's House (1270 Adobe Road)                | 2-story, ~5,000 sqft                                                       |

The City was awarded Federal grant funds through the California Energy Commission Local Government Building Decarbonization Challenge to support preparation of this plan. The resulting contract and scope of services will be subject to all grant terms and conditions.

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## SCOPE OF SERVICES

The selected proposer will develop a comprehensive municipal buildings decarbonization plan as indicated below in Tasks 1-10. This includes inventorying existing fossil fuel powered buildings and facility equipment, exploring clean energy powered alternatives, conducting cost/benefit analysis of replacing each (lifespan, equipment costs, operational quality), developing a prioritization schedule for completion based on potential to reduce natural gas and propane, cost/benefit ratio, payback period, operational feasibility and buildings that serve vulnerable communities. A brief overview of expected workflow, deliverables, and consultant responsibilities is included to clarify sequencing and ensure consistency across tasks.

### TASK 1: REVIEW BUILDING DECARBONIZATION WORK COMPLETED BY THE CITY TO ASSESS REMAINING WORK

Review municipal building decarbonization work that has been completed by the City to avoid duplication, build upon existing analysis, and ensure efficient use of grant fund. This completed work includes:

- 2023 Fleet Vehicle Inventory
- 2024 Energy Conservation, Generation, and Storage Assessment (see attachments in OpenGov)
- 2025 comprehensive energy audit by [EcoGreen Solutions](#) of all facilities (except the Pinole-Hercules Wastewater Treatment Plan), including building hours of operations, occupancy schedules, and proposed turnkey solutions funded by the PG&E Energy Efficiency Retrofit Loan Program
- 2025 Participation in PG&E Fleet Advisory Services for Local Governments which provides assistance with assessing and improving transformer capacity at City facilities
- 2025 building capacity data for Pinole City Hall and Pinole Senior Center from a recent EV charging installation assessment

#### Deliverables:

- Technical memorandum summarizing all existing work reviewed and identifying remaining gaps.
- Matrix mapping completed work to required plan tasks to confirm no duplication.

### TASK 2: CREATE A COMPLETE INVENTORY OF FOSSIL-FUELED POWER EQUIPMENT AT EXISTING MUNICIPAL BUILDINGS

Create a detailed inventory of fossil-fuel powered equipment used at all municipal buildings including building name, equipment type, age, condition, fuel source, capacity/output ratings, annual energy use and emissions estimates, estimated maintenance cost, estimated energy use cost, location and served zones (for phasing and bundling) and estimated end-of-life.

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## Deliverables:

- Comprehensive inventory spreadsheet (Excel) with all required equipment fields.
- GIS- or map-based visualization of equipment by building (optional but preferred).

### TASK 3: ASSESS THE OPERATIONAL NEEDS OF EACH MUNICIPAL BUILDING

Assess the needs of each municipal building to confirm that decarbonization strategies maintain or improve operational performance, service levels, and mission-critical functions.

**Deliverable:** Operational needs assessment memo for each building, documenting requirements, mission-critical uses, and performance considerations.

### TASK 4: RESEARCH MARKET-AVAILABLE CLEAN ENERGY ALTERNATIVES

Research and compile clean energy replacements for fossil-fuel equipment, including associated costs, which will meet operational needs, the City's adopted building code standards, and building performance standards.

**Deliverable:** Alternatives matrix listing decarbonization options, specifications, cost ranges, operational considerations, and code compliance notes

### TASK 5: EVALUATE HOW BUILDING PERFORMANCE CAN BE ENHANCED

Evaluate enhanced building performance opportunities for each building, including improved HVAC efficiency, resilience hub capabilities, envelope upgrades, and EV readiness.

**Deliverable:** Building performance evaluation summary identifying improvement opportunities by structure.

### TASK 6: RESEARCH BUILDING PERFORMANCE ENHANCEMENTS

Research a list of measures with corresponding costs that meet the requirements of these performance enhancements (e.g. PV system with battery storage; electrical infrastructure upgrades to support City fleet electrification, etc.)

**Deliverable:** Catalog of performance enhancement measures, cost estimates, vendor information (if available), and anticipated benefits.



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## TASK 7: PERFORM A COST/BENEFIT AND FEASIBILITY ANALYSIS OF ALTERNATIVES AND ENHANCEMENTS

Refine the list of alternatives and enhancements through a cost/benefit analysis and feasibility analysis of the various measures. Feasibility considerations should include life-cycle cost, constructability, operational impacts, procurement lead times, and energy savings.

### Deliverables:

- Cost/benefit and feasibility analysis report with ranked measures, assumptions, and methodology
- Consolidated economic model (Excel) showing payback, life-cycle costs, and GHG reduction estimates

## TASK 8: IDENTIFY FUNDING SOURCES FOR DECARBONIZATION TRANSITION

Identify funding sources and other resources to support implementation of the building decarbonization transition such as:

- Local, state, and federal grants
- Low-interest financing
- City funds integration (e.g. existing capital improvement projects)
- Rebates, tax credits and incentives
- Existing technical assistance programs such as:
  - BayREN Public Buildings Assistance
  - Marin Clean Energy Strategic Energy Management

### Deliverables:

- Funding and financing strategy memo summarizing all available programs and eligibility.
- Recommended funding pathway for each building or building type.

## TASK 9: DEVELOP A REPLACEMENT, RETROFIT AND ENHANCEMENT SCHEDULE

Develop an efficient, cost-conscious replacement, retrofit and enhancement schedule through 2035 which aligns with the City's Capital Improvements Plan and routine maintenance schedules, if any:

- Building name
- Building Area
- Baseline Energy Use Intensity
- Baseline GHGI kgCO<sub>2</sub>e/SF/ Year
- Expected Mechanical System End-Of-Life
- Scheduled Replacement, Retrofit, or Enhancement Date
- Schedule Justification (End of Life, Project Bundling, Accelerated, Equity Priority, etc.)

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- Carbon emissions reductions
  - Estimated cost
  - Payback period
  - Funding source

**Deliverables:**

- Detailed 2035 transition schedule (Excel + PDF) with full cost, GHG, and timing analysis.
- Prioritization framework that aligns with equity, end-of-life needs, and available funding.

## TASK 10: INTERDEPARTMENTAL AND CITY COUNCIL ENGAGEMENT

Engage with the necessary city departments for review and feedback throughout the development process of the final plan. Present findings to Council at the time of final plan adoption, including preparation of presentation materials.

**Deliverables:**

- Two departmental coordination meetings (minimum) with summaries.
- Draft and final staff report and slide deck for City Council presentation.
- Attendance and presentation at Council adoption hearing.

## PROPOSAL CONTENT

The proposal shall clearly address all the information requested herein. To ensure consistent evaluation and comparability across submittals, proposals must follow the structure below and include all requested information:

- A. Cover Letter: A maximum two-page executive summary demonstrating understanding of the Scope of Services, key project needs, and the proposer's approach. The letter shall acknowledge acceptance of the terms and conditions of the Consulting Services Agreement (Attachment A) and shall contain a statement that the proposal is valid for ninety (90) days. The cover letter shall also identify the designated Project Manager authorized to represent the firm.
- B. Brief Company Profile. General company information including number of employees, location of company headquarters and branch offices, number of years in business and organizational structure, disciplines, and staffing capacity. Describe the general qualifications of the firm as they relate to the work proposed under this RFP, including experience with municipal decarbonization projects and grant-funded work. Include up to three (3) relevant project examples and client references.
- C. Organization and Staffing. Provide a list of the consultant's employees and agents whom the consultant anticipates assigning to this project. For each person, provide:
  - Summary of qualifications and experience

- Relevant licenses and certifications
- Role on this project
- Percentage of time allocated to the project

Full resumes are not required; one-page summaries are preferred. If subconsultants are proposed, identify the lead for each firm and describe how coordination will be managed.

- D. Description and Approach. The proposal should demonstrate the Consultant's knowledge of the needs and objectives of the work proposed under this RFP. the proposed methodology, project management approach, task-by-task work plan, communication strategy, and QA/QC procedures. Provide a detailed description of how the team, (including sub-consultants, if applicable), will be managed. Explain specifically how previously completed City work will be leveraged to reduce duplication, lower costs, and accelerate delivery.
- E. Project Schedule. Describe the team's methodology and approach to schedule management, including how you plan to meet project deadlines and ensure timely task completion. Provide a detailed schedule that outlines all tasks and their respective timelines. A Gantt-style schedule is preferred, showing milestones, dependencies, and City review periods. **Note:** This project must be completed by the hard grant deadline of April 30, 2027
- F. Subconsultants. If resources outside the firm will be used to establish a team with a breadth of expertise, list consultants who would provide services and identify their expertise and experience in the specific type of work they would provide to the City. **Note:** Invoices must reflect actual services performed and reimbursable expenses incurred. Advance payments for subconsultant work are not permitted. Letters of commitment from subconsultants are encouraged. Specify the percentage of work each subconsultant is expected to perform and their roles within the project structure.
- G. Cost Proposal. The cost proposal shall be in the form of the Table 2 below, by task, and include the hourly rate for services. Include any subconsultant's fee schedule, if applicable. Maximum grant funding allocated for this project is \$75,000 and should ideally not exceed this amount. If your proposal's budget will exceed this amount, use the columns in "Costs Over \$75k Budget" in Table 2 to detail these extra costs per task. Ensure that the sum of all task costs listed in columns "Costs within \$75k Budget" do not exceed \$75k. Cost proposals shall be prepared in accordance with the City of Pinole Standard Agreement, including compliance with all terms of the grant agreement. The Cost Proposal must also describe how prior City work was factored in to reduce costs, avoid duplication, and increase efficiency. The Cost Proposal should be based on the current municipal building stock in Table 1. All cost proposals shall clearly identify labor hours, labor rates, subtotals by task, reimbursables (if any), and a not-to-exceed total project cost.

Table 2: Budget Format for Proposals

| Task Item | Costs within \$75k Budget   |                              |                          | Costs Over \$75k Budget  |                           |                              | Total Costs     |
|-----------|-----------------------------|------------------------------|--------------------------|--------------------------|---------------------------|------------------------------|-----------------|
|           | Est. Hours (≤ \$75K Budget) | Hourly Rate (≤ \$75K Budget) | Cost Within \$75K Budget | Est. Hours (Over Budget) | Hourly Rate (Over Budget) | Cost Exceed-ing \$75K Budget | Total Task Cost |
| Task 1    |                             |                              |                          |                          |                           |                              |                 |
| Task 2    |                             |                              |                          |                          |                           |                              |                 |
| Task 3    |                             |                              |                          |                          |                           |                              |                 |
| Task 4    |                             |                              |                          |                          |                           |                              |                 |
| Task 5    |                             |                              |                          |                          |                           |                              |                 |
| Task 6    |                             |                              |                          |                          |                           |                              |                 |
| Task 7    |                             |                              |                          |                          |                           |                              |                 |
| Task 8    |                             |                              |                          |                          |                           |                              |                 |
| Task 9    |                             |                              |                          |                          |                           |                              |                 |
| Task 10   |                             |                              |                          |                          |                           |                              |                 |
| TOTAL     |                             |                              |                          |                          |                           |                              |                 |

H. Relevant Projects/Services with References. Provide three references for similar or relevant projects completed within the past five years. Each reference shall include:

- client name and address;
- contact person, title, phone number, and email;
- project description;
- services provided;
- project budget and completion year; and
- duration of the firm’s involvement.

Projects involving municipal decarbonization planning, energy transition, or work funded through state or federal grants are preferred.

I. Required Statements/Documents. Include statements of assurance regarding the following requirements:

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- a) Disclose any actual, apparent, direct or indirect, or potential conflicts of interest that may exist with respect to the consultant, management, or employees relative to the services to be provided under the Agreement. This includes any real or perceived conflict associated with this project, the Scope of Services, or any prior or current work for the City of Pinole. If a Consultant has no conflicts of interest, an affirmative statement confirming the absence of conflicts must be included.
  - b) A statement acknowledging compliance with the Levine Act. Consultants are required to disclose on the record any contribution of more than \$250 made to a City Council Member within the twelve-month period preceding the submittal deadline of this RFP, and within the twelve-month period preceding any subsequent procurement based on this RFP. This applies to the proposing firm, any team member, agents of the firm or team members, and major shareholders of any closely held corporation participating on the team. If you have made a contribution that needs to be disclosed you must provide written notice of the date, amount and receipt of the contribution(s) to the City Manager. This disclosure is required prior to contract approval
  - c) Ability and agreement to fulfill the indemnification and insurance requirements contained in the standard contract.
  - d) A statement that nothing contained in the submitted proposal is proprietary. Proposals must not include copyrighted, confidential, or trade secret material.
  - e) Acknowledgement that the Consultant understands that all documents submitted to the City in connection with the proposal are subject to the California Public Records Act and may be disclosed without notice to the Consultant. This includes all materials submitted during evaluation, negotiation, and contract execution
  - f) A description of any and all proposed exceptions, alterations, modifications or requested amendments to the Scope of Services or other requirements of this RFP, including the Standard Contract (Attachment A). If no exceptions are proposed, a statement indicating "Consultant takes no exceptions" must be included.

## SUBMITTAL

Bidders shall create a FREE account with OpenGov Procurement by signing up at <https://procurement.opengov.com/signup>. Once you have completed account registration, browse back to this page, click on "Draft Response", and follow the instructions to submit the electronic bid.

## AMENDMENTS TO THE RFP

The City reserves the right to amend the RFP by addendum posted on OpenGov prior to the final proposal submittal date.

## QUESTIONS AND INQUIRES

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All questions and inquiries must be submitted to the OpenGov portal by 12/19/2025 at 11:59 pm. The City will list responses on the OpenGov portal by 12/26/2025 at 5:00 pm.

## TIMELINE

The following table is an outline of the anticipated schedule for the proposal review and contract award. The schedule is subject to change. The selected consultants must be available to commence work as soon as Wednesday February 18, 2026 as outlined in the table below. The final plan must be complete by the grantor's hard deadline of 4/30/2027.

| Milestone                                    | Date                        | Time     |
|----------------------------------------------|-----------------------------|----------|
| RFP Released for Project                     | Friday December 5, 2025     | 5pm      |
| Questions/Inquiries Submission Deadline      | Friday December 19, 2025    | 11:59 pm |
| Proposal Submission Deadline                 | Friday January 9, 2026      | 5pm      |
| City Council Contract Award (anticipated)    | Tuesday February 17, 2026   |          |
| Execution of Agreement and Notice to Proceed | Wednesday February 18, 2026 |          |

## EVALUATION CRITERIA

The City intends to engage the most qualified consultant(s) who demonstrate a thorough understanding of the City's needs. An internal Selection Review Panel will evaluate proposals using the following weighted criteria, for a total of 100 points:

- Understanding of the Work to Be Performed (Scope of Services): 15 points
  - Clarity and depth of understanding of the City's objectives and specific project needs.
  - Approach to completing tasks, including innovation, best practices, and community-serving priorities.
  - Feasibility of the proposed approach in relation to the Scope of Services.
- Technical Expertise and Relevant Experience: 25 points
  - Demonstrated experience preparing municipal building decarbonization plans, energy assessments, or similar technical analyses for public agencies.

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- Expertise in electrification measures, permitting processes, and integrating financial resources.
  - Ability to synthesize technical, operational, and financial considerations into actionable recommendations.
  - Familiarity with Local and State Regulations and Requirements: 15 points
    - Knowledge of City, County, and State regulations relevant to energy codes, permitting, building electrification, and climate goals.
    - Experience aligning work with grant requirements and reporting obligations.
    - Understanding of compliance considerations related to state or federal funding.
  - Quality of Proposal and Project Plan: 25 points
    - Completeness, organization, and clarity of the proposal.
    - Feasibility and detail of the proposed schedule, methodology, and deliverables.
    - Approach to community-serving priorities and municipal operational needs into the proposed plan.
  - Cost and Value of Services: 15 points
    - Cost-effectiveness of the proposal in relation to the scope and quality of services.
    - Transparency in cost breakdowns and adherence to grant budget constraints.
    - Demonstrated efficiencies achieved by leveraging prior City work and avoiding duplication.
  - References and Prior Performance: 5 points
    - Satisfaction of previous clients with similar projects, as demonstrated through references.
    - Proven ability to deliver high-quality work on schedule and within budget.

The City may request a qualification interview with the highest ranked consultant(s) prior to determining the final ranking. The City reserves the right to reject any and all proposals.

## GENERAL TERMS AND CONDITIONS

1. The City is not liable for any expenses incurred by any proposer prior to issuing the contract.
2. The Consultant, once selected, is required to submit monthly billings.
3. The Consultant selected for the project must obtain a City business tax certificate and maintain liability and workers compensation insurance coverage in accordance with the City Consulting Services Agreement (Attachment A) template, attached.

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4. All work product generated by the Agreement will be owned by the City.
  5. This solicitation for proposals does not commit the City to enter a contract or to pay any costs incurred in the preparation of the proposal.
  6. The City reserves the right to accept or reject any and all proposals, and to negotiate with any and all qualified Consultants, or to cancel in part or in its entirety this RFP.
  7. The City reserves the right to accept any proposal received, to reject any or all proposals, in whole or in part, to waive irregularities, formalities, or both, as deemed appropriate, to request clarification of any submittal, and to negotiate with the preferred Consultant to provide the requested services.
  8. The City hereby notifies all Consultants that no person will be excluded from participation in, denied any benefits of, or otherwise discriminated against in connection with the award and performance of any contract on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, or veteran status.
  9. Once the Consultant is selected, the City and the Consultant will execute the City's Consulting Services Agreement, which will set forth the scope of work, the estimated time schedule, and the applicable rates and reimbursements.
  10. All proposals submitted in response to this RFP will become the property of the City upon submission and a matter of public record pursuant to applicable law (including the California Public Records Act, Government Code section 6250 and following). The City reserves the right to make copies of all proposals available for inspection and copying by interested members of the public as records of the City and the City will be under no obligation to the Consultant to withhold such records. Insofar as a proposals contains information that the Consultant regards as proprietary and confidential, it is the responsibility of the Consultant (and not the City) to specifically identify which items of information are proprietary and clearly identify in writing which specific pieces of information are proprietary. It will be insufficient for the Consultant to merely identify the entire proposal or an entire page or set of pages of proprietary information. Not-to-exceed sums, hourly rates and the like that may be set forth in the proposal will not constitute proprietary information nor will any information readily available to the general public or any other information not regarded as proprietary and confidential under federal or state law.
  11. Federal Terms and Conditions. Consultants and all subcontractors shall be required to comply with any and all applicable Federal Provisions, as further specified in Attachment A, as follows:
    - A. All federal award terms and conditions in 2 CFR part 200 as amended by 2 CFR part 910 as set forth in 2 CFR 200.101.
    - B. All applicable Intellectual Property provisions and National Policy Assurances.



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- C. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60-1.3, shall require that Consultant comply with the Federal equal opportunity clause as provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”
  - D. All prime construction contracts in excess of \$2,000 must comply with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must pay wages not less than once a week. Additionally, Consultant shall comply with the Copeland “Anti-Kickback” Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.
  - E. All contracts in excess of \$100,000 that involve the employment of mechanics or laborers must comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
  - F. All contracts and subgrants of amounts in excess of \$150,000 shall require that Consultant comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671) and the Federal Water

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Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

- G. G. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

#### ADDRESS PROPOSALS AND QUESTIONS TO:

OpenGov Portal



PROPOSALS ARE DUE ON Friday January 9, 2025 BY 5PM  
SUBMIT ELECTRONICALLY TO:

<https://procurement.opengov.com/signup>

All proposals must remain firm for a period of ninety (90) days following the last day to accept proposals

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ATTACHMENT A: Standard Consulting Services Agreement

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CONSULTING SERVICES AGREEMENT  
BETWEEN THE CITY OF PINOLE AND

[NAME OF CONSULTANT]

THIS AGREEMENT for consulting services is made by and between the City of Pinole ("City") and \_\_\_\_\_ ("Consultant") (together sometimes referred to as the "Parties") as of \_\_\_\_\_, 20\_\_\_\_ (the "Effective Date") in Pinole, California.

**Section 1. SERVICES.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

**1.1 Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on \_\_\_\_\_, and Consultant shall complete the work described in Exhibit A by that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

**1.2 Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. Consultant shall prepare all work products required by this Agreement in a professional manner and shall conform to the standards of quality normally observed by a person practicing in Consultant's profession.

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**1.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

**1.4 Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Consultant's obligations hereunder.

**Section 2. COMPENSATION.** City hereby agrees to pay Consultant an amount not to exceed \_\_\_\_\_, for all work set forth in Exhibit A and all reimbursable expenses incurred in performing the work. In the event of a conflict between this Agreement and Consultant's proposal regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement.

Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

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**2.1 Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder, as well as a separate notice when the total number of hours of work by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Consultant's signature.

**2.2 Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

**2.3 Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services

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and submittal to City of a final invoice, if all services required have been satisfactorily performed.

- 2.4 Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

- 2.5 Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the following fee schedule attached hereto as Exhibit B.

- 2.6 Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit B, and shall not exceed (\$ ). Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

- 2.7 Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.



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**2.8 Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

**2.9 Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

**Section 3. FACILITIES AND EQUIPMENT.** Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in Exhibit C, and only under the terms and conditions set forth therein.

**Section 4. INSURANCE REQUIREMENTS.** Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

**4.1 Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor

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and does not have any employees and will not have any employees during the term of this Agreement.

**4.2** Commercial General and Automobile Liability Insurance

**4.2.1 General requirements.** Consultant, Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) per occurrence and FOUR MILLION DOLLARS (\$4,000,000) aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

**4.2.2 Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Consultant has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

**4.2.3 Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
- b. City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant's

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insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.

- c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and non-contributing.
- d. The policy shall cover inter-insured suits and include a "separation of Insureds" or "severability" clause which treats each insured separately.
- e. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

#### **4.3 PROFESSIONAL LIABILITY INSURANCE.**

**4.3.1 General requirements.** Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000) per occurrence or claim covering the Consultant's errors and omissions.

**4.3.2 Claims-made limitations.** The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

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- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.
  - c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must provide extended reporting coverage for a minimum of five (5) years after completion of work under this Agreement.
  - d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

#### **4.4 ALL POLICIES REQUIREMENTS.**

- 4.4.1 Submittal Requirements.** Consultant shall submit the following to City prior to beginning services:
  - a. Certificate of Liability Insurance in the amounts specified in this Agreement; and
  - b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.
- 4.4.2 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.
- 4.4.3 Deductibles and Self-Insured Retentions.** Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than ONE HUNDRED THOUSAND DOLLARS (\$100,000).

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- 4.4.4 Wasting Policies.** No policy required herein shall include a “wasting” policy limit (i.e. limit that is eroded by the cost of defense).
- 4.4.5 Waiver of Subrogation.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- 4.4.6 Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.
- 4.4.7 Excess Insurance.** If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.
- 4.5 Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

## Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

- 5.1 General Indemnification.** To the fullest extent permitted by law, Contractor shall defend, indemnify and hold City, its officials, officers,

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employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, subcontractors and subcontractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages, attorneys' fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs, including reasonable attorneys' fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, employees, agents or volunteers. Notwithstanding the foregoing, to the extent Contractor's Services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor. This Section 5.1 shall survive any expiration or termination of this Agreement.

- 5.2 PERS Indemnification.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any

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penalties and interest on such contributions, which would otherwise be the responsibility of City.

## SECTION 6. STATUS OF CONSULTANT.

**6.1 Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

**6.2 Consultant No Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

## SECTION 7. LEGAL REQUIREMENTS.

**7.1 Governing Law.** The laws of the State of California shall govern this Agreement.

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- 7.2 Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.
- 7.5 Pinole Business License.** Consultant shall obtain a City of Pinole business license according to the terms of Title 5 of the City of Pinole Municipal Code and deliver to City proof of such business license prior to beginning work under this Agreement. Work under this Agreement cannot begin until the City receives proof that Consultant has obtained a City of Pinole business license.
- 7.6 Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, harass, or allow harassment, on the basis of a person's race, religious creed, color, national origin, ancestry, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, and denial of family care leave, against any employee,



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applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. The Consultant and subcontractors shall comply with the Fair Employment and Housing Act (Gov. Code Section 12900(a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulation, Title 2, Section 7285.0 et seq.) The applicable regulations of the Fair Employment and Housing Commission implementing Government Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

The Consultant shall comply with regulations relative to Title VI (nondiscrimination in federally-assisted programs of the Department of Transportation – Title 49 Code of Federal Regulations, Part 21 - Effectuation of Title VI of the 1964 Civil Rights Act). Title VI provides that the recipients of federal assistance will implement and maintain a policy of nondiscrimination in which no person in the state of California shall, on the basis of race, color, national origin, religion, sex, age, disability, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity by the recipients of federal assistance or their assignees and successors in interest.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

**7.7 Disadvantaged Business Enterprise.** This Agreement may be subject to 49 CFR, Part 26 entitled "Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs." Disadvantaged Business Enterprise (DBE) participation shall be in accordance with the AUTHORITIES DBE policies and the CONSULTANT agrees to comply with Federal-Aid Agreement procedures in accordance with State of California Department of Transportation.

**7.8 Administrative Requirements.** Consultant must comply with federal procedures in accordance with 49 CFR, Part 18, Uniform Administrative

## SECTION 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall be specified in writing by the City. Consultant understands and agrees that if City issues such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized

by the City, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

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**8.4 Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique professional competence, experience, and specialized professional knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the personal reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the City.

**8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

**8.6 Options upon Breach by Consultant.** If Consultant materially breaches any of the terms

of this Agreement, City's remedies shall included, but not be limited to, the following:

**8.6.1** Immediately terminate the Agreement;

**8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

**8.6.3** Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

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- 8.6.4** Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

## SECTION 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and

agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

- 9.2 Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

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**9.3 Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the performance of the contract pursuant to Government Code Section 8546.7; Consultant, subconsultants, and City shall maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of the contract, including but not limited to, the costs of administering the contract. All parties shall make such materials available at their respective offices at all reasonable times during the contract period and for three years from the date of final payment under the contract. The state, State Auditor, AUTHORITY, FHWA, or any duly authorized representative of the Federal Government shall have access to any books, records, and documents of Consultant and its certified public accountants (CPA) work papers that are pertinent to the contract and indirect cost rates (ICR) for audit, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested.

Consultant and subconsultant agreements, including cost proposals and Indirect Cost Rates (ICR), may be subject to audits or reviews such as, but not limited to, an agreement audit, an incurred cost audit, an ICR Audit, or a CPA ICR audit work paper review. If selected for audit or review, the agreement, cost proposal and ICR and related work papers, if applicable, will be reviewed to verify compliance with 48 CFR Part 31 and other related laws and regulations. In the instances of a CPA ICR audit

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work paper review it is Consultant's responsibility to ensure federal or local government officials are allowed full access to the CPA's work papers including making copies as necessary. The agreement, cost proposal, and ICR shall be adjusted by Consultant and approved by the City Contract Administrator to conform to the audit or review recommendations. Consultant agrees that individual terms of costs identified in the audit report shall be incorporated into the agreement by this reference if directed by City at its sole discretion. Refusal by Consultant to incorporate audit or review recommendations, or to ensure that the federal or local governments have access to CPA work papers, will be considered a breach of Agreement terms and cause for termination of the Agreement and disallowance of prior reimbursed costs.

- 9.4 Audit Review Procedures.** Any dispute concerning a question of fact arising under an interim or post audit of this contract that is not disposed of by agreement, shall be reviewed by the City's designated official. Not later than thirty (30) days after issuance of the final audit report, Consultant may request a review by City of unresolved audit issues. The request for review will be submitted in writing. Neither the pendency of a dispute nor its consideration by City will excuse Consultant from full and timely performance, in accordance with the terms of this contract. Consultant and subconsultant contracts, including cost proposals and ICR, are subject to audits or reviews such as, but not limited to, a contract audit, an incurred cost audit, an ICR Audit, or a CPA ICR audit work paper review. If selected for audit or review, the contract, cost proposal and ICR and related work papers, if applicable, will be reviewed to verify compliance with 48 CFR, Part 31 and other related laws and regulations. In the instances of a CPA ICR audit work paper review it is Consultant's responsibility to ensure federal, state, or local government officials are allowed full access to the CPA's work papers including making copies as necessary. The contract, cost proposal, and ICR shall be adjusted by Consultant and approved by City's contract manager to conform to the audit or review recommendations. Consultant agrees that individual terms of costs identified in the audit report shall be incorporated into the contract by this reference if directed by City, at its sole discretion. Refusal by Consultant to incorporate audit or review recommendations, or to ensure that the

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federal, state or local governments have access to CPA work papers, will be considered a breach of contract terms and cause for termination of the contract and disallowance of prior reimbursed costs.

## SECTION 10 STATE AND FEDERAL PREVAILING WAGE.

**10.1 State Prevailing Wages.** Where applicable, the Consultant shall comply with all Federal, State, and local laws, ordinances, regulations, and permits applicable to the work. This includes compliance with prevailing wage rates and their payment in accordance with California Labor Code Sections 1773 through 1775.

**10.2 Federal Prevailing Wages.** The Davis-Bacon Act requires that all contractors and subcontractors performing on federal contracts (and contractors or subcontractors performing on federally assisted contracts under the related Acts) in excess of \$2,000 pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits listed in the contract's Davis-Bacon wage determination for corresponding classes of laborers and mechanics employed on similar projects in the area. Davis-Bacon labor standards clauses must be included in covered contracts and subcontracts.

Apprentices may be employed at less than predetermined rates if they are in an apprenticeship program registered with the Department of Labor or with a state apprenticeship agency recognized by the Department. Trainees may be employed at less than predetermined rates if they are in a training program certified by the Department.

Contractors and subcontractors on prime contracts in excess of \$100,000 are required, pursuant to the Contract Work Hours and Safety Standards Act, to pay employees one and one-half times their basic rates of pay for all hours over 40 worked on covered contract work in a workweek. Covered contractors and subcontractors are also required to pay employees weekly and to submit weekly certified payroll records to the contracting agency.

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## SECTION 11 MISCELLANEOUS PROVISIONS.

- 11.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 11.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Contra Costa or in the United States District Court for the Northern District of California.
- 11.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 11.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 11.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 11.6 Use of Recycled Products.** Consultant shall endeavor to prepare and submit all reports, written studies and other printed material on



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recycled paper to the extent it is available at equal or less cost than virgin paper.

**11.7 Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a “conflict of interest,” as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

Consultant will comply with all conflict of interest laws and regulations including, without limitation, City's Conflict of Interest Code (on file in the City Clerk's Office). It is incumbent upon the Consultant or

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Consultant's firm to notify the City pursuant to section 10.10 Notices of any staff changes relating to this Agreement.

a. In accomplishing the scope of services of this Agreement, all officers, employees and/or agents of Consultant(s), unless as indicated in Subsection b., will be performing a very limited and closely supervised function, and, therefore, are unlikely to have a conflict of interest arise. No disclosures are required for any officers, employees, and/or agents of Consultant, except as indicated in Subsection b.

\_\_\_\_\_  
Initialed by City Attorney's  
Office

b. In accomplishing the scope of services of this Agreement, Consultant(s) will be performing a specialized or general service for the City, and there is substantial likelihood that the Consultant's work product will be presented, either written or orally, for the purpose of influencing a governmental decision. As a result, the following Consultant(s) shall be subject to the Disclosure Category "1-5" of the City's Conflict of Interest Code:

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

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**11.8 Rebates, Kickbacks, or Other Unlawful Consideration.** The Consultant warrants that this Agreement was not obtained or secured through rebates, kickbacks or other unlawful consideration either promised or paid to any City employee. For breach or violation of this warranty, City shall have the right, in its discretion, to terminate this Agreement without liability, to pay only for the value of the work actually performed, or to deduct from this Agreement price or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

**11.9 Debarment and Suspension Certification.** Consultant will comply with Title 2 CFR, Part 180, "OMB Guidelines to Agencies on Government wide Debarment and Suspension nonprocurement)", which certifies that he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager, is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency; has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal agency within the past three (3) years; does not have a proposed debarment pending; and has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years. Any exceptions to this certification must be disclosed to City.

**11.10 Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

**11.11 Contract Administration.** This Agreement shall be administered by \_\_\_\_\_ who shall act as the City's representative. All correspondence shall be directed to or through or his or her designee.

**11.12 Notices.** Any written notice to Consultant shall be sent to:

\_\_\_\_\_

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Any written notice to City shall be sent to:

**11.13 Professional Seal.** Where applicable in the determination of the City, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation.

**11.14 Integration; Incorporation.** This Agreement, including all the exhibits attached hereto, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. All exhibits attached hereto are incorporated by reference herein.

**11.15 Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

The Parties have executed this Agreement as of the Effective Date.

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CITY OF PINOLE

CONSULTANT

\_\_\_\_\_  
Melissa Klawuhn, Acting City Manager

\_\_\_\_\_  
[NAME, TITLE]

Consultant's City of Pinole Business  
License #:\_

Attest:

\_\_\_\_\_  
Heather Bell, City Clerk  
Approved as to Form:

\_\_\_\_\_  
Eric S. Casher, City Attorney

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EXHIBIT A  
SCOPE OF  
SERVICES

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EXHIBIT B

COMPENSATION SCHEDULE AND HOURLY  
FEES

## EXHIBIT C

### CITY-FURNISHED FACILITIES

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.





**PROPOSAL FOR**

# **MUNICIPAL BUILDING DECARBONIZATION PLAN**

**PREPARED FOR**

**THE CITY OF PINOLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**JANUARY 23, 2026**

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## A. COVER LETTER

City of Pinole  
Community Development Department  
2131 Pear Street  
Pinole, CA 94965

Dear Community Development Team,

Energy Resources Integration, LLC (ERI) is pleased to submit this proposal in response to the City of Pinole's Request for Proposals for a Municipal Building Decarbonization Plan. ERI brings a senior-led, technically rigorous, and highly efficient approach to support the City in developing a clear, implementation-ready roadmap that builds directly on the substantial work already completed.

ERI is a Bay Area-based engineering and consulting firm with extensive experience supporting municipalities, public agencies, and institutional clients with building electrification and decarbonization planning, energy efficiency engineering, sustainability planning, and implementation-focused financial analysis. Our work is grounded in helping public agencies move beyond studies and toward practical, fundable actions that align with capital planning, operational needs, and adopted climate goals.

With more than 1,500 completed energy and decarbonization studies, ERI has developed a streamlined and proven process for evaluating existing conditions, identifying feasible clean energy alternatives, and delivering clear, actionable recommendations. For Pinole, our approach is designed to leverage prior assessments, audits, and planning efforts—minimizing duplication, accelerating delivery, and ensuring efficient use of grant funding—while aligning recommendations with the City's Climate Action and Adaptation Plan and long-term emissions reduction targets.

Key elements of ERI's proposed approach include:

- A senior-led project team with deep experience supporting municipal and public-sector decarbonization planning efforts;
- A locally based firm with headquarters within close proximity to Pinole, enabling responsive coordination and engagement;
- An efficient, task-focused methodology that prioritizes clarity, practicality, and decision-ready deliverables; and
- A strategic planning framework that emphasizes phased implementation, funding alignment, and operational feasibility to support decarbonization through 2035 and beyond.

ERI's team has supported thousands of organizations in identifying, prioritizing, and implementing energy efficiency and decarbonization measures in a cost-effective and structured manner. We look forward to partnering with the City of Pinole to deliver a Municipal Building Decarbonization Plan that is practical, aligned with City priorities, and positioned for successful implementation. This work directly supports CAAP Action CIO-1d by translating prior studies into an implementation-ready decarbonization roadmap through 2035.

ERI acknowledges and accepts the terms and conditions of the City's Consulting Services Agreement (Attachment A). This proposal shall remain valid for a period of ninety (90) days from the proposal submittal deadline. Eric Noller, PE, Principal at ERI, is designated as the Project Manager and is authorized to represent the firm for all matters related to this proposal.

Thank you for the opportunity to submit this proposal. Please do not hesitate to contact me with any questions.

Sincerely,



Eric Noller, ERI Principal and Founder



## B. BRIEF COMPANY PROFILE

|                                 |                                                                                                                   |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Company Name</b>             | Energy Resources Integration, LLC                                                                                 |
| <b>Business Address</b>         | 433 California Street, Suite 530, San Francisco, CA 94104                                                         |
| <b>Primary Point of Contact</b> | Eric Noller                                                                                                       |
| <b>Email Address</b>            | <a href="mailto:Eric@ERIpacific.com">Eric@ERIpacific.com</a>                                                      |
| <b>Federal Tax ID Number</b>    | 45-4101715                                                                                                        |
| <b>Telephone Numbers</b>        | Direct: 415-275-1886<br>Main: 415-500-2654                                                                        |
| <b>Key Management Personnel</b> | Eric Noller, Principal and Founder<br><br>Ethan Clifford, Engineering Manager<br><br>Keely Esper, Project Manager |

### Company and Consultant Team History

Founded in 2011 and headquartered in San Francisco, Energy Resources Integration, LLC (ERI) is a Bay Area-based engineering and consulting firm specializing in energy efficiency, electrification, and decarbonization planning for municipal, public-sector, and institutional clients. ERI provides a comprehensive range of engineering services including energy and carbon reduction planning, energy audits, retro-commissioning, renewable energy and storage assessments, energy modeling, and implementation-focused financial analysis to reduce energy use and greenhouse gas emissions.

ERI was founded by Principal Eric Noller, PE, with the mission of applying rigorous engineering analysis and creative problem-solving to address the growing challenges of energy use, climate change, and long-term sustainability. Since its inception, ERI has focused on helping clients translate complex energy data and policy goals into practical, cost-effective actions that can be implemented within real-world operational and budgetary constraints.

Over more than a decade of work and more than 1,500 completed energy and decarbonization studies, ERI has developed an efficient and proven approach to helping clients reduce energy consumption, lower emissions, and improve facility performance through clear, actionable recommendations. ERI works closely with municipalities, public agencies, and institutional clients to identify, evaluate, and prioritize projects that align with adopted climate goals, capital planning needs, and available funding sources.

ERI has extensive experience delivering projects supported by local, state, and federal grant funding and is familiar with the associated cost principles, documentation requirements, and reporting expectations. This experience allows ERI to efficiently leverage prior studies, avoid unnecessary duplication, and maximize the value of limited grant resources while maintaining technical rigor and accountability.

ERI maintains a multidisciplinary team of licensed engineers and energy professionals with expertise across a wide range of building types and systems. Through years of on-site assessments, data analysis, and implementation support, ERI has found that energy efficiency and strategic electrification represent some of the most impactful and cost-effective



investments available to public agencies. ERI is committed to helping communities achieve meaningful reductions in energy use and emissions while improving the performance, resilience, and longevity of their facilities.

From our inception in 2011, the ERI team has shared a common drive to help businesses look at energy in a creative and counterintuitive way... using less to do more.

Selected Relevant Experience:

**Los Angeles Community College District (LACCD) – Energy and Sustainability Planning**

ERI supported LACCD in developing an Integrated Energy Resource Plan to advance district-wide decarbonization goals across multiple campuses. Over a two-week period, our team led over 65 building audits and documented all fossil fuel consuming equipment to develop electrification plans. The work integrated energy efficiency, central plant electrification, on-site generation, and phased implementation planning, providing LACCD with a cost-informed roadmap to support long-term capital planning and emissions reduction goals.

**Judicial Council of California – Portfolio-Wide Decarbonization and Energy Strategy**

ERI has provided long-term energy and decarbonization planning support for the Judicial Council of California across its statewide courthouse portfolio of over 450 buildings. Services include data-driven prioritization, energy audits, retro-commissioning studies, and implementation planning to support cost-effective energy savings and phased deployment of efficiency and electrification measures.

**Global Athletic Apparel Company – Energy Efficiency and Decarbonization Studies**

ERI has led multi-year energy efficiency and decarbonization studies for a large corporate campus, combining benchmarking, scenario-based energy modeling, and retro-commissioning to reduce emissions while maintaining operational performance. The work emphasizes practical, near-term measures with clear payback and alignment with long-term sustainability goals.

*Detailed project descriptions and client references are provided in Section H.*



## C. ORGANIZATION AND STAFFING

ERI's project team is structured to provide senior leadership, technical depth, and efficient delivery without unnecessary layers or redundancy. The team is led by a Principal-level Project Manager who provides overall accountability, quality assurance/quality control, and serves as the primary point of contact for the City. Day-to-day technical execution is led by a licensed Professional Engineer with extensive experience in municipal building energy and decarbonization planning, supported by senior engineering staff and dedicated project management support. This structure ensures that technical analysis is rigorous and implementation-focused, while administrative effort and coordination demands on City staff are minimized. Level of effort reflects overall responsibility and involvement across the project lifecycle.



**Eric Noller, PE**

**Principal**

**Role on This Project: Project Manager and Principal Engineer**

**Summary of Qualifications and Experience**

Eric Noller is the Founder and Principal of Energy Resources Integration (ERI) and has over 15 years of experience leading energy efficiency, electrification, and decarbonization planning for public agencies, municipalities, and large building portfolios. His work focuses on translating technical analysis into practical, fundable implementation plans that align with capital planning cycles and operational realities. Eric has led municipal and public-sector decarbonization and energy planning efforts for cities and agencies including Fremont, Pleasanton, Sacramento, the Judicial Council of California, and multiple school districts and campuses. He routinely supports public agencies in moving from planning to action by integrating prior studies, prioritizing measures, and aligning recommendations with available funding and implementation pathways.

**Relevant Licenses and Certifications**

- Professional Engineer (Mechanical), State of California
- Building Energy Modeling Professional (BEMP)

**Selected Relevant Experience**

- Led municipal building decarbonization and energy planning efforts for multiple California cities and public agencies, supporting phased electrification and capital planning
- Provided long-term energy and sustainability planning support for the Judicial Council of California across a statewide courthouse portfolio
- Directed integrated energy resource planning and decarbonization studies for multi-building campuses and institutional facilities
- Regularly supports public agency staff and leadership with implementation planning, funding strategy development, and Council-facing presentations

**Estimated Level of Effort on This Project**

**25%** – Overall project management, technical oversight, quality assurance/quality control, coordination with City staff, and support for interdepartmental and City Council engagement.



**Ethan Clifford, PE**

**Engineering Manager**

**Role on This Project: Technical Lead**

### **Summary of Qualifications and Experience**

Ethan Clifford is an Engineering Manager at Energy Resources Integration (ERI) with extensive experience supporting municipal and public-sector clients through energy efficiency, electrification, and decarbonization planning. His work spans facility audits, fossil-fuel equipment inventories, electrification feasibility analysis, and development of phased implementation plans for municipal buildings and large campuses. Ethan has led technical analysis for cities and public agencies throughout California, translating building-level data into practical recommendations that support capital planning, funding applications, and implementation decision-making.

### **Relevant Licenses and Certifications**

- Professional Engineer (Mechanical), State of California

### **Selected Relevant Experience**

- Led technical analysis for energy audits, fossil fuel equipment inventories, and electrification feasibility studies
- Developed building-level decarbonization strategies and implementation plans for public agencies and institutional portfolios
- Supported cost/benefit and lifecycle analyses to prioritize measures based on feasibility, timing, and funding availability
- Experience coordinating with utilities and integrating electrical capacity considerations into decarbonization planning

### **Estimated Level of Effort on This Project**

**30%** – Lead technical analysis, development of equipment inventories, evaluation of clean energy alternatives, feasibility analysis, and support for replacement and enhancement scheduling.





**Gretchen Schimelpfenig, PE**

**Senior Energy Engineer**

**Role on This Project: Building Performance and Decarbonization Planning Lead**

**Summary of Qualifications and Experience**

Gretchen Schimelpfenig is a Senior Energy Engineer at ERI with deep experience supporting municipalities, campuses, and public institutions with building performance optimization, energy efficiency planning, and decarbonization strategy development. Her work emphasizes efficiency-first approaches, integration of building performance improvements with electrification planning, and development of practical, phased implementation pathways. Gretchen has supported energy and decarbonization planning efforts for cities, campuses, and public agencies, with a focus on ensuring recommendations are technically sound, operationally feasible, and aligned with long-term planning goals.

**Relevant Licenses and Certifications**

- Professional Engineer (Mechanical), State of California

**Selected Relevant Experience**

- Evaluated building performance and efficiency opportunities for municipal buildings and campus facilities
- Integrated HVAC efficiency, envelope improvements, and controls optimization into decarbonization planning efforts
- Supported development of phased implementation strategies aligned with capital planning and funding availability
- Experience translating technical findings into clear, decision-ready recommendations for public-sector clients

**Estimated Level of Effort on This Project**

**25%** – Evaluation of building performance enhancement opportunities, support for clean energy alternatives analysis, and contribution to implementation planning and prioritization.



**Keely Esper**

**Project Manager**

**Role on This Project: Project Coordination and Delivery Support**

**Summary of Qualifications and Experience**

Keely Esper is a Project Coordinator at ERI with experience supporting municipal and public-sector energy planning and implementation projects. She specializes in project coordination, schedule management, document control, and client communication, helping ensure projects are delivered efficiently and with minimal administrative burden on City staff. Keely regularly supports multi-disciplinary engineering teams and public agency clients by coordinating data collection, tracking deliverables, and facilitating effective communication throughout the project lifecycle.

**Relevant Qualifications**

- Project coordination and delivery support for public-sector energy and sustainability projects

**Selected Relevant Experience**

- Supported municipal and public-agency energy planning and implementation projects
- Coordinated project schedules, meetings, and deliverables to support on-time delivery
- Managed document control and review processes for multi-stakeholder projects
- Served as a consistent point of contact to streamline communication and reduce staff burden

**Estimated Level of Effort on This Project**

**20%** – Supports day-to-day project management functions including schedule tracking, budget monitoring, coordination of deliverables, and facilitation of communication between ERI staff and City representatives, under the direction of the Project Manager.



## D. DESCRIPTION AND APPROACH

Energy Resources Integration (ERI) proposes a structured, implementation-oriented approach to developing the City of Pinole's Municipal Building Decarbonization Plan that builds directly on the City's prior planning efforts and existing technical analyses. This effort is intended to serve as the facility-level implementation companion to the City's Climate Action and Adaptation Plan (CAAP), translating Citywide policy goals into actionable, sequenced projects across the municipal building portfolio.

The City of Pinole has already completed a substantial amount of foundational work, including a recent energy conservation and storage assessment, comprehensive facility energy audits, fleet planning efforts, and utility coordination related to electrical capacity. ERI's approach is intentionally structured to build upon this work rather than repeat it, allowing grant funds to be used efficiently and accelerating delivery of a practical, facility-level decarbonization roadmap.

Rather than producing a theoretical or overly complex plan, ERI will focus on translating existing analysis into a prioritized, cost-conscious, and fundable transition strategy that the City can realistically implement over time.

### Project Management and Team Coordination

ERI will serve as the prime consultant and single point of accountability for the City. Our project management approach emphasizes clarity, responsiveness, and minimal administrative burden on City staff.

Key elements of our project management approach include:

- A designated Project Manager responsible for schedule, deliverables, and coordination
- Clear task sequencing to ensure outputs from early tasks directly inform later decisions
- Streamlined communication protocols to avoid unnecessary meetings while maintaining transparency
- Early alignment on assumptions, data sources, and deliverable formats

### Leveraging Prior City Work to Reduce Duplication and Cost

A defining feature of ERI's approach is the systematic integration of previously completed City work. Early in the project, ERI will review and cross-reference the City's existing studies and datasets (including the fleet inventory, energy assessments, comprehensive facility audits, utility advisory services, and recent electrical capacity evaluations) to confirm what analysis can be carried forward directly.

This review will result in:

- A clear identification of validated inputs that can be reused
- A targeted identification of remaining gaps that must be addressed to complete the decarbonization plan
- A mapping of completed work to required plan elements to confirm that no effort is duplicated

By explicitly documenting how prior work is leveraged, ERI will minimize redundant analysis, lower overall project cost, and keep the focus on decision-relevant outcomes.



## Approach to Technical Analysis and Planning

ERI's technical approach is grounded in practicality and implementation readiness. Rather than treating each task as an isolated exercise, our methodology is designed so that each step builds logically toward a clear set of actions.

Key principles guiding our technical approach include:

- Efficiency-first sequencing: Using existing audit and assessment results to inform equipment inventories, performance enhancements, and electrification pathways.
- Operational integrity: Ensuring that decarbonization strategies maintain or improve operational performance, particularly for mission-critical facilities.
- Right-sized analysis: Applying the appropriate level of technical detail for a small municipal portfolio without overcomplicating the plan.
- Transparency: Clearly documenting assumptions, data sources, and decision criteria so the City understands how recommendations were developed.

## Task by Task Work Plan

### Task 1: Review and Synthesis of Completed City Decarbonization Work

ERI will begin the project with a structured review of the City's completed municipal building decarbonization and energy planning efforts to establish a clear baseline and avoid duplication. ERI will review and synthesize available documentation, including the 2023 Fleet Vehicle Inventory, the 2024 Energy Conservation, Generation, and Storage Assessment, the 2025 comprehensive energy audits performed by EcoGreen Solutions, PG&E Fleet Advisory Services findings, and recent electrical capacity and EV charging assessments for City facilities. This front-loaded effort ensures that prior analyses are fully leveraged and that subsequent tasks are focused only on remaining needs.

Rather than reanalyzing this information, ERI will validate assumptions, confirm applicability to this plan, and clearly document how each completed effort informs subsequent tasks. ERI will directly incorporate applicable findings from prior studies into the decarbonization planning framework, targeting new analysis only where gaps materially affect implementation decisions. The primary value of this task is integration: translating multiple standalone studies into a coherent baseline that supports decision-making. **By treating prior City work as active inputs rather than reference material, ERI reduces redundant analysis and accelerates the transition from planning to implementation.**

Deliverables from this task will clearly identify remaining gaps and explicitly map completed work to plan requirements, ensuring transparency and efficiency throughout the project.

### Task 2: Fossil-Fueled Equipment Inventory

Building on the synthesized baseline, ERI will develop a comprehensive inventory of fossil-fueled equipment across all municipal buildings, drawing primarily on existing audit data and City records, with targeted verification as needed.



The inventory will be structured around decision-relevant attributes such as equipment age, end-of-life timing, served areas, and replacement flexibility. **This ensures the inventory functions as a planning tool that supports phasing, bundling, and capital decision-making, rather than as a static catalog.**

The final inventory will be delivered in a format that can be readily updated and reused by City staff.

#### Task 3: Operational Needs Assessment

For each municipal building, ERI will assess operational needs to ensure that recommended decarbonization strategies maintain or improve service levels and mission-critical functions. This assessment will focus on occupancy patterns, hours of operation, reliability requirements, and operational constraints.

Special attention will be given to facilities with public safety or essential service functions, where continuity of operations is a primary consideration. Findings from this task will directly inform technology selection and implementation sequencing in later tasks. **These requirements will be treated as firm design constraints for all subsequent recommendations, ensuring that technically viable solutions are also operationally practical.**

#### Task 4: Evaluation of Market-Available Clean Energy Alternatives

ERI will evaluate clean energy and electrification alternatives that meet operational requirements, adopted building codes, and performance standards, focusing on commercially available and proven technologies appropriate for municipal facilities.

Early in the process, ERI will screen out options that are unlikely to be feasible due to electrical capacity limitations, space constraints, or operational impacts. **This allows the analysis to concentrate on options the City could realistically implement, rather than expending effort on marginal or impractical solutions.** Cost ranges and key operational considerations will be clearly documented.

#### Task 5: Building Performance Enhancement Evaluation

In parallel with equipment replacement analysis, ERI will evaluate opportunities to enhance overall building performance. This includes HVAC efficiency improvements, envelope upgrades, resilience hub capabilities, and EV readiness.

This task reinforces an efficiency-first approach, ensuring that electrification and clean energy investments are appropriately sized and cost-effective. Opportunities identified in prior audits will be carried forward and refined as appropriate. Performance enhancements will be evaluated in terms of how they support and simplify future electrification. **This ensures efficiency investments are aligned with long-term decarbonization objectives and help reduce future capital costs.**

#### Task 6: Research of Performance Enhancement Measures

For opportunities identified in Task 5, ERI will research specific measures and system configurations that reflect how projects would be designed and constructed in practice.

Rather than presenting long lists of individual measures, ERI will focus on practical upgrade packages. **This approach makes it easier for the City to understand how improvements translate into implementable projects.** Associated cost ranges and anticipated benefits will be documented.



#### Task 7: Cost/Benefit and Feasibility Analysis

ERI will refine alternatives and enhancement packages through a cost/benefit and feasibility analysis tailored to municipal decision-making. Cost and feasibility analyses will build on the validated baseline data and findings established in Task 1 to ensure consistency and avoid redundant re-analysis. The analysis will emphasize clarity and comparability rather than unnecessary technical complexity.

Results will be framed around clear decision thresholds, such as whether measures are best implemented at equipment end-of-life, accelerated with available funding, or deferred until enabling upgrades occur. **This framing supports timely and informed decision-making by City staff and leadership.**

#### Task 8: Funding and Financing Strategy

ERI will identify and evaluate funding and financing options to support implementation, including grants, incentives, low-interest financing, and integration with existing capital projects and technical assistance programs.

Funding considerations will be integrated throughout the planning process. **This ensures recommended actions are aligned with realistic implementation pathways and positioned to move forward when funding opportunities arise.**

#### Task 9: Replacement, Retrofit, and Enhancement Schedule Through 2035

Using the results of prior tasks, ERI will develop a phased replacement and enhancement schedule through 2035 that aligns with equipment end-of-life, operational priorities, funding availability, and equity considerations.

The schedule will be developed as a practical planning tool that can be updated over time. **This allows the City to continue using the schedule beyond this contract as conditions, funding, and priorities evolve.**

#### Task 10: Interdepartmental and City Council Engagement

ERI will coordinate with relevant City departments throughout the project to review findings, confirm assumptions, and refine recommendations. At project completion, ERI will prepare staff reports and presentation materials suitable for City Council consideration and support presentation at the adoption hearing.

Engagement will be timed to align with decision points rather than report milestones. **This approach minimizes staff burden while ensuring decision-makers receive clear, actionable information when it matters most.**

### **Communication and Engagement Strategy**

ERI's communication strategy is designed to be efficient and supportive of City workflows. Engagement will focus on:

- Targeted coordination meetings to confirm assumptions and review findings
- Clear, concise summary materials suitable for interdepartmental review
- Preparation of staff reports and presentation materials that clearly communicate recommendations, costs, and benefits to decision-makers

ERI will support City staff during Council engagement by preparing presentation-ready materials and participating directly in Council presentations as requested.



### Quality Assurance and Quality Control (QA/QC)

Quality assurance is embedded throughout ERI's workflow. All technical deliverables will undergo internal peer review by a licensed Professional Engineer to confirm:

- Consistency with prior City work
- Accuracy of assumptions and calculations
- Clarity and usability of deliverables
- Alignment with RFP requirements and City objectives

This QA/QC process ensures that the final Municipal Building Decarbonization Plan is **accurate, defensible, and immediately useful**.

### Deliverable Focus: Actionable and Implementation-Ready

Across all tasks, ERI's emphasis is on producing deliverables that the City can readily use. Spreadsheets, matrices, schedules, and memoranda will be formatted to support:

- Capital planning
- Grant and incentive applications
- Internal coordination
- Council decision-making

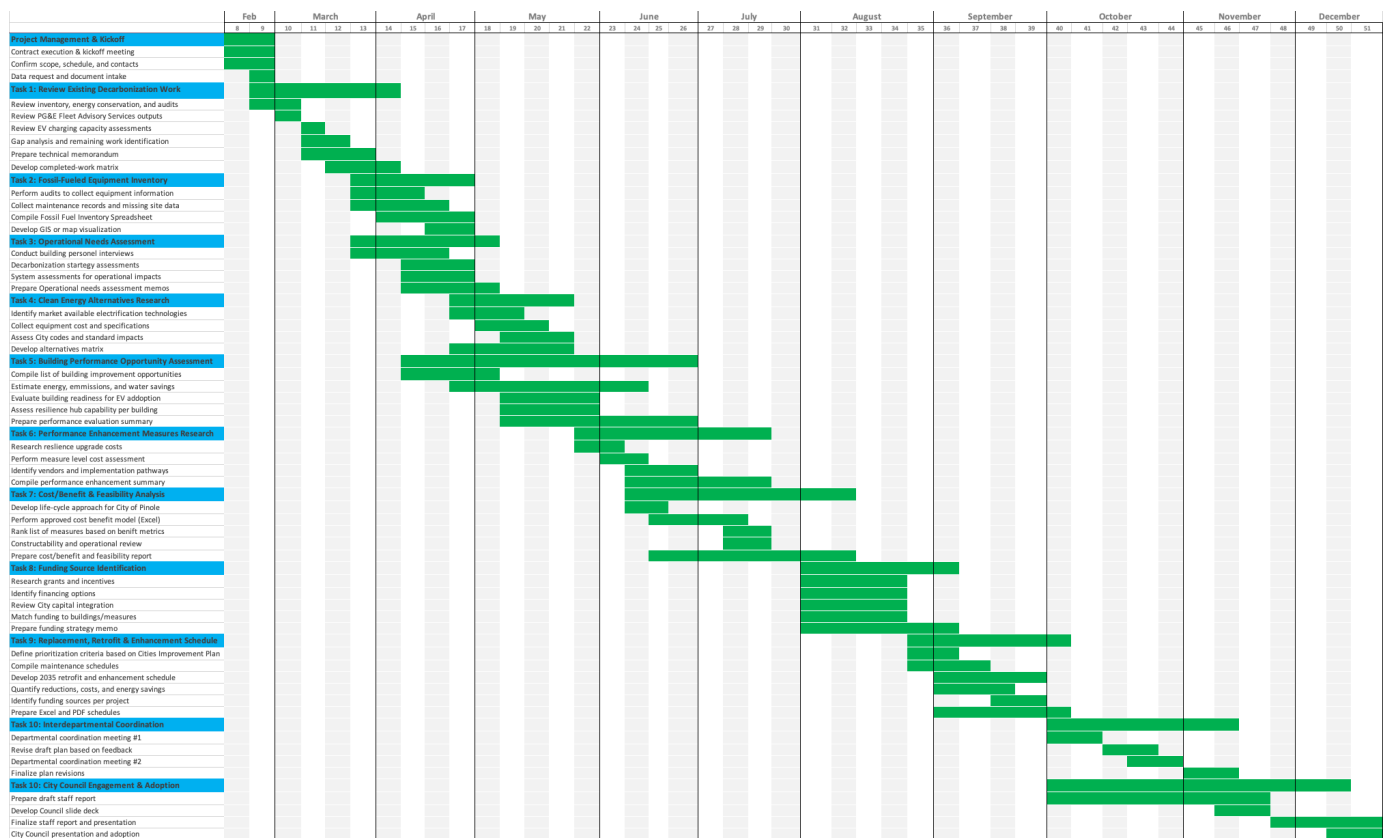
The final plan will function not as a static report, but as a **practical roadmap** that the City of Pinole can use to guide its municipal building decarbonization efforts over time.



## E. PROJECT SCHEDULE

ERI's project schedule is designed to move efficiently from synthesis of existing City work to an implementation-ready decarbonization roadmap, while minimizing staff burden and avoiding unnecessary rework. Early project activities focus on project kickoff, data confirmation, and integration of prior studies, allowing subsequent tasks to build on validated information rather than duplicating analysis. This early alignment ensures that technical work proceeds with clear assumptions and a shared understanding of priorities.

As shown in the Gantt chart below, tasks are sequenced deliberately so that each phase directly informs the next. Operational needs assessment and technical alternatives analysis are completed before detailed cost, feasibility, and funding evaluation begins, ensuring that later-stage decisions are grounded in realistic facility constraints. Replacement and enhancement scheduling is developed after technical and financial considerations have been evaluated, allowing timing, costs, and funding pathways to be considered together in a coherent manner. Interdepartmental coordination and City Council engagement are timed to coincide with key decision milestones, supporting efficient review and a clear path to plan adoption. This structured approach prioritizes clarity, reduces implementation risk, and results in a schedule that supports timely delivery of a practical, actionable Municipal Building Decarbonization Plan.





## F. SUBCONSULTANTS

ERI does not anticipate the need for subconsultants for this project. The proposed scope is fully supported by ERI's in-house engineering, planning, and project management staff, all of whom have direct experience with municipal building decarbonization and implementation planning. Performing the work with a single, integrated team allows ERI to streamline coordination, maintain consistent technical assumptions, and reduce administrative complexity for City staff. This approach supports efficient delivery, minimizes handoffs, and helps control project costs while maintaining a high level of technical rigor.



## G. COST PROPOSAL

ERI's proposed cost reflects a deliberately efficient, task-focused approach that leverages the City's substantial prior work and minimizes redundant effort. By integrating existing studies, limiting re-analysis to only what is required, and structuring deliverables to directly support decision-making, ERI can deliver a complete, implementation-ready Municipal Building Decarbonization Plan within a total budget of \$72,300, below the City's preferred \$75,000 target. The proposed budget is supported by a senior-led team structure and streamlined internal coordination that focuses resources on technical analysis and decision-ready deliverables. This approach preserves technical rigor and quality while maximizing the value of grant funds and minimizing administrative burden on City staff.

The proposed budget has been prepared in accordance with applicable federal cost principles, including 2 CFR Part 200 and 48 CFR Part 31, and includes only allowable, reasonable, and allocable costs necessary to perform the proposed scope of work.

|                                                                 | Hour Per Task | Blended Rate    | Total Est. Cost    |
|-----------------------------------------------------------------|---------------|-----------------|--------------------|
| <b>Project Management &amp; Kickoff</b>                         | <b>12</b>     | <b>\$150.00</b> | <b>\$1,800.00</b>  |
| <b>Task 1: Review Existing Decarbonization Work</b>             | <b>28</b>     | <b>\$150.00</b> | <b>\$4,200.00</b>  |
| <b>Task 2: Fossil-Fueled Equipment Inventory</b>                | <b>76</b>     | <b>\$150.00</b> | <b>\$11,400.00</b> |
| <b>Task 3: Operational Needs Assessment</b>                     | <b>40</b>     | <b>\$150.00</b> | <b>\$6,000.00</b>  |
| <b>Task 4: Clean Energy Alternatives Research</b>               | <b>24</b>     | <b>\$150.00</b> | <b>\$3,600.00</b>  |
| <b>Task 5: Building Performance Opportunity Assessment</b>      | <b>60</b>     | <b>\$150.00</b> | <b>\$9,000.00</b>  |
| <b>Task 6: Performance Enhancement Measures Research</b>        | <b>36</b>     | <b>\$150.00</b> | <b>\$5,400.00</b>  |
| <b>Task 7: Cost/Benefit &amp; Feasibility Analysis</b>          | <b>52</b>     | <b>\$150.00</b> | <b>\$7,800.00</b>  |
| <b>Task 8: Funding Source Identification</b>                    | <b>22</b>     | <b>\$150.00</b> | <b>\$3,300.00</b>  |
| <b>Task 9: Replacement, Retrofit &amp; Enhancement Schedule</b> | <b>56</b>     | <b>\$150.00</b> | <b>\$8,400.00</b>  |
| <b>Task 10: Interdepartmental Coordination</b>                  | <b>32</b>     | <b>\$150.00</b> | <b>\$4,800.00</b>  |
| <b>Task 10: City Council Engagement &amp; Adoption</b>          | <b>44</b>     | <b>\$150.00</b> | <b>\$6,600.00</b>  |
| <b>Total</b>                                                    | <b>482</b>    |                 | <b>\$72,300.00</b> |



## H. RELEVANT PROJECTS WITH REFERENCES

### PROJECT EXAMPLE #1: LOS ANGELES COMMUNITY COLLEGE DISTRICT

*Project Name: LACCD Energy and Sustainability Planning*

*Location: Los Angeles, CA*

*Owner: LACCD, Build Division*

*Contact: Bharat Patel, [bharat.patel@build-laccd.org](mailto:bharat.patel@build-laccd.org), 626-497-2949*

*Team Members: Eric Noller, PE, Ethan Clifford, PE, Richard Ross, Gretchen Schimelpfenig, PE, Brad Watterud, EIT*

*Project Cost: ERI Fees \$284,000 (4 campuses); Dates: 2022-2023, completed within 7 months, on-time.*

**Project Overview:** The Los Angeles Community College District (LACCD) embarked on a mission to achieve carbon-free electricity consumption by 2030 and 100% carbon-free energy consumption for all uses by 2040. To realize these ambitious goals, LACCD enlisted the expertise of ERI with partner AECOM to develop its first-ever Integrated Energy Resource Plan. The plan aimed to provide a comprehensive analysis of energy efficiency, conservation, central plant electrification, and opportunities for onsite renewable energy generation.

**Objectives:** ERI and AECOM collaborated to support LACCD in formulating a comprehensive plan that integrated energy efficiency, conservation, central plant electrification, and on-site renewable energy generation. The primary focus was on achieving the sustainability goals while ensuring a thorough analysis of costs, energy savings, emission reductions, incentives, and rebates.



**Scope of Work:** The scope of work included ASHRAE Level 2 audits conducted across campus facilities and the development of energy models and carbon footprint calculations for all buildings at each campus. Buildings exceeding 10,000 square feet across the four campuses of LACCD underwent detailed audits. The scope also involved collecting a fossil fuel inventory for larger buildings, mapping gas meters, and conducting onsite energy generation assessments. The team identified central plant upgrade and electrification opportunities and provided costings for energy conservation measures (ECMs). Lighting and HVAC audits were performed, and operational practices, Building Management, and Metering and Demand Response systems were evaluated for optimization.

**Results:** The project aimed to produce an Integrated Energy Resource Plan, considering upfront and ongoing costs, projected energy savings, emission reductions, and incentives through scenario analysis planning. The plan included a phased implementation strategy, allowing LACCD to plan and budget for electrification projects.

The energy efficiency calculations, particularly with electrification, demonstrated promising results, with estimated return on investments (ROIs) of 5 years or less. The successful completion of the project positioned LACCD to make significant strides toward its sustainability goals, contributing to a cleaner and more environmentally friendly future.



## PROJECT EXAMPLE #2: DECARBONIZATION, ENERGY STRATEGY, AND PLANNING FOR JUDICIAL COUNCIL OF CALIFORNIA

*Project Name: Decarbonization, Energy Strategy, and Planning*

*Location: Various locations throughout CA*

*Owner: Judicial Council of California*

*Contact: Yassen Roussev, Yassen.Roussev@jud.ca.gov, 415-793-7202*

*Team Members: Eric Noller, PE; Ethan Clifford, PE; Brad Watterud, EIT*

*Project Cost: \$160,000 (8 sites); Dates: 2012-2023, multiple projects of varying length, all completed on-time.*

ERI has provided portfolio-wide energy management support for the Judicial Council of California (JCC) for over a decade. ERI has helped the JCC sustainability team carry out a strategic plan for efficiency efforts across its over 450 courthouse facilities. ERI provides ongoing energy planning support for JCC including education, portfolio-wide data analytics, energy audits, retro-commissioning studies, and implementation plan development:



**Remote data analytics:** Utilized monthly and interval data to assess potential across sites; compare EUI, building vintage, and climate zone to enable prioritization, initial measure identification, and strategic planning.

**Energy audits:** Performed comprehensive onsite assessments of facilities, identifying no/low cost improvements, capital projects, demand response, load shift, and self-generation measures.

**Retro-Commissioning:** Collected detailed systems data to facilitate rigorous modeling with the goal of optimizing existing systems.

**Implementation plan:** Provided action plan for JCC to use results of studies and apply them across the portfolio to target improvements by technology category.

Energy audits were performed for eight of the largest and most energy intensive courthouses across California. These audits resulted in identified energy savings of over 4.2 million kWh/yr, equivalent to annual potential cost savings of over \$750,000. ERI developed an implementation plan for the State to prioritize measure installation across the facilities. The plan categorized energy efficiency measures by savings amounts, technologies, vendors, and geo-mapping to optimize project planning for savings, costs, and timelines. Several buildings were selected for retro-commissioning investigations.

Retro-commissioning investigation studies were performed for five sites and additional studies are currently in progress. Retro-commissioning measures were identified at each facility based on the existing control system setpoints and site-specific building operation. Projects are now in various stages of implementation to meet the state's immediate needs for high impact projects that require low capital budgets. At this time, verified energy savings of 126,860 kWh/yr and 13,460 Therms/yr have been achieved with 2 buildings in installation stages.





### PROJECT EXAMPLE #3: ENERGY EFFICIENCY AND DECARBONIZATION STUDIES FOR GLOBAL ATHLETIC APPAREL COMPANY

*Project Name: Energy Efficiency and Decarbonization Studies*

*Location: Beaverton, OR*

*Owner: [Global Athletic Apparel Company / Confidential]*

*Contact: Corban Lester, corban.lester@gmail.com, 503-702-6514*

*Team Members: Eric Noller, PE; Ethan Clifford, PE; Gretchen Schimelpfenig, PE; Brad Watterud, EIT*

*Project Cost: \$180,000; Dates: 2019-2023, multiple projects of varying length, all completed on-time.*

In an ongoing, multi-year partnership with a prominent global athletic apparel brand, ERI has been instrumental in spearheading a comprehensive decarbonization initiative. Our engagement centers on the brand's expansive headquarters campus in Beaverton, Oregon, where ERI engineers have implemented a strategic framework aimed at achieving significant reductions in carbon footprint while enhancing operational efficiency. Key initiatives include:

**Benchmarking and Remote Data Analytics:** Utilizing advanced benchmarking techniques and remote data analytics, ERI assesses energy usage intensity across each building within the campus. This approach allows for informed prioritization of energy reduction efforts based on empirical data.

**Energy Modeling for Scenario Comparisons:** ERI employs state-of-the-art energy modeling techniques, including digital twin simulations, to explore various scenarios for the campus's largest and most energy-intensive buildings. This proactive approach enables us to identify optimal strategies for energy efficiency improvements and carbon footprint reduction.



**Building Retro-Commissioning:** ERI conducts retro-commissioning on key buildings to implement controls-oriented measures aimed at reducing electric and gas consumption. These measures are selected based on their rapid payback period, ensuring immediate cost savings while aligning with sustainability objectives.

**Decarbonization Architecture for Food Service Facilities:** Our team develops tailored decarbonization architectures specifically for the brand's food service facilities. This involves optimizing usage patterns, consolidating operations, and implementing retrofitting and electrification solutions to minimize environmental impact and maximize operational efficiency.

Throughout these initiatives, ERI maintains a resolute commitment to aligning project outcomes with the brand's overarching corporate sustainability goals. By emphasizing measurable results and tangible benefits, both internally and externally, we effectively communicate the success of our efforts in advancing sustainability practices within the organization.



## **I. REQUIRED STATEMENTS AND DOCUMENTS**

### **a. Conflicts of Interest**

ERI has reviewed the Scope of Services and confirms that no actual, apparent, direct, indirect, or potential conflicts of interest exist with respect to this project, the services to be provided, or any prior or current work performed for the City of Pinole. ERI affirms that the firm, its management, and its employees have no conflicts that would impair ERI's ability to perform the work objectively and in the City's best interest.

### **b. Levine Act Compliance**

ERI acknowledges and agrees to comply with the Levine Act (California Government Code Section 84308). ERI affirms that neither the firm, its team members, agents, nor any major shareholders of any closely held corporation participating on the project have made contributions exceeding \$250 to any City of Pinole City Council Member within the twelve-month period preceding the submittal deadline of this RFP. ERI further acknowledges its obligation to disclose any such contributions, if applicable, prior to contract approval.

### **c. Indemnification and Insurance**

ERI acknowledges its ability and agreement to comply with the indemnification and insurance requirements contained in the City's standard contract (Attachment A).

### **d. Non-Proprietary Information**

ERI affirms that this proposal contains no proprietary, confidential, or trade secret information and that no portion of the proposal is submitted with a claim of confidentiality.

### **e. California Public Records Act**

ERI acknowledges that all materials submitted to the City in connection with this proposal are subject to the California Public Records Act and may be disclosed without notice to ERI.

### **f. Exceptions to RFP or Contract Terms**

ERI has reviewed the Scope of Services, RFP requirements, and the City's standard contract (Attachment A) and proposes no exceptions, modifications, or requested amendments. ERI agrees to comply fully with all requirements as stated.





## CITY COUNCIL REPORT

9.D.

**DATE:** MARCH 17, 2026

**TO:** MAYOR AND COUNCIL MEMBERS

**FROM:** David Hanham, Planning Manager, 510-724-9842, dhanham@pinole.gov  
Justin Shiu, Consultant Planner, 510-724-9035, jshiu@pinole.gov

**SUBJECT:** SECOND READ AND ADOPTION OF A PINOLE MUNICIPAL CODE AND THREE CORRIDORS SPECIFIC PLAN AMENDMENT TO PROHIBIT NEW SERVICE STATIONS, ESTABLISH REGULATIONS FOR EXISTING LEGAL NONCONFORMING SERVICE STATIONS, AND ESTABLISH REGULATIONS FOR ALTERNATIVE FUEL STATIONS

### **RECOMMENDATION**

Staff recommends the City Council waive the second reading and adopt an Ordinance (Attachment A) amending the Pinole Municipal Code and Three Corridors Specific Plan to prohibit new service stations, establish regulations for existing legal nonconforming service stations, and establish regulations for alternative fuel stations.

### **BACKGROUND**

The City of Pinole currently has a temporary moratorium on new and expanded service stations (i.e., gas stations), which is set to expire on March 22, 2026. The Climate Action and Adaptation Plan directs the adoption of an ordinance to ban the development of new service stations and expansion of existing service stations prior to the expiration of the temporary moratorium.

### **REVIEW AND ANALYSIS**

At its regularly scheduled meeting on March 3, 2026, the City Council held a duly noticed public hearing to introduce and conduct the first reading of an Ordinance. This Ordinance (Attachment A) proposes amendments to Pinole Municipal Code Chapters 17.12, 17.20, 17.22, and 17.34 and Three Corridors Specific Plan Chapters 6 and 11 (Attachment B). These amendments aim to implement Climate Action and Adaptation Plan action TR-4c. A presentation and staff report were provided during the hearing (see Attachment C for the staff report from the March 9 meeting).

### **FISCAL IMPACT**

There is no fiscal impact associated with adopting these municipal code and specific plan amendments.

### **ATTACHMENTS**

A. Ordinance

- B. Municipal Code and Specific Plan Amendments
- C. 3-3-26 Staff Report



**ORDINANCE NO. 2026-XX**

**AN ORDINANCE OF THE CITY OF PINOLE TO PROHIBIT NEW SERVICE STATIONS, ESTABLISH REGULATIONS FOR EXISTING LEGAL NONCONFORMING SERVICE STATIONS, AND ESTABLISH REGULATIONS FOR ALTERNATIVE FUEL STATIONS BY AMENDING CHAPTERS 17.12, 17.20, 17.22, AND 17.34 OF THE PINOLE MUNICIPAL CODE AND AMENDING CHAPTERS 6 AND 11 OF THE THREE CORRIDORS SPECIFIC PLAN**

**WHEREAS**, the City Council of the City of Pinole adopted an urgency ordinance establishing a temporary moratorium on new service stations or expansion of service stations on April 2, 2024 for a period of 45 days and subsequently extended by 22 months and 15 days by an urgency ordinance on May 7, 2024; and

**WHEREAS**, as provided in the urgency ordinance, the City of Pinole has an overriding interest in planning and regulating the use of property within the City to maintain quality of life and addressing climate change to maintain public health, safety and welfare; and

**WHEREAS**, as further provided in the urgency ordinance, fossil-fuel based transportation remains the largest contributor of greenhouse gas emissions, and the City desired to aid in reducing severe negative public health impacts that residents are experiencing, and will continue to experience, by banning the development of new service stations, prohibiting the expansion of existing service stations, and encourage the use of zero emission vehicles; and

**WHEREAS**, the temporary moratorium is set to expire on March 22, 2026; and

**WHEREAS**, the City of Pinole adopted the City of Pinole Climate Action and Adaptation Plan (CAAP) in August 2024 establishing measures the City will take to support reducing greenhouse gas emissions; and

**WHEREAS**, the CAAP establishes an action for the City to prepare an ordinance that bans the development of any new fossil fuel stations and expansion of existing fossil fuel stations prior to the expiration of the urgency ordinance; and

**WHEREAS**, Pinole Municipal Code (“PMC”) Title 17 Zoning Code (“Zoning Code”) establishes general regulations on land uses and development standards within the City; and

**WHEREAS**, The Three Corridors Specific Plan (“Specific Plan”) establish specific regulations on land uses and development standards for defined areas within the City identified in the Specific Plan and supersede requirements in the Zoning Code where there is a conflict; and

**WHEREAS**, the proposed amendments to the Zoning Code and Specific Plan are attached hereto as Attachment B; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing related to the proposed amendments on January 26, 2026; and

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

**WHEREAS**, the Planning Commission recommended adoption of the proposed amendments; and

**WHEREAS**, the City Council held a duly noticed public hearing related to the proposed amendments on March 3, 2026; and

**WHEREAS**, after close of the public hearing, the City Council considered all public comments received both before and during the public hearing, the presentation by city staff, the staff report, and all other pertinent documents regarding the proposed amendments; and

**WHEREAS**, on March 17, 2026, the City Council waived the second reading of the ordinance; and

**NOW THEREFORE, BE IT RESOLVED**, pursuant to the findings stated herein, that the City Council of the City of Pinole does ordain as follows:

**Section 1. Recitals.** The above recitals are true and correct and made a part of this Ordinance.

**Section 2. Amendment of Municipal Code and Specific Plan.** The Pinole Municipal Code is hereby amended with amendments to Chapters 17.12, 17.20, 17.22, and 17.34 of the Pinole Municipal Code and Chapters 6 and 11 of the Three Corridors Specific Plan, as set forth in Attachment B, attached hereto and incorporated herein.

**Section 3. CEQA.** Pursuant to Title 14 of the California Administrative Code, the City Council finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) for the following reasons:

1. CEQA Guidelines Section 15061(b)(3) sets forth under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The project involves amendments to the text of the Zoning Code and Specific Plan with no physical impacts to the environment. The amendments would prohibit the development of new service stations and establish regulations on operation and design of service stations and alternative fuel stations, which result in no specific physical changes to the environment. Projects involving development would be evaluated under CEQA based on discrete site and design characteristics particular to the project. Therefore, this ordinance amendment will have no significant effect on the environment.

2. CEQA Guidelines Section 15301 provides a categorical exemption for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The amendments would result in existing service station uses (i.e., the fossil fuel-serving use) becoming nonconforming uses, which would be subject to regulations restricting the ability to expand the nonconforming use. Therefore, this ordinance amendment limits operation and modification of existing service station uses such that there would be negligible or no expansion of service station uses.

3. CEQA Guidelines Section 15308 provides a categorical exemption for actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The amendments are consistent with the policies and practices in the City's Climate Action and Adaptation Plan (CAAP) for environmental protection through actions to address climate change and its impacts, including the actions to reduce greenhouse gas emissions. The CAAP calls for the adoption of an ordinance to prohibit new fossil fuel service stations, which is addressed through the proposed amendments. Therefore, this ordinance amendment is consistent with actions involving regulatory procedures for protection of the environment.

**Section 4. Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each of every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**Section 5. Effective Date and Duration.** This ordinance shall take effect thirty (30) days after its final adoption.

**Section 6. Publication.** The City Clerk is directed to cause this ordinance to be published in a manner required by law.

PASSED AND ADOPTED at a regular meeting of the Pinole City Council held on March 3, 2026, the City Council passed this ordinance by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of Pinole on March 17, 2026.

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Anthony Tave, Mayor

ATTEST:

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Heather Bell, City Clerk

APPROVED AS TO FORM:

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Eric S. Casher, City Attorney

## **ATTACHMENT B. MUNICIPAL CODE and SPECIFIC PLAN AMENDMENTS**

- 1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]**
- 2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**
- 3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions [Amendment]**
- 4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**
- 5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**
- 6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**
- 7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**
- 8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]**

## **1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]**

Excerpt of Section 17.12.080.

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## CHAPTER 17.12

### ENTITLEMENTS

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#### Sections:

- 17.12.010 Purpose.
- 17.12.020 Applicability.
- 17.12.030 Plan check.
- 17.12.040 Similar use determination.
- 17.12.050 Reasonable accommodation.
- 17.12.060 Administrative use permit.
- 17.12.070 Temporary use permit.
- 17.12.080 Administrative design review.
- 17.12.090 Sign permit.
- 17.12.100 Creative sign program.
- 17.12.110 Sign program.
- 17.12.120 Minor deviations.
- 17.12.130 Variance.
- 17.12.140 Conditional use permit.
- 17.12.150 Comprehensive design review.
- 17.12.160 Development agreements.
- 17.12.170 Specific plans.
- 17.12.180 Prezoning.
- 17.12.190 Zoning Code (text and map) amendment.
- 17.12.200 General plan amendment.
- 17.12.210 Small cell attachment permit.

[...]

#### **17.12.080 ADMINISTRATIVE DESIGN REVIEW.**

A. Purpose. The purpose of Administrative Design Review is to provide an efficient process for promoting the orderly and harmonious growth of the city, to encourage development in keeping with the desired character of the city, and to ensure physical and functional compatibility between uses. Administrative design review is intended to provide a process for consideration of minor development proposals to ensure that additions and alterations to the design and layout of existing development will constitute suitable development and will not result in a detriment to the city or to the environment.

B. Applicability. Administrative design review is required for all structural additions to single family, multi-family and non-residential structures, and as otherwise required in this Title. Additions for multi-family and non-residential structures that are five hundred (500) square feet or larger require comprehensive design review. Furthermore, all new single family homes shall require comprehensive design review. Issues related to fire and public works compliance are addressed during the plan check process. Issues related to Building Code compliance are addressed at time of building permit issuance.

C. Approving Authority. The designated approving authority for administrative design review is the Community Development Director. Administrative design review approval is required prior to issuance of any building permits or site improvement plans.

D. Application Contents. The application for an administrative design review shall be on a form prepared as prescribed by the Community Development Director.

E. Procedure. The procedures for administrative design review shall be as provided in Chapter 17.10 (General Application Processing Procedures) except as provided below:

1. No public hearing shall be required unless required below.

2. The city shall provide mailed notice pursuant to Section 17.10.050B.2. that the city is considering an application for administrative design review. In addition to the content required under Section 17.10.050B., the mailed notice shall advise

persons that plans for the project are available for public review at City Hall and that the application will be decided unless a written request for hearing is received by the City Community Development Department on or before a date specified in the notice, which shall be at least ten (10) working days after the date of mailing.

3. If no timely written request for hearing is filed, the application shall be administratively approved by the Community Development Director if it is deemed to be consistent with the provisions of this title.

4. If a timely written request for hearing is filed, the application shall no longer be administratively processed and shall instead be processed in accordance with the procedures for comprehensive design review.

5. The Community Development Director may elevate any project to the comprehensive design review process if in the opinion of the Community Development Director, such project, because of location, size, design, or other aspect of the project, warrants a hearing before the Planning Commission.

F. Approval Findings. The approving authority shall make the following findings to approve or conditionally approve an administrative design review application:

1. Compliance with the general plan and any applicable specific plans.
2. Compliance with applicable provisions of the Zoning Code.
3. Compatibility with the surrounding neighborhood.

4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.

G. Appeals. Appeal of the approving authority's action on the request for administrative design review permit shall be made in accordance with the procedures specified in Section 17.10.070 (Appeals).

H. Expiration. All approved administrative design review permits are subject to the provisions set forth in Section 17.10.120 (Revocation).

(Ord. 2020-01, § 2, 2020: Ord. 2012-07 § 2, 2012: Ord. 2010-02 § 1 (part), 2010)

[...]



## **2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**

Full Chapter included.

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Text to be added shown in underline text.

## CHAPTER 17.20

### ALLOWED LAND USES AND REQUIREMENTS

Sections:

17.20.010 Purpose.

17.20.020 Allowed uses and required entitlements.

#### 17.20.010 PURPOSE.

The purpose of this chapter is to establish allowed land uses and requirements for planning entitlements for each of the city's base zoning districts. Allowed uses herein are consistent with and implement the city's general plan corresponding land use designations as shown in Table 17.18.020-1 (Zoning Districts).

(Ord. 2016-03 § 2 (part), 2016; Ord. 2010-02 § 1 (part), 2010)

#### 17.20.020 ALLOWED USES AND REQUIRED ENTITLEMENTS.

Table 17.20.030-1 below identifies allowed uses and corresponding requirements for planning entitlements for all base zoning districts within the city. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.22 (Allowed Use Definitions). See additional use requirements in Article IV (Special Use Standards). In the table below, any land use shown with a "P" indicates that the land use is permitted by right, a "C" indicates that the land use is permitted in the designated zoning district upon issuance of a conditional use permit (pursuant to Section 17.12.140 (Conditional Use Permit), an "A" indicates that the land use is permitted in the designated zoning district upon issuance of an administrative use permit (pursuant to Section 17.12.060 (Administrative Use Permit), and an "N" indicates that the use is not allowed. Except as otherwise provided for in this title, uses not shown in the table are not permitted. Zoning district names for the zoning district symbols used in the table are as follows:

- LDR = Low Density Residential Zoning District
- R-1 = Suburban Residential Zoning District
- R-2 = Medium Density Zoning District
- R-3 = High Density Zoning District
- R-4 = Very High Density Zoning District
- R = Rural Zoning District
- RC = Regional Commercial Zoning District
- RMU = Residential Mixed Use Zoning District
- CMU = Commercial Mixed Use Zoning District
- OPMU = Office Professional Mixed Use Zoning District
- OIMU = Office Industrial Mixed Use Zoning District
- OS = Open Space Zoning District
- PR = Parks and Recreation Zoning District
- PQI = Public Quasi-Public Institutional Zoning District
- SPBCA = San Pablo Bay Conservation Zoning District

**TABLE 17.20.030-1:**

#### ALLOWED USES AND REQUIRED ENTITLEMENTS FOR CITY OF PINOLE BASE ZONING DISTRICTS

| <i>Land Use \ Zoning District</i>                       | <i>LDR</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>R-4</i> | <i>R</i> | <i>RC</i> | <i>RMU</i> | <i>CMU</i> | <i>OPMU</i> | <i>OIMU</i> | <i>OS</i> | <i>PR</i> | <i>PQI</i> | <i>SPBCA</i> |
|---------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| <b>Residential Uses</b>                                 |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Adult Day Care Home                                     | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Caretaker Housing                                       | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | N          | N            |
| Dwelling, Accessory/<br>Junior Accessory <sup>(1)</sup> | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Dwelling, Multifamily                                   | N          | N          | P          | P          | P          | N        | N         | P          | P          | P           | C           | N         | N         | N          | N            |
| Dwelling, Single Family                                 | P          | P          | P          | P          | N          | P        | N         | P          | N          | N           | N           | N         | N         | N          | N            |
| Dwelling, Two-Family                                    | N          | N          | P          | P          | N          | N        | N         | N          | N          | P           | P           | N         | N         | N          | N            |

| <b>Land Use \ Zoning District</b>                                                        | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Dwelling, Three- and Four-Family                                                         | N          | N          | P          | P          | P          | N        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Emergency Shelter (2)                                                                    | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | P           | N         | N         | N          | N            |
| Family Day Care Home, Large                                                              | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Family Day Care Home, Small                                                              | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Group Residential/Home                                                                   | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Home Occupations (3)                                                                     | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Low Barrier Navigation Center                                                            | N          | N          | N          | N          | N          | N        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Manufactured Home                                                                        | P          | P          | P          | P          | P          | P        | N         | P          | N          | N           | N           | N         | N         | N          | N            |
| Mobile Home Park                                                                         | C          | C          | C          | C          | C          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Residential Care Facilities                                                              | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Single Room Occupancy Facilities                                                         | N          | N          | C          | C          | C          | N        | N         | C          | C          | N           | N           | N         | N         | N          | N            |
| Supportive Housing (located in housing of a type permitted in the zone)                  | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Transitional Housing <sup>(2)</sup> (located in housing of a type permitted in the zone) | P          | P          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| <b>Agriculture, Resource, and Open Space Uses</b>                                        |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Animal Keeping, Domestic Pets (4)                                                        | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Exotic Animals (4)                                                       | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Livestock (4)                                                            | N          | N          | N          | N          | N          | P        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Poultry, Rabbits (4)                                                     | P          | P          | C          | C          | C          | P        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Equestrian Facility, Commercial                                                          | N          | N          | N          | N          | N          | C        | N         | N          | N          | N           | N           | N         | C         | N          | N            |
| Equestrian Facility, Hobby                                                               | N          | N          | N          | N          | N          | P        | N         | N          | N          | N           | N           | N         | C         | N          | N            |
| Kennels, Hobby                                                                           | N          | N          | N          | N          | N          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| <b>Recreation, Education, and Public Assembly Uses</b>                                   |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Cemeteries, Mausoleums                                                                   | C          | C          | C          | C          | C          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Clubs, Lodges, and Private Meeting Halls                                                 | C          | C          | C          | C          | N          | N        | N         | N          | C          | C           | C           | N         | N         | C          | C            |
| Community Centers/Civic Uses                                                             | C          | C          | C          | C          | C          | C        | N         | C          | C          | C           | N           | N         | P         | P          | C            |
| Community Garden                                                                         | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | P         | P         | P          | N            |
| Indoor Amusement/Entertainment Facility                                                  | N          | N          | N          | N          | N          | N        | C         | N          | C          | N           | N           | N         | N         | N          | N            |
| Indoor Fitness and Sports Facility                                                       | N          | N          | N          | N          | N          | N        | P         | C          | N          | C           | C           | N         | N         | P          | N            |
| Libraries and Museums                                                                    | C          | C          | C          | C          | N          | N        | N         | C          | C          | C           | C           | N         | N         | C          | C            |
| Outdoor Commercial Recreation                                                            | C          | C          | C          | C          | N          | N        | N         | N          | N          | N           | N           | N         | P         | P          | C            |
| Parks and Public Plazas                                                                  | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | P         | P          | P            |
| Public Safety Facility                                                                   | P          | P          | P          | P          | P          | P        | P         | C          | C          | C           | C           | N         | C         | P          | C            |

| <b>Land Use \ Zoning District</b>                                    | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|----------------------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Recreational Vehicle Parks                                           | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Religious Institutions                                               | C          | C          | C          | C          | C          | C        | N         | N          | C          | C           | C           | N         | N         | C          | C            |
| Resource Protection and Restoration                                  | P          | P          | P          | P          | P          | P        | C         | N          | N          | N           | N           | P         | P         | P          | P            |
| Resource-Related Recreation                                          | P          | P          | P          | P          | P          | P        | N         | N          | N          | N           | N           | P         | P         | P          | P            |
| Schools, Private and Special/Studios                                 | N          | N          | N          | N          | N          | N        | P         | N          | C          | C           | C           | N         | N         | N          | N            |
| Schools, Public                                                      | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | P          | N            |
| Theaters and Auditoriums                                             | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | N          | N            |
| <b>Utility, Transportation, and Communication Uses</b>               |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Broadcasting and Recording Studios                                   | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | P          | N            |
| Bus and Transit Shelters                                             | N          | P          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | P         | P          | P            |
| Bus and Truck Terminal and Parking                                   | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | C           | N         | N         | N          | N            |
| Heliports                                                            | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Park and Ride Facility                                               | N          | N          | C          | C          | N          | N        | P         | C          | C          | C           | C           | N         | N         | P          | N            |
| Parking Facility                                                     | N          | N          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | N         | P          | N            |
| Small Cell Wireless Facilities (14)                                  | P/C        | P/C        | P/C        | P/C        | P/C        | P/C      | P/C       | P/C        | P/C        | P/C         | P/C         | N         | P/C       | P/C        | N            |
| Wireless Communication Facility, Freestanding Tower (5)              | C          | C          | C          | C          | C          | C        | C         | C          | C          | C           | C           | C         | C         | C          | C            |
| Wireless Communication Facility, co-location, antenna, satellite (5) | C          | C          | P          | P          | P          | P        | P         | P          | P          | P           | P           | P         | P         | P          | P            |
| Transit Facilities                                                   | N          | N          | N          | N          | N          | N        | P         | N          | N          | C           | C           | N         | N         | P          | C            |
| Utility Facility and Infrastructure (6)                              | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | P         | P         | P          | P            |
| <b>Retail, Service, and Office Uses</b>                              |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Adult Oriented Business (7)                                          | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | C           | N         | N         | N          | N            |
| Adult Day Care Facility                                              | C          | C          | C          | C          | P          | N        | N         | P          | C          | N           | N           | N         | N         | N          | C            |
| Alcoholic Beverage Sales                                             | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | C           | N         | N         | N          | N            |
| Ambulance Service                                                    | N          | N          | N          | N          | N          | N        | N         | C          | N          | N           | P           | N         | N         | N          | N            |
| Animal Sales and Grooming                                            | N          | N          | N          | N          | N          | N        | P         | C          | C          | P           | P           | N         | N         | N          | N            |
| Art, antique, collectable                                            | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | C           | N         | N         | N          | N            |
| Artisan Shops                                                        | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Artist Studio                                                        | N          | N          | P          | P          | P          | P        | N         | C          | C          | C           | P           | N         | N         | N          | N            |
| Banks and Financial Services                                         | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Bars and Nightclubs                                                  | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | N           | N         | N         | N          | N            |
| Bed and Breakfast Inns                                               | N          | N          | N          | N          | N          | N        | N         | C          | C          | N           | N           | N         | N         | N          | N            |
| Building Materials Store and Yard                                    | N          | N          | N          | N          | N          | N        | P         | N          | C          | N           | C           | N         | N         | N          | N            |
| Business Support Services                                            | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Call Centers                                                         | N          | N          | N          | N          | N          | N        | N         | C          | C          | P           | P           | N         | N         | N          | N            |
| Card Room                                                            | N          | N          | N          | N          | N          | N        | C         | C          | C          | N           | N           | N         | N         | N          | N            |

| <b>Land Use \ Zoning District</b>                | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|--------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Check Cashing Business                           | N          | N          | N          | N          | N          | N        | N         | N          | C          | C           | C           | N         | N         | N          | N            |
| Child Day Care Facility                          | C          | C          | C          | C          | C          | N        | C         | P          | P          | P           | C           | N         | N         | N          | N            |
| Commercial Marijuana Cultivation <sup>(11)</sup> | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Convenience Stores                               | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Drive-in and Drive-through Sales and Service (8) | N          | N          | N          | N          | N          | N        | P         | N          | C          | C           | C           | N         | N         | N          | N            |
| Equipment Sales and Rental                       | N          | N          | N          | N          | N          | N        | C         | N          | P          | C           | P           | N         | N         | N          | N            |
| Firearm or Firearm Ammunition Sales              | N          | N          | N          | N          | N          | N        | C         | N          | C          | N           | C           | N         | N         | N          | N            |
| Furniture, Furnishings, and Appliance Stores     | N          | N          | N          | N          | N          | N        | P         | C          | P          | C           | C           | N         | N         | N          | N            |
| Garden Center/Plant Nursery                      | N          | N          | N          | N          | N          | N        | C         | N          | C          | C           | P           | N         | N         | N          | N            |
| Grocery Stores/Supermarket                       | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | N           | N         | N         | N          | N            |
| Home Improvement Supplies                        | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | C           | N         | N         | N          | N            |
| Hotels and Motels                                | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | N           | N         | N         | N          | N            |
| Hotels and Motels, Extended Stay                 | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | N           | N         | N         | N          | N            |
| Kennels, Commercial                              | N          | N          | N          | N          | N          | C        | N         | N          | C          | N           | C           | N         | N         | N          | N            |
| Maintenance and Repair, Small Equipment          | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | P           | N         | N         | N          | N            |
| Marijuana Delivery <sup>(12)</sup>               | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Marijuana Dispensary <sup>(10)</sup>             | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Massage Therapy Establishment <sup>(9)</sup>     | N          | N          | N          | N          | N          | N        | C         | P          | P          | P           | C           | N         | N         | N          | N            |
| Medical Services, General                        | N          | N          | N          | N          | N          | N        | P         | C          | C          | P           | P           | N         | N         | N          | N            |
| Medical Services, Extended Care                  | N          | N          | N          | N          | N          | N        | N         | C          | C          | C           | N           | N         | N         | N          | N            |
| Medical Services, Hospitals                      | N          | N          | N          | N          | N          | N        | N         | N          | C          | P           | N           | N         | N         | N          | N            |
| Mortuaries and Funeral Homes                     | N          | N          | N          | N          | N          | N        | N         | N          | C          | C           | P           | N         | N         | N          | N            |
| Neighborhood Market                              | N          | N          | N          | N          | N          | N        | N         | P          | P          | C           | C           | N         | N         | N          | N            |
| Office, Temporary                                | N          | N          | N          | N          | N          | N        | N         | N          | C          | P           | P           | N         | N         | N          | N            |
| Offices, Business and Professional               | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Offices, Accessory                               | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | P           | N         | N         | N          | N            |
| Pawn Shop                                        | N          | N          | N          | N          | N          | N        | C         | N          | C          | C           | C           | N         | N         | N          | N            |
| Personal Marijuana Cultivation <sup>(13)</sup>   | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Personal Services                                | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | N           | N         | N         | N          | N            |
| Restaurants                                      | N          | N          | N          | N          | N          | N        | P         | C          | P          | P           | P           | N         | N         | N          | N            |
| Retail, Accessory                                | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Retail, General                                  | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Retail, Warehouse Club                           | N          | N          | N          | N          | N          | N        | P         | N          | C          | N           | N           | N         | N         | N          | N            |
| Smoke Shop                                       | N          | N          | N          | N          | N          | N        | N         | N          | C          | N           | N           | N         | N         | N          | N            |
| Temporary Real Estate                            | C          | C          | C          | C          | C          | C        | C         | C          | C          | C           | C           | N         | N         | N          | N            |
| Thrift Store                                     | N          | N          | N          | N          | N          | N        | C         | C          | C          | N           | N           | N         | N         | N          | N            |
| Veterinary Facility                              | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | C           | N         | N         | N          | N            |

| Land Use \ Zoning District                            | LDR | R-1 | R-2 | R-3 | R-4 | R | RC | RMU | CMU | OPMU | OIMU | OS | PR | PQI | SPBCA |
|-------------------------------------------------------|-----|-----|-----|-----|-----|---|----|-----|-----|------|------|----|----|-----|-------|
| <b>Automobile and Vehicle Uses</b>                    |     |     |     |     |     |   |    |     |     |      |      |    |    |     |       |
| <u>Alternative Fuel Station</u><br>(15)               | P   | P   | P   | P   | P   | P | P  | P   | P   | P    | P    | P  | P  | P   | P     |
| Auto and Vehicle Sales and Rental                     | N   | N   | N   | N   | N   | N | C  | N   | C   | C    | C    | N  | N  | N   | N     |
| Auto and Vehicle Sales, Wholesale                     | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Auto and Vehicle Storage                              | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Auto Parts Sales                                      | N   | N   | N   | N   | N   | N | P  | N   | N   | N    | P    | N  | N  | N   | N     |
| Car Washing and Detailing                             | N   | N   | N   | N   | N   | N | C  | N   | C   | C    | C    | N  | N  | N   | N     |
| Service Stations (15)                                 | N   | N   | N   | N   | N   | N | NG | N   | NG  | NG   | NG   | N  | N  | N   | N     |
| Vehicle Services, Major                               | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | C    | N  | N  | N   | N     |
| Vehicle Services, Minor                               | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | C    | N  | N  | N   | N     |
| <b>Industrial, Manufacturing, and Processing Uses</b> |     |     |     |     |     |   |    |     |     |      |      |    |    |     |       |
| Manufacturing, Major                                  | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | C    | N  | N  | N   | N     |
| Manufacturing, Minor                                  | N   | N   | N   | N   | N   | N | N  | N   | C   | C    | P    | N  | N  | N   | N     |
| Manufacturing, Small Scale                            | N   | N   | N   | N   | N   | N | N  | C   | C   | P    | P    | N  | N  | N   | N     |
| Printing and Publishing                               | N   | N   | N   | N   | N   | N | N  | N   | C   | C    | P    | N  | N  | N   | N     |
| Recycling Facility, Collection                        | N   | N   | N   | N   | N   | N | C  | C   | C   | C    | C    | N  | N  | N   | N     |
| Recycling Facility, Processing                        | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | C    | N  | N  | N   | N     |
| Recycling Facility, Scrap and Dismantling Facility    | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Research and Development                              | N   | N   | N   | N   | N   | N | N  | C   | P   | P    | P    | N  | N  | N   | N     |
| Storage, Personal Storage Facility                    | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | P    | N  | N  | N   | N     |
| Storage, Warehouse                                    | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | P    | N  | N  | N   | N     |
| Storage, Yards                                        | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Wholesaling and Distribution                          | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |

Notes:

- (1) See additional regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units in Chapter 17.70.
- (2) See additional regulations for Emergency Shelters in Chapter 17.62.
- (3) See additional regulations for Home Occupations in Chapter 17.64.
- (4) Additional regulations applicable to animal keeping where permitted are as follows and within Title 6:
  - a. Domestic Pets. Keeping of any combination of five (5) or more cats and dogs is considered a kennel for the purposes of this title.
  - b. Exotic Animals. All exotic animals shall be kept and maintained a minimum distance of 40 feet from any property line, unless contained within the dwelling.
  - c. Livestock. One (1) livestock animal may be permitted for each twenty thousand (20,000) square feet. All livestock animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line and a minimum distance of fifty (50) feet from any residential dwelling.
  - d. Poultry and Rabbits. All poultry animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line.
- (5) See additional regulations for wireless communication facilities in Chapter 17.76.

(6) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a conditional use permit.

(7) See additional regulations for adult entertainment businesses in Chapter 17.58

(8) See additional regulations for drive-in and drive-through facilities in Chapter 17.40.

(9) See additional regulations for massage therapy in Chapter 17.66 and Chapter 8.32

(10) Marijuana dispensaries are not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(11) Commercial Marijuana Cultivation is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(12) Marijuana Delivery is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(13) Personal Marijuana Cultivation is limited to up to six plants per residence, grown indoors within a locked area, by adults 21 years of age or older. See also, Chapter 8.33.

(14) Facilities meeting all specified requirements in Chapter 17.77 are permitted as noted above except in the Open Space (OS) and San Pablo Bay Conservation Area (SPBCA) District, otherwise a conditional use permit is required. See additional regulations for small cell wireless facilities in Chapter 17.77.

(15) See additional regulations for service stations and alternative fuel stations in Chapter 17.34.

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2019-03 § 4, 2019; Ord. 2017-14 § 2 (part), 2017; Ord. 2017-11 § 2, 2017; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 § 6, 2016; Ord. 2016-03 § 2 (part), 2016; Ord. 2014-02 § 4, 2014; Ord. 2012-05 § 2, 2012; Ord. 2011-02; Ord. 2010-02 § 1 (part), 2010)

### **3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions [Amendment]**

Excerpt of Section 17.22.020(G).

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Text to be added shown in underline text.



### ALLOWED USE DEFINITIONS

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Sections:

17.22.010 Purpose.

17.22.020 Allowed use definitions.

#### 17.22.010 PURPOSE.

The purpose of this chapter is to define use classifications listed in Chapter 17.20 (Allowed Land Uses and Required entitlements) and throughout this title. Use classifications are land uses that have been grouped into general categories on the basis of common function, product, or compatibility characteristics. This chapter should be used as a reference to Additional definitions for specialized terms used in the Zoning Code can be found in Article VI (Glossary). (Ord. 2010-02 § 1 (part), 2010)

#### 17.22.020 ALLOWED USE DEFINITIONS.

[...]

##### G. Automobile and Vehicle uses.

1. **AUTO AND VEHICLE SALES AND RENTAL.** Retail establishments selling and/or renting automobiles, trucks, and vans. Includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail, General"), tire recapping establishments (see "Vehicle Services - Major"), businesses dealing exclusively in used parts (see "Recycling Facility - Scrap and Dismantling"), or "Service Station," all of which are separately defined.
2. **AUTO AND VEHICLE SALES, WHOLESALE.** Wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking, junkyard, or salvage yard. Conventional automobile dealerships are listed under "Auto and Vehicle Sales and Rental."
3. **AUTO AND VEHICLE STORAGE.** Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes, but is not limited to, storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include retail sales (see "Auto and Vehicle Sales, Wholesale").
4. **AUTO PARTS SALES.** Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services - Major" or businesses dealing exclusively in used parts, which are included under "Auto and Vehicle Sales, Wholesale."
5. **CAR WASHING AND DETAILING.** Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one (1) day) are not part of this use classification.
6. **SERVICE STATION.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels—gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."
7. **ALTERNATIVE FUEL STATION.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."
8. **VEHICLE SERVICES - MAJOR.** The repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.
9. **VEHICLE SERVICES - MINOR.** Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, and smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility - Scrap and Dismantling."

[...]

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 §§ 4-5, 2016:  
Ord. 2012-05 §  
3, 2012: Ord. 2010-02 § 1 (part), 2010)

#### **4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**

Full Chapter included.

Text to be removed shown in strikeout ~~text~~.

Text to be added shown in underline text.

## CHAPTER 17.34

### **AUTOMOBILE SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS**

17.34.010 Purpose.

17.34.020 Applicability.

17.34.030 Operation and modification of Service Stations~~Permit requirements and conditions of approval.~~

17.34.040 Location requirements.

17.34.050 Development and design standards for Service Stations and Alternative Fuel Stations.

~~17.34.060 Alternative fuel and charging stations for electric vehicles.~~

#### **17.34.010 PURPOSE.**

The purpose of this chapter is to regulate legal nonconforming service station modifications and alternative fuel station development to ensure that the design and operation of such uses are compatible with surrounding uses and activities relative to hazardous materials, noise, circulation, runoff, lighting, and litter, and consistent with the City's goals and policies, including the Climate Action and Adaptation Plan while encouraging and incentivizing the expansion, modification, or retrofit of existing service stations to incorporate biodiesel or other alternative fuels and electric vehicle charging infrastructure. ~~This chapter is also intended to allow for expansion of existing service stations to allow for biodiesel and other alternative fuels and the incorporation of charging stations for electric vehicles.~~ (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.020 APPLICABILITY.**

The regulations contained in this chapter shall apply to legal nonconforming new service stations and alternative fuel stations. ~~Service stations subject to this chapter shall only be authorized through entitlement requirements of Article II. (Zoning Districts, Allowed Uses, and Development Standards).~~ These regulations shall be in addition to any other development standards and regulations contained elsewhere within the Zoning Code (e.g., lighting). ~~Existing service stations and modification to existing service stations are exempt from the regulations contained in this chapter.~~ (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.030 OPERATION AND MODIFICATION OF SERVICE STATIONS**~~REQUIREMENTS AND CONDITIONS OF APPROVAL.~~

A. Operation of Service Stations. New service stations are prohibited. Existing legal nonconforming service station uses may continue to operate, subject to the following: ~~Permit Requirement. Service stations require a conditional use permit or are allowed by right as established in Article II (Zoning Districts, Allowed Uses, and Development Standards). Comprehensive design review pursuant to Section 17.12.150 (Comprehensive Design Review) shall be required for all new service stations. Consistent with Article II. (Zoning Districts, Allowed Uses, and Development Services), the Planning Commission is the designated approving authority for service station conditional use permit applications.~~

1. The number of fossil fuel pumps shall not be increased to exceed the existing number at the service station site.

2. If the number of fossil fuel pumps are permanently reduced, meaning the pump or pumps are fully removed rather than temporarily out of service, no subsequent actions may increase the number of fossil fuel pumps to the number that existed prior to the reduction.

3. Fossil fuel equipment and infrastructure may be repaired, replaced, and/or relocated on the same site where required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure. Replacement and relocation shall be subject to the requirements under Section 17.34.030(B).

4. Existing service stations shall lose nonconforming status if conditions occur as described in Section 17.34.030(C).

B. Conditions of Approval. In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:

— 1. If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).

— 2. Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station.

— 3. The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof.

Renovations and Modifications of Service Stations. Renovations and modifications of service stations may be conducted, subject to the following:

1. Fossil Fuel Uses. Renovations and modifications associated with the selling, dispensing, and storage of fossil fuel are allowed only where such work is required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure.

a. Administrative Design Review approval is required for renovations and modifications.

b. Renovations and modifications shall not increase the number of fossil fuel pumps.

c. Maintenance and repair of existing fossil fuel service equipment is not considered a renovation or modification for the purposes of this Section.

2. Other Uses. Renovations and modifications that involve other permitted and conditionally permitted uses on the site (e.g., remodel of a convenience store, installation of alternative fuel pumps, installation of zero-emission vehicle charging stations) may be allowed subject to obtaining required permits.

3. Addition of Alternative Fuel. Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates alternative fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. Renovations and modifications of service stations that include alternative fuel infrastructure may include a request for reduction of existing on-site parking spaces. The designated approving authority may approve a parking reduction without a Minor Deviation, Variance, or Conditional Use Permit when the applicant demonstrates, to the satisfaction of the Community Development Director, that the reduction is necessary to accommodate alternative fuel infrastructure.

~~C. Loss of Nonconforming Status for Service Stations. B. Conditions of Approval. In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:~~

~~1. If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).~~

1. If the service station is abandoned or ceases the selling, storing, and/or dispensing of fossil fuels for a continuous period in excess of six (6) months, the service station shall lose its nonconforming status and any subsequent use of the site shall be in conformity with regulations of the applicable zoning district. The Community Development Director shall have final determination on the date the service station became abandoned or ceased the selling, storing, and/or dispensing of fossil fuels.

2. If the service station loses its nonconforming status, the property owner shall be responsible for the removal of 2.— Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station. The owner shall submit plans to the Community Development Department showing the proposed removal and obtain all required permits to complete the work. The owner shall complete the removal within six (6) months following the date the service station lost its nonconforming status, or as otherwise approved by the Community Development Director. Owners that do not complete the removal within required timeframes would be subject to code enforcement action.

~~3. The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof. (Ord. 2010-02 § 1 (part), 2010)~~

#### **17.34.040 LOCATION REQUIREMENTS.**

A. Abutting Residential Zoning Districts or Uses. No new service stations shall be permitted. No alternative fuel station shall be permitted or located on lots abutting property in any residential zoning district or residential use, unless the designated approving authority can make the finding that the design and operation of the alternative fuel stationservice station, along with the conditions placed upon the entitlement applicationconditional use permit or Design Review, will ensure compatibility with the abutting property or use. Except, such locational or entitlement requirements are inapplicable where prohibited by law. In the event that the property adjacent to an existing service station or alternative fuel station is subsequently rezoned to a residential zoning district or to allow residential uses, such rezoning shall not cause the service station or alternative fuel station to be nonconforming in regard to this location requirement.

B. Proximity to Other ~~Service~~ Stations. In the City of Pinole, a maximum of two (2) service stations and/or alternative fuel stations are permitted at any single intersection; otherwise, ~~service~~ stations shall be separated by a minimum of five hundred (500) feet. However, the city may grant exceptions for stations that are required to relocate due to roadway expansion projects or where required for compliance with regulations. Separation distance shall be measured in a straight line from the property line of said service stations. Where two (2) service stations are located at a single intersection, the city encourages stations to be sited in such a manner as to service different flows of traffic. The city may waive the spacing requirements for infill sites or locations affected by roadway widening or other infrastructure improvements. (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.050 DEVELOPMENT AND DESIGN STANDARDS FOR SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS.**

The following requirements apply to all new service stations and qualifying expansions/improvements to existing service stations and new alternative fuel stations, except where such requirements may be superseded by state or federal regulations. Service station and alternative fuel station uses shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

A. Frontage. The minimum public street frontage shall be one hundred and thirty-five (135) feet on each public street for all new alternative fuel service stations.

B. Pump Islands. Service station and alternative fuel station pump islands may be placed in required yards provided they are no closer than fifteen (15) feet to the street right-of-way.

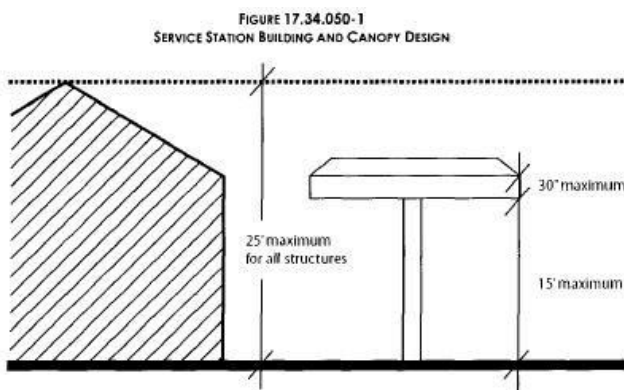
C. Setbacks. Generally, no building shall be located within thirty (30) feet of any public right-of-way or within fifteen (15) feet of any interior parcel line. However, to encourage a more pedestrian streetscape, a primary building with direct access from the street may be located a minimum of fifteen (15) feet from the right-of-way (and outside required landscape corridors). Where the site is located within the Three Corridors Specific Plan area, the development standards of the Specific Plan shall apply.

D. Building Placement and Orientation. Buildings shall be placed outside the required setback areas, but close to the street and oriented to the public view.

E. Building and Canopy Design. The service station or alternative fuel station building and/or canopy shall be designed for architectural compatibility with the surrounding area. Notwithstanding any other requirements in the Zoning Code, the maximum height for all service station buildings (including canopy) shall be twenty-five (25) feet. Pitched roofs are preferred, but not required. In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be fifteen (15) feet and the maximum width of the canopy fascia shall be thirty (30) inches. ~~A lighting study shall be required in conjunction with the design review process to examine light pollution issues, including but not limited to safety and glare pursuant to~~ The canopy fascia shall match the color and texture of the primary building. See Figure 17.34.050-1 (Service Station Building and Canopy Design). Deviations from these requirements may be allowed in conjunction with comprehensive design review (Section 17.12.150).

**FIGURE 17.34.050-1**

**SERVICE STATION AND ALTERNATIVE FUEL STATION BUILDING AND CANOPY DESIGN**



F. Access Driveways.

1.a- Driveway dimensions. Driveway design shall be consistent with the City of Pinole Public Works Improvement Standards, except that the minimum width for driveways shall be thirty-five (35) feet. The width shall be expanded to forty-five (45) feet whenever the driveway accesses a street with a width of, or with a planned ultimate width of, eighty-four (84) feet or greater. The throat depth for driveways shall be fifty (50) feet.

2.b- Driveway location. Driveways shall be no closer than forty (40) feet from the nearest intersecting point of street right-of-way lines, or as otherwise determined by the Public Works Director for traffic safety.

3.e- Number of driveways. No more than two (2) exterior points of access (driveways along abutting streets) shall be provided for each service station, regardless of the length or number of street frontages. No more than thirty-five percent (35%) of the street frontage shall be devoted to curb cuts. Within integrated developments, shared access driveways are preferred.

4.d- Accommodation of vehicle stacking. The internal circulation system shall allow for vehicle stacking without blocking ingress and egress on and off the site. The pump island shall be situated to provide stacking space for a minimum of two (2) vehicles behind the vehicle parked at the pump closest to the entrance and/or exit driveway. Sites shall be designed so that the space intended for vehicle stacking shall not block or interfere with the general circulation of traffic within integrated developments.

G. Accommodation of Refueling Trucks. The internal circulation system shall allow for safe and efficient fuel delivery. Where new internal circulation accommodating fuel delivery is proposed, the turning ~~Turning~~ radius information for all fuel delivery trucks accessing the service station shall be provided ~~in conjunction with conditional use permit or design review~~ for review and approval to the satisfaction of the Public Works Director.

H. Landscaping. Landscaping shall be provided consistent with the requirements of Section 17.44.060 (Special Landscape Requirements) for service stations and alternative fuel stations.

I. Signs. Signs shall be consistent with the requirements of Chapter 17.52 (Signs), including exempt gasoline pricing

signs.

J. Fences and Walls. A wall shall be provided between service stations abutting property in any agricultural or residential zoning district or residential use consistent with the requirements of Section 17.42.050 (Special Fence, Wall and Screening Requirements).

K. Lighting. Where there is change to the exterior lighting in conjunction with a permit application for new or modified structures, a lighting study shall be submitted to demonstrate consistency with the requirements of Chapter 17.46 (Lighting). In addition to the lighting requirements of Chapter 17.46 (Lighting), canopy lighting shall be recessed so that the luminary does not extend below the surface of the underside of the canopy.

L. Noise. All outdoor noise generators associated with operation of the service station shall be identified by the applicant during the ~~conditional use permit and/or~~ comprehensive design review process and may require the submittal of a professional noise analysis to quantify noise sources and attenuate noise levels consistent with city noise standards. All outdoor speakers and video/audio pump stations and sound signals associated with the service stations shall be turned off daily between the hours of 10:00 p.m. and 7:00 a.m. (Ord. 2010-02 § 1 (part), 2010)

#### **~~17.34.060 ALTERNATIVE FUEL AND CHARGING STATIONS FOR ELECTRIC VEHICLES.~~**

~~Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates biodiesel or other alternative fuels, or charging stations for electric vehicles. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. (Ord. 2010-02 § 1 (part), 2010)~~

## **5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**

Excerpt of Table 6.2.

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# LAND USE AND DEVELOPMENT STANDARDS

| LAND USE CLASSIFICATIONS                               | Old Town Sub-Area |  |          |          |          |          | Service Sub-Area |          |             |          | Mixed-Use Sub-Area |          |          |          |          |
|--------------------------------------------------------|-------------------|--|----------|----------|----------|----------|------------------|----------|-------------|----------|--------------------|----------|----------|----------|----------|
|                                                        | MDR               |  | RMU      | CMU      | OPMU     | PQI      | CMU              | OPMU     | OIMU        | PQI      | VHDR               | RMU      | CMU      | OPMU     | PQI      |
| Retail                                                 | N                 |  | P        | P        | P        | N        | P                | P        | P           | N        | N                  | P        | P        | P        | N        |
| Veterinary Facility                                    | N                 |  | CUP      | P        | P        | N        | P                | P        | P           | N        | N                  | CUP      | P        | P        | N        |
| Automotive and Vehicle Use Listings                    |                   |  |          |          |          |          |                  |          |             |          |                    |          |          |          |          |
| <u>Alternative Fuel Station</u>                        | <u>P</u>          |  | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u>         | <u>P</u> | <u>P</u>    | <u>P</u> | <u>P</u>           | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| Auto Parts Sales                                       | N                 |  | CUP      | P        | P        | N        | P                | P        | P           | N        | N                  | CUP      | P        | P        | N        |
| Car Wash and Detailing                                 | N                 |  | N        | N        | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |
| Service Stations                                       | N                 |  | N        | N        | N        | N        | N                | N        | <u>NCUP</u> | N        | N                  | N        | N        | N        | N        |
| Vehicle Services                                       | N                 |  | N        | CUP      | CUP      | N        | CUP              | CUP      | CUP         | CUP      | N                  | N        | CUP      | CUP      | N        |
| Industrial, Manufacturing, and Processing Use Listings |                   |  |          |          |          |          |                  |          |             |          |                    |          |          |          |          |
| Manufacturing - Minor                                  | N                 |  | CUP      | CUP      | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |
| Cottage Industry                                       | N                 |  | P        | P        | N        | N        | P                | P        | P           | N        | N                  | CUP      | N        | N        | N        |
| Personal Storage Facility                              | N                 |  | N        | N        | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |
| Printing and Publishing                                | N                 |  | CUP      | P        | P        | N        | P                | P        | P           | N        | N                  | CUP      | P        | P        | N        |
| Recycling Facility – Collection                        | N                 |  | P        | P        | P        | P        | P                | P        | P           | P        | P                  | P        | P        | P        | P        |
| Recycling Facility – Processing                        | N                 |  | N        | N        | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |

**Footnotes:**

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage, except for residential development on a property with an affordable housing agreement and when that development includes community benefits as specified in the General Plan.

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 200'

e – See Multi-Family Residential

## **6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**

Excerpt of Table 6.8.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

# LAND USE AND DEVELOPMENT STANDARDS

| Land Use Classifications                               | Old Town Sub-Area |     |     |     | Service Sub-Area |      |     |
|--------------------------------------------------------|-------------------|-----|-----|-----|------------------|------|-----|
|                                                        | MDR               | HDR | CMU | PQI | CMU              | OPMU | PQI |
| Automotive and Vehicle Use Listings                    |                   |     |     |     |                  |      |     |
| <u>Alternative Fuel Station</u>                        | P                 | P   | P   | P   | P                | P    | P   |
| Auto Parts Sales                                       | N                 | N   | N   | N   | N                | N    | N   |
| Car Wash and Detailing                                 | N                 | N   | N   | N   | N                | N    | N   |
| Service Stations                                       | N                 | N   | N   | N   | N                | N    | N   |
| Vehicle Services                                       | N                 | N   | CUP | CUP | CUP              | CUP  | CUP |
| Industrial, Manufacturing, and Processing Use Listings |                   |     |     |     |                  |      |     |
| Cottage Industry                                       | N                 | N   | P   | N   | P                | P    | N   |
| Personal Storage Facility                              | N                 | N   | N   | N   | N                | N    | N   |
| Printing and Publishing                                | N                 | MUP | P   | N   | P                | P    | N   |
| Recycling Facility – Collection                        | N                 | P   | P   | P   | P                | P    | P   |

**Footnotes:**

*a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.*

*b – Not allowed on first floor at street frontage*

*c – Square footage not to exceed 10,000 Square feet.*

*d – Not permitted if the same use is preexisting and within 300'*

*e – See Multi-Family Residential*

## **7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**

Excerpt of Table 6.14.

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# LAND USE AND DEVELOPMENT STANDARDS

| Land Use Classifications                               | Service Sub-Area |          |             |          |          | Mixed-Use Sub-Area |                          |          |
|--------------------------------------------------------|------------------|----------|-------------|----------|----------|--------------------|--------------------------|----------|
|                                                        | RMU              | CMU      | OPMU        | PQI      | HDR      | RMU                | CMU                      | PQI      |
| Automotive and Vehicle Use Listings                    |                  |          |             |          |          |                    |                          |          |
| <u>Alternative Fuel Station</u>                        | <u>P</u>         | <u>P</u> | <u>P</u>    | <u>P</u> | <u>P</u> | <u>P</u>           | <u>P</u>                 | <u>P</u> |
| Auto Parts Sales                                       | CUP              | P        | P           | N        | N        | CUP                | P                        | N        |
| Car Wash and Detailing                                 | N                | N        | CUP         | N        | N        | N                  | N                        | N        |
| Service Stations                                       | N                | N        | <u>NCUP</u> | N        | N        | N                  | <u>NCUP</u> <sup>‡</sup> | N        |
| Vehicle Services                                       | N                | CUP      | CUP         | CUP      | N        | N                  | CUP                      | CUP      |
| Industrial, Manufacturing, and Processing Use Listings |                  |          |             |          |          |                    |                          |          |
| Manufacturing                                          | N                | N        | N           | N        | N        | N                  | N                        | N        |
| Cottage Industry                                       | CUP              | CUP      | CUP         | N        | N        | CUP                | CUP                      | N        |
| Personal Storage Facility                              | N                | N        | N           | N        | N        | N                  | N                        | N        |
| Printing and Publishing                                | CUP              | P        | P           | N        | N        | CUP                | P                        | N        |
| Recycling Facility – Collection                        | P                | P        | P           | P        | P        | P                  | P                        | P        |
| Recycling Facility – Processing                        | N                | N        | N           | N        | N        | N                  | N                        | N        |

<sup>‡</sup>The service station must be accompanied with a larger retail establishment with a minimum of 50,000 square feet

## Footnotes:

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 300'

e – See Multi-Family Residential

## **8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]**

Excerpt of Chapter 11.

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# DEFINITIONS

## 11.1 DEFINITIONS

The following definitions describe unique terms used throughout this document for the purpose of establishing a clear and common understanding.

**Accent Trees.** Trees used to supplement the required street trees.

**Adult Day Care Home.** Pursuant to definitions of State law, an adult day care home is a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.

**Adult-Related Uses.** Those uses defined and regulated by Title 17, Chapter 17.56 of the City's Zoning Code.

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or other alcoholic beverages for on- or off premise consumption.

**Alley.** Alleys are narrow private drives serving commercial and residential development.

**Alley Access Parking.** Residential or commercial parking that is accessible from an alley.



**Alternative Fuel Station.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel, or any other renewable fuel.

**Arcade Frontage.** An Arcade frontage is nearly identical in character to the Gallery frontage except that the upper stories of the building may project over the public sidewalk and encroach into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it. This frontage is typically for retail use. An encroachment permit is needed to construct this frontage type, but can be approved as part of Design Review.

# DEFINITIONS

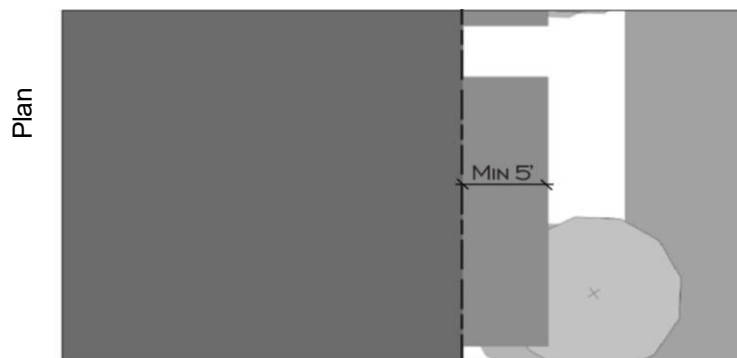
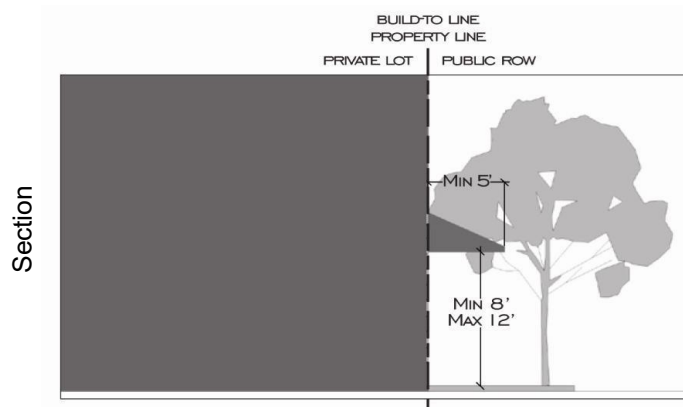
gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor Fitness and Sports Facilities.”

**Schools – Public.** Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

**Service Station.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels-gasoline or other motor vehicle fuels.

**Setback.** The required distance between a property line and a structure. The setback is measured from the property line and/or right of way line.

**Shopfront and Awning Frontage.** This frontage is characterized by a façade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. A shopfront and awning frontage has substantial glazing on the ground floor. Shopfront and awning frontages provide awnings or canopies cantilevered over the sidewalk.







## CITY COUNCIL REPORT

**10.B.**

**DATE:** MARCH 3, 2026

**TO:** MAYOR AND COUNCIL MEMBERS

**FROM:** David Hanham, Planning Manager, 510-724-9842, dhanham@pinole.gov  
Justin Shiu, Consultant Planner, 510-724-9035, jshiu@pinole.gov

**SUBJECT:** WAIVE THE FIRST READING AND INTRODUCE A ZONING CODE AND SPECIFIC PLAN AMENDMENT TO PROHIBIT NEW SERVICE STATIONS, ESTABLISH REGULATIONS FOR EXISTING LEGAL NONCONFORMING SERVICE STATIONS, AND ESTABLISH REGULATIONS FOR ALTERNATIVE FUEL STATIONS

### **RECOMMENDATION**

Staff recommends that City Council 1) waive the first reading and introduce an ordinance consisting of the Municipal Code Amendments related to prohibition of new service stations, proposed regulations for existing legal nonconforming service stations, and proposed regulations for alternative fuel stations, and 2) schedule a second read and adoption for March 17, 2026.

### **BACKGROUND**

The City of Pinole currently has a temporary moratorium on new and expanded service stations (i.e., gas stations). Service stations are defined in Pinole Municipal Code Chapter 17.22 as “a retail business selling gasoline or other motor vehicle fuels.”

#### **Moratorium**

The City Council adopted an urgency ordinance establishing a temporary moratorium on new service stations or expansion of service stations on April 2, 2024 for a period of 45 days and subsequently extended it by 22 months and 15 days by an urgency ordinance on May 7, 2024.

As provided in the urgency ordinance, the City of Pinole has an overriding interest in planning and regulating the use of property within the City to maintain quality of life and address climate change to maintain public health, safety and welfare. Fossil-fuel-based transportation remains the largest contributor of greenhouse gas emissions. In adopting the urgency ordinance, the City desired to aid in reducing severe negative public health impacts that residents experience and will continue to experience. The ordinance achieves this by banning the development of new service stations, prohibiting the expansion of existing service stations, and encouraging alternative fueling options to support a transition to zero-emission vehicles.

The urgency ordinance is set to expire on March 22, 2026. The proposed amendments would carry forward the prohibition by establishing long-term regulations and would follow the next steps directed by the Climate Action and Adaptation Plan.

## **Climate Action and Adaptation Plan**

In August 2024, the City of Pinole adopted the Climate Action and Adaptation Plan (CAAP). The CAAP includes a program directing the adoption of an ordinance that bans new and expanded fossil fuel gas stations. Policy TR-4 calls for the City to “increase passenger zero-emission vehicle (ZEV) use and adoption to 33% by 2030 and 100% by 2045.”

Action TR-4c calls for the City to “adopt an ordinance that bans the development of any new, or expansion, renovation or replacement of any existing, fossil fuel stations in the City prior to the expiration of the Urgency Ordinance.” Among the listed actions in TR-4c is direction for the City to “prepare a General Plan, Specific Plan, and Zoning Ordinance text amendment, which would establish Service Station land use as Not Permitted by Table 17.20.030-1 in the PMC, making all existing service stations legal non-conforming and subject to Section 17.14.080 of the Municipal Code.”

*TR-4c: Adopt an ordinance that bans the development of any new, or expansion, renovation or relations of any existing, fossil fuel gas stations in the City prior to the expiration of the Urgency Ordinance. The process should include:*

- 1. Determining and defining an outreach process.*
- 2. Preparing a General Plan, Specific Plan, and Zoning Ordinance text amendment, which would establish Service Station land use as Not Permitted by Table 17.20.030-1 in the PMC, making all existing service stations legal non-conforming and subject to Section 17.14.080 of the Municipal Code.*
- 3. Determine if any streamlining enhancements to existing provisions in the PMC that incentivize the expansion, modification, or retrofit of an existing service station to incorporate biodiesel or other alternative fuels or charging stations for electric vehicles should be considered.*
- 4. Take the Amendments through the required public review process, including Planning Commission recommendation and City Council adoption.*
- 5. Continue to direct staff to explore options for additional charging at City-owned/maintained properties and private facilities for public benefit.*

## **Zoning Code**

General zoning regulations are found in Title 17, Zoning of the Pinole Municipal Code (i.e., Zoning Code), where most regulations related to service stations are contained. The Zoning Code defines “service stations” as “a retail business selling gasoline or other motor vehicle fuels.” Chapter 17.20 contains the allowable use table where service stations are permitted, Chapter 17.22 establishes the definition of service stations, and Chapter 17.34 provides specific standards and requirements regarding service stations.

Service stations are a conditionally permitted use (with the issuance of a conditional use permit) in the following Zoning Districts:

1. RC Zoning District
2. OIMU (see the Three Corridors Specific Plan)
3. OPMU (see the Three Corridors Specific Plan)
4. CMU (see the Three Corridors Specific Plan)

Where sites are located within the Three Corridors Specific Plan area, the regulations of the Specific Plan supersede the Zoning Code, including allowable land uses.

### Three Corridors Specific Plan

The Three Corridors Specific Plan (i.e., Specific Plan) contains regulations on allowable land uses and development standards for sites within the Specific Plan located along the San Pablo Avenue, Pinole Valley Road, and Appian Way corridors. The Specific Plan is divided into corridors, each with sub-areas and land use/zoning designations within each sub-area. Service stations are conditionally permitted (with the issuance of a conditional use permit) in the following areas:

1. OIMU in the Service Sub-Area in the San Pablo Avenue Corridor.
2. OPMU in the Service Sub-Area in the Appian Way Corridor.
3. CMU in the Mixed Use Sub-Area in the Appian Way Corridor.

### Existing Service Stations

There are eight existing service stations in the city, as shown in Table 1 below. Seven out of eight are located within the corridors covered by the Specific Plan, and one out of the eight is located in the RC zoning district outside of the Specific Plan. As noted in the table, the majority of service stations are already existing nonconforming uses as they are not permitted or conditionally permitted uses under the current Zoning Code and Specific Plan.

**Table 1. Existing Service Stations**

| <b>Service Station</b> | <b>Location</b>       | <b>Zoning/Specific Plan Designation</b>                   | <b>Nonconformity to Existing Zoning</b> |
|------------------------|-----------------------|-----------------------------------------------------------|-----------------------------------------|
| Pump House             | 700 Tennent Ave       | CMU in the Old Town Sub-Area (San Pablo Avenue Corridor)  | Existing Nonconforming Use              |
| Grand                  | 1390 San Pablo Ave    | CMU in the Mixed Use Sub-Area (San Pablo Avenue Corridor) | Existing Nonconforming Use              |
| Marathon               | 1007 San Pablo Ave    | CMU in the Mixed Use Sub-Area (San Pablo Avenue Corridor) | Existing Nonconforming Use              |
| Chevron                | 2695 Pinole Valley Rd | CMU in the Service Sub-Area (Pinole Valley Road Corridor) | Existing Nonconforming Use              |
| ARCO                   | 2747 Pinole Valley Rd | CMU in the Service Sub-Area (Pinole Valley Road Corridor) | Existing Nonconforming Use              |
| 7-eleven / 76          | 2401 Appian Way       | CMU in the Service Sub-Area (Appian Way Corridor)         | Existing Nonconforming Use              |
| Chevron                | 2298 Appian Way       | OPMU in the Service Sub-Area (Appian Way Corridor)        | Conforming Use                          |
| Shell                  | 1401 Fitzgerald Dr    | RC                                                        | Conforming Use                          |

### Outreach and Notification

Following the direction provided under CAAP Action TR-4c, Staff conducted outreach and prepared proposed revisions to the Zoning Code and Three Corridors Specific Plan. Notices were sent to service station operators and property owners on December 29, 2025 informing them of draft amendments in process and inviting them to schedule meetings with Staff to

share feedback, thoughts, questions, and concerns between January 5 to January 22, 2026. Three service station owners/operators responded to the invitation to meet with Staff. They indicated no objection to the preparation of the ordinance at that point. Staff made the participants aware that the draft ordinance would be available for review once the Planning Commission agenda packet is published and there would be opportunities for them to participate in the Planning Commission meeting and provide additional comments.

Notices of the Planning Commission and City Council meeting were mailed to service stations, properties owners of service stations, and lots within 300 feet of existing service stations. Notices were also mailed to lots zoned to permit/conditionally permit service stations and lots within 300 feet of those zoned lots. A newspaper notice was published in the West County Times on January 2, 2026 for Planning Commission and February 20, 2026 for City Council. Notices for Planning Commission and City Council were also posted at City Hall on those respective dates, which included information on how to locate the respective agenda packets and participate in the meetings.

A dedicated project webpage was also created to provide background information on the proposed ordinance, including relevant CAAP context and draft materials, and to offer an online survey for the public to share feedback and submit comments (<https://www.pinole.gov/permanent-service-station-ban-ordinance/>). Information about the survey was also posted on the City's newsletter – the Pulse. The survey was open from December 17, 2025 through January 20, 2026. The survey had 158 participants; the results and comments can be found in **Attachment F**.

A second survey was offered following the Planning Commission hearing to provide additional opportunity for feedback. The survey was open from February 6, 2026 through February 23, 2026. The survey had 267 participants; the results and comments can be found in **Attachment G**.

### Planning Commission

The Planning Commission held a public hearing on January 26, 2026 (**Attachment C**) to consider the proposed amendments and recommended that the City Council consider the adoption of the amendments. The Planning Commission resolution can be found in **Attachment D** and the minutes can be found in **Attachment E**. Planning Commission provided several recommendations, which can be found along with responses in Table 2 below.

**Table 2. Planning Commission Proposed Amendment Recommendations and Responses**

| Planning Commission Comment                                                                                                                                | Response                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Regarding Section 17.12.080, provide further clarification in the staff report on other applicable projects covered under Administrative Design Review. | Administrative Design Review applies to items listed in Section 17.12.080, consisting of single family additions and multifamily or nonresidential additions of 500 square feet or greater. It also applies to exterior improvements or expansion of nonconforming structures (Section 17.14.050) and fences over standard height limits (Section 17.42.030). With the proposed amendments, |

|                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                               | another application of Administrative Design Review would be proposed renovations and modifications of service station uses, which would be existing legal nonconforming uses.                                                                                                                                                                                                                                      |
| 2. Regarding Section 17.34.030(C)(2), add text referencing code enforcement action as the means to bring service station sites into compliance with clean up and restoration requirements, after the loss of nonconforming status.                                                                                                                                                                                            | The proposed amendment text has been updated. Text was added to this Section to clarify that owners who do not complete requirements within the code would be subject to code enforcement action, which is the standard method to address noncompliance with standards and requirements established in the Municipal Code. The added text reference to code enforcement makes this clearer within the Section text. |
| 3. Regarding Section 17.34.050(E), remove the proposed text “or Specific Plan” in the sentence “Notwithstanding any other requirements in the Zoning Code or Specific Plan, the maximum height for all service station buildings (including canopy) shall be twenty-five (25) feet.” In other words, keep the text in this sentence as it current appears in the existing code and do not include the proposed modifications. | The proposed amendment text has been updated. Text for this sentence will be the same as it appears in the existing code.                                                                                                                                                                                                                                                                                           |
| 4. Regarding Section 17.22.020 and wherever referenced in the amendments, update the alternative fuel station fuel type list to add “any other renewable fuel”, to the prior list of fuels that included hydrogen, electricity, and biofuel.                                                                                                                                                                                  | The proposed amendment text has been updated. Section 17.22.020, Section 17.34.030(B)(3), and Three Corridors Specific Plan Chapter 11 have been updated to reference alternative fuel, which may include “hydrogen, electricity, biofuel, or any other renewable fuel.”                                                                                                                                            |

## **REVIEW AND ANALYSIS**

CAAP action TR-4c calls for the City to adopt an ordinance that bans the development of new service stations serving fossil fuels, or expansion, renovation or replacement of any existing service stations selling fossil fuels. To implement CAAP TR-4c, amendments to the Zoning Ordinance and Specific Plan are required to prohibit service stations in all zoning districts, with existing service stations becoming legal nonconforming uses. Currently, the majority of existing service stations in Pinole are already existing nonconforming uses as most are in locations not zoned to permit or conditionally permit these uses in the Zoning Code and Specific Plan. Nonetheless, the amendments would provide greater clarity and specificity on operations and modifications on sites with existing nonconforming service stations, consistent with the intent of

the CAAP. Additionally, the amendments consider enhancements to existing provisions in the Zoning Ordinance that incentivize the expansion, modification, or retrofit of an existing service station to incorporate biodiesel or other alternative fuels or charging stations for electric vehicles.

Under the proposed amendments, “service stations” are considered to be the fossil fuel serving land use on a site. Any other uses on the same site would be evaluated separately for compliance with the Zoning Code and Specific Plan. For example, under the proposed amendments, a service station site with four fossil fueling pumps, a convenience store, and a car wash would have a service station component (the fossil fuel-serving features) that becomes an existing nonconforming use. The convenience store would remain a permitted retail use and the car wash would remain a conditionally permitted use, as provided by the Zoning Code and Specific Plan. This means the convenience store and car wash uses could expand or be modified, subject to the Zoning Code and Specific Plan. Electric vehicle (EV) charging stations that are ancillary equipment to the primary use of the site may continue to be permitted through the Building Permit process, which is the current process for EV chargers.

### **Amendments to the Zoning Code and Three Corridors Specific Plan**

The proposed revisions in the Zoning Code and Three Corridors Specific Plan are provided in **Attachment B**. Proposed revisions are summarized in the following chapter summaries. The key aspects of the amendments include:

1. Prohibiting service stations in all zoning districts.
2. Allowing the continued operation of existing service stations as legal nonconforming uses, which may maintain or reduce fossil fuel serving uses.
3. Allowing limited modification or renovation of fossil fuel serving uses, providing such changes do not increase the number of fossil fuel pumps. Routine maintenance and repair of equipment would be permitted. Replacement of equipment needed to preserve health and safety and to comply with regulatory requirements would be permitted.
4. Allowing modifications at service station sites needed to support other allowable uses, such as convenience stores or alternative fuel infrastructure.
5. Establishing a new use category and development standards for alternative fuel stations, allowing service station-type uses that dispense alternative fuels.

### Amendments to Chapter 17.12. Entitlements

Administrative Design Review is proposed for certain types of projects involving service station modifications, as further described in the proposed changes to Chapter 17.34. In Section 17.12.080(B), text was added as shown below to clarify that Administrative Design Review applies types of projects identified in Section 17.12.080(B) in addition to types of projects that may be listed elsewhere in Title 17 Zoning, which includes Chapter 17.34 Automobile Service Stations. The following is the recommended amendment to the applicability section:

Amended Text: 17.12.080(B). Applicability. Administrative design review is required for all structural additions to single family, multi-family and non-residential structures, **and as otherwise required in this Title.**

### Amendments to Chapter 17.20 Allowed Land Uses and Requirements

Chapter 17.20 of the Zoning Code establishes the allowed land uses and entitlement

requirements for each base zoning district, consistent with and implementing the City's General Plan land use designations. The following are the proposed modifications to this chapter:

1. In Table 17.20.030-1, service stations are changed to a use that is not permitted in any zoning district. Existing service stations would be allowed to continue operating as existing nonconforming uses, consistent with Chapter 17.14 (Nonconforming Uses and Structures) and subject to additional requirements in Chapter 17.34 (Automobile Service Stations).
2. In Table 17.20.030-1, alternative fuel stations are added as a new land use type to support fuels other than fossil fuels.
3. A footnote text is added to expand on service stations and alternative fuel stations.

#### Amendments to Chapter 17.22 Allowed Use Definitions

Chapter 17.22 of the Zoning Code defines the use classifications referenced throughout the Zoning Code, grouping land uses into general categories based on common function, product, or compatibility characteristics. The following are the proposed modifications to this chapter:

1. In Section 17.22.020(G)(6), the service station definition is revised as shown below to change "gasoline" to "fossil fuels". This includes gasoline and diesel fuel. This change aligns with CAAP terminology and the CAAP policies guiding the proposed Zoning Code amendments, which reference "fossil fuel gas stations."

Amended Text 17.22.020(G)(6): SERVICE STATION. A retail business selling **and dispensing fossil fuels, including gasoline and diesel, for motor vehicles.** **Service stations may include the sale of other motor vehicle fuels.** ~~gasoline or other motor vehicle fuels.~~ Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."

2. In Section 17.22.020(G)(7), a new definition of "alternative fuel station" is added, as shown below, to establish a new land use type, similar to service stations, that dispense fuels other than fossil fuels, such as hydrogen, electricity, biofuel, or any other renewable fuel. That definition is as follows:

Amended Text: 17.22.020(G)(7). **ALTERNATIVE FUEL STATION. A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. . Vehicle services, which are incidental to fuel services, are included under "Vehicle Services - Minor."**

#### Amendments to Chapter 17.34 Automobile Service Stations

Chapter 17.34 of the Zoning Code regulates service stations to ensure their design and operation are compatible with surrounding uses and to support the incorporation of alternative fuels and electric vehicle charging. The following are the proposed modifications to this chapter:

1. In Chapter 17.34, the chapter title is modified to reflect standards inclusive of both service stations and the new alternative fuel station land use type as shown below.

Amended chapter title text: Chapter 17.34 Automobile Service Stations **and Alternative Fuel Stations**

2. In Section 17.34.010 (Purpose), the purpose is modified to note that the chapter contains requirements that apply to service stations as well as alternative fuel stations, as shown below. Reference is added for reference to City policies, including the CAAP.

Amended Text: 17.34.010. The purpose of this chapter is to regulate **legal nonconforming service station modifications and alternative fuel station** development to ensure that the design and operation of such uses are compatible with surrounding uses and activities relative to hazardous materials, noise, circulation, runoff, lighting, and litter, **and consistent with the City's goals and policies, including the Climate Action and Adaptation Plan, while encouraging and incentivizing the expansion, modification, or retrofit of existing service stations to incorporate biodiesel or other alternative fuels and electric vehicle charging infrastructure.** ~~This chapter is also intended to allow for expansion of existing service stations to allow for biodiesel and other alternative fuels and the incorporation of charging stations for electric vehicles.~~

3. In Section 17.34.020 (Applicability), modifications are made to clarify applicability as listed in the following and shown below.

- New service stations may longer be created, so “new” is stricken regarding applicability to service stations.
- Alternative fuel stations are added.
- New service stations are no longer authorized, so text referencing their authorization is stricken.
- Modifications to existing service stations are established in Chapter 17.34, so text referencing exemption from standards is stricken.

Amended Text: 17.34.020. The regulations contained in this chapter shall apply to ~~new~~ **legal nonconforming** service stations **and alternative fuel stations**. ~~Service stations subject to this chapter shall only be authorized through entitlement requirements of Article II. (Zoning Districts, Allowed Uses, and Development Standards). These regulations shall be in addition to any other development standards and regulations contained elsewhere within the Zoning Code (e.g., lighting). Existing service stations and modification to existing service stations are exempt from the regulations contained in this chapter.~~

4. Section 17.34.030 (Requirements and Conditions of Approval), has been substantially revised. A summary of the modifications is provided below, followed by details on the amendments to the text in subsections A, B and C:

- Revised the title of Section 17.34.030 to “Operation and Modification of Service Stations”.
- Struck out existing text referencing the Planning permit requirement for new service stations as no new service stations are permitted.
- Added new text indicating that new service stations are prohibited and existing legal nonconforming service stations may continue subject to listed requirements.



- Added new subsections listing details for operation of service stations, renovations and modifications of service stations, and loss of nonconforming status for service stations.

In the revised Section 17.34.030(A), the entirety of the existing text has been removed and text has been added to restrict expansion in the number of fossil fuel pumps.

Amended Text: 17.34.030(A). **Operation of Service Stations. New service stations are prohibited. Existing legal nonconforming service station uses may continue to operate, subject to the following:**

- 1. The number of fossil fuel pumps shall not be increased to exceed the existing number at the service station site.**
- 2. If the number of fossil fuel pumps are permanently reduced, meaning the pump or pumps are fully removed rather than temporarily out of service, no subsequent actions may increase the number of fossil fuel pumps to the number that existed prior to the reduction.**
- 3. Fossil fuel equipment and infrastructure may be repaired, replaced, and/or relocated on the same site where required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure. Replacement and relocation shall be subject to the requirements under Section 17.34.030(B).**
- 4. Existing service stations shall lose nonconforming status if conditions occur as described in Section 17.34.030(C).**

In the Section 17.34.030(B), the entirety of the existing text has been removed, and text has been added as the revised Section 17.34.030(B) and (B)(1) to establish the limited scope in which service stations may be renovated or modified, which includes compliance with health and safety standards, regulatory requirements, reduction in fossil fuel use, and supporting incorporation of alternative fuels. Additionally, Administrative Design Review would be required as a Planning permit requirement. The number of fossil fuel pumps may not be increased as part of the renovations and modifications. Maintenance and repair would not be considered renovations.

Amended Text: 17.34.030(B). **Renovations and Modifications of Service Stations. Renovations and modifications of service stations may be conducted, subject to the following:**

- 1. Fossil Fuel Uses. Renovations and modifications associated with the selling, dispensing, and storage of fossil fuel are allowed only where such work is required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure.**
  - a. Administrative Design Review approval is required for renovations and modifications.**
  - b. Renovations and modifications shall not increase the number of fossil fuel pumps.**
  - c. Maintenance and repair of existing fossil fuel service equipment is not considered a renovation or modification for the purposes of this Section.**

In the revised Section 17.34.030(B)(2), text was added to clarify that work involving uses

other than the fossil fuel serving uses on the service station may be conducted (such as remodel of a convenience store) if the standard required permits associated with such work are obtained.

Amended Text: 17.34.030(B)(2). **Other Uses. Renovations and modifications that involve other permitted and conditionally permitted uses on the site (e.g., remodel of a convenience store, installation of alternative fuel pumps, installation of zero-emission vehicle charging stations) may be allowed subject to obtaining required permits.**

In the revised Section 17.34.030(B)(3), text has been deleted related to keeping a copy of the use permit on the premises, as no conditional use permits will be issued for new service stations going forward. Additionally, provisions from Section 17.34.060 were relocated to this section and reworked to maintain incentives for alternative fuel but with further clarity on the process for approval. The provisions in 17.34.060 allow for potential reduction in on-site parking if a service station modification includes alternative fuels and EV charging stations.

Amended Text: 17.34.030(B)(3). **Addition of Alternative Fuel. Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates alternative fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. Renovations and modifications of service stations that include alternative fuel infrastructure may include a request for reduction of existing on-site parking spaces. The designated approving authority may approve a parking reduction without a Minor Deviation, Variance, or Conditional Use Permit when the applicant demonstrates, to the satisfaction of the Community Development Director, that the reduction is necessary to accommodate alternative fuel infrastructure.**

In the revised Section 17.34.030(C), the majority of the existing text has been removed and text is revised as shown below to reflect the circumstances that result in the loss of nonconforming status. A summary of the modifications is provided below:

- Loss of nonconforming status is based on Chapter 17.14 Nonconforming Uses and Structures. Consistent with Section 17.14.080, nonconforming status is lost if the use is abandoned or discontinued for six continuous months.
- Text is added to clarify that abandonment or ceasing the sale, storage, or dispensing of fossil fuels constitutes loss of nonconforming status, as service stations are defined by their sale of fossil fuels.

Amended Text: 17.34.030(C). **Loss of Nonconforming Status for Service Stations.**  
**1. If the service station is abandoned or ceases the selling, storing, and/or dispensing of fossil fuels for a continuous period in excess of six (6) months, the service station shall lose its nonconforming status and any subsequent use of the site shall be in conformity with regulations of the applicable zoning district. The Community Development Director shall have final determination on the date the service station became abandoned or ceased the selling, storing, and/or dispensing of fossil fuels.**

In the revised Section 17.34.030(C)(2), text is revised to clarify requirements after loss of nonconforming status is the same as the requirement that had been in place for revocation of a use permit. The site must be restored to conditions prior to the service station use. Additionally, a target date of six months from loss of nonconforming status has been set to establish a target for completing the work, which may be modified by the Community Development Director as needed.

Amended Text: 17.34.030(C)(2). **If the service station loses its nonconforming status, the property owner shall be responsible for the removal of** ~~Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station.~~ **The owner shall submit plans to the Community Development Department showing the proposed removal and obtain all required permits to complete the work. The owner shall complete the removal within six (6) months following the date the service station lost its nonconforming status, or as otherwise approved by the Community Development Director. Owners that do not complete the removal within required timeframes would be subject to code enforcement action.**

5. In Section 17.34.040 (Location Requirements), modifications are made, as shown below, to clarify that new service stations are not permitted and that alternative fuel stations would be evaluated based on the locational requirements that previously applied to service stations.

Amended Text: 17.34.040(A). Abutting Residential Zoning Districts or Uses. No new service stations shall be permitted. **No alternative fuel station shall be permitted** or located on lots abutting property in any residential zoning district or residential use, unless the designated approving authority can make the finding that the design and operation of the **alternative fuel station** ~~service station~~, along with the conditions placed upon the **entitlement application** ~~conditional use permit or Design Review~~, will ensure compatibility with the abutting property or use. **Except, such locational or entitlement requirements are inapplicable where prohibited by law.** In the event that the property adjacent to an existing service station **or alternative fuel station** is subsequently rezoned to a residential zoning district or to allow residential uses, such rezoning shall not cause the service station **or alternative fuel station** to be nonconforming in regard to this location requirement.

Amended Text: 17.34.040(B). Proximity to Other Service Stations. In the City of Pinole, a maximum of two (2) service stations **and/or alternative fuel stations** are permitted at any single intersection; otherwise, ~~service stations~~ shall be separated by a minimum of five hundred (500) feet. However, the city may grant exceptions for stations that are required to relocate due to roadway expansion projects **or where required for compliance with regulations.** Separation distance shall be measured in a straight line from the property line of said service stations. Where two (2) service stations are located at a single intersection, the city encourages stations to be sited in such a manner as to service different flows of traffic. The city may waive the spacing requirements for infill sites or locations affected by roadway widening or other infrastructure improvements.

6. In Section 17.34.050, the section title is renamed to clarify applicability of development and design standards for service stations and alternative fuel stations. Additional clarifications and revisions are listed below.

- Clarification is made that the section applies to improvements to existing service stations and new alternative fuel stations, as new service stations would no longer permitted.
- Clarification is made on which standards take precedence where there are differences between this Chapter and other regulatory standards.
- Clarification is provided that turning radius information shall be reviewed by the Public Works Director when new internal circulation for fuel delivery is proposed.
- Consolidated lighting requirement references.

Amended Text: 17.34.050. DEVELOPMENT AND DESIGN STANDARDS **FOR SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS**.

The following requirements apply to all ~~new service stations~~ and qualifying expansions/improvements to existing service stations **and new alternative fuel stations, except where such requirements may be superseded by state or federal regulations**. Service station and **alternative fuel station** uses shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

A. Frontage. The minimum public street frontage shall be one hundred and thirty-five (135) feet on each public street for all new **alternative fuel** service stations

B. Pump Islands. Service station **and alternative fuel station** pump islands may be placed in required yards provided they are no closer than fifteen (15) feet to the street right-of-way.

C. Setbacks. Generally, no building shall be located within thirty (30) feet of any public right-of-way or within fifteen (15) feet of any interior parcel line. However, to encourage a more pedestrian streetscape, a primary building with direct access from the street may be located a minimum of fifteen (15) feet from the right-of-way (and outside required landscape corridors). **Where the site is located within the Three Corridors Specific Plan area, the development standards of the Specific Plan shall apply.**

D. Building Placement and Orientation. Buildings shall be placed outside the required setback areas, but close to the street and oriented to the public view.

E. Building and Canopy Design. The service station **or alternative fuel station** building and/or canopy shall be designed for architectural compatibility with the surrounding area. Notwithstanding any other requirements in the Zoning Code, the maximum height for all service station buildings (including canopy) shall be twenty-five (25) feet. Pitched roofs are preferred, but not required. In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be fifteen (15) feet and the maximum width of the canopy fascia shall be thirty (30) inches. ~~A lighting study shall be required in conjunction with the design review process to examine light pollution issues, including but not limited to safety and glare pursuant to~~ The canopy fascia shall match the color and texture of the primary building. See Figure 17.34.050-1 (Service Station Building and Canopy Design). Deviations from these requirements may be allowed in conjunction with comprehensive design review

(Section 17.12.150).

F. Access Driveways.

1.a. Driveway dimensions. Driveway design shall be consistent with the City of Pinole Public Works Improvement Standards, except that the minimum width for driveways shall be thirty-five (35) feet. The width shall be expanded to forty-five (45) feet whenever the driveway accesses a street with a width of, or with a planned ultimate width of, eighty-four (84) feet or greater. The throat depth for driveways shall be fifty (50) feet.

2.b. Driveway location. Driveways shall be no closer than forty (40) feet from the nearest intersecting point of street right-of-way lines, or as otherwise determined by the Public Works Director for traffic safety.

3.e. Number of driveways. No more than two (2) exterior points of access (driveways along abutting streets) shall be provided for each service station, regardless of the length or number of street frontages. No more than thirty-five percent (35%) of the street frontage shall be devoted to curb cuts. Within integrated developments, shared access driveways are preferred.

4.d. Accommodation of vehicle stacking. The internal circulation system shall allow for vehicle stacking without blocking ingress and egress on and off the site. The pump island shall be situated to provide stacking space for a minimum of two (2) vehicles behind the vehicle parked at the pump closest to the entrance and/or exit driveway. Sites shall be designed so that the space intended for vehicle stacking shall not block or interfere with the general circulation of traffic within integrated developments.

G. Accommodation of Refueling Trucks. The internal circulation system shall allow for safe and efficient fuel delivery. **Where new internal circulation accommodating fuel delivery is proposed, the turning** Turning-radius information for all fuel delivery trucks accessing the service station shall be provided ~~in conjunction with conditional use permit or design review~~ for review and approval to the satisfaction of the Public Works Director.

H. Landscaping. Landscaping shall be provided consistent with the requirements of Section 17.44.060 (Special Landscape Requirements) for service stations **and alternative fuel stations.**

I. Signs. Signs shall be consistent with the requirements of Chapter 17.52 (Signs), including exempt gasoline pricing signs.

J. Fences and Walls. A wall shall be provided between service stations abutting property in any agricultural or residential zoning district or residential use consistent with the requirements of Section 17.42.050 (Special Fence, Wall and Screening Requirements).

K. Lighting. **Where there is change to the exterior lighting in conjunction with a permit application for new or modified structures, a lighting study shall be submitted to demonstrate consistency with the requirements of Chapter 17.46 (Lighting).** In addition to the lighting requirements of Chapter 17.46 (Lighting), canopy lighting shall be recessed so that the luminary does not extend below the surface of the underside of the canopy.

L. Noise. All outdoor noise generators associated with operation of the service station shall be identified by the applicant during the ~~conditional use permit and/or~~ comprehensive design review process and may require the submittal of a professional noise analysis to quantify noise sources and attenuate noise levels consistent with city noise standards. All outdoor speakers and video/audio pump

stations and sound signals associated with the service stations shall be turned off daily between the hours of 10:00 p.m. and 7:00 a.m. (Ord. 2010-02 § 1 (part), 2010)

7. In Section 17.34.060, the text is stricken as the provisions have been reworked and relocated to the revised Section 17.34.030(B)(3) to better group the provisions with similar topics around renovations and modifications discussed under Section 17.34.030(B).

### **Amendments to the Three Corridors Specific Plan: Chapter 6 Development Standards**

The Land Use and Development Standards Chapter of the Three Corridors Specific Plan provides the land use plan, permitted uses, and development standards that guide development and redevelopment within the Specific Plan areas to implement the vision for San Pablo Avenue, Pinole Valley Road, and Appian Way. The following are the proposed modifications to this chapter:

1. Service station uses are modified to be not permitted in any zoning districts in the following tables:
  - Table 6.2 Permitted Use Table for San Pablo Avenue
  - Table 6.14 Permitted Use Table for Appian Way
  - Note: Service Stations are already listed as not permitted in any district in Table 6.8 Permitted Use Table for Pinole Valley Road. Existing service stations would be allowed to continue operating as an existing nonconforming use, as allowed under Chapter 17.14 Nonconforming Uses and Structures and subject to requirements further detailed in Chapter 17.34 Automobile Service Stations.
2. Alternative fuel stations have been added as a new land use type that allows for alternative fuels to fossil fuels.
  - Table 6.2 Permitted Use Table for San Pablo Avenue
  - Table 6.14 Permitted Use Table for Appian Way
  - Note: Service Stations are listed as not permitted in any district in Table 6.8 Permitted Use Table for Pinole Valley Road. An Alternative Fuel Station use has been added to the table but is listed as not permitted in any district – consistent with Service Stations.

### **Amendments to the Three Corridors Specific Plan: Chapter 11 Definitions**

The Definitions Chapter of the Three Corridors Specific Plan describes unique terms in the Specific Plan. The following is the proposed modification to this chapter:

1. In Section 11.1, the revised service station definition and new alternative fuel station definition from the Zoning Code amendments in Chapter 17.22 have been added.

### **Findings for Approval**

Zoning Code and Specific Plan amendments are subject to approval findings established in Pinole Municipal Code Sections 17.12.170 and 17.12.190. Findings for approval are listed

below, as well as Staff assessments.

Findings for Pinole Municipal Code Section 17.12.170(G)

Findings: Specific plans and any amendment thereto shall be approved only when the City Council makes the following findings:

1. The proposed specific plan is consistent with the general plan goals, policies, and implementation programs.
2. The land use and development regulations within the specific plan are comparable in breadth and depth to similar zoning regulations contained in this title.
3. The administration and permit processes within the specific plan are consistent with the administration and permit processes of the Zoning Code.

Staff Assessment: As further expanded in the staff assessment of Section 17.12.190(D) below, the amendments can be found consistent with General Plan goals, policies, and actions. Amendments to the land use and development regulations in the Specific Plan are made to create consistency with definitions and allowable uses proposed in the Zoning Code amendments, including the prohibition of new service stations in all zoning districts and provision for allowing alternative fuel stations in districts that previously allowed service stations. Administration and permit processes would be consistent with those provided in the Zoning Code.

Findings for Pinole Municipal Code Section 17.12.190(D)

Finding: The proposed zoning amendment (text or map) is consistent with the general plan goals, policies, and implementation programs.

Staff Assessment: The proposed amendments may be found consistent with the General Plan, including but not limited to General Plan goals, policies, and actions listed below:

- GOAL SE.3 The City will reduce its contribution to climate change and mitigate and adapt to the effects of climate change as appropriate.
- POLICY SE.3.4 Reduce GHG emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.
- GOAL SE.7 Air Quality will be maintained and improved for the City of Pinole and the Bay Area as a region and not decline below levels measured in the early 1990's.
- POLICY SE.7.3 Support efforts to comprehensively address air quality issues through education, regulation, and innovation.
- ACTION SE.7.3.4 Continue to encourage innovative technologies and programs such as clean-fuel, electric and low-emission cars that reduce the air quality impacts of the automobile.
- GOAL SE.8 Utilize transit options and reduce vehicle miles traveled and single-occupancy vehicle use.
- POLICY SE.8.10 Support and promote the use of low- and zero-emission vehicles, alternative fuels, and other measures to directly reduce emissions from motor vehicles.
- GOAL EJ 2: Support land use patterns and densities that reduce pollution, with particular focus to reducing pollution burden in and around Impacted Communities
- 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.

- POLICY EJ 2.5: Participate in local and regional planning efforts to reduce or mitigate health risks associated with climate change and climate vulnerability.

Furthermore, the amendments implement action TR-4c of the City's adopted Climate Action and Adaptation Plan.

### **CEQA Determination**

The proposed ordinance amendments are exempt from the California Environmental Quality Act (CEQA) as provided below:

1. CEQA Guidelines Section 15061(b)(3) sets forth under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The project involves amendments to the text of the Zoning Code and Specific Plan with no physical impacts to the environment. The amendments would prohibit the development of new service stations and establish regulations on operation and design of service stations and alternative fuel stations, which result in no specific physical changes to the environment. Projects involving development would be evaluated under CEQA based on discrete site and design characteristics particular to the project. Therefore, this ordinance amendment will have no significant effect on the environment.
2. CEQA Guidelines Section 15301 provides a categorical exemption for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The amendments would result in existing service station uses (i.e., the fossil fuel-serving use) becoming nonconforming uses, which would be subject to regulations restricting the ability to expand the nonconforming use. Therefore, this ordinance amendment limits operation and modification of existing service station uses such that there would be negligible or no expansion of service station uses.
3. CEQA Guidelines Section 15308 provides a categorical exemption for actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The amendments are consistent with the policies and practices in the City's Climate Action and Adaptation Plan (CAAP) for environmental protection through actions to address climate change and its impacts, including the actions to reduce greenhouse gas emissions. The CAAP calls for the adoption of an ordinance to prohibit new fossil fuel service stations, which is addressed through the proposed amendments. Therefore, this ordinance amendment is consistent with actions involving regulatory procedures for protection of the environment.

### **FISCAL IMPACT**

There is no fiscal impact associated with adopting these municipal code amendments.

### **ATTACHMENTS**

- A. Ordinance



- B. Municipal Code and Specific Plan Amendments - Compiled
- C. Prior Public Meeting References
- D. PC Resolution 26-01
- E. PC Minutes 1.26.26
- F. Service Station Survey
- G. Service Station Survey 2

**ORDINANCE NO. 2026-XX**

**AN ORDINANCE OF THE CITY OF PINOLE TO PROHIBIT NEW SERVICE STATIONS, ESTABLISH REGULATIONS FOR EXISTING LEGAL NONCONFORMING SERVICE STATIONS, AND ESTABLISH REGULATIONS FOR ALTERNATIVE FUEL STATIONS BY AMENDING CHAPTERS 17.12, 17.20, 17.22, AND 17.34 OF THE PINOLE MUNICIPAL CODE AND AMENDING CHAPTERS 6 AND 11 OF THE THREE CORRIDORS SPECIFIC PLAN**

**WHEREAS**, the City Council of the City of Pinole adopted an urgency ordinance establishing a temporary moratorium on new service stations or expansion of service stations on April 2, 2024 for a period of 45 days and subsequently extended by 22 months and 15 days by an urgency ordinance on May 7, 2024; and

**WHEREAS**, as provided in the urgency ordinance, the City of Pinole has an overriding interest in planning and regulating the use of property within the City to maintain quality of life and addressing climate change to maintain public health, safety and welfare; and

**WHEREAS**, as further provided in the urgency ordinance, fossil-fuel based transportation remains the largest contributor of greenhouse gas emissions, and the City desired to aid in reducing severe negative public health impacts that residents are experiencing, and will continue to experience, by banning the development of new service stations, prohibiting the expansion of existing service stations, and encourage the use of zero emission vehicles; and

**WHEREAS**, the temporary moratorium is set to expire on March 22, 2026; and

**WHEREAS**, the City of Pinole adopted the City of Pinole Climate Action and Adaptation Plan (CAAP) in August 2024 establishing measures the City will take to support reducing greenhouse gas emissions; and

**WHEREAS**, the CAAP establishes an action for the City to prepare an ordinance that bans the development of any new fossil fuel stations and expansion of existing fossil fuel stations prior to the expiration of the urgency ordinance; and

**WHEREAS**, Pinole Municipal Code (“PMC”) Title 17 Zoning Code (“Zoning Code”) establishes general regulations on land uses and development standards within the City; and

**WHEREAS**, The Three Corridors Specific Plan (“Specific Plan”) establish specific regulations on land uses and development standards for defined areas within the City identified in the Specific Plan and supersede requirements in the Zoning Code where there is a conflict; and

**WHEREAS**, the proposed amendments to the Zoning Code and Specific Plan are attached hereto as Attachment B; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing related to the proposed amendments on January 26, 2026; and

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

**WHEREAS**, the Planning Commission recommended adoption of the proposed amendments; and

**WHEREAS**, the City Council held a duly noticed public hearing related to the proposed amendments on March 3, 2026; and

**WHEREAS**, after close of the public hearing, the City Council considered all public comments received both before and during the public hearing, the presentation by city staff, the staff report, and all other pertinent documents regarding the proposed amendments; and

**NOW THEREFORE, BE IT RESOLVED**, pursuant to the findings stated herein, that the City Council of the City of Pinole does ordain as follows:

**Section 1. Recitals.** The above recitals are true and correct and made a part of this Ordinance.

**Section 2. Amendment of Municipal Code and Specific Plan.** The Pinole Municipal Code is hereby amended with amendments to Chapters 17.12, 17.20, 17.22, and 17.34 of the Pinole Municipal Code and Chapters 6 and 11 of the Three Corridors Specific Plan, as set forth in Attachment B, attached hereto and incorporated herein.

**Section 3. CEQA.** Pursuant to Title 14 of the California Administrative Code, the City Council finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) for the following reasons:

1. CEQA Guidelines Section 15061(b)(3) sets forth under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The project involves amendments to the text of the Zoning Code and Specific Plan with no physical impacts to the environment. The amendments would prohibit the development of new service stations and establish regulations on operation and design of service stations and alternative fuel stations, which result in no specific physical changes to the environment. Projects involving development would be evaluated under CEQA based on discrete site and design characteristics particular to the project. Therefore, this ordinance amendment will have no significant effect on the environment.

2. CEQA Guidelines Section 15301 provides a categorical exemption for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of

existing or former use. The amendments would result in existing service station uses (i.e., the fossil fuel-serving use) becoming nonconforming uses, which would be subject to regulations restricting the ability to expand the nonconforming use. Therefore, this ordinance amendment limits operation and modification of existing service station uses such that there would be negligible or no expansion of service station uses.

3. CEQA Guidelines Section 15308 provides a categorical exemption for actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The amendments are consistent with the policies and practices in the City's Climate Action and Adaptation Plan (CAAP) for environmental protection through actions to address climate change and its impacts, including the actions to reduce greenhouse gas emissions. The CAAP calls for the adoption of an ordinance to prohibit new fossil fuel service stations, which is addressed through the proposed amendments. Therefore, this ordinance amendment is consistent with actions involving regulatory procedures for protection of the environment.

**Section 4. Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each of every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**Section 5. Effective Date and Duration.** This ordinance shall take effect thirty (30) days after its final adoption.

**Section 6. Publication.** The City Clerk is directed to cause this ordinance to be published in a manner required by law.

PASSED AND ADOPTED at a regular meeting of the Pinole City Council held on March 3, 2026, the City Council passed this ordinance by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of Pinole on March 3, 2026.

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Anthony Tave, Mayor

ATTEST:

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Heather Bell, City Clerk

APPROVED AS TO FORM:

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Eric S. Casher, City Attorney

## **ATTACHMENT B. MUNICIPAL CODE and SPECIFIC PLAN AMENDMENTS**

- 1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]**
- 2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**
- 3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions [Amendment]**
- 4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**
- 5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**
- 6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**
- 7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**
- 8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]**

## **1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]**

Excerpt of Section 17.12.080.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

## CHAPTER 17.12

### ENTITLEMENTS

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#### Sections:

- 17.12.010 Purpose.
- 17.12.020 Applicability.
- 17.12.030 Plan check.
- 17.12.040 Similar use determination.
- 17.12.050 Reasonable accommodation.
- 17.12.060 Administrative use permit.
- 17.12.070 Temporary use permit.
- 17.12.080 Administrative design review.
- 17.12.090 Sign permit.
- 17.12.100 Creative sign program.
- 17.12.110 Sign program.
- 17.12.120 Minor deviations.
- 17.12.130 Variance.
- 17.12.140 Conditional use permit.
- 17.12.150 Comprehensive design review.
- 17.12.160 Development agreements.
- 17.12.170 Specific plans.
- 17.12.180 Prezoning.
- 17.12.190 Zoning Code (text and map) amendment.
- 17.12.200 General plan amendment.
- 17.12.210 Small cell attachment permit.

[...]

#### **17.12.080 ADMINISTRATIVE DESIGN REVIEW.**

A. Purpose. The purpose of Administrative Design Review is to provide an efficient process for promoting the orderly and harmonious growth of the city, to encourage development in keeping with the desired character of the city, and to ensure physical and functional compatibility between uses. Administrative design review is intended to provide a process for consideration of minor development proposals to ensure that additions and alterations to the design and layout of existing development will constitute suitable development and will not result in a detriment to the city or to the environment.

B. Applicability. Administrative design review is required for all structural additions to single family, multi-family and non-residential structures, and as otherwise required in this Title. Additions for multi-family and non-residential structures that are five hundred (500) square feet or larger require comprehensive design review. Furthermore, all new single family homes shall require comprehensive design review. Issues related to fire and public works compliance are addressed during the plan check process. Issues related to Building Code compliance are addressed at time of building permit issuance.

C. Approving Authority. The designated approving authority for administrative design review is the Community Development Director. Administrative design review approval is required prior to issuance of any building permits or site improvement plans.

D. Application Contents. The application for an administrative design review shall be on a form prepared as prescribed by the Community Development Director.

E. Procedure. The procedures for administrative design review shall be as provided in Chapter 17.10 (General Application Processing Procedures) except as provided below:

1. No public hearing shall be required unless required below.

2. The city shall provide mailed notice pursuant to Section 17.10.050B.2. that the city is considering an application for administrative design review. In addition to the content required under Section 17.10.050B., the mailed notice shall advise



persons that plans for the project are available for public review at City Hall and that the application will be decided unless a written request for hearing is received by the City Community Development Department on or before a date specified in the notice, which shall be at least ten (10) working days after the date of mailing.

3. If no timely written request for hearing is filed, the application shall be administratively approved by the Community Development Director if it is deemed to be consistent with the provisions of this title.

4. If a timely written request for hearing is filed, the application shall no longer be administratively processed and shall instead be processed in accordance with the procedures for comprehensive design review.

5. The Community Development Director may elevate any project to the comprehensive design review process if in the opinion of the Community Development Director, such project, because of location, size, design, or other aspect of the project, warrants a hearing before the Planning Commission.

F. Approval Findings. The approving authority shall make the following findings to approve or conditionally approve an administrative design review application:

1. Compliance with the general plan and any applicable specific plans.
2. Compliance with applicable provisions of the Zoning Code.
3. Compatibility with the surrounding neighborhood.

4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.

G. Appeals. Appeal of the approving authority's action on the request for administrative design review permit shall be made in accordance with the procedures specified in Section 17.10.070 (Appeals).

H. Expiration. All approved administrative design review permits are subject to the provisions set forth in Section 17.10.120 (Revocation).

(Ord. 2020-01, § 2, 2020: Ord. 2012-07 § 2, 2012: Ord. 2010-02 § 1 (part), 2010)

[...]

## **2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**

Full Chapter included.

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Text to be added shown in underline text.

## CHAPTER 17.20

### ALLOWED LAND USES AND REQUIREMENTS

Sections:

17.20.010 Purpose.

17.20.020 Allowed uses and required entitlements.

#### 17.20.010 PURPOSE.

The purpose of this chapter is to establish allowed land uses and requirements for planning entitlements for each of the city's base zoning districts. Allowed uses herein are consistent with and implement the city's general plan corresponding land use designations as shown in Table 17.18.020-1 (Zoning Districts).

(Ord. 2016-03 § 2 (part), 2016; Ord. 2010-02 § 1 (part), 2010)

#### 17.20.020 ALLOWED USES AND REQUIRED ENTITLEMENTS.

Table 17.20.030-1 below identifies allowed uses and corresponding requirements for planning entitlements for all base zoning districts within the city. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.22 (Allowed Use Definitions). See additional use requirements in Article IV (Special Use Standards). In the table below, any land use shown with a "P" indicates that the land use is permitted by right, a "C" indicates that the land use is permitted in the designated zoning district upon issuance of a conditional use permit (pursuant to Section 17.12.140 (Conditional Use Permit), an "A" indicates that the land use is permitted in the designated zoning district upon issuance of an administrative use permit (pursuant to Section 17.12.060 (Administrative Use Permit), and an "N" indicates that the use is not allowed. Except as otherwise provided for in this title, uses not shown in the table are not permitted. Zoning district names for the zoning district symbols used in the table are as follows:

- LDR = Low Density Residential Zoning District
- R-1 = Suburban Residential Zoning District
- R-2 = Medium Density Zoning District
- R-3 = High Density Zoning District
- R-4 = Very High Density Zoning District
- R = Rural Zoning District
- RC = Regional Commercial Zoning District
- RMU = Residential Mixed Use Zoning District
- CMU = Commercial Mixed Use Zoning District
- OPMU = Office Professional Mixed Use Zoning District
- OIMU = Office Industrial Mixed Use Zoning District
- OS = Open Space Zoning District
- PR = Parks and Recreation Zoning District
- PQI = Public Quasi-Public Institutional Zoning District
- SPBCA = San Pablo Bay Conservation Zoning District

**TABLE 17.20.030-1:**

#### ALLOWED USES AND REQUIRED ENTITLEMENTS FOR CITY OF PINOLE BASE ZONING DISTRICTS

| <i>Land Use \ Zoning District</i>                       | <i>LDR</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>R-4</i> | <i>R</i> | <i>RC</i> | <i>RMU</i> | <i>CMU</i> | <i>OPMU</i> | <i>OIMU</i> | <i>OS</i> | <i>PR</i> | <i>PQI</i> | <i>SPBCA</i> |
|---------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| <b>Residential Uses</b>                                 |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Adult Day Care Home                                     | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Caretaker Housing                                       | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | N          | N            |
| Dwelling, Accessory/<br>Junior Accessory <sup>(1)</sup> | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Dwelling, Multifamily                                   | N          | N          | P          | P          | P          | N        | N         | P          | P          | P           | C           | N         | N         | N          | N            |
| Dwelling, Single Family                                 | P          | P          | P          | P          | N          | P        | N         | P          | N          | N           | N           | N         | N         | N          | N            |
| Dwelling, Two-Family                                    | N          | N          | P          | P          | N          | N        | N         | N          | N          | P           | P           | N         | N         | N          | N            |

| <b>Land Use \ Zoning District</b>                                                        | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Dwelling, Three- and Four-Family                                                         | N          | N          | P          | P          | P          | N        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Emergency Shelter (2)                                                                    | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | P           | N         | N         | N          | N            |
| Family Day Care Home, Large                                                              | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Family Day Care Home, Small                                                              | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Group Residential/Home                                                                   | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Home Occupations (3)                                                                     | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Low Barrier Navigation Center                                                            | N          | N          | N          | N          | N          | N        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Manufactured Home                                                                        | P          | P          | P          | P          | P          | P        | N         | P          | N          | N           | N           | N         | N         | N          | N            |
| Mobile Home Park                                                                         | C          | C          | C          | C          | C          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Residential Care Facilities                                                              | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Single Room Occupancy Facilities                                                         | N          | N          | C          | C          | C          | N        | N         | C          | C          | N           | N           | N         | N         | N          | N            |
| Supportive Housing (located in housing of a type permitted in the zone)                  | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Transitional Housing <sup>(2)</sup> (located in housing of a type permitted in the zone) | P          | P          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| <b>Agriculture, Resource, and Open Space Uses</b>                                        |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Animal Keeping, Domestic Pets (4)                                                        | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Exotic Animals (4)                                                       | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Livestock (4)                                                            | N          | N          | N          | N          | N          | P        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Poultry, Rabbits (4)                                                     | P          | P          | C          | C          | C          | P        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Equestrian Facility, Commercial                                                          | N          | N          | N          | N          | N          | C        | N         | N          | N          | N           | N           | N         | C         | N          | N            |
| Equestrian Facility, Hobby                                                               | N          | N          | N          | N          | N          | P        | N         | N          | N          | N           | N           | N         | C         | N          | N            |
| Kennels, Hobby                                                                           | N          | N          | N          | N          | N          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| <b>Recreation, Education, and Public Assembly Uses</b>                                   |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Cemeteries, Mausoleums                                                                   | C          | C          | C          | C          | C          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Clubs, Lodges, and Private Meeting Halls                                                 | C          | C          | C          | C          | N          | N        | N         | N          | C          | C           | C           | N         | N         | C          | C            |
| Community Centers/Civic Uses                                                             | C          | C          | C          | C          | C          | C        | N         | C          | C          | C           | N           | N         | P         | P          | C            |
| Community Garden                                                                         | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | P         | P         | P          | N            |
| Indoor Amusement/Entertainment Facility                                                  | N          | N          | N          | N          | N          | N        | C         | N          | C          | N           | N           | N         | N         | N          | N            |
| Indoor Fitness and Sports Facility                                                       | N          | N          | N          | N          | N          | N        | P         | C          | N          | C           | C           | N         | N         | P          | N            |
| Libraries and Museums                                                                    | C          | C          | C          | C          | N          | N        | N         | C          | C          | C           | C           | N         | N         | C          | C            |
| Outdoor Commercial Recreation                                                            | C          | C          | C          | C          | N          | N        | N         | N          | N          | N           | N           | N         | P         | P          | C            |
| Parks and Public Plazas                                                                  | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | P         | P          | P            |
| Public Safety Facility                                                                   | P          | P          | P          | P          | P          | P        | P         | C          | C          | C           | C           | N         | C         | P          | C            |

| <b>Land Use \ Zoning District</b>                                    | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|----------------------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Recreational Vehicle Parks                                           | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Religious Institutions                                               | C          | C          | C          | C          | C          | C        | N         | N          | C          | C           | C           | N         | N         | C          | C            |
| Resource Protection and Restoration                                  | P          | P          | P          | P          | P          | P        | C         | N          | N          | N           | N           | P         | P         | P          | P            |
| Resource-Related Recreation                                          | P          | P          | P          | P          | P          | P        | N         | N          | N          | N           | N           | P         | P         | P          | P            |
| Schools, Private and Special/Studios                                 | N          | N          | N          | N          | N          | N        | P         | N          | C          | C           | C           | N         | N         | N          | N            |
| Schools, Public                                                      | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | P          | N            |
| Theaters and Auditoriums                                             | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | N          | N            |
| <b>Utility, Transportation, and Communication Uses</b>               |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Broadcasting and Recording Studios                                   | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | P          | N            |
| Bus and Transit Shelters                                             | N          | P          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | P         | P          | P            |
| Bus and Truck Terminal and Parking                                   | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | C           | N         | N         | N          | N            |
| Heliports                                                            | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Park and Ride Facility                                               | N          | N          | C          | C          | N          | N        | P         | C          | C          | C           | C           | N         | N         | P          | N            |
| Parking Facility                                                     | N          | N          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | N         | P          | N            |
| Small Cell Wireless Facilities (14)                                  | P/C        | P/C        | P/C        | P/C        | P/C        | P/C      | P/C       | P/C        | P/C        | P/C         | P/C         | N         | P/C       | P/C        | N            |
| Wireless Communication Facility, Freestanding Tower (5)              | C          | C          | C          | C          | C          | C        | C         | C          | C          | C           | C           | C         | C         | C          | C            |
| Wireless Communication Facility, co-location, antenna, satellite (5) | C          | C          | P          | P          | P          | P        | P         | P          | P          | P           | P           | P         | P         | P          | P            |
| Transit Facilities                                                   | N          | N          | N          | N          | N          | N        | P         | N          | N          | C           | C           | N         | N         | P          | C            |
| Utility Facility and Infrastructure (6)                              | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | P         | P         | P          | P            |
| <b>Retail, Service, and Office Uses</b>                              |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Adult Oriented Business (7)                                          | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | C           | N         | N         | N          | N            |
| Adult Day Care Facility                                              | C          | C          | C          | C          | P          | N        | N         | P          | C          | N           | N           | N         | N         | N          | C            |
| Alcoholic Beverage Sales                                             | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | C           | N         | N         | N          | N            |
| Ambulance Service                                                    | N          | N          | N          | N          | N          | N        | N         | C          | N          | N           | P           | N         | N         | N          | N            |
| Animal Sales and Grooming                                            | N          | N          | N          | N          | N          | N        | P         | C          | C          | P           | P           | N         | N         | N          | N            |
| Art, antique, collectable                                            | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | C           | N         | N         | N          | N            |
| Artisan Shops                                                        | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Artist Studio                                                        | N          | N          | P          | P          | P          | P        | N         | C          | C          | C           | P           | N         | N         | N          | N            |
| Banks and Financial Services                                         | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Bars and Nightclubs                                                  | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | N           | N         | N         | N          | N            |
| Bed and Breakfast Inns                                               | N          | N          | N          | N          | N          | N        | N         | C          | C          | N           | N           | N         | N         | N          | N            |
| Building Materials Store and Yard                                    | N          | N          | N          | N          | N          | N        | P         | N          | C          | N           | C           | N         | N         | N          | N            |
| Business Support Services                                            | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Call Centers                                                         | N          | N          | N          | N          | N          | N        | N         | C          | C          | P           | P           | N         | N         | N          | N            |
| Card Room                                                            | N          | N          | N          | N          | N          | N        | C         | C          | C          | N           | N           | N         | N         | N          | N            |

| <b>Land Use \ Zoning District</b>                | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|--------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Check Cashing Business                           | N          | N          | N          | N          | N          | N        | N         | N          | C          | C           | C           | N         | N         | N          | N            |
| Child Day Care Facility                          | C          | C          | C          | C          | C          | N        | C         | P          | P          | P           | C           | N         | N         | N          | N            |
| Commercial Marijuana Cultivation <sup>(11)</sup> | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Convenience Stores                               | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Drive-in and Drive-through Sales and Service (8) | N          | N          | N          | N          | N          | N        | P         | N          | C          | C           | C           | N         | N         | N          | N            |
| Equipment Sales and Rental                       | N          | N          | N          | N          | N          | N        | C         | N          | P          | C           | P           | N         | N         | N          | N            |
| Firearm or Firearm Ammunition Sales              | N          | N          | N          | N          | N          | N        | C         | N          | C          | N           | C           | N         | N         | N          | N            |
| Furniture, Furnishings, and Appliance Stores     | N          | N          | N          | N          | N          | N        | P         | C          | P          | C           | C           | N         | N         | N          | N            |
| Garden Center/Plant Nursery                      | N          | N          | N          | N          | N          | N        | C         | N          | C          | C           | P           | N         | N         | N          | N            |
| Grocery Stores/Supermarket                       | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | N           | N         | N         | N          | N            |
| Home Improvement Supplies                        | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | C           | N         | N         | N          | N            |
| Hotels and Motels                                | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | N           | N         | N         | N          | N            |
| Hotels and Motels, Extended Stay                 | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | N           | N         | N         | N          | N            |
| Kennels, Commercial                              | N          | N          | N          | N          | N          | C        | N         | N          | C          | N           | C           | N         | N         | N          | N            |
| Maintenance and Repair, Small Equipment          | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | P           | N         | N         | N          | N            |
| Marijuana Delivery <sup>(12)</sup>               | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Marijuana Dispensary <sup>(10)</sup>             | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Massage Therapy Establishment <sup>(9)</sup>     | N          | N          | N          | N          | N          | N        | C         | P          | P          | P           | C           | N         | N         | N          | N            |
| Medical Services, General                        | N          | N          | N          | N          | N          | N        | P         | C          | C          | P           | P           | N         | N         | N          | N            |
| Medical Services, Extended Care                  | N          | N          | N          | N          | N          | N        | N         | C          | C          | C           | N           | N         | N         | N          | N            |
| Medical Services, Hospitals                      | N          | N          | N          | N          | N          | N        | N         | N          | C          | P           | N           | N         | N         | N          | N            |
| Mortuaries and Funeral Homes                     | N          | N          | N          | N          | N          | N        | N         | N          | C          | C           | P           | N         | N         | N          | N            |
| Neighborhood Market                              | N          | N          | N          | N          | N          | N        | N         | P          | P          | C           | C           | N         | N         | N          | N            |
| Office, Temporary                                | N          | N          | N          | N          | N          | N        | N         | N          | C          | P           | P           | N         | N         | N          | N            |
| Offices, Business and Professional               | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Offices, Accessory                               | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | P           | N         | N         | N          | N            |
| Pawn Shop                                        | N          | N          | N          | N          | N          | N        | C         | N          | C          | C           | C           | N         | N         | N          | N            |
| Personal Marijuana Cultivation <sup>(13)</sup>   | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Personal Services                                | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | N           | N         | N         | N          | N            |
| Restaurants                                      | N          | N          | N          | N          | N          | N        | P         | C          | P          | P           | P           | N         | N         | N          | N            |
| Retail, Accessory                                | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Retail, General                                  | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Retail, Warehouse Club                           | N          | N          | N          | N          | N          | N        | P         | N          | C          | N           | N           | N         | N         | N          | N            |
| Smoke Shop                                       | N          | N          | N          | N          | N          | N        | N         | N          | C          | N           | N           | N         | N         | N          | N            |
| Temporary Real Estate                            | C          | C          | C          | C          | C          | C        | C         | C          | C          | C           | C           | N         | N         | N          | N            |
| Thrift Store                                     | N          | N          | N          | N          | N          | N        | C         | C          | C          | N           | N           | N         | N         | N          | N            |
| Veterinary Facility                              | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | C           | N         | N         | N          | N            |

| Land Use \ Zoning District                            | LDR | R-1 | R-2 | R-3 | R-4 | R | RC | RMU | CMU | OPMU | OIMU | OS | PR | PQI | SPBCA |
|-------------------------------------------------------|-----|-----|-----|-----|-----|---|----|-----|-----|------|------|----|----|-----|-------|
| <b>Automobile and Vehicle Uses</b>                    |     |     |     |     |     |   |    |     |     |      |      |    |    |     |       |
| <u>Alternative Fuel Station (15)(16)</u>              | P   | P   | P   | P   | P   | P | P  | P   | P   | P    | P    | P  | P  | P   | P     |
| Auto and Vehicle Sales and Rental                     | N   | N   | N   | N   | N   | N | C  | N   | C   | C    | C    | N  | N  | N   | N     |
| Auto and Vehicle Sales, Wholesale                     | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Auto and Vehicle Storage                              | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Auto Parts Sales                                      | N   | N   | N   | N   | N   | N | P  | N   | N   | N    | P    | N  | N  | N   | N     |
| Car Washing and Detailing                             | N   | N   | N   | N   | N   | N | C  | N   | C   | C    | C    | N  | N  | N   | N     |
| Service Stations (15)                                 | N   | N   | N   | N   | N   | N | NG | N   | NG  | NG   | NG   | N  | N  | N   | N     |
| Vehicle Services, Major                               | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | C    | N  | N  | N   | N     |
| Vehicle Services, Minor                               | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | C    | N  | N  | N   | N     |
| <b>Industrial, Manufacturing, and Processing Uses</b> |     |     |     |     |     |   |    |     |     |      |      |    |    |     |       |
| Manufacturing, Major                                  | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | C    | N  | N  | N   | N     |
| Manufacturing, Minor                                  | N   | N   | N   | N   | N   | N | N  | N   | C   | C    | P    | N  | N  | N   | N     |
| Manufacturing, Small Scale                            | N   | N   | N   | N   | N   | N | N  | C   | C   | P    | P    | N  | N  | N   | N     |
| Printing and Publishing                               | N   | N   | N   | N   | N   | N | N  | N   | C   | C    | P    | N  | N  | N   | N     |
| Recycling Facility, Collection                        | N   | N   | N   | N   | N   | N | C  | C   | C   | C    | C    | N  | N  | N   | N     |
| Recycling Facility, Processing                        | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | C    | N  | N  | N   | N     |
| Recycling Facility, Scrap and Dismantling Facility    | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Research and Development                              | N   | N   | N   | N   | N   | N | N  | C   | P   | P    | P    | N  | N  | N   | N     |
| Storage, Personal Storage Facility                    | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | P    | N  | N  | N   | N     |
| Storage, Warehouse                                    | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | P    | N  | N  | N   | N     |
| Storage, Yards                                        | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Wholesaling and Distribution                          | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |

Notes:

- (1) See additional regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units in Chapter 17.70.
- (2) See additional regulations for Emergency Shelters in Chapter 17.62.
- (3) See additional regulations for Home Occupations in Chapter 17.64.
- (4) Additional regulations applicable to animal keeping where permitted are as follows and within Title 6:
  - a. Domestic Pets. Keeping of any combination of five (5) or more cats and dogs is considered a kennel for the purposes of this title.
  - b. Exotic Animals. All exotic animals shall be kept and maintained a minimum distance of 40 feet from any property line, unless contained within the dwelling.
  - c. Livestock. One (1) livestock animal may be permitted for each twenty thousand (20,000) square feet. All livestock animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line and a minimum distance of fifty (50) feet from any residential dwelling.
  - d. Poultry and Rabbits. All poultry animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line.
- (5) See additional regulations for wireless communication facilities in Chapter 17.76.

(6) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a conditional use permit.

(7) See additional regulations for adult entertainment businesses in Chapter 17.58

(8) See additional regulations for drive-in and drive-through facilities in Chapter 17.40.

(9) See additional regulations for massage therapy in Chapter 17.66 and Chapter 8.32

(10) Marijuana dispensaries are not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(11) Commercial Marijuana Cultivation is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(12) Marijuana Delivery is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(13) Personal Marijuana Cultivation is limited to up to six plants per residence, grown indoors within a locked area, by adults 21 years of age or older. See also, Chapter 8.33.

(14) Facilities meeting all specified requirements in Chapter 17.77 are permitted as noted above except in the Open Space (OS) and San Pablo Bay Conservation Area (SPBCA) District, otherwise a conditional use permit is required. See additional regulations for small cell wireless facilities in Chapter 17.77.

(15) See additional regulations for service stations and alternative fuel stations in Chapter 17.34.

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2019-03 § 4, 2019; Ord. 2017-14 § 2 (part), 2017; Ord. 2017-11 § 2, 2017; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 § 6, 2016; Ord. 2016-03 § 2 (part), 2016; Ord. 2014-02 § 4, 2014; Ord. 2012-05 § 2, 2012; Ord. 2011-02; Ord. 2010-02 § 1 (part), 2010)



### **3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions [Amendment]**

Excerpt of Section 17.22.020(G).

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

### ALLOWED USE DEFINITIONS

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Sections:

17.22.010 Purpose.

17.22.020 Allowed use definitions.

#### 17.22.010 PURPOSE.

The purpose of this chapter is to define use classifications listed in Chapter 17.20 (Allowed Land Uses and Required entitlements) and throughout this title. Use classifications are land uses that have been grouped into general categories on the basis of common function, product, or compatibility characteristics. This chapter should be used as a reference to Additional definitions for specialized terms used in the Zoning Code can be found in Article VI (Glossary). (Ord. 2010-02 § 1 (part), 2010)

#### 17.22.020 ALLOWED USE DEFINITIONS.

[...]

##### G. Automobile and Vehicle uses.

1. **AUTO AND VEHICLE SALES AND RENTAL.** Retail establishments selling and/or renting automobiles, trucks, and vans. Includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail, General"), tire recapping establishments (see "Vehicle Services - Major"), businesses dealing exclusively in used parts (see "Recycling Facility - Scrap and Dismantling"), or "Service Station," all of which are separately defined.
2. **AUTO AND VEHICLE SALES, WHOLESALE.** Wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking, junkyard, or salvage yard. Conventional automobile dealerships are listed under "Auto and Vehicle Sales and Rental."
3. **AUTO AND VEHICLE STORAGE.** Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes, but is not limited to, storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include retail sales (see "Auto and Vehicle Sales, Wholesale").
4. **AUTO PARTS SALES.** Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services - Major" or businesses dealing exclusively in used parts, which are included under "Auto and Vehicle Sales, Wholesale."
5. **CAR WASHING AND DETAILING.** Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one (1) day) are not part of this use classification.
6. **SERVICE STATION.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels—gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."
7. **ALTERNATIVE FUEL STATION.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."
8. **VEHICLE SERVICES - MAJOR.** The repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.
9. **VEHICLE SERVICES - MINOR.** Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, and smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility - Scrap and Dismantling."

[...]

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 §§ 4-5, 2016:  
Ord. 2012-05 §  
3, 2012: Ord. 2010-02 § 1 (part), 2010)

#### **4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**

Full Chapter included.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

### **AUTOMOBILE SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS**

17.34.010 Purpose.

17.34.020 Applicability.

17.34.030 Operation and modification of Service Stations~~Permit requirements and conditions of approval.~~

17.34.040 Location requirements.

17.34.050 Development and design standards for Service Stations and Alternative Fuel Stations.

~~17.34.060 Alternative fuel and charging stations for electric vehicles.~~

#### **17.34.010 PURPOSE.**

The purpose of this chapter is to regulate legal nonconforming service station modifications and alternative fuel station development to ensure that the design and operation of such uses are compatible with surrounding uses and activities relative to hazardous materials, noise, circulation, runoff, lighting, and litter, and consistent with the City's goals and policies, including the Climate Action and Adaptation Plan while encouraging and incentivizing the expansion, modification, or retrofit of existing service stations to incorporate biodiesel or other alternative fuels and electric vehicle charging infrastructure. ~~This chapter is also intended to allow for expansion of existing service stations to allow for biodiesel and other alternative fuels and the incorporation of charging stations for electric vehicles.~~ (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.020 APPLICABILITY.**

The regulations contained in this chapter shall apply to legal nonconforming new service stations and alternative fuel stations. ~~Service stations subject to this chapter shall only be authorized through entitlement requirements of Article II. (Zoning Districts, Allowed Uses, and Development Standards).~~ These regulations shall be in addition to any other development standards and regulations contained elsewhere within the Zoning Code (e.g., lighting). ~~Existing service stations and modification to existing service stations are exempt from the regulations contained in this chapter.~~ (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.030 OPERATION AND MODIFICATION OF SERVICE STATIONS**~~REQUIREMENTS AND CONDITIONS OF APPROVAL.~~

A. Operation of Service Stations. New service stations are prohibited. Existing legal nonconforming service station uses may continue to operate, subject to the following: ~~Permit Requirement. Service stations require a conditional use permit or are allowed by right as established in Article II (Zoning Districts, Allowed Uses, and Development Standards). Comprehensive design review pursuant to Section 17.12.150 (Comprehensive Design Review) shall be required for all new service stations. Consistent with Article II. (Zoning Districts, Allowed Uses, and Development Services), the Planning Commission is the designated approving authority for service station conditional use permit applications.~~

1. The number of fossil fuel pumps shall not be increased to exceed the existing number at the service station site.

2. If the number of fossil fuel pumps are permanently reduced, meaning the pump or pumps are fully removed rather than temporarily out of service, no subsequent actions may increase the number of fossil fuel pumps to the number that existed prior to the reduction.

3. Fossil fuel equipment and infrastructure may be repaired, replaced, and/or relocated on the same site where required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure. Replacement and relocation shall be subject to the requirements under Section 17.34.030(B).

4. Existing service stations shall lose nonconforming status if conditions occur as described in Section 17.34.030(C).

B. Conditions of Approval. In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:

— 1. If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).

— 2. Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station.

— 3. The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof.

Renovations and Modifications of Service Stations. Renovations and modifications of service stations may be conducted, subject to the following:

1. Fossil Fuel Uses. Renovations and modifications associated with the selling, dispensing, and storage of fossil fuel are allowed only where such work is required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure.

a. Administrative Design Review approval is required for renovations and modifications.

b. Renovations and modifications shall not increase the number of fossil fuel pumps.

c. Maintenance and repair of existing fossil fuel service equipment is not considered a renovation or modification for the purposes of this Section.

2. Other Uses. Renovations and modifications that involve other permitted and conditionally permitted uses on the site (e.g., remodel of a convenience store, installation of alternative fuel pumps, installation of zero-emission vehicle charging stations) may be allowed subject to obtaining required permits.

3. Addition of Alternative Fuel. Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates alternative fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. Renovations and modifications of service stations that include alternative fuel infrastructure may include a request for reduction of existing on-site parking spaces. The designated approving authority may approve a parking reduction without a Minor Deviation, Variance, or Conditional Use Permit when the applicant demonstrates, to the satisfaction of the Community Development Director, that the reduction is necessary to accommodate alternative fuel infrastructure.

~~C. Loss of Nonconforming Status for Service Stations. B. Conditions of Approval. In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:~~

~~1. If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).~~

1. If the service station is abandoned or ceases the selling, storing, and/or dispensing of fossil fuels for a continuous period in excess of six (6) months, the service station shall lose its nonconforming status and any subsequent use of the site shall be in conformity with regulations of the applicable zoning district. The Community Development Director shall have final determination on the date the service station became abandoned or ceased the selling, storing, and/or dispensing of fossil fuels.

2. If the service station loses its nonconforming status, the property owner shall be responsible for the removal of 2.— Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station. The owner shall submit plans to the Community Development Department showing the proposed removal and obtain all required permits to complete the work. The owner shall complete the removal within six (6) months following the date the service station lost its nonconforming status, or as otherwise approved by the Community Development Director. Owners that do not complete the removal within required timeframes would be subject to code enforcement action.

~~3. The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof. (Ord. 2010-02 § 1 (part), 2010)~~

#### **17.34.040 LOCATION REQUIREMENTS.**

A. Abutting Residential Zoning Districts or Uses. No new service stations shall be permitted. No alternative fuel station shall be permitted or located on lots abutting property in any residential zoning district or residential use, unless the designated approving authority can make the finding that the design and operation of the alternative fuel stationservice station, along with the conditions placed upon the entitlement applicationconditional use permit or Design Review, will ensure compatibility with the abutting property or use. Except, such locational or entitlement requirements are inapplicable where prohibited by law. In the event that the property adjacent to an existing service station or alternative fuel station is subsequently rezoned to a residential zoning district or to allow residential uses, such rezoning shall not cause the service station or alternative fuel station to be nonconforming in regard to this location requirement.

B. Proximity to Other ~~Service~~ Stations. In the City of Pinole, a maximum of two (2) service stations and/or alternative fuel stations are permitted at any single intersection; otherwise, ~~service~~ stations shall be separated by a minimum of five hundred (500) feet. However, the city may grant exceptions for stations that are required to relocate due to roadway expansion projects or where required for compliance with regulations. Separation distance shall be measured in a straight line from the property line of said service stations. Where two (2) service stations are located at a single intersection, the city encourages stations to be sited in such a manner as to service different flows of traffic. The city may waive the spacing requirements for infill sites or locations affected by roadway widening or other infrastructure improvements. (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.050 DEVELOPMENT AND DESIGN STANDARDS FOR SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS.**

The following requirements apply to ~~all new service stations and~~ qualifying expansions/improvements to existing service stations and new alternative fuel stations, except where such requirements may be superseded by state or federal regulations. Service station and alternative fuel station uses shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

A. Frontage. The minimum public street frontage shall be one hundred and thirty-five (135) feet on each public street for all new alternative fuel service stations.

B. Pump Islands. Service station and alternative fuel station pump islands may be placed in required yards provided they are no closer than fifteen (15) feet to the street right-of-way.

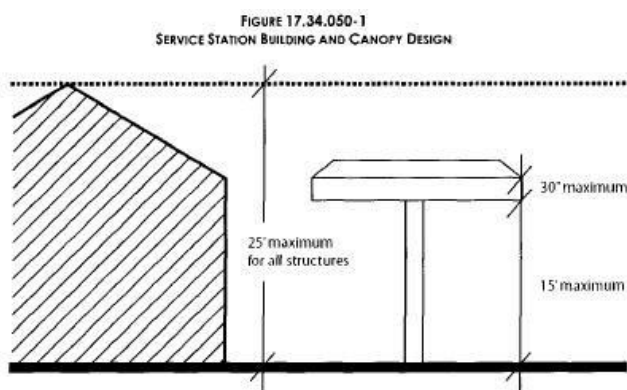
C. Setbacks. Generally, no building shall be located within thirty (30) feet of any public right-of-way or within fifteen (15) feet of any interior parcel line. However, to encourage a more pedestrian streetscape, a primary building with direct access from the street may be located a minimum of fifteen (15) feet from the right-of-way (and outside required landscape corridors). Where the site is located within the Three Corridors Specific Plan area, the development standards of the Specific Plan shall apply.

D. Building Placement and Orientation. Buildings shall be placed outside the required setback areas, but close to the street and oriented to the public view.

E. Building and Canopy Design. The service station or alternative fuel station building and/or canopy shall be designed for architectural compatibility with the surrounding area. Notwithstanding any other requirements in the Zoning Code, the maximum height for all service station buildings (including canopy) shall be twenty-five (25) feet. Pitched roofs are preferred, but not required. In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be fifteen (15) feet and the maximum width of the canopy fascia shall be thirty (30) inches. ~~A lighting study shall be required in conjunction with the design review process to examine light pollution issues, including but not limited to safety and glare pursuant to~~ The canopy fascia shall match the color and texture of the primary building. See Figure 17.34.050-1 (Service Station Building and Canopy Design). Deviations from these requirements may be allowed in conjunction with comprehensive design review (Section 17.12.150).

**FIGURE 17.34.050-1**

**SERVICE STATION AND ALTERNATIVE FUEL STATION BUILDING AND CANOPY DESIGN**



F. Access Driveways.

~~1.a.~~ Driveway dimensions. Driveway design shall be consistent with the City of Pinole Public Works Improvement Standards, except that the minimum width for driveways shall be thirty-five (35) feet. The width shall be expanded to forty-five (45) feet whenever the driveway accesses a street with a width of, or with a planned ultimate width of, eighty-four (84) feet or greater. The throat depth for driveways shall be fifty (50) feet.

~~2.b.~~ Driveway location. Driveways shall be no closer than forty (40) feet from the nearest intersecting point of street right-of-way lines, or as otherwise determined by the Public Works Director for traffic safety.

~~3.e.~~ Number of driveways. No more than two (2) exterior points of access (driveways along abutting streets) shall be provided for each service station, regardless of the length or number of street frontages. No more than thirty-five percent (35%) of the street frontage shall be devoted to curb cuts. Within integrated developments, shared access driveways are preferred.

~~4.d.~~ Accommodation of vehicle stacking. The internal circulation system shall allow for vehicle stacking without blocking ingress and egress on and off the site. The pump island shall be situated to provide stacking space for a minimum of two (2) vehicles behind the vehicle parked at the pump closest to the entrance and/or exit driveway. Sites shall be designed so that the space intended for vehicle stacking shall not block or interfere with the general circulation of traffic within integrated developments.

G. Accommodation of Refueling Trucks. The internal circulation system shall allow for safe and efficient fuel delivery. Where new internal circulation accommodating fuel delivery is proposed, the turning ~~Turning~~ radius information for all fuel delivery trucks accessing the service station shall be provided ~~in conjunction with conditional use permit or design review~~ for review and approval to the satisfaction of the Public Works Director.

H. Landscaping. Landscaping shall be provided consistent with the requirements of Section 17.44.060 (Special Landscape Requirements) for service stations and alternative fuel stations.

I. Signs. Signs shall be consistent with the requirements of Chapter 17.52 (Signs), including exempt gasoline pricing

signs.

J. Fences and Walls. A wall shall be provided between service stations abutting property in any agricultural or residential zoning district or residential use consistent with the requirements of Section 17.42.050 (Special Fence, Wall and Screening Requirements).

K. Lighting. Where there is change to the exterior lighting in conjunction with a permit application for new or modified structures, a lighting study shall be submitted to demonstrate consistency with the requirements of Chapter 17.46 (Lighting). In addition to the lighting requirements of Chapter 17.46 (Lighting), canopy lighting shall be recessed so that the luminary does not extend below the surface of the underside of the canopy.

L. Noise. All outdoor noise generators associated with operation of the service station shall be identified by the applicant during the ~~conditional use permit and/or~~ comprehensive design review process and may require the submittal of a professional noise analysis to quantify noise sources and attenuate noise levels consistent with city noise standards. All outdoor speakers and video/audio pump stations and sound signals associated with the service stations shall be turned off daily between the hours of 10:00 p.m. and 7:00 a.m. (Ord. 2010-02 § 1 (part), 2010)

#### **~~17.34.060 ALTERNATIVE FUEL AND CHARGING STATIONS FOR ELECTRIC VEHICLES.~~**

~~Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates biodiesel or other alternative fuels, or charging stations for electric vehicles. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. (Ord. 2010-02 § 1 (part), 2010)~~



## **5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**

Excerpt of Table 6.2.

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# LAND USE AND DEVELOPMENT STANDARDS

| LAND USE CLASSIFICATIONS                               | Old Town Sub-Area |  |          |          |          |          | Service Sub-Area |          |             |          | Mixed-Use Sub-Area |          |          |          |          |
|--------------------------------------------------------|-------------------|--|----------|----------|----------|----------|------------------|----------|-------------|----------|--------------------|----------|----------|----------|----------|
|                                                        | MDR               |  | RMU      | CMU      | OPMU     | PQI      | CMU              | OPMU     | OIMU        | PQI      | VHDR               | RMU      | CMU      | OPMU     | PQI      |
| Retail                                                 | N                 |  | P        | P        | P        | N        | P                | P        | P           | N        | N                  | P        | P        | P        | N        |
| Veterinary Facility                                    | N                 |  | CUP      | P        | P        | N        | P                | P        | P           | N        | N                  | CUP      | P        | P        | N        |
| Automotive and Vehicle Use Listings                    |                   |  |          |          |          |          |                  |          |             |          |                    |          |          |          |          |
| <u>Alternative Fuel Station</u>                        | <u>P</u>          |  | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u>         | <u>P</u> | <u>P</u>    | <u>P</u> | <u>P</u>           | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| Auto Parts Sales                                       | N                 |  | CUP      | P        | P        | N        | P                | P        | P           | N        | N                  | CUP      | P        | P        | N        |
| Car Wash and Detailing                                 | N                 |  | N        | N        | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |
| Service Stations                                       | N                 |  | N        | N        | N        | N        | N                | N        | <u>NCUP</u> | N        | N                  | N        | N        | N        | N        |
| Vehicle Services                                       | N                 |  | N        | CUP      | CUP      | N        | CUP              | CUP      | CUP         | CUP      | N                  | N        | CUP      | CUP      | N        |
| Industrial, Manufacturing, and Processing Use Listings |                   |  |          |          |          |          |                  |          |             |          |                    |          |          |          |          |
| Manufacturing - Minor                                  | N                 |  | CUP      | CUP      | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |
| Cottage Industry                                       | N                 |  | P        | P        | N        | N        | P                | P        | P           | N        | N                  | CUP      | N        | N        | N        |
| Personal Storage Facility                              | N                 |  | N        | N        | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |
| Printing and Publishing                                | N                 |  | CUP      | P        | P        | N        | P                | P        | P           | N        | N                  | CUP      | P        | P        | N        |
| Recycling Facility – Collection                        | N                 |  | P        | P        | P        | P        | P                | P        | P           | P        | P                  | P        | P        | P        | P        |
| Recycling Facility – Processing                        | N                 |  | N        | N        | N        | N        | N                | N        | CUP         | N        | N                  | N        | N        | N        | N        |

**Footnotes:**

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage, except for residential development on a property with an affordable housing agreement and when that development includes community benefits as specified in the General Plan.

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 200'

e – See Multi-Family Residential

## **6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**

Excerpt of Table 6.8.

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# LAND USE AND DEVELOPMENT STANDARDS

| Land Use Classifications                               | Old Town Sub-Area |     |     |     | Service Sub-Area |      |     |
|--------------------------------------------------------|-------------------|-----|-----|-----|------------------|------|-----|
|                                                        | MDR               | HDR | CMU | PQI | CMU              | OPMU | PQI |
| Automotive and Vehicle Use Listings                    |                   |     |     |     |                  |      |     |
| <u>Alternative Fuel Station</u>                        | P                 | P   | P   | P   | P                | P    | P   |
| Auto Parts Sales                                       | N                 | N   | N   | N   | N                | N    | N   |
| Car Wash and Detailing                                 | N                 | N   | N   | N   | N                | N    | N   |
| Service Stations                                       | N                 | N   | N   | N   | N                | N    | N   |
| Vehicle Services                                       | N                 | N   | CUP | CUP | CUP              | CUP  | CUP |
| Industrial, Manufacturing, and Processing Use Listings |                   |     |     |     |                  |      |     |
| Cottage Industry                                       | N                 | N   | P   | N   | P                | P    | N   |
| Personal Storage Facility                              | N                 | N   | N   | N   | N                | N    | N   |
| Printing and Publishing                                | N                 | MUP | P   | N   | P                | P    | N   |
| Recycling Facility – Collection                        | N                 | P   | P   | P   | P                | P    | P   |

**Footnotes:**

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 300'

e – See Multi-Family Residential

## **7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**

Excerpt of Table 6.14.

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# LAND USE AND DEVELOPMENT STANDARDS

| Land Use Classifications                               | Service Sub-Area |          |             |          |          | Mixed-Use Sub-Area |                          |          |
|--------------------------------------------------------|------------------|----------|-------------|----------|----------|--------------------|--------------------------|----------|
|                                                        | RMU              | CMU      | OPMU        | PQI      | HDR      | RMU                | CMU                      | PQI      |
| Automotive and Vehicle Use Listings                    |                  |          |             |          |          |                    |                          |          |
| <u>Alternative Fuel Station</u>                        | <u>P</u>         | <u>P</u> | <u>P</u>    | <u>P</u> | <u>P</u> | <u>P</u>           | <u>P</u>                 | <u>P</u> |
| Auto Parts Sales                                       | CUP              | P        | P           | N        | N        | CUP                | P                        | N        |
| Car Wash and Detailing                                 | N                | N        | CUP         | N        | N        | N                  | N                        | N        |
| Service Stations                                       | N                | N        | <u>NCUP</u> | N        | N        | N                  | <u>NCUP</u> <sup>‡</sup> | N        |
| Vehicle Services                                       | N                | CUP      | CUP         | CUP      | N        | N                  | CUP                      | CUP      |
| Industrial, Manufacturing, and Processing Use Listings |                  |          |             |          |          |                    |                          |          |
| Manufacturing                                          | N                | N        | N           | N        | N        | N                  | N                        | N        |
| Cottage Industry                                       | CUP              | CUP      | CUP         | N        | N        | CUP                | CUP                      | N        |
| Personal Storage Facility                              | N                | N        | N           | N        | N        | N                  | N                        | N        |
| Printing and Publishing                                | CUP              | P        | P           | N        | N        | CUP                | P                        | N        |
| Recycling Facility – Collection                        | P                | P        | P           | P        | P        | P                  | P                        | P        |
| Recycling Facility – Processing                        | N                | N        | N           | N        | N        | N                  | N                        | N        |

<sup>‡</sup>The service station must be accompanied with a larger retail establishment with a minimum of 50,000 square feet

## Footnotes:

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 300'

e – See Multi-Family Residential

## 8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]

Excerpt of Chapter 11.

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# DEFINITIONS

## 11.1 DEFINITIONS

The following definitions describe unique terms used throughout this document for the purpose of establishing a clear and common understanding.

**Accent Trees.** Trees used to supplement the required street trees.

**Adult Day Care Home.** Pursuant to definitions of State law, an adult day care home is a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.

**Adult-Related Uses.** Those uses defined and regulated by Title 17, Chapter 17.56 of the City's Zoning Code.

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or other alcoholic beverages for on- or off premise consumption.

**Alley.** Alleys are narrow private drives serving commercial and residential development.

**Alley Access Parking.** Residential or commercial parking that is accessible from an alley.



**Alternative Fuel Station.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel, or any other renewable fuel.

**Arcade Frontage.** An Arcade frontage is nearly identical in character to the Gallery frontage except that the upper stories of the building may project over the public sidewalk and encroach into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it. This frontage is typically for retail use. An encroachment permit is needed to construct this frontage type, but can be approved as part of Design Review.



# DEFINITIONS

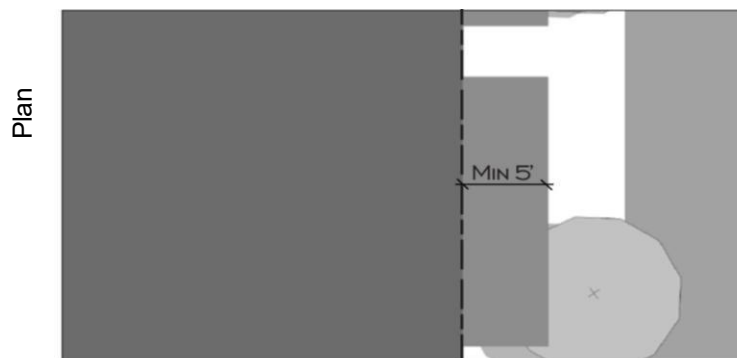
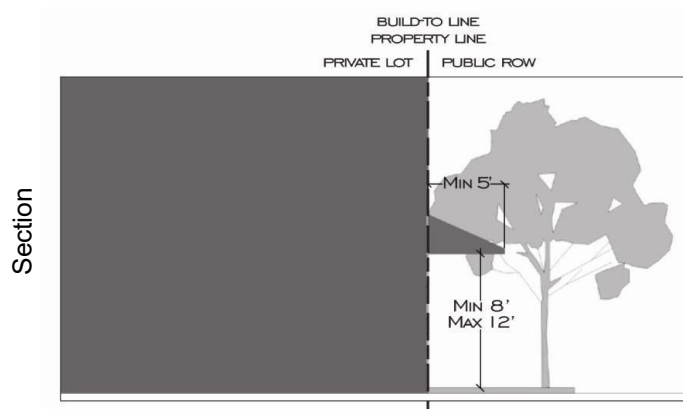
gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor Fitness and Sports Facilities.”

**Schools – Public.** Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

**Service Station.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels-gasoline or other motor vehicle fuels.

**Setback.** The required distance between a property line and a structure. The setback is measured from the property line and/or right of way line.

**Shopfront and Awning Frontage.** This frontage is characterized by a façade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. A shopfront and awning frontage has substantial glazing on the ground floor. Shopfront and awning frontages provide awnings or canopies cantilevered over the sidewalk.



## **Prior Public Meeting References**

### **City Council – April 2, 2024**

Urgency Ordinance Establishing a Moratorium on New and Expanded Service Stations

Item 10.A.

<https://pinoleca.portal.civicclerk.com/event/56/files/agenda/84>

### **City Council – May 7, 2024**

Urgency Ordinance Extending the Moratorium

Item 9.6.

<https://pinoleca.portal.civicclerk.com/event/57/files/agenda/110>

### **Planning Commission – January 26, 2026**

Recommendation on Zoning Code and Specific Plan Amendments by Planning Commission

Item G.1.

<https://pinoleca.portal.civicclerk.com/event/1045/files/agenda/1066>

**PLANNING COMMISSION RESOLUTION 26-01  
WITH EXHIBIT A: MUNICIPAL CODE AMENDMENTS**

**RESOLUTION OF THE CITY OF PINOLE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO PROHIBIT NEW SERVICE STATION, INCLUDE STANDARDS FOR OPERATION AND MODIFICATION OF SERVICE STATIONS, AND PROVIDE FOR ALTERNATIVE FUEL STATIONS BY AMENDING CHAPTERS 17.12, 17.20, 17.22, AND 17.34 OF THE PINOLE MUNICIPAL CODE AND CHAPTERS 6 AND 11 OF THE THREE CORRIDORS SPECIFIC PLAN.**

**WHEREAS**, the City Council of the City of Pinole adopted an urgency ordinance establishing a temporary moratorium on new service stations or expansion of service stations on April 2, 2024 for a period of 45 days and subsequently extended by 22 months and 15 days by an urgency ordinance on May 7, 2024; and

**WHEREAS**, as provided in the urgency ordinance, the City of Pinole has an overriding interest in planning and regulating the use of property within the City to maintain quality of life and addressing climate change to maintain public health, safety and welfare; and

**WHEREAS**, as further provided in the urgency ordinance, fossil-fuel based transportation remains the largest contributor of greenhouse gas emissions, and the City desired to aid in reducing severe negative public health impacts that residents are experiencing, and will continue to experience, by banning the development of new service stations, prohibiting the expansion of existing service stations, and encourage the use of zero emission vehicles; and

**WHEREAS**, the temporary moratorium is set to expire on March 22, 2026; and

**WHEREAS**, the City of Pinole adopted the City of Pinole Climate Action and Adaptation Plan (CAAP) in August 2024 establishing measures the City will take to support reducing greenhouse gas emissions; and

**WHEREAS**, the CAAP establishes an action for the City to prepare an ordinance that bans the development of any new fossil fuel stations and expansion of existing fossil fuel stations prior to the expiration of the urgency ordinance; and

**WHEREAS**, Pinole Municipal Code ("PMC") Title 17 Zoning Code ("Zoning Code") establishes general regulations on land uses and development standards within the City; and

**WHEREAS**, The Three Corridors Specific Plan ("Specific Plan") establish specific regulations on land uses and development standards for defined areas within the City identified in the Specific Plan and supersede requirements in the Zoning Code where there is a conflict; and

**WHEREAS**, the proposed amendments to the Zoning Code and Specific Plan are attached hereto as Exhibit A; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing related to the proposed amendments on January 26, 2026; and

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

**WHEREAS**, the proposed ordinance amendments are exempt from the California Environmental Quality Act (CEQA) as provided in the following:

1. CEQA Guidelines Section 15061(b)(3) sets forth under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The project involves amendments to the text of the Zoning Code and Specific Plan with no physical impacts to the environment. The amendments would prohibit the development of new service stations and establishes regulation on operation and design of service stations and alternative fuel stations, which result in no specific physical changes to the environment. Projects involving development would be evaluated under CEQA based on discrete site and design characteristics particular to the project. Therefore, this ordinance amendment will have no significant effect on the environment.

2. CEQA Guidelines Section 15301 provides a categorical exemption for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The amendments would result in existing service station uses (i.e., the fossil fuel-serving use) become nonconforming uses, which would be subject to regulations restricting the ability to expand the nonconforming use. Therefore, this ordinance amendment limits operation and modification of existing service station uses such that there would be negligible or no expansion of service station uses.

3. CEQA Guidelines Section 15308 provides a categorical exemption for actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The amendments are consistent with the policies and practices in the City's Climate Action and Adaptation Plan (CAAP) for environmental protection through actions to address climate change and its impacts, including the actions to reduce greenhouse gas emissions. The CAAP calls for the adoption of an ordinance to prohibit new fossil fuel service stations, which is addressed through the proposed amendments. Therefore, this ordinance amendment is consistent with actions involving regulatory procedures for protection of the environment.

**NOW THEREFORE, BE IT RESOLVED**, that the above recitals are true and correct and made part of this Resolution.

**BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Pinole hereby recommends that the City Council adopt an ordinance amending Chapters 17.12, 17.20, 17.22, And 17.34 of the Pinole Municipal Code and Chapters 6 and 11 of the Three Corridors Specific Plan, as set forth in Exhibit A, attached hereto and incorporated herein.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 26th day of January, 2026, by the following vote:

**AYES: Bender, Huey, Uch, Lam-Julian, Menis, and Chairperson Sandoval**

**NOES: None**

**ABSTAIN: None**

**ABSENT: Martinez**



Gabriel Sandoval, Chair, 2025-2026

ATTEST:



David Hanham, Planning Manager

## **ATTACHMENT A, EXHIBIT A. MUNICIPAL CODE and SPECIFIC PLAN AMENDMENTS**

- 1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]**
- 2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**
- 3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions [Amendment]**
- 4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**
- 5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**
- 6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**
- 7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**
- 8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]**

## **1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]**

Excerpt of Section 17.12.080.

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## CHAPTER 17.12

### ENTITLEMENTS

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#### Sections:

- 17.12.010 Purpose.
- 17.12.020 Applicability.
- 17.12.030 Plan check.
- 17.12.040 Similar use determination.
- 17.12.050 Reasonable accommodation.
- 17.12.060 Administrative use permit.
- 17.12.070 Temporary use permit.
- 17.12.080 Administrative design review.
- 17.12.090 Sign permit.
- 17.12.100 Creative sign program.
- 17.12.110 Sign program.
- 17.12.120 Minor deviations.
- 17.12.130 Variance.
- 17.12.140 Conditional use permit.
- 17.12.150 Comprehensive design review.
- 17.12.160 Development agreements.
- 17.12.170 Specific plans.
- 17.12.180 Rezoning.
- 17.12.190 Zoning Code (text and map) amendment.
- 17.12.200 General plan amendment.
- 17.12.210 Small cell attachment permit.

[...]

#### **17.12.080 ADMINISTRATIVE DESIGN REVIEW.**

A. Purpose. The purpose of Administrative Design Review is to provide an efficient process for promoting the orderly and harmonious growth of the city, to encourage development in keeping with the desired character of the city, and to ensure physical and functional compatibility between uses. Administrative design review is intended to provide a process for consideration of minor development proposals to ensure that additions and alterations to the design and layout of existing development will constitute suitable development and will not result in a detriment to the city or to the environment.

B. Applicability. Administrative design review is required for all structural additions to single family, multi-family and non-residential structures and as otherwise required in this Title. Additions for multi-family and non-residential structures that are five hundred (500) square feet or larger require comprehensive design review. Furthermore, all new single family homes shall require comprehensive design review. Issues related to fire and public works compliance are addressed during the plan check process. Issues related to Building Code compliance are addressed at time of building permit issuance.

C. Approving Authority. The designated approving authority for administrative design review is the Community Development Director. Administrative design review approval is required prior to issuance of any building permits or site improvement plans.

D. Application Contents. The application for an administrative design review shall be on a form prepared as prescribed by the Community Development Director.

E. Procedure. The procedures for administrative design review shall be as provided in Chapter 17.10 (General Application Processing Procedures) except as provided below:

1. No public hearing shall be required unless required below.

2. The city shall provide mailed notice pursuant to Section 17.10.050B.2. that the city is considering an application for administrative design review. In addition to the content required under Section 17.10.050B., the mailed notice shall advise



persons that plans for the project are available for public review at City Hall and that the application will be decided unless a written request for hearing is received by the City Community Development Department on or before a date specified in the notice, which shall be at least ten (10) working days after the date of mailing.

3. If no timely written request for hearing is filed, the application shall be administratively approved by the Community Development Director if it is deemed to be consistent with the provisions of this title.

4. If a timely written request for hearing is filed, the application shall no longer be administratively processed and shall instead be processed in accordance with the procedures for comprehensive design review.

5. The Community Development Director may elevate any project to the comprehensive design review process if in the opinion of the Community Development Director, such project, because of location, size, design, or other aspect of the project, warrants a hearing before the Planning Commission.

F. Approval Findings. The approving authority shall make the following findings to approve or conditionally approve an administrative design review application:

1. Compliance with the general plan and any applicable specific plans.

2. Compliance with applicable provisions of the Zoning Code.

3. Compatibility with the surrounding neighborhood.

4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.

G. Appeals. Appeal of the approving authority's action on the request for administrative design review permit shall be made in accordance with the procedures specified in Section 17.10.070 (Appeals).

H. Expiration. All approved administrative design review permits are subject to the provisions set forth in Section 17.10.120 (Revocation).

(Ord. 2020-01, § 2, 2020: Ord. 2012-07 § 2, 2012: Ord. 2010-02 § 1 (part), 2010)

[...]

## **2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**

Full Chapter included.

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Text to be added shown in underline text.

## CHAPTER 17.20

### ALLOWED LAND USES AND REQUIREMENTS

Sections:

17.20.010 Purpose.

17.20.020 Allowed uses and required entitlements.

#### 17.20.010 PURPOSE.

The purpose of this chapter is to establish allowed land uses and requirements for planning entitlements for each of the city's base zoning districts. Allowed uses herein are consistent with and implement the city's general plan corresponding land use designations as shown in Table 17.18.020-1 (Zoning Districts).

(Ord. 2016-03 § 2 (part), 2016; Ord. 2010-02 § 1 (part), 2010)

#### 17.20.020 ALLOWED USES AND REQUIRED ENTITLEMENTS.

Table 17.20.030-1 below identifies allowed uses and corresponding requirements for planning entitlements for all base zoning districts within the city. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.22 (Allowed Use Definitions). See additional use requirements in Article IV (Special Use Standards). In the table below, any land use shown with a "P" indicates that the land use is permitted by right, a "C" indicates that the land use is permitted in the designated zoning district upon issuance of a conditional use permit (pursuant to Section 17.12.140 (Conditional Use Permit), an "A" indicates that the land use is permitted in the designated zoning district upon issuance of an administrative use permit (pursuant to Section 17.12.060 (Administrative Use Permit), and an "N" indicates that the use is not allowed. Except as otherwise provided for in this title, uses not shown in the table are not permitted. Zoning district names for the zoning district symbols used in the table are as follows:

- LDR = Low Density Residential Zoning District
- R-1 = Suburban Residential Zoning District
- R-2 = Medium Density Zoning District
- R-3 = High Density Zoning District
- R-4 = Very High Density Zoning District
- R = Rural Zoning District
- RC = Regional Commercial Zoning District
- RMU = Residential Mixed Use Zoning District
- CMU = Commercial Mixed Use Zoning District
- OPMU = Office Professional Mixed Use Zoning District
- OIMU = Office Industrial Mixed Use Zoning District
- OS = Open Space Zoning District
- PR = Parks and Recreation Zoning District
- PQI = Public Quasi-Public Institutional Zoning District
- SPBCA = San Pablo Bay Conservation Zoning District

**TABLE 17.20.030-1:**

#### ALLOWED USES AND REQUIRED ENTITLEMENTS FOR CITY OF PINOLE BASE ZONING DISTRICTS

| <i>Land Use \ Zoning District</i>                       | <i>LDR</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>R-4</i> | <i>R</i> | <i>RC</i> | <i>RMU</i> | <i>CMU</i> | <i>OPMU</i> | <i>OIMU</i> | <i>OS</i> | <i>PR</i> | <i>PQI</i> | <i>SPBCA</i> |
|---------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| <b>Residential Uses</b>                                 |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Adult Day Care Home                                     | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Caretaker Housing                                       | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | N          | N            |
| Dwelling, Accessory/<br>Junior Accessory <sup>(1)</sup> | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Dwelling, Multifamily                                   | N          | N          | P          | P          | P          | N        | N         | P          | P          | P           | C           | N         | N         | N          | N            |
| Dwelling, Single Family                                 | P          | P          | P          | P          | N          | P        | N         | P          | N          | N           | N           | N         | N         | N          | N            |
| Dwelling, Two-Family                                    | N          | N          | P          | P          | N          | N        | N         | N          | N          | P           | P           | N         | N         | N          | N            |

| <b>Land Use \ Zoning District</b>                                             | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|-------------------------------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Dwelling, Three- and Four-Family                                              | N          | N          | P          | P          | P          | N        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Emergency Shelter (2)                                                         | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | P           | N         | N         | N          | N            |
| Family Day Care Home, Large                                                   | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Family Day Care Home, Small                                                   | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Group Residential/Home                                                        | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Home Occupations (3)                                                          | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Low Barrier Navigation Center                                                 | N          | N          | N          | N          | N          | N        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Manufactured Home                                                             | P          | P          | P          | P          | P          | P        | N         | P          | N          | N           | N           | N         | N         | N          | N            |
| Mobile Home Park                                                              | C          | C          | C          | C          | C          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Residential Care Facilities                                                   | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Single Room Occupancy Facilities                                              | N          | N          | C          | C          | C          | N        | N         | C          | C          | N           | N           | N         | N         | N          | N            |
| Supportive Housing (located in housing of a type permitted in the zone)       | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Transitional Housing (2) (located in housing of a type permitted in the zone) | P          | P          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| <b>Agriculture, Resource, and Open Space Uses</b>                             |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Animal Keeping, Domestic Pets (4)                                             | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Exotic Animals (4)                                            | P          | P          | P          | P          | P          | P        | N         | P          | P          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Livestock (4)                                                 | N          | N          | N          | N          | N          | P        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Animal Keeping, Poultry, Rabbits (4)                                          | P          | P          | C          | C          | C          | P        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Equestrian Facility, Commercial                                               | N          | N          | N          | N          | N          | C        | N         | N          | N          | N           | N           | N         | C         | N          | N            |
| Equestrian Facility, Hobby                                                    | N          | N          | N          | N          | N          | P        | N         | N          | N          | N           | N           | N         | C         | N          | N            |
| Kennels, Hobby                                                                | N          | N          | N          | N          | N          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| <b>Recreation, Education, and Public Assembly Uses</b>                        |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Cemeteries, Mausoleums                                                        | C          | C          | C          | C          | C          | C        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Clubs, Lodges, and Private Meeting Halls                                      | C          | C          | C          | C          | N          | N        | N         | N          | C          | C           | C           | N         | N         | C          | C            |
| Community Centers/Civic Uses                                                  | C          | C          | C          | C          | C          | C        | N         | C          | C          | C           | N           | N         | P         | P          | C            |
| Community Garden                                                              | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | P         | P         | P          | N            |
| Indoor Amusement/Entertainment Facility                                       | N          | N          | N          | N          | N          | N        | C         | N          | C          | N           | N           | N         | N         | N          | N            |
| Indoor Fitness and Sports Facility                                            | N          | N          | N          | N          | N          | N        | P         | C          | N          | C           | C           | N         | N         | P          | N            |
| Libraries and Museums                                                         | C          | C          | C          | C          | N          | N        | N         | C          | C          | C           | C           | N         | N         | C          | C            |
| Outdoor Commercial Recreation                                                 | C          | C          | C          | C          | N          | N        | N         | N          | N          | N           | N           | N         | P         | P          | C            |
| Parks and Public Plazas                                                       | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | P         | P          | P            |
| Public Safety Facility                                                        | P          | P          | P          | P          | P          | P        | P         | C          | C          | C           | C           | N         | C         | P          | C            |

| <b>Land Use \ Zoning District</b>                                    | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|----------------------------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Recreational Vehicle Parks                                           | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Religious Institutions                                               | C          | C          | C          | C          | C          | C        | N         | N          | C          | C           | C           | N         | N         | C          | C            |
| Resource Protection and Restoration                                  | P          | P          | P          | P          | P          | P        | C         | N          | N          | N           | N           | P         | P         | P          | P            |
| Resource-Related Recreation                                          | P          | P          | P          | P          | P          | P        | N         | N          | N          | N           | N           | P         | P         | P          | P            |
| Schools, Private and Special/Studios                                 | N          | N          | N          | N          | N          | N        | P         | N          | C          | C           | C           | N         | N         | N          | N            |
| Schools, Public                                                      | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | P          | N            |
| Theaters and Auditoriums                                             | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | N          | N            |
| <b>Utility, Transportation, and Communication Uses</b>               |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Broadcasting and Recording Studios                                   | N          | N          | N          | N          | N          | N        | P         | N          | N          | N           | N           | N         | N         | P          | N            |
| Bus and Transit Shelters                                             | N          | P          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | P         | P          | P            |
| Bus and Truck Terminal and Parking                                   | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | C           | N         | N         | N          | N            |
| Heliports                                                            | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Park and Ride Facility                                               | N          | N          | C          | C          | N          | N        | P         | C          | C          | C           | C           | N         | N         | P          | N            |
| Parking Facility                                                     | N          | N          | P          | P          | P          | N        | P         | P          | P          | P           | P           | N         | N         | P          | N            |
| Small Cell Wireless Facilities (14)                                  | P/C        | P/C        | P/C        | P/C        | P/C        | P/C      | P/C       | P/C        | P/C        | P/C         | P/C         | N         | P/C       | P/C        | N            |
| Wireless Communication Facility, Freestanding Tower (5)              | C          | C          | C          | C          | C          | C        | C         | C          | C          | C           | C           | C         | C         | C          | C            |
| Wireless Communication Facility, co-location, antenna, satellite (5) | C          | C          | P          | P          | P          | P        | P         | P          | P          | P           | P           | P         | P         | P          | P            |
| Transit Facilities                                                   | N          | N          | N          | N          | N          | N        | P         | N          | N          | C           | C           | N         | N         | P          | C            |
| Utility Facility and Infrastructure (6)                              | P          | P          | P          | P          | P          | P        | P         | P          | P          | P           | P           | P         | P         | P          | P            |
| <b>Retail, Service, and Office Uses</b>                              |            |            |            |            |            |          |           |            |            |             |             |           |           |            |              |
| Adult Oriented Business (7)                                          | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | C           | N         | N         | N          | N            |
| Adult Day Care Facility                                              | C          | C          | C          | C          | P          | N        | N         | P          | C          | N           | N           | N         | N         | N          | C            |
| Alcoholic Beverage Sales                                             | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | C           | N         | N         | N          | N            |
| Ambulance Service                                                    | N          | N          | N          | N          | N          | N        | N         | C          | N          | N           | P           | N         | N         | N          | N            |
| Animal Sales and Grooming                                            | N          | N          | N          | N          | N          | N        | P         | C          | C          | P           | P           | N         | N         | N          | N            |
| Art, antique, collectable                                            | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | C           | N         | N         | N          | N            |
| Artisan Shops                                                        | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Artist Studio                                                        | N          | N          | P          | P          | P          | P        | N         | C          | C          | C           | P           | N         | N         | N          | N            |
| Banks and Financial Services                                         | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Bars and Nightclubs                                                  | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | N           | N         | N         | N          | N            |
| Bed and Breakfast Inns                                               | N          | N          | N          | N          | N          | N        | N         | C          | C          | N           | N           | N         | N         | N          | N            |
| Building Materials Store and Yard                                    | N          | N          | N          | N          | N          | N        | P         | N          | C          | N           | C           | N         | N         | N          | N            |
| Business Support Services                                            | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Call Centers                                                         | N          | N          | N          | N          | N          | N        | N         | C          | C          | P           | P           | N         | N         | N          | N            |
| Card Room                                                            | N          | N          | N          | N          | N          | N        | C         | C          | C          | N           | N           | N         | N         | N          | N            |

| <b>Land Use \ Zoning District</b>                | <b>LDR</b> | <b>R-1</b> | <b>R-2</b> | <b>R-3</b> | <b>R-4</b> | <b>R</b> | <b>RC</b> | <b>RMU</b> | <b>CMU</b> | <b>OPMU</b> | <b>OIMU</b> | <b>OS</b> | <b>PR</b> | <b>PQI</b> | <b>SPBCA</b> |
|--------------------------------------------------|------------|------------|------------|------------|------------|----------|-----------|------------|------------|-------------|-------------|-----------|-----------|------------|--------------|
| Check Cashing Business                           | N          | N          | N          | N          | N          | N        | N         | N          | C          | C           | C           | N         | N         | N          | N            |
| Child Day Care Facility                          | C          | C          | C          | C          | C          | N        | C         | P          | P          | P           | C           | N         | N         | N          | N            |
| Commercial Marijuana Cultivation <sup>(11)</sup> | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Convenience Stores                               | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Drive-in and Drive-through Sales and Service (8) | N          | N          | N          | N          | N          | N        | P         | N          | C          | C           | C           | N         | N         | N          | N            |
| Equipment Sales and Rental                       | N          | N          | N          | N          | N          | N        | C         | N          | P          | C           | P           | N         | N         | N          | N            |
| Firearm or Firearm Ammunition Sales              | N          | N          | N          | N          | N          | N        | C         | N          | C          | N           | C           | N         | N         | N          | N            |
| Furniture, Furnishings, and Appliance Stores     | N          | N          | N          | N          | N          | N        | P         | C          | P          | C           | C           | N         | N         | N          | N            |
| Garden Center/Plant Nursery                      | N          | N          | N          | N          | N          | N        | C         | N          | C          | C           | P           | N         | N         | N          | N            |
| Grocery Stores/Supermarket                       | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | N           | N         | N         | N          | N            |
| Home Improvement Supplies                        | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | C           | N         | N         | N          | N            |
| Hotels and Motels                                | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | N           | N         | N         | N          | N            |
| Hotels and Motels, Extended Stay                 | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | N           | N         | N         | N          | N            |
| Kennels, Commercial                              | N          | N          | N          | N          | N          | C        | N         | N          | C          | N           | C           | N         | N         | N          | N            |
| Maintenance and Repair, Small Equipment          | N          | N          | N          | N          | N          | N        | P         | C          | C          | C           | P           | N         | N         | N          | N            |
| Marijuana Delivery <sup>(12)</sup>               | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Marijuana Dispensary <sup>(10)</sup>             | N          | N          | N          | N          | N          | N        | N         | N          | N          | N           | N           | N         | N         | N          | N            |
| Massage Therapy Establishment <sup>(9)</sup>     | N          | N          | N          | N          | N          | N        | C         | P          | P          | P           | C           | N         | N         | N          | N            |
| Medical Services, General                        | N          | N          | N          | N          | N          | N        | P         | C          | C          | P           | P           | N         | N         | N          | N            |
| Medical Services, Extended Care                  | N          | N          | N          | N          | N          | N        | N         | C          | C          | C           | N           | N         | N         | N          | N            |
| Medical Services, Hospitals                      | N          | N          | N          | N          | N          | N        | N         | N          | C          | P           | N           | N         | N         | N          | N            |
| Mortuaries and Funeral Homes                     | N          | N          | N          | N          | N          | N        | N         | N          | C          | C           | P           | N         | N         | N          | N            |
| Neighborhood Market                              | N          | N          | N          | N          | N          | N        | N         | P          | P          | C           | C           | N         | N         | N          | N            |
| Office, Temporary                                | N          | N          | N          | N          | N          | N        | N         | N          | C          | P           | P           | N         | N         | N          | N            |
| Offices, Business and Professional               | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Offices, Accessory                               | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | P           | N         | N         | N          | N            |
| Pawn Shop                                        | N          | N          | N          | N          | N          | N        | C         | N          | C          | C           | C           | N         | N         | N          | N            |
| Personal Marijuana Cultivation <sup>(13)</sup>   | P          | P          | P          | P          | P          | P        | N         | P          | P          | P           | P           | N         | N         | N          | N            |
| Personal Services                                | N          | N          | N          | N          | N          | N        | P         | P          | P          | C           | N           | N         | N         | N          | N            |
| Restaurants                                      | N          | N          | N          | N          | N          | N        | P         | C          | P          | P           | P           | N         | N         | N          | N            |
| Retail, Accessory                                | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | P           | N         | N         | N          | N            |
| Retail, General                                  | N          | N          | N          | N          | N          | N        | P         | P          | P          | P           | C           | N         | N         | N          | N            |
| Retail, Warehouse Club                           | N          | N          | N          | N          | N          | N        | P         | N          | C          | N           | N           | N         | N         | N          | N            |
| Smoke Shop                                       | N          | N          | N          | N          | N          | N        | N         | N          | C          | N           | N           | N         | N         | N          | N            |
| Temporary Real Estate                            | C          | C          | C          | C          | C          | C        | C         | C          | C          | C           | C           | N         | N         | N          | N            |
| Thrift Store                                     | N          | N          | N          | N          | N          | N        | C         | C          | C          | N           | N           | N         | N         | N          | N            |
| Veterinary Facility                              | N          | N          | N          | N          | N          | N        | C         | C          | C          | C           | C           | N         | N         | N          | N            |

| Land Use \ Zoning District                            | LDR | R-1 | R-2 | R-3 | R-4 | R | RC | RMU | CMU | OPMU | OIMU | OS | PR | PQI | SPBCA |
|-------------------------------------------------------|-----|-----|-----|-----|-----|---|----|-----|-----|------|------|----|----|-----|-------|
| <b>Automobile and Vehicle Uses</b>                    |     |     |     |     |     |   |    |     |     |      |      |    |    |     |       |
| <u>Alternative Fuel Station</u><br>(15)               | N   | N   | N   | N   | N   | N | P  | N   | P   | P    | P    | N  | N  | N   | N     |
| Auto and Vehicle Sales and Rental                     | N   | N   | N   | N   | N   | N | C  | N   | C   | C    | C    | N  | N  | N   | N     |
| Auto and Vehicle Sales, Wholesale                     | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Auto and Vehicle Storage                              | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Auto Parts Sales                                      | N   | N   | N   | N   | N   | N | P  | N   | N   | N    | P    | N  | N  | N   | N     |
| Car Washing and Detailing                             | N   | N   | N   | N   | N   | N | C  | N   | C   | C    | C    | N  | N  | N   | N     |
| Service Stations (15)                                 | N   | N   | N   | N   | N   | N | NG | N   | NG  | NG   | NG   | N  | N  | N   | N     |
| Vehicle Services, Major                               | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | C    | N  | N  | N   | N     |
| Vehicle Services, Minor                               | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | C    | N  | N  | N   | N     |
| <b>Industrial, Manufacturing, and Processing Uses</b> |     |     |     |     |     |   |    |     |     |      |      |    |    |     |       |
| Manufacturing, Major                                  | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | C    | N  | N  | N   | N     |
| Manufacturing, Minor                                  | N   | N   | N   | N   | N   | N | N  | N   | C   | C    | P    | N  | N  | N   | N     |
| Manufacturing, Small Scale                            | N   | N   | N   | N   | N   | N | N  | C   | C   | P    | P    | N  | N  | N   | N     |
| Printing and Publishing                               | N   | N   | N   | N   | N   | N | N  | N   | C   | C    | P    | N  | N  | N   | N     |
| Recycling Facility, Collection                        | N   | N   | N   | N   | N   | N | C  | C   | C   | C    | C    | N  | N  | N   | N     |
| Recycling Facility, Processing                        | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | C    | N  | N  | N   | N     |
| Recycling Facility, Scrap and Dismantling Facility    | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Research and Development                              | N   | N   | N   | N   | N   | N | N  | C   | P   | P    | P    | N  | N  | N   | N     |
| Storage, Personal Storage Facility                    | N   | N   | N   | N   | N   | N | C  | N   | C   | N    | P    | N  | N  | N   | N     |
| Storage, Warehouse                                    | N   | N   | N   | N   | N   | N | N  | N   | N   | C    | P    | N  | N  | N   | N     |
| Storage, Yards                                        | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |
| Wholesaling and Distribution                          | N   | N   | N   | N   | N   | N | N  | N   | N   | N    | C    | N  | N  | N   | N     |

**Notes:**

(1) See additional regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units in Chapter 17.70.

(2) See additional regulations for Emergency Shelters in Chapter 17.62.

(3) See additional regulations for Home Occupations in Chapter 17.64.

(4) Additional regulations applicable to animal keeping where permitted are as follows and within Title 6:

a. Domestic Pets. Keeping of any combination of five (5) or more cats and dogs is considered a kennel for the purposes of this title.

b. Exotic Animals. All exotic animals shall be kept and maintained a minimum distance of 40 feet from any property line, unless contained within the dwelling.

c. Livestock. One (1) livestock animal may be permitted for each twenty thousand (20,000) square feet. All livestock animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line and a minimum distance of fifty (50) feet from any residential dwelling.

d. Poultry and Rabbits. All poultry animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line.

(5) See additional regulations for wireless communication facilities in Chapter 17.76.

(6) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a conditional use permit.

(7) See additional regulations for adult entertainment businesses in Chapter 17.58

(8) See additional regulations for drive-in and drive-through facilities in Chapter 17.40.

(9) See additional regulations for massage therapy in Chapter 17.66 and Chapter 8.32

(10) Marijuana dispensaries are not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(11) Commercial Marijuana Cultivation is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(12) Marijuana Delivery is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(13) Personal Marijuana Cultivation is limited to up to six plants per residence, grown indoors within a locked area, by adults 21 years of age or older. See also, Chapter 8.33.

(14) Facilities meeting all specified requirements in Chapter 17.77 are permitted as noted above except in the Open Space (OS) and San Pablo Bay Conservation Area (SPBCA) District, otherwise a conditional use permit is required. See additional regulations for small cell wireless facilities in Chapter 17.77.

(15) See additional regulations for service stations and alternative fuel stations in Chapter 17.34.

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2019-03 § 4, 2019; Ord. 2017-14 § 2 (part), 2017; Ord. 2017-11 § 2, 2017; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 § 6, 2016; Ord. 2016-03 § 2 (part), 2016; Ord. 2014-02 § 4, 2014; Ord. 2012-05 § 2, 2012; Ord. 2011-02; Ord. 2010-02 § 1 (part), 2010)



### **3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions** [Amendment]

Excerpt of Section 17.22.020(G).

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Text to be added shown in underline text.

## CHAPTER 17.22

### ALLOWED USE DEFINITIONS

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Sections:

17.22.010 Purpose.

17.22.020 Allowed use definitions.

#### 17.22.010 PURPOSE.

The purpose of this chapter is to define use classifications listed in Chapter 17.20 (Allowed Land Uses and Required entitlements) and throughout this title. Use classifications are land uses that have been grouped into general categories on the basis of common function, product, or compatibility characteristics. This chapter should be used as a reference to Additional definitions for specialized terms used in the Zoning Code can be found in Article VI (Glossary). (Ord. 2010-02 § 1 (part), 2010)

#### 17.22.020 ALLOWED USE DEFINITIONS.

[...]

##### G. Automobile and Vehicle uses.

1. **AUTO AND VEHICLE SALES AND RENTAL.** Retail establishments selling and/or renting automobiles, trucks, and vans. Includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail, General"), tire recapping establishments (see "Vehicle Services - Major"), businesses dealing exclusively in used parts (see "Recycling Facility - Scrap and Dismantling"), or "Service Station," all of which are separately defined.

2. **AUTO AND VEHICLE SALES, WHOLESALE.** Wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking, junkyard, or salvage yard. Conventional automobile dealerships are listed under "Auto and Vehicle Sales and Rental."

3. **AUTO AND VEHICLE STORAGE.** Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes, but is not limited to, storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include retail sales (see "Auto and Vehicle Sales, Wholesale").

4. **AUTO PARTS SALES.** Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services - Major" or businesses dealing exclusively in used parts, which are included under "Auto and Vehicle Sales, Wholesale."

5. **CAR WASHING AND DETAILING.** Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one (1) day) are not part of this use classification.

6. **SERVICE STATION.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels-gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."

7. **ALTERNATIVE FUEL STATION.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."

~~8.7.~~ **VEHICLE SERVICES - MAJOR.** The repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

~~9.8.~~ **VEHICLE SERVICES - MINOR.** Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, and smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility - Scrap and Dismantling."

[...]

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 §§ 4-5, 2016;  
Ord. 2012-05 §  
3, 2012; Ord. 2010-02 § 1 (part), 2010)

#### **4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**

Full Chapter included.

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Text to be added shown in underline text.



## CHAPTER 17.34

### **AUTOMOBILE SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS**

- 17.34.010 Purpose.
- 17.34.020 Applicability.
- 17.34.030 Operation and modification of Service Stations~~Permit requirements and conditions of approval.~~
- 17.34.040 Location requirements.
- 17.34.050 Development and design standards for Service Stations and Alternative Fuel Stations.
- ~~17.34.060 Alternative fuel and charging stations for electric vehicles.~~

#### **17.34.010 PURPOSE.**

The purpose of this chapter is to regulate legal nonconforming service station modifications and alternative fuel station development to ensure that the design and operation of such uses are compatible with surrounding uses and activities relative to hazardous materials, noise, circulation, runoff, lighting, and litter, and consistent with the City's goals and policies, including the Climate Action and Adaptation Plan while encouraging and incentivizing the expansion, modification, or retrofit of existing service stations to incorporate biodiesel or other alternative fuels and electric vehicle charging infrastructure. This chapter is also intended to allow for expansion of existing service stations to allow for biodiesel and other alternative fuels and the incorporation of charging stations for electric vehicles. (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.020 APPLICABILITY.**

The regulations contained in this chapter shall apply to legal nonconforming new service stations and alternative fuel stations. ~~Service stations subject to this chapter shall only be authorized through entitlement requirements of Article II (Zoning Districts, Allowed Uses, and Development Standards).~~ These regulations shall be in addition to any other development standards and regulations contained elsewhere within the Zoning Code (e.g., lighting). ~~Existing service stations and modification to existing service stations are exempt from the regulations contained in this chapter.~~ (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.030 OPERATION AND MODIFICATION OF SERVICE STATIONS**~~REQUIREMENTS AND CONDITIONS OF APPROVAL.~~

A. Operation of Service Stations. ~~New service stations are prohibited. Existing legal nonconforming service station uses may continue to operate, subject to the following:~~ Permit Requirement. ~~Service stations require a conditional use permit or are allowed by right as established in Article II (Zoning Districts, Allowed Uses, and Development Standards). Comprehensive design review pursuant to Section 17.12.150 (Comprehensive Design Review) shall be required for all new service stations. Consistent with Article II (Zoning Districts, Allowed Uses, and Development Services), the Planning Commission is the designated approving authority for service station conditional use permit applications.~~

1. The number of fossil fuel pumps shall not be increased to exceed the existing number at the service station site.
2. If the number of fossil fuel pumps are permanently reduced, meaning the pump or pumps are fully removed rather than temporarily out of service, no subsequent actions may increase the number of fossil fuel pumps to the number that existed prior to the reduction.
3. Fossil fuel equipment and infrastructure may be repaired, replaced, and/or relocated on the same site where required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure. Replacement and relocation shall be subject to the requirements under Section 17.34.030(B).

4. Existing service stations shall lose nonconforming status if conditions occur as described in Section 17.34.030(C).

B. Conditions of Approval. ~~In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:~~

- ~~1. If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).~~
- ~~2. Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station.~~
- ~~3. The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof.~~

Renovations and Modifications of Service Stations. ~~Renovations and modifications of service stations may be conducted, subject to the following:~~



1. Fossil Fuel Uses. Renovations and modifications associated with the selling, dispensing, and storage of fossil fuel are allowed only where such work is required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure.

a. Administrative Design Review approval is required for renovations and modifications.

b. Renovations and modifications shall not increase the number of fossil fuel pumps.

c. Maintenance and repair of existing fossil fuel service equipment is not considered a renovation or modification for the purposes of this Section.

2. Other Uses. Renovations and modifications that involve other permitted and conditionally permitted uses on the site (e.g., remodel of a convenience store, installation of alternative fuel pumps, installation of zero-emission vehicle charging stations) may be allowed subject to obtaining required permits.

3. Addition of Alternative Fuel. Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates alternative fuels, including hydrogen, electricity, biofuel, or any other renewable fuel. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. Renovations and modifications of service stations that include alternative fuel infrastructure may include a request for reduction of existing on-site parking spaces. The designated approving authority may approve a parking reduction without a Minor Deviation, Variance, or Conditional Use Permit when the applicant demonstrates, to the satisfaction of the Community Development Director, that the reduction is necessary to accommodate alternative fuel infrastructure.

C. Loss of Nonconforming Status for Service Stations. B. Conditions of Approval. In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:

1. If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).

1. If the service station is abandoned or ceases the selling, storing, and/or dispensing of fossil fuels for a continuous period in excess of six (6) months, the service station shall lose its nonconforming status and any subsequent use of the site shall be in conformity with regulations of the applicable zoning district. The Community Development Director shall have final determination on the date the service station became abandoned or ceased the selling, storing, and/or dispensing of fossil fuels.

2. If the service station loses its nonconforming status, the property owner shall be responsible for the removal of 2.— Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station. The owner shall submit plans to the Community Development Department showing the proposed removal and obtain all required permits to complete the work. The owner shall complete the removal within six (6) months following the date the service station lost its nonconforming status, or as otherwise approved by the Community Development Director. Owners that do not complete the removal within required timeframes would be subject to code enforcement action.

3. The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof. (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.040 LOCATION REQUIREMENTS.**

A. Abutting Residential Zoning Districts or Uses. No new service stations shall be permitted. No alternative fuel station shall be permitted or located on lots abutting property in any residential zoning district or residential use, unless the designated approving authority can make the finding that the design and operation of the alternative fuel station service station, along with the conditions placed upon the entitlement application conditional use permit or Design Review, will ensure compatibility with the abutting property or use. In the event that the property adjacent to an existing service station or alternative fuel station is subsequently rezoned to a residential zoning district or to allow residential uses, such rezoning shall not cause the service station or alternative fuel station to be nonconforming in regard to this location requirement.

B. Proximity to Other ~~Service~~ Stations. In the City of Pinole, a maximum of two (2) service stations and/or alternative fuel stations are permitted at any single intersection; otherwise, ~~service~~ stations shall be separated by a minimum of five hundred (500) feet. However, the city may grant exceptions for stations that are required to relocate due to roadway expansion projects or where required for compliance with regulations. Separation distance shall be measured in a straight line from the property line of said service stations. Where two (2) service stations are located at a single intersection, the city encourages stations to be sited in such a manner as to service different flows of traffic. The city may waive the spacing requirements for infill sites or locations affected by roadway widening or other infrastructure improvements. (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.050 DEVELOPMENT AND DESIGN STANDARDS FOR SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS.**

The following requirements apply to all new service stations and qualifying expansions/improvements to existing service stations and new alternative fuel stations, except where such requirements may be superseded by state or federal regulations. Service station and alternative fuel station uses shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

A. Frontage. The minimum public street frontage shall be one hundred and thirty-five (135) feet on each public street for



all new alternative fuel service stations.

B. Pump Islands. Service station and alternative fuel station pump islands may be placed in required yards provided they are no closer than fifteen (15) feet to the street right-of-way.

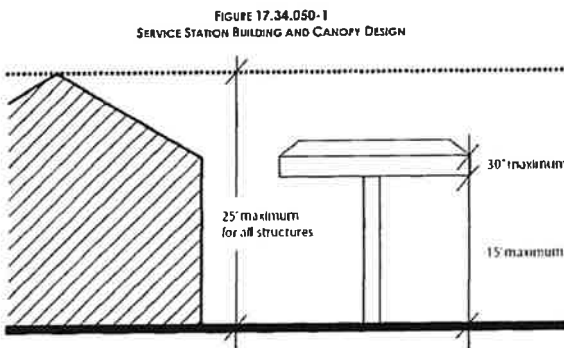
C. Setbacks. Generally, no building shall be located within thirty (30) feet of any public right-of-way or within fifteen (15) feet of any interior parcel line. However, to encourage a more pedestrian streetscape, a primary building with direct access from the street may be located a minimum of fifteen (15) feet from the right-of-way (and outside required landscape corridors). Where the site is located within the Three Corridors Specific Plan area, the development standards of the Specific Plan shall apply.

D. Building Placement and Orientation. Buildings shall be placed outside the required setback areas, but close to the street and oriented to the public view.

E. Building and Canopy Design. The service station or alternative fuel station building and/or canopy shall be designed for architectural compatibility with the surrounding area. Notwithstanding any other requirements in the Zoning Code, the maximum height for all service station buildings (including canopy) shall be twenty-five (25) feet. Pitched roofs are preferred, but not required. In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be fifteen (15) feet and the maximum width of the canopy fascia shall be thirty (30) inches. ~~A lighting study shall be required in conjunction with the design review process to examine light pollution issues, including but not limited to safety and glare pursuant to~~ The canopy fascia shall match the color and texture of the primary building. See Figure 17.34.050-1 (Service Station Building and Canopy Design). Deviations from these requirements may be allowed in conjunction with comprehensive design review (Section 17.12.150).

FIGURE 17.34.050-1

**SERVICE STATION AND ALTERNATIVE FUEL STATION BUILDING AND CANOPY DESIGN**



F. Access Driveways.

1.a. Driveway dimensions. Driveway design shall be consistent with the City of Pinole Public Works Improvement Standards, except that the minimum width for driveways shall be thirty-five (35) feet. The width shall be expanded to forty-five (45) feet whenever the driveway accesses a street with a width of, or with a planned ultimate width of, eighty-four (84) feet or greater. The throat depth for driveways shall be fifty (50) feet.

2.b. Driveway location. Driveways shall be no closer than forty (40) feet from the nearest intersecting point of street right-of-way lines, or as otherwise determined by the Public Works Director for traffic safety.

3.e. Number of driveways. No more than two (2) exterior points of access (driveways along abutting streets) shall be provided for each service station, regardless of the length or number of street frontages. No more than thirty-five percent (35%) of the street frontage shall be devoted to curb cuts. Within integrated developments, shared access driveways are preferred.

4.d. Accommodation of vehicle stacking. The internal circulation system shall allow for vehicle stacking without blocking ingress and egress on and off the site. The pump island shall be situated to provide stacking space for a minimum of two (2) vehicles behind the vehicle parked at the pump closest to the entrance and/or exit driveway. Sites shall be designed so that the space intended for vehicle stacking shall not block or interfere with the general circulation of traffic within integrated developments.

G. Accommodation of Refueling Trucks. The internal circulation system shall allow for safe and efficient fuel delivery. Where new internal circulation accommodating fuel delivery is proposed, the turningTurning radius information for all fuel delivery trucks accessing the service station shall be provided ~~in conjunction with conditional use permit or design review~~ for review and approval to the satisfaction of the Public Works Director.

H. Landscaping. Landscaping shall be provided consistent with the requirements of Section 17.44.060 (Special Landscape Requirements) for service stations and alternative fuel stations.

I. Signs. Signs shall be consistent with the requirements of Chapter 17.52 (Signs), including exempt gasoline pricing signs.

J. Fences and Walls. A wall shall be provided between service stations abutting property in any agricultural or residential zoning district or residential use consistent with the requirements of Section 17.42.050 (Special Fence, Wall and Screening Requirements).

K. Lighting. Where there is change to the exterior lighting in conjunction with a permit application for new or modified structures, a lighting study shall be submitted to demonstrate consistency with the requirements of Chapter 17.46 (Lighting). In addition to the lighting requirements of Chapter 17.46 (Lighting), canopy lighting shall be recessed so that the luminary does not extend below the surface of the underside of the canopy.

L. Noise. All outdoor noise generators associated with operation of the service station shall be identified by the applicant during the ~~conditional use permit and/or~~ comprehensive design review process and may require the submittal of a professional noise analysis to quantify noise sources and attenuate noise levels consistent with city noise standards. All outdoor speakers and video/audio pump stations and sound signals associated with the service stations shall be turned off daily between the hours of 10:00 p.m. and 7:00 a.m. (Ord. 2010-02 § 1 (part), 2010)

#### ~~17.34.060 ALTERNATIVE FUEL AND CHARGING STATIONS FOR ELECTRIC VEHICLES.~~

~~Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates biodiesel or other alternative fuels, or charging stations for electric vehicles. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. (Ord. 2010-02 § 1 (part), 2010)~~



## **5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**

Excerpt of Table 6.2.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

# LAND USE AND DEVELOPMENT STANDARDS

| LAND USE CLASSIFICATIONS                               |                                 | Old Town Sub-Area |     |          |          |          | Service Sub-Area |          |              |          |          | Mixed-Use Sub-Area |          |          |          |  |
|--------------------------------------------------------|---------------------------------|-------------------|-----|----------|----------|----------|------------------|----------|--------------|----------|----------|--------------------|----------|----------|----------|--|
|                                                        |                                 | MDR               | RMU | CMU      | OPMU     | PQI      | CMU              | OPMU     | OIMU         | PQI      | VHDR     | RMU                | CMU      | OPMU     | PQI      |  |
|                                                        | Retail                          | N                 |     | P        | P        | N        | P                | P        | P            | N        | N        | P                  | P        | P        | N        |  |
|                                                        | Veterinary Facility             | N                 |     | CUP      | P        | N        | P                | P        | P            | N        | N        | CUP                | P        | P        | N        |  |
| Automotive and Vehicle Use Listings                    |                                 |                   |     |          |          |          |                  |          |              |          |          |                    |          |          |          |  |
|                                                        | Alternative Fuel Station        | <u>N</u>          |     | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u>         | <u>N</u> | <u>P</u>     | <u>N</u> | <u>N</u> | <u>N</u>           | <u>N</u> | <u>N</u> | <u>N</u> |  |
|                                                        | Auto Parts Sales                | N                 |     | CUP      | P        | N        | P                | P        | P            | N        | N        | CUP                | P        | P        | N        |  |
|                                                        | Car Wash and Detailing          | N                 |     | N        | N        | N        | N                | N        | CUP          | N        | N        | N                  | N        | N        | N        |  |
|                                                        | Service Stations                | N                 |     | N        | N        | N        | N                | N        | <u>N/CUP</u> | N        | N        | N                  | N        | N        | N        |  |
|                                                        | Vehicle Services                | N                 |     | N        | CUP      | N        | CUP              | CUP      | CUP          | CUP      | N        | N                  | CUP      | CUP      | N        |  |
| Industrial, Manufacturing, and Processing Use Listings |                                 |                   |     |          |          |          |                  |          |              |          |          |                    |          |          |          |  |
|                                                        | Manufacturing - Minor           | N                 |     | CUP      | N        | N        | N                | N        | CUP          | N        | N        | N                  | N        | N        | N        |  |
|                                                        | Cottage Industry                | N                 |     | P        | N        | N        | P                | P        | P            | N        | N        | CUP                | N        | N        | N        |  |
|                                                        | Personal Storage Facility       | N                 |     | N        | N        | N        | N                | N        | CUP          | N        | N        | N                  | N        | N        | N        |  |
|                                                        | Printing and Publishing         | N                 |     | CUP      | P        | N        | P                | P        | P            | N        | N        | CUP                | P        | P        | N        |  |
|                                                        | Recycling Facility – Collection | N                 |     | P        | P        | P        | P                | P        | P            | P        | P        | P                  | P        | P        | P        |  |
|                                                        | Recycling Facility – Processing | N                 |     | N        | N        | N        | N                | N        | CUP          | N        | N        | N                  | N        | N        | N        |  |

## Footnotes:

- a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.
- b – Not allowed on first floor at street frontage, except for residential development on a property with an affordable housing agreement and when that development includes community benefits as specified in the General Plan.
- c – Square footage not to exceed 10,000 Square feet.
- d – Not permitted if the same use is preexisting and within 200'
- e – See Multi-Family Residential

## **6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**

Excerpt of Table 6.8.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

# LAND USE AND DEVELOPMENT STANDARDS

| Land Use Classifications                               | Old Town Sub-Area |          |          |          | Service Sub-Area |          |          |  |
|--------------------------------------------------------|-------------------|----------|----------|----------|------------------|----------|----------|--|
|                                                        | MDR               | HDR      | CMU      | PQJ      | CMU              | OPMU     | PQJ      |  |
| Automotive and Vehicle Use Listings                    |                   |          |          |          |                  |          |          |  |
| Alternative <u>Fuel Station</u>                        | <u>N</u>          | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u>         | <u>N</u> | <u>N</u> |  |
| Auto Parts Sales                                       | N                 | N        | N        | N        | N                | N        | N        |  |
| Car Wash and Detailing                                 | N                 | N        | N        | N        | N                | N        | N        |  |
| Service Stations                                       | N                 | N        | N        | N        | N                | N        | N        |  |
| Vehicle Services                                       | N                 | N        | CUP      | CUP      | CUP              | CUP      | CUP      |  |
| Industrial, Manufacturing, and Processing Use Listings |                   |          |          |          |                  |          |          |  |
| Cottage Industry                                       | N                 | N        | P        | N        | P                | P        | N        |  |
| Personal Storage Facility                              | N                 | N        | N        | N        | N                | N        | N        |  |
| Printing and Publishing                                | N                 | MUP      | P        | N        | P                | P        | N        |  |
| Recycling Facility – Collection                        | N                 | P        | P        | P        | P                | P        | P        |  |

**Footnotes:**

- a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.
- b – Not allowed on first floor at street frontage
- c – Square footage not to exceed 10,000 Square feet.
- d – Not permitted if the same use is preexisting and within 300'
- e – See Multi-Family Residential

## **7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**

Excerpt of Table 6.14.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

# LAND USE AND DEVELOPMENT STANDARDS

| Land Use Classifications                               |                           | Service Sub-Area |          |              |          | Mixed-Use Sub-Area |          |                           |          |
|--------------------------------------------------------|---------------------------|------------------|----------|--------------|----------|--------------------|----------|---------------------------|----------|
|                                                        |                           | RMU              | CMU      | OPMU         | PQI      | HDR                | RMU      | CMU                       | PQI      |
| Automotive and Vehicle Use Listings                    |                           |                  |          |              |          |                    |          |                           |          |
| Alternative Fuel Station                               |                           | <u>N</u>         | <u>N</u> | <u>P</u>     | <u>N</u> | <u>N</u>           | <u>N</u> | <u>P</u>                  | <u>N</u> |
|                                                        | Auto Parts Sales          | CUP              | P        | P            | N        | N                  | CUP      | P                         | N        |
|                                                        | Car Wash and Detailing    | N                | N        | CUP          | N        | N                  | N        | N                         | N        |
|                                                        | Service Stations          | N                | N        | <u>N</u> CUP | N        | N                  | N        | <u>N</u> CUP <sup>2</sup> | N        |
| Vehicle Services                                       |                           | N                | CUP      | CUP          | CUP      | N                  | N        | CUP                       | CUP      |
| Industrial, Manufacturing, and Processing Use Listings |                           |                  |          |              |          |                    |          |                           |          |
| Manufacturing                                          |                           | N                | N        | N            | N        | N                  | N        | N                         | N        |
|                                                        | Cottage Industry          | CUP              | CUP      | CUP          | N        | N                  | CUP      | CUP                       | N        |
|                                                        | Personal Storage Facility | N                | N        | N            | N        | N                  | N        | N                         | N        |
|                                                        | Printing and Publishing   | CUP              | P        | P            | N        | N                  | CUP      | P                         | N        |
| Recycling Facility – Collection                        |                           | P                | P        | P            | P        | P                  | P        | P                         | P        |
| Recycling Facility – Processing                        |                           | N                | N        | N            | N        | N                  | N        | N                         | N        |

<sup>1</sup> The service station must be accompanied with a larger retail establishment with a minimum of 50,000 square feet

## Footnotes:

- a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.
- b – Not allowed on first floor at street frontage
- c – Square footage not to exceed 10,000 Square feet.
- d – Not permitted if the same use is preexisting and within 300'
- e – See Multi-Family Residential

## 8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]

Excerpt of Chapter 11.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

# DEFINITIONS

## 11.1 DEFINITIONS

The following definitions describe unique terms used throughout this document for the purpose of establishing a clear and common understanding.

**Accent Trees.** Trees used to supplement the required street trees.

**Adult Day Care Home.** Pursuant to definitions of State law, an adult day care home is a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.

**Adult-Related Uses.** Those uses defined and regulated by Title 17, Chapter 17.56 of the City's Zoning Code.

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or other alcoholic beverages for on- or off premise consumption.

**Alley.** Alleys are narrow private drives serving commercial and residential development.

**Alley Access Parking.** Residential or commercial parking that is accessible from an alley.



**Alternative Fuel Station.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel, or any other renewable fuel.

**Arcade Frontage.** An Arcade frontage is nearly identical in character to the Gallery frontage except that the upper stories of the building may project over the public sidewalk and encroach into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it. This frontage is typically for retail use. An encroachment permit is needed to construct this frontage type, but can be approved as part of Design Review.



# DEFINITIONS

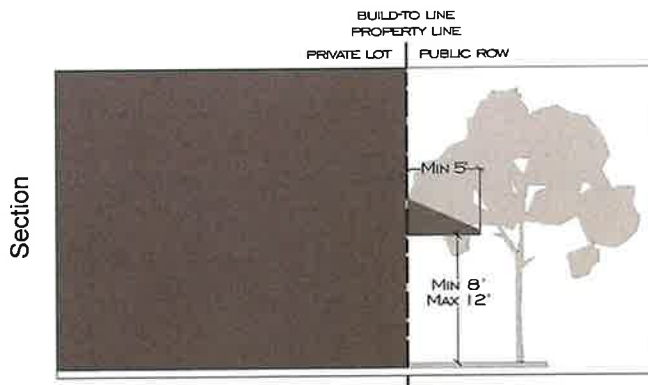
gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor Fitness and Sports Facilities.”

**Schools – Public.** Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

**Service Station.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels-gasoline or other motor vehicle fuels.

**Setback.** The required distance between a property line and a structure. The setback is measured from the property line and/or right of way line.

**Shopfront and Awning Frontage.** This frontage is characterized by a façade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. A shopfront and awning frontage has substantial glazing on the ground floor. Shopfront and awning frontages provide awnings or canopies cantilevered over the sidewalk.



1  
2  
3 **MINUTES OF THE REGULAR MEETING**  
4 **PINOLE PLANNING COMMISSION**

5  
6 **January 26, 2026**

7  
8 **THIS MEETING WAS HELD IN A HYBRID FORMAT**  
9 **BOTH IN-PERSON AND ZOOM TELECONFERENCE**  
10

11  
12 **A. CALL TO ORDER:** 7:01 p.m.  
13

14 **B. PLEDGE OF ALLEGIANCE**  
15

16 **C. LAND ACKNOWLEDGEMENT:** *Before we begin, we would like to acknowledge the*  
17 *Ohlone people, who are the traditional custodians of this land. We pay our respects to*  
18 *the Ohlone elders, past, present and future, who call this place, Ohlone Land, the land*  
19 *that Pinole sits upon, their home. We are proud to continue their tradition of coming*  
20 *together and growing as a community. We thank the Ohlone community for their*  
21 *stewardship and support, and we look forward to strengthening our ties as we continue*  
22 *our relationship of mutual respect and understanding.*  
23

24 **D. ROLL CALL**  
25

26 Commissioners Present: Bender, Huey, Uch, Lam-Julian, Vice-Chairperson Menis and  
27 Chairperson Sandoval  
28

29 Commissioners Absent: Martinez  
30

31 Staff Present: David Hanham, Planning Manager  
32 Justin Shiu, Associate Planner  
33

34 Vice-Chairperson Menis reported on his ex-parte communications to his email list about the  
35 topics on the meeting agenda and other community events.  
36

37 **E. CITIZENS TO BE HEARD**  
38

39 Cathy McFarland commented on the City's migration towards the State of California's  
40 cleaner environment and now the City wanted service stations prohibited.  
41

42 Chairperson Sandoval advised that public comments on service stations would be  
43 discussed as part of agenda item G(1) and he asked the speaker to hold her comment  
44 until that point in the meeting.  
45

46 **F. MEETING MINUTES**  
47

48 1. Planning Commission Meeting Minutes for January 12, 2026  
49

Vice-Chairperson Menis referenced Page 11 of 132 of the agenda packet, Lines 8 through 18, of the January 12, 2026 meeting minutes, and noted most of the statement in the bullet point which had been attributed to him were primarily comments made by the applicant [Beau Reinberg]. He also asked that the bullet point include a statement that *“He [Vice-Chairperson Menis] had raised a concern that the one-time fee may not offset ongoing needs.”*

**MOTION** with a Roll Call vote to approve the Planning Commission Meeting Minutes for January 12, 2026, as amended by Vice-Chairperson Menis.

**MOTION: Sandoval**

**SECONDED: Menis**

**APPROVED: 6-0-1**

**ABSENT: Martinez**

**G. PUBLIC HEARINGS:**

**1. Zoning Code and Specific Plan Amendment PA25-004: New Service Station Prohibitions and Provisions for Modifications and Alternative Fueling Stations**

Associate Planner Justin Shiu provided a PowerPoint presentation on the Zoning Code and Specific Plan Amendments PA25-004: New Service Station Prohibitions and Provisions for Modifications and Alternative Fueling Stations. He asked the Planning Commission to adopt Resolution 26-01, recommending to the City Council the adoption of proposed Pinole Municipal Code (PMC) and Specific Plan amendments, as provided in Resolution 26-01, Attachment A, Exhibit A, or with additional recommendations for revisions that may be provided by the Planning Commission.

Mr. Shiu also identified a typographical error in the January 26, 2026 staff report, and noted Page 22 of 132 of the agenda packet, Table 1. Existing Service Stations, had shown the Chevron at 2298 Appian Way as being in the Commercial Mixed Use (CMU) District Service Sub-Area of the Appian Way Corridor, but the CMU should be corrected to read *Office Professional Mixed Use (OPMU) Zoning District*.

Responding to questions from the Planning Commission, Mr. Shiu and Planning Manager David Hanham clarified the following:

- Page 22 of 132 of the agenda packet, Table 1. Existing Service Stations, listed the eight existing service stations in the City, seven of which were located within the corridors covered by the Specific Plan, and one in the Regional Commercial (RC) Zoning District outside of the Specific Plan. The majority of the service stations were existing nonconforming uses as they were not permitted or conditionally permitted uses under the current Zoning Code and Specific Plan. (Bender)
- Attachment A, Page 37 of 132 of the agenda packet, acknowledged a recommendation to revise the third WHEREAS clause to read: *WHEREAS, as further provided in the urgency ordinance, fossil-fuel based transportation remains the largest contributor of greenhouse gas emissions, and the City desire to aid in reducing severe negative public health impacts that residents are experiencing, and will continue to experience, by banning the development of new service stations, prohibiting the expansion of existing service stations, and encourage the use of zero emission vehicles; and* (Bender)

- Attachment A, Pages 56 and 57 of 132 of the agenda packet, Section 17.32.050 Development and Design Standards, E. Building and Canopy Design, acknowledged a recommendation to revise the fourth sentence to read: *In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be fifteen (15) feet and the maximum height of the canopy fascia shall be thirty (30) inches.* (Bender)
- Pages 45 through 50 of the agenda packet, Table 17.20.03-1, Allowed Uses and Required Entitlements for City of Pinole Base Zoning District, Alternative Fuel Stations would be permitted in the RC, CMU, OPMU and Office Industrial Mixed Use (OIMU) Zoning Districts. Staff clarified the Zoning Code established the general standards in the City, whereas the Three Corridors Specific Plan was the more specific document that applied to many of the major corridors including San Pablo Avenue, Pinole Valley Road and Appian Way. The Specific Plan document was more detailed in zoning designations in each corridor and sub-area, and the Specific Plan document established where exactly the Alternative Fuel Stations would be permitted. (Bender)
- Page 23 of 132 of the agenda packet, clarified the information under Review and Analysis of the January 26, 2026 staff report, particularly the last sentence of the first paragraph which read: *Additionally, the amendments consider enhancements to existing provisions in the Zoning Ordinance that incentivize the expansion, modification, or retrofit of an existing service station to incorporate biodiesel or other alternative fuels or charging stations for electric vehicles,* clarifying a new service station would require a Conditional Use Permit (CUP) and modification of a Use Permit, or discretionary review associated with modifications, and for fuel stations it would be permitted by use in many of the Districts that previously allowed for service stations, reducing some of the application fee requirements associated with some of those uses, and reduce the time associated with notices for a hearing and the like. This was driven by state regulations taking away the discretionary review process for alternative fuel stations, which offered an incentive to reduce permitting costs and fees associated with those uses.

There was also an existing provision in the code which allowed for some parking reductions to be carried over, if the applicant could show why it was required to accommodate new alternative fuel service stations. (Uch)
- Pages 45 through 50 of 132 of the agenda packet, Table 17.20.030-1, Allowed Uses and Required Entitlements for City of Pinole Base Zoning Districts. Clarified Alternative Fuel Stations were not permitted in the Low Density Residential (LDR), Suburban Residential (R-1), Medium Density (R-2), High Density (R-3), Very High Density (R-4), Rural (R), Residential Mixed Use (RMU), Open Space (OS), Parks and Recreation (PR), Public Quasi-Public Institutional (PQI) and San Pablo Bay Conservation Zoning Districts. (Uch)
- A new multifamily or commercial development, as an example, would require Comprehensive Design Review and would require review by the Planning Commission. (Uch)

- The Planning Commission may consider potential conflicting impacts between uses and or how uses may be brought together, and should a new use come and a property be redeveloped with new structures, as an example, the project would require Planning Commission comprehensive design review. (Uch)
- Alternative fuel stations were already regulated by the state which dictated how they could be reviewed. Many electric vehicle (EV) charging stations, as an example, went through a ministerial review process for a building permit regardless of any design aspects that the City may impose. (Uch)
- Page 29 of 232 of the agenda packet, Section 17.23.030(C), Loss of Non-conforming Status for Service Stations, (1) had been amended by staff to read: *If the service station is abandoned or ceases the selling, storing, and/or dispensing of fossil fuels for a continuous period in excess of six (6) months, the service station shall lose its nonconforming status and any subsequent use of the site shall be in conformity with regulations of the applicable zoning district. The Community Development Director shall have final determination on the date the service station became abandoned or ceased the selling, storing, and/or dispensing of fossil fuels.* Clarified the environmental remediation was intended to be captured in the six-month period, as reflected in the amendment, with the six-month period added as a minimum time limit. The Community Development Director may extend that period, should additional time for cleanup be needed. The regulatory agencies would impose the standards for any cleanup and included the State Water Resources Control Board (WRCB) and Department of Toxic Substances Control (DTSC). The City would not bear the responsibility to report to these agencies, the service stations would need to coordinate with the state agencies and it would fall under the property owners' responsibility; however, the City may provide guidance to the property owner, if needed. (Huey)
- As to whether there had been any harm to the existing nonconforming service stations during the City's Urgency Ordinance and moratorium, staff was unaware but when preparing the proposed Zoning Code and Specific Plan Amendments, the City's Sustainability Fellow had reached out to the City's service station owners and some had shared their thoughts and comments, but there were no specific challenges and there were no major objections to the prohibition. (Vice-Chairperson Menis)
- Page 22 of 132 of the agenda packet, again clarified the typographical error in Table 1. Existing Service Stations, which had shown the Chevron at 2298 Appian Way as being in the Commercial Mixed Use (CMU) District Service Sub-Area of the Appian Way Corridor, but CMU should be corrected to read *Office Professional Mixed Use (OPMU) Zoning District.* (Vice-Chairperson Menis)
- Page 64 of 132 of the agenda packet, Land Use Development Standards, clarified the standards for Alternative Fuel Stations in the OPMU and CMU Districts which would be permitted with a Use Permit for occupancy and be considered as a Conforming Use. (Vice-Chairperson Menis)

- The use would be nonconforming if it had the (N) designation “Not Permitted.” Staff also clarified that the existing service stations on Pinole Valley Road had been established prior to 2010, and were legal nonconforming uses when the General Plan and Specific Plan had been adopted. (Vice-Chairperson Menis)
- Page 24 of 132 of the agenda packet, Section 17. 12.080 (B), had been amended to read: *Applicability. Administrative design review is required for all structural additions to single family, multi-family and non-residential structures, and as otherwise required in this Title.* There were other sections in the PMC which mentioned administrative design review but had not been specifically mentioned in this section, which mostly addressed single-family, additions, multifamily and commercial additions not more than 500 square feet in size, and other portions of the PMC included fence exceptions for additional height required through the administrative design review process that were not specifically mentioned. Also, this modification had been added as a catch-all. (Vice-Chairperson Menis)
- Page 29 of 132 of the agenda packet, Section 17.34.030(C)(2) had been amended to read: *If the service station loses its nonconforming status, the property owner shall be responsible for the removal of all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station, and shall return the property to substantially the condition it was in prior to the construction of the service station. The owner shall submit plans to the Community Development Department showing the proposed removal and obtain all required permits to complete the work. The owner shall complete the removal within six (6) months following the date the service station lost its nonconforming status, or as otherwise approved by the Community Development Director.* Clarified the Community Development Director would determine the timeline, if a specific timeline was recommended, and this regulation was currently open-ended. If the property owner did not follow the timeline in the regulation, code enforcement could be imposed to start the code enforcement process. If all code enforcement remedies were exhausted and the removal was not done, the City may step in and start abatement proceedings with a lien placed on the property to allow the City to recover any applicable fees.

Additionally, in terms of the potential for lead gasoline and hazardous substances, those hazards would be regulated under federal or state laws, and those regulatory agencies would monitor any remediation the service station would require when discontinuing operations. (Vice-Chairperson Menis)

- Pages 30 and 31 of 132 of the agenda packet, Section 17.34.050, Development and Design Standards for Service Stations and Alternative Fuel Stations, (E), Building and Canopy Design, reiterated the Specific Plan would override the Zoning Code when there was a conflict, although the Specific Plan did not include any specific height requirements for accessory type structures, which would capture fuel canopies, but there were structural compatibility and design guideline requirements that would apply to this section. Possibly the Specific Plan phrasing could be stricken from this section to avoid any conflicts. (Vice-Chairperson Menis)

- Attachment A, Pages 45 through 50 of 132 of the agenda packet, again clarified the Zoning Districts which permit or did not permit Alternative Fuel Stations, and clarified in consultation with the City Attorney, many of the alternative fuel infrastructure pieces could not be required to go through the discretionary review process, and the infrastructure itself not required to have a CUP. The permitted uses being shown in the table provided a cleaner method to note the specific types of fueling that would be allowed and would not be in violation of any prohibition on discretionary review. (Vice-Chairperson Menis)
- Attachment A, Pages 56 and 57 of 132 of the agenda packet, Section 17.34.050 Development and Design Standards for Service Stations and Alternative Fuel Stations, G. Accommodation of Refueling Trucks, clarified the text amendment shown in this section was intended to capture all types of review processes and a broader application of the requirement. (Vice-Chairperson Menis)
- Attachment A, Pages 56 and 57 of 132 of the agenda packet, Section 17.34.050 Development and Design Standards for Service Stations and Alternative Fuel Stations (E), clarified the language that had been stricken from this section would have required a lighting study in conjunction with the design review process. This was a cleanup item, with the provision and requirement for a lighting study having been merged with subsection (K), Lighting, which read: *Where there is change to the exterior lighting in conjunction with a permit application for new or modified structures, a lighting study shall be submitted to demonstrate consistency with the requirements of Chapter 17.46 (Lighting). In addition to the lighting requirements of Chapter 17.46 (Lighting), canopy lighting shall be recessed so that the luminary does not extend below the surface of the underside of the canopy.* (Vice-Chairperson Menis)
- Attachment A, Page 37 of 132 of the agenda packet, acknowledged the Vice-Chair's statement the third WHEREAS clause was intended to be past tense. (Vice-Chairperson Menis)
- Attachment D, Survey Results, Pages 99 through 125 of 132 of the agenda packet, staff clarified there were no specific identifiers in the survey results. (Vice-Chairperson Menis)
- Page 25 of 132 of the agenda packet, Section 17.22.020(G)(7), had been amended to read: *ALTERNATIVE FUEL STATION. A retail business whose primary on-site use is the sale and dispensing of motor vehicle fuel other than fossil fuels, including hydrogen, electricity, and biofuel. Vehicle services, which are incidental to fuel services, are included under "Vehicle Services - Minor."* Staff clarified these types of energy sources had been referenced in the City's Climate Action and Adaptation Plan (CAAP). If one of these service stations changed owners or ownership transferred, there would be no change to the regulations, but if the specific type of use ceased and no fueling dispensing storage for more than six months, the existing nonconformity would be gone. Change in ownership and rebranding would be permitted and the service station would have to continue as a service station. If the service station were to close, the zoning designation would remain the same, just the permitted use would change. (Chairperson Sandoval)

1 PUBLIC HEARING OPENED  
2

3 Whitney Villa Greswold noted that in the year 2050, her children would be 30 and 32 years  
4 old, and according to the state's Fourth Climate Change Assessment under High  
5 Emissions Scenarios, which the area could be heading towards without more global  
6 unified action, average temperatures could rise by approximately four degrees above late  
7 20<sup>th</sup> century averages. Rising temperatures would spur drastic changes to the weather  
8 with more prolonged and extreme heat, higher frequency and severity of fires, more  
9 droughts and severe rain. The world had not experienced such extreme warming at such  
10 a rapid rate and the tipping points to climate destruction were unknown. With  
11 environmental protection rollbacks, she suggested the City of Pinole needed to do its part  
12 to encourage emission reductions. Global issues could be solved at the local level and  
13 she suggested the purpose of government was to look out for the best interests of  
14 residents by taking into account sound science. The proposed ban on new service  
15 stations was part of a larger portfolio of actions the City should take to reduce emissions  
16 and increase community reliance to climatic events that would incur in the coming years.  
17 The City could include more bicycle/pedestrian paths, support transit, increase EV  
18 chargers, support community emergency response team training, fire hazard mitigation  
19 and the like. Proud to be a resident of a City that had foresight and made decisions based  
20 on science and who watched out for the health and safety of its residents, she supported  
21 the ordinance to prohibit new service stations in the City.  
22

23 Cathy McFarland commented on the City's migration towards the state's cleaner  
24 environment. The City now wanted service stations prohibited, and provisions and  
25 modifications for alternative fuel stations. She found that Pinole was following the state  
26 down the rabbit hole with unrealistic goals of all-electric, and suggested it was all about  
27 balance and what the system could support along with the cost of operating that system.  
28 The state could not support the current grid system on an extremely hot day and as of  
29 2024, there were only 1.8 million registered electric vehicles in the state. Most people  
30 were barely surviving financially and could not afford a new vehicle, let alone the  
31 outrageous electric costs to operate electric vehicles now or in the future.  
32

33 Per the top 25 sales tax revenue generators for the City, Ms. McFarland noted five were  
34 gas stations which provided the City gas tax revenues. She commented the City also  
35 added high density homes with approximately 200 units built with another 400 units to be  
36 built in the near future. She questioned where they would get the gas to operate those  
37 units. The City needed to take care of Pinole's residents, with the state's pro-housing  
38 agenda not protecting the community given all of the project's residents had been  
39 subjected to. The City also built senior housing with little parking, which had caused many  
40 new issues in the surrounding areas including safety issues. She noted the City now  
41 wanted \$390,000 from residents for those areas to help correct the problem. This was the  
42 first of three major problems the City was facing, with more pro-housing developments to  
43 be built with the same blueprints on Appian Way and Fitzgerald Drive.  
44

45 Ms. McFarland added a storm drain project that was to be built prior to and near the senior  
46 project had doubled over its projected estimate to over \$700,000. She understood in  
47 talking with a City department head there had been issues with the contractor that helped  
48 to inflate the new price. The City's lack of oversight rushing into this pro-housing project  
49 would cost the City around \$740,000 and the City may turn to residents to pay.



1 Ms. McFarland added a Walk Score had shown the City of Pinole was a car dependent  
2 City. On average there were around 21,000 vehicles a day in Pinole, a lot of traffic, all of  
3 which would need to continue fueling up. In addition, the City's impact fees and how they  
4 would be spent in upcoming years had shown the City was not there for its residents, with  
5 the majority of those fees to go towards City-owned property and not to the roads or police.  
6 She asked what would happen when taking away the tax revenue from fueling stations  
7 and additional gas taxes, and the City became all housing, with no money to support the  
8 City. She suggested the City was creating its own problems which were greatly multiplied  
9 daily, asked that each and every decision count now and for the future of the entire City  
10 of Pinole, and that decisions made be right for the City and its residents.  
11

12 Anthony Vossbrink asked what brought the original subject up, assuming it was the City  
13 Council, and suggested that be revisited to see where they were, where they were going  
14 and why they were there in the first place. He asked whether state or federal agencies  
15 had imposed a mandate for the City. He found it odd this started at the same time that  
16 some members of the City Council pushed through a moratorium absent public feedback.  
17 He suggested there could be an ulterior motive and he would like to know what it was  
18 since it could be political.  
19

20 Mr. Vossbrink added at the time the Appian 80 project was to get underway the moratorium  
21 had been imposed, which stopped the project since Safeway found out what was  
22 happening in the City and with the City Council. He learned in planning meetings with the  
23 public that Safeway had shown its plans for the property, which included 12 to 18 gas  
24 pumps. While things had been green-lit at that time, the majority of the City Council  
25 decided against it, and the City lost that income and gas taxes to neighboring cities. Many  
26 people, including former City Council member Pete Murray, suggested the City Council  
27 consider what Lucky Stores had done and who the City offered a rubber stamp on EV  
28 charging stations. The City could have considered EV charging stations to match the  
29 number of proposed gas pumps rather than lose the entire Safeway project. He also found  
30 it odd the Union 76/Valero Station had been grandfathered-in and picked up additional  
31 gas pumps, which occurred at the same time. That service station opened up a couple of  
32 years late but was allowed a new gas station after breaking ground twice. He suggested  
33 looking at what happened in that situation.  
34

35 Mr. Vossbrink further commented the City had not wanted to consider realigning or re-  
36 queuing the lights on Pinole Valley Road to limit and reduce carbon emissions and the  
37 egress/ingress to the freeway, with traffic back up that caused many problems and carbon  
38 emissions along Pinole Valley Road.  
39

40 Shoshana Wechsler supported the adoption of Resolution 26-01. A West County resident,  
41 and Coordinator for the Sunflower Alliance, an environmental justice organization and  
42 Chair of the County Sustainability Commission, but speaking as a Contra Costa County  
43 resident, responded to the questions raised by the previous caller as to why to do this.  
44 She commented on the President's calls to drill and lead the nation back to the stone age  
45 of increased fossil fuel production and consumption by any means necessary. Despite  
46 the President's mythologizing about the new Golden Age that awaited, the facts on the  
47 ground and in the shared air and waters, told a different story. The world was in a fossil  
48 fuel emergency that was intensifying rapidly. She found the City of Pinole was taking  
49 action by protecting residents from fossil fuel-related pollution and worsening  
50 environmental impacts of climate change.

1 While some were worried about running out of gas or possible gas spikes, and while  
2 serious issues, Ms. Wechsler noted the City of Pinole had eight gas stations, running out  
3 of gas was not a real likelihood and gas prices were in the hands of a volatile global market  
4 and not City government. On a local level, the City could minimize exposure to known  
5 health hazards like benzene and carcinogens emitting from gas stations. When speaking  
6 of affordability, one also had to factor in the high price of work missed and spiking health  
7 care costs and the costs of human life. She noted that 80 percent of gas stations had  
8 been projected to be unprofitable by 2035, and remediating a gas station could cost more  
9 than \$2 million, with an average cost of over \$243,000 per site. She asked the City  
10 planners to adopt the resolution and recommended the City Council adopt the zoning code  
11 amendments.  
12

### 13 PUBLIC HEARING CLOSED

14  
15 Vice-Chairperson Menis provided the following comments on the agenda item and in  
16 response to the public comment:  
17

- 18 • A reference to \$390,000 costing citizens was not the net cost to the City; it was the  
19 amount of a grant in total with the matching portion of local funds for the City at around  
20 \$130,000.  
21
- 22 • Referenced Attachment D, survey results, which responses addressed questions  
23 about the free market, prices and the potential harm to store owners; and important  
24 to note, the ordinance, as amended, would not shut down any existing gas stations  
25 now, in 2035 or in 2050, but would prohibit the construction of new gas stations,  
26 expansion of gas station pumps at existing gas stations and if the pumps stopped at  
27 existing gas stations for a period of time they would no longer be allowed.  
28
- 29 • Appreciated the overall polite and reasoned tone taken by both sides in the survey  
30 results, and while he recognized one of the respondents had used obscenities and  
31 race-based remarks about Council members, he suggested as a community the City  
32 could do better about expressing its thoughts and views on issues without stooping  
33 to Ad hominem and making racist attacks as a matter of policy.  
34
- 35 • Page 25 of 132 of the agenda packet, Section 17.22.020(G)(7), definition for  
36 ALTERNATIVE FUEL STATION and Attachment A, Page 49 of 132 of the agenda  
37 packet, noted hydrogen had the potential for seepage issues that biofuels and  
38 gasoline may not due to the nature of the molecule and how the gas was stored.  
39 Suggested fire conditions be imposed on the permitted by right use for Alternative  
40 Fuel Stations.  
41

42 Mr. Shiu clarified that permitted by right meant it was a land use that was allowed on the site  
43 without any special discretionary review and approval. There would be applicable standards  
44 outside local regulatory standards, such as state or federal standards.  
45

- 46 • Page 29 of 132 of the agenda packet, Section 17.34.030(C), Loss of Nonconforming  
47 Status for Service Stations, recommended the end of the clause include a reference  
48 to the segments of the PMC that spoke to what happened if there was no compliance  
49 with this section.

1 Mr. Shiu suggested it could be noted the use could be subject to code enforcement in the  
2 event of non-compliance, which would happen to any use that did not comply with the PMC.

3  
4 Mr. Hanham suggested if the Vice-Chair wanted to refer to another section of the PMC, there  
5 could be reference to code enforcement actions since there were a number of different  
6 sections in the code. He did not recommend limiting it to one section, rather to state that  
7 non-compliance could result in code enforcement action.

8  
9 Chairperson Sandoval referenced Page 52 of 132 of the agenda packet, Section 17.22.020  
10 Allowed Use Definitions, and suggested "renewable fuels" be added to the definitions. He  
11 did not want to limit to specifics and recommended leaving it open ended in the event of a  
12 solar or water-powered vehicle or some other form of transportation that was necessarily  
13 defined, but could still be defined, as "renewable" or "green technology." The same change  
14 should be made to Pages 55 and 56 of 132 of the agenda packet, Section 17.34.030  
15 Operation and Modification of Service Stations (B)(3), Addition of Alternative Fuel.

16  
17 Mr. Shiu confirmed the change could be made anywhere the definition of Alternative Fuel  
18 was shown in the documents.

19  
20 Chairperson Sandoval otherwise referenced the required setbacks for the pump stations and  
21 asked whether the same setbacks would apply to EV charging stations. He commented if a  
22 parking lot or prior gas station was converted, as an example, EV infrastructure could be  
23 placed closer to the street, and asked whether the infrastructure must be 15-feet from the  
24 public right-of-way (ROW).

25  
26 Mr. Shiu explained the standard was in the Zoning Code. For many sites EV charging  
27 stations were permitted or conditionally permitted. For Alternative Fuel Stations, EV charging  
28 stations would be a permitted use and would refer to the setback standards in the Three  
29 Corridors Specific Plan, which he described as very generous. EV charging stations as a  
30 standalone and not the primary use of the site was governed by typical building code  
31 requirements.

32  
33 Vice-Chairperson Menis continued his comments, as follows:

- 34
- 35 • Page 24 of 132 of the agenda packet, Section 17.12.080 (B), which currently read:  
36 *Applicability. Administrative design review is required for all structural additions to*  
37 *single family, multi-family and non-residential structures, and as otherwise*  
38 *required in this Title*, and recommended this section be modified to specifically detail  
39 what would be "otherwise required in this Title."  
40
  - 41 • Page 52 of 132 of the agenda packet, Section 17.22.020 Allowed Use Definitions,  
42 recommended an expanded definition of "fossil fuels" be included, while also  
43 clearly defining what was being included in the definition. Expressed concern with  
44 potential changes from the federal government related to the use of fossil fuels in  
45 the future and offered a number of examples where that may happen.
- 46

47 Mr. Shiu confirmed a more detailed definition could be considered for fossil fuels. If there  
48 were changes imposed by the federal government, the City would have to follow those  
49 changes.  
50

1 Mr. Hanham confirmed if the federal government changed the definition of fossil fuels, the  
2 PMC would have to be amended automatically as had been done with changes to state  
3 and federal housing codes.  
4

5 Speaking to the public comments about the background of the Appian 80 Shopping Center  
6 project, Vice-Chairperson Menis noted the initial proposal had been in place before the  
7 gas station moratorium. Had the developer used the approved entitlements, the project  
8 would not have been impacted by the moratorium. He also responded to the concerns  
9 raised by members of the public that the City's moratorium had allowed the property to  
10 become blighted, which he stated was not accurate since the original property owner could  
11 have built under the approved entitlements. The property had been sold and the current  
12 property owner allowed the property to become blighted.  
13

14 Messieurs Shiu and Hanham clarified the original entitlements for the Appian 80 Shopping  
15 Center had been approved in 2020. There had been extensions after that time with the  
16 last extension ending in 2023. The property had been sold in 2022 and the new property  
17 owner allowed the entitlements to expire. None of the requirements of the moratorium  
18 had been in effect at that time.  
19

20 Vice-Chairperson Menis also recognized that some gas station properties had been  
21 grandfathered-in such as the Union 76/Valero Station since it was approved before the  
22 moratorium was enacted. He asked staff to provide clarification.  
23

24 Mr. Hanham confirmed the entitlements for the Union 76/Valero Station had been  
25 approved far in advance of the moratorium. There had been PG&E issues that caused  
26 delay in construction. This service station would have become a legal nonconforming use  
27 with the passage of the ordinance, but at the time it was current and the emergency  
28 ordinance would not have affected the construction of that project.  
29

30 Vice-Chairperson Menis added there was also some confusion about the overall scope of  
31 the ordinance and the zoning text amendments. He reiterated the ordinance, as amended,  
32 would not shut down existing gas stations and the approximate 21,000 vehicles passing  
33 through the City could still continue to get gas as they did today. He also took the  
34 opportunity to highlight many of the findings in Attachment D for the survey results, and  
35 based on the responses, the existing network of gas stations in Pinole would remain  
36 permitted and would provide an adequate support base for vehicles passing through the  
37 City. He hoped with the shift from electric vehicles and associated infrastructure in the  
38 future, the number of internal combustion powered vehicles on the road would decrease  
39 and the need for gas service stations would likewise drop over time.  
40

41 Vice-Chairperson Menis added even given the broader concerns over the practicality of this  
42 ordinance or its infringement on the free market, per the survey results, which he again  
43 highlighted, respondents had not identified that as a concern. He also recognized the  
44 concern that the vast majority of people in Pinole primarily relied on gasoline powered  
45 vehicles and the ability to continue to access fossil fuels to power those vehicles along  
46 with the concerns with the cost of acquiring new or used electric vehicles. He noted the  
47 most likely reason a service station would close down would be due to the free market, as  
48 evidenced by the survey results.  
49

1 When there were fewer internal combustible vehicles on the street and where it was no  
2 longer profitable to own and maintain the gas service stations, they may close naturally.  
3 At that point, non-internal combustible vehicles may presumably be reduced in price where  
4 the affordability concern would no longer be valid.  
5

6 Commissioner Lam-Julian asked what extra revenue the City received from gas stations.  
7 She understood the revenue generated from grocery stores was miniscule.  
8

9 Mr. Hanham explained the City budget outlined all of the gas taxes the City received, staff  
10 did not have that information at hand at this time but it was available in the budget.  
11

12 Chairperson Sandoval again requested the addition of “renewable fuels” in the definitions  
13 to capture new types of fuels a service station or alternative fuel station could adapt to.  
14

15 Vice-Chairperson Menis commented he looked at the agenda packet for the January 20,  
16 2026 City Council meeting when the City Council considered the Annual Comprehensive  
17 Financial Report (ACFR). The ACFR included information on the taxable sales category  
18 for the last 10 fiscal years. Page 474 of the City Council agenda packet included  
19 information on taxable sales by category and fuel and service stations as a business  
20 group, and included the sale of gas and convenience store goods, which reached a peak  
21 of \$412,186 point of sale total in Fiscal Year (FY) 2021, but declined to \$335,807 in FY  
22 2024/25. This was considerably less than the general consumer good category or  
23 restaurants/hotels category but close to matching the building/construction category, with  
24 food and drugs higher.  
25

26 Vice-Chairperson Menis reiterated a request to amend Page 24 of 132 of the agenda  
27 packet, Section 17.12.080(B), which currently read: *Applicability. Administrative design*  
28 *review is required for all structural additions to single family, multi-family and non-*  
29 *residential structures, and as otherwise required in this Title*, and recommended this  
30 section be modified to explain more explicitly the statement “otherwise required in this Title.”  
31 He left it up to staff whether to include the specifics in the staff report, or the text itself.  
32

33 Vice-Chairperson Menis reiterated a request to amend Page 29 of 132 of the agenda  
34 packet, Section 17.34.030(C)(2), and suggested it would be worthwhile to indicate in this  
35 section some of the potential consequences for non-compliance with this section, such  
36 “as would occur in any other loss of use,” “x” would happen in this order and identify the  
37 potential consequences to be clear to the public and those relying on that segment of the  
38 ordinance.  
39

40 The Vice-Chairperson again referenced Page 31 of 132 of the agenda packet, Section  
41 17.34.050, Development and Design Standards for Service Stations and Alternative Fuel  
42 Stations (E) Building and Canopy Design, and asked that the language reading “or  
43 Specific Plan” in the notwithstanding clause be stricken.  
44

45 Mr. Shiu suggested leaving that section as written, since the Specific Plan did include  
46 different height standards depending on the Zoning District and Sub-Areas that could be  
47 higher than the 25-foot regulation shown in this section.  
48  
49

1 Mr. Hanham added there were gas stations in the RC Zoning District outside of the  
2 Specific Plan and that standard would be associated to those stations within the RC  
3 Zoning District. If standards in the Specific Plan were already set, they would be used for  
4 those stations in the Three Corridors Specific Plan. The way Section 17.34.050(E) had  
5 been written, and while vague, there were two different areas; one non-Specific Plan and  
6 the other Specific Plan, with different standards in each.

7  
8 Vice-Chairperson Menis understood, although this was a notwithstanding clause in  
9 Section 17.34.050(E) and the text in this section stated it overrode Specific Plans, but the  
10 Specific Plan would still govern.

11  
12 Mr. Shiu understood the concern was that this section, as written, may provide  
13 unnecessary restrictions to heights that would otherwise be provided in the Specific Plan,  
14 in which they should strike the reference to "or Specific Plan" in this section, since it would  
15 override the Zoning Code.

16  
17 Vice-Chairperson Menis referenced Page 57 of 132 of the agenda packet, Section  
18 17.34.050, Development and Design Standards, C. Setbacks, which included new language  
19 which read: *Where the site is located within the Three Corridors Specific Plan area, the*  
20 *development standards of the Specific Plan shall apply as compared to subsection (E),*  
21 *Building and Canopy Design, which read: The service station or alternative fuel station*  
22 *building and/or canopy shall be designed for architectural compatibility with the*  
23 *surrounding area. Notwithstanding any other requirements in the Zoning Code or Specific*  
24 *Plan, the maximum height for all service station buildings (including canopy) shall be*  
25 *twenty-five (25) feet. Pitched roofs are preferred, but not required. In order to reduce the*  
26 *visual impact of the canopy structure and corresponding lighting, the maximum height of*  
27 *the canopy clearance shall be fifteen (15) feet and the maximum width of the canopy fascia*  
28 *shall be thirty (30) inches. The canopy fascia shall match the color and texture of the*  
29 *primary building. See Figure 17.34.050-1 (Service Station Building and Canopy Design).*  
30 *Deviations from these requirements may be allowed in conjunction with comprehensive*  
31 *design review (Section 17.12.150).*

32  
33 Mr. Shiu again understood the concern with the interpretation and recommended striking  
34 the language *or Specific Plan* from the notwithstanding clause of Section 17.34.050 (E).

35  
36 Vice-Chairperson Menis reiterated his request that "fossil fuels" be added to the definitions  
37 to clarify what fossil fuels were.

38  
39 Mr. Hanham advised that a definition of fossil fuels could be added.

40  
41 Chairperson Sandoval recommended for clarity that fossil fuels be defined as fuels derived  
42 from fossil fuels or which were petroleum based. As an example, petroleum-based fuels  
43 such as both gas and diesel could be both renewable in the sense if they had carbon  
44 captured gasoline that was renewable or biodiesel, fuel derived biologically and used in  
45 the same way as a fossil fuel. He would be cautious and wanted to keep the definition  
46 vague in a way and not limit a future type of fuel whatever that may be. He preferred not  
47 to specifically define fossil fuels.

1 Vice-Chairperson Menis asked if the Chair had concerns with the proposed definition of  
2 Alternative Fuel Station, as shown on Page 52 of 132 of the agenda packet. He again  
3 recommended a clarification for fossil fuels.  
4

5 Chairperson Sandoval again suggested being cautious with the definition since most  
6 gasoline sold in the state was around 10 to 15 percent Ethanol, which was a biofuel. He  
7 again suggested the definition be vague.  
8

9 Vice-Chairperson Menis recommended "biofuel" be defined.  
10

11 Chairperson Sandoval reiterated the need to be cautious because there were different  
12 fuels that contained different percentages of alcohol and Ethanol, and he offered  
13 examples.  
14

15 Vice-Chairperson Menis wanted to clarify the intent to the City Council on what would  
16 become law and what would not. Again, he wanted more specificity on fossil fuels, as  
17 discussed and he wanted the definitions the City was required to use to be noted assuming  
18 some of them, such as biofuel, was explicitly defined as a kind of alternative fuel source  
19 in state code.  
20

21 Mr. Shiu stated staff could do some research on definitions in the state code if that was  
22 the direction from the Planning Commission.  
23

24 Chairperson Sandoval would be open to defining fossil fuels as a petroleum-based fuel.  
25

26 Vice-Chairperson Menis was unsure that should be done since some people still burned  
27 coal. Rather, he sought a proper definition of "biofuel" and "fossil fuels," without which  
28 there could be situations where there could be prohibitions.  
29

30 Chairperson Sandoval again recommended fossil fuels be defined as "petroleum-based,"  
31 which would identify the issue and to counter that, an argument could be made for grey  
32 hydrogen, which was sometimes petroleum derived and sometimes used as a renewable  
33 resource, but not necessarily green fuel. He was of the opinion the Planning Commission  
34 could be considering something contrary to the intent.  
35

36 Commissioner Bender agreed with the Chair's opinion. He too found the discussion was  
37 going too far. He was not thrilled about the use of hydrogen as a fuel source, but he would  
38 let it stand. He stated there was a bigger intent for this ordinance to put a stop to new gas  
39 stations and he was comfortable with that and overall, with the way the ordinance had  
40 been laid out.  
41

42 Vice-Chairperson Menis expressed concern if following the Chair's suggestion to narrow  
43 the definition of fossil fuels to petroleum-based, which could run into the other direction  
44 and narrow the definition of alternative fuels. He commented there had been direct  
45 conversion of coal into oil and then gasoline and asked if that would count as a petroleum-  
46 based derivative. He noted the current definition of fossil fuels in the ordinance, if it were  
47 not changed, would cover that. If petroleum-based was added to the definition to fossil  
48 fuels, he expressed concern they could be adding an exception.  
49

1 Chairperson Sandoval was unaware of any vision for a vehicle to use coal and gas to  
2 power a vehicle in the future. The definition could be left as is and be open to interpretation  
3 later on.  
4

5 Vice-Chairperson Menis would be open to that but did not want to narrow the definition of  
6 fossil fuels.  
7

8 Chairperson Sandoval did not want to get too narrow and wide at the same time.  
9

10 At this time, Vice-Chairperson Menis withdrew his suggestion on that particular topic. He  
11 also referenced Page 60 of 132 of the agenda packet, Land Use and Development  
12 Standards, and clarified with staff the land use classifications shown for Alternative Fuel  
13 Station and Service Stations, and why some uses were barred, with the intent to line up  
14 with the permitted status for Service Stations, which was a carryover item.  
15

16 **MOTION** with a Roll Call vote to adopt Resolution 26-01, with Exhibit A: Municipal Code  
17 Amendments, a Resolution of the City of Pinole Planning Commission Recommending  
18 that the City Council adopt an Ordinance to Prohibit New Service Stations, include  
19 Standards for Operation and Modification of Service Stations, and Provide for Alternative  
20 Fuel Stations by Amending Chapters 17.12, 17.20, 17.22 and 17.34 of the Pinole  
21 Municipal Code and Chapters 6 and 11 of the Three Corridors Specific Plan, subject to  
22 the following modifications:  
23

- 24 • Chapter 17.12, Entitlements, Section 17.12.080, Administrative Design Review, B.  
25 Applicability, staff recommended inclusion in the staff report to the City Council,  
26 various other types of projects that may require administrative design review.  
27
- 28 • Chapter 17.34, Automobile Service Stations and Alternative Fuel Stations, Section  
29 17.34.030, Operation and Modification of Service Stations, C. Loss of Nonconforming  
30 Status for Service Stations, (2), to add additional text referencing code enforcement  
31 actions for corrections after loss of nonconforming status.  
32
- 33 • Chapter 17.34 Automobile Service Stations and Alternative Fuel Stations, Section  
34 17.34.050, Development and Design Standards for Service Stations and Alternative  
35 Fuel Stations, E. Building and Canopy Design, strike the added text which read: *or*  
36 *Specific Plan*.  
37
- 38 • Chapter 17.22, Allowed Use Definitions, Section 17.22.020, Allowed Use Definitions,  
39 G. Automobile and Vehicle Uses, 7. Alternative Fuel Station, to be amended to read:  
40 ALTERNATIVE FUEL STATION. A retail business selling and dispensing motor  
41 vehicle fuel other than fossil fuels, including hydrogen, electricity, biofuel or any  
42 other renewable fuel. Vehicle services which are incidental to fuel services are  
43 included under "Vehicle Services - Minor," and potentially make the same  
44 modifications in the documents anywhere the phrase Alternative Fuel Station was  
45 used.  
46

47 **MOTION: Menis**

**SECONDED: Sandoval**

**APPROVED: 6-0-1**

**ABSENT: Martinez**  
48  
49



1 Chairperson Sandoval identified the 10-day appeal process of a decision of the Planning  
2 Commission in writing to the City Clerk.

3  
4 **H. OLD BUSINESS**

5  
6 1. Appian 80 Ideas and Concepts for Resolution to City Council

7  
8 Mr. Hanham presented the staff report dated January 26, 2026, and recommended the  
9 Planning Commission select a Planning Commissioner to bring the Appian 80 Ideas and  
10 Concepts Resolution to the City Council.

11  
12 Chairperson Sandoval was interested in serving as the Planning Commission  
13 spokesperson but asked of the role and what was expected when he attended the City  
14 Council meeting.

15  
16 Mr. Hanham stated a staff report on the Appian 80 Ideas and Concepts Resolution would  
17 be presented to the City Council at an upcoming City Council meeting. After the staff  
18 presentation, he would turn it over to the Planning Commission representative for further  
19 discussion/questions from the City Council on the presentation.

20  
21 Commissioner Bender suggested it made sense the Chair would serve as the  
22 spokesperson for the Planning Commission who was also the instigator of the Appian 80  
23 Ideas and Concepts.

24  
25 Vice-Chairperson Menis agreed and while he would have liked to have made the  
26 presentation, he recognized Chairperson Sandoval was the Chair and it was his idea and  
27 reasonable he would explain the presentation.

28  
29 Chairperson Sandoval welcomed any additional feedback the Planning Commission may  
30 like forwarded to the City Council.

31  
32 **PUBLIC COMMENT OPENED**

33  
34 There were no comments from the public.

35  
36 **PUBLIC COMMENTS CLOSED**

37  
38 Commissioner Uch clarified with Mr. Hanham that Planning Commissioners may attend  
39 the future City Council meeting when the item was presented, sit in the audience but not  
40 sit together so as not to violate the Brown Act, and Planning Commissioners may address  
41 the City Council as private citizens if commenting on the item.

42  
43 Commissioner Uch agreed the Chair should represent the Planning Commission. He  
44 otherwise complimented the Chair on a great job handling Planning Commission  
45 meetings.

46  
47 Vice-Chairperson Menis reported that he offered public comment during City Council  
48 meetings all the time and there were no issues.

1 **MOTION** to select Chairperson Sandoval to present the Appian 80 Ideas and Concepts  
2 Resolution to the City Council.

3  
4 **MOTION: Sandoval**

**SECONDED: Bender**

**APPROVED: 6-0-1**  
**ABSENT: Martinez**

5  
6  
7 **I. NEW BUSINESS:** None

8  
9 **J. CITY PLANNER'S/COMMISSIONER'S REPORT**

10  
11 Messiers Shiu and Hanham provided the following updates:

- 12  
13 • The next Planning Commission meeting scheduled for February 9, 2026 would  
14 include a CUP review for Uptown Yard.
- 15  
16 • The Safety and Environmental Justice Elements had been adopted by the City  
17 Council and the Planning Commission was thanked for its work on the documents.
- 18  
19 • The Lighting and Landscaping Assessment District (LLAD) for Appian Village had  
20 been approved with staff highlighting the purpose of the LLAD.
- 21  
22 • Staff had been in contact with the property owners for the former Kmart building who  
23 were proceeding with the demolition process, and with the entitlements for the project  
24 having been extended to October 2026.
- 25  
26 • The property owner for Pinole Shores was in the process of preparing building plans.
- 27  
28 • An upcoming Planning Commission meeting would include coordination with the  
29 Public Works Department for a Subdivision/Parcel Map for someone who wanted to  
30 donate land to the City.

31  
32 Vice-Chairperson Menis asked if the demolition for the former Kmart property occurred prior  
33 to the expiration of the entitlements in October 2026, and if that meant it would keep the  
34 entitlements going.

35  
36 Mr. Hanham clarified the applicant may submit for building permit plans any time up to  
37 October 2026. The demolition was a condition of approval of the project the applicant had  
38 to comply with prior to issuance of a building permit.

39  
40 **PUBLIC COMMENTS OPENED**

41  
42 There were no comments from the public.

43  
44 **PUBLIC COMMENTS CLOSED**

45  
46 **K. COMMUNICATIONS**

47  
48 Vice-Chairperson Menis reported on upcoming community events.

1 Those events included January 27, 2026, Senior Food Distribution at the Senior Center from  
2 10:00 to 11:00 a.m.; Special City Council meeting on January 27, 2026 at 6:00 p.m. for a  
3 Closed Session; the Community Services Commission meeting scheduled for January 28,  
4 2026 was to be canceled and he invited everyone to a protest on Saturday, January 31, 2026  
5 from 11:00 to 2:15 p.m. at the intersection of Tennent and San Pablo Avenues.  
6

#### 7 PUBLIC COMMENTS OPENED 8

9 Anthony Vossbrink asked staff for an update on the property behind the 7-Eleven on Pinole  
10 Valley Road, which project had been stalled, and for an update on the Parklet Regulations.  
11 He reported a new restaurant in the Trader Joe's Shopping Center, Dave's Hot Chicken or  
12 an adjoining business, had violated public access and asked staff to check on the matter.  
13 He also expressed concern other retailers in the same shopping center had placed outdoor  
14 wrought-iron tables and chairs, which obstructed 40 to 50 percent of the existing sidewalk  
15 causing possible pedestrian hazards. He noted many businesses in Pinole routinely placed  
16 signage/story boards outside of their stores on weekends, which also obstructed the sidewalk  
17 corridors up and down Pinole Valley Road, Fitzgerald Drive Shopping Centers, the downtown  
18 and along San Pablo Avenue. In one instance, a story board had been chained in front of  
19 Pear Street Bistro for around a year and a half, obstructing access to the light switch to cross  
20 the street. That sign was finally removed after completion of a development behind the  
21 Senior Center. He suggested more active code enforcement and follow-up be provided on  
22 those issues in the community. He also asked the Vice-Chair to provide an explanation about  
23 a previous comment he made about lane expansion on the Pinole Valley Road on-ramp near  
24 Jack in the Box, which was needed to help the flow of traffic.  
25

#### 26 PUBLIC COMMENTS CLOSED 27

28 Chairperson Sandoval asked when the Parklet Regulations would go into effect, to which Mr.  
29 Hanham explained the City had existing regulations on outdoor dining businesses must  
30 adhere to, and staff would have to take a look at the shopping centers to determine whether  
31 outdoor dining had been approved. If not, code enforcement could be asked to look into the  
32 matter. The outdoor dining furniture was not supposed to impede the path of travel and that  
33 was something staff would have to check.  
34

35 Chairperson Sandoval also recommended the speaker reach out to Code Enforcement with  
36 any code enforcement issues.  
37

38 Mr. Hanham added the use of A-frame signage was not allowed in certain districts and staff  
39 would have to take a look at that as well. Oftentimes such signage was used on the  
40 weekends when City offices were closed and it could be something for code enforcement to  
41 research. He also clarified the property behind 7-Eleven was a 29-unit apartment complex  
42 with a 17,000 square foot commercial addition to the back of the building, which sat behind  
43 7-Eleven and which was an ongoing project. There had been some issues with faults on the  
44 property and due to that major expense, the City allowed the activation of the exercise of the  
45 entitlements and they were pushing that forward to see the progress. The City may take  
46 action based on the conditions of approval and what had been done up to this point.  
47

48 Mr. Hanham also acknowledged there had been a real estate sign posted near Pear Street  
49 Bistro advertising a subdivision that had been built some time ago.  
50

1 Mr. Hanham was uncertain the developer had permission for the sign, but in lot of cases  
2 developers placed signs and arrows advertising new development. The development in  
3 question occurred prior to his time with the City.  
4

5 Mr. Shiu clarified the owner of the property behind 7-Eleven was working on another project,  
6 and the Pinole project had outstanding comments on the grading permit, with staff waiting for  
7 a response.  
8

9 Vice-Chairperson Menis responded to the speaker's question directed to him, and explained  
10 he had referenced a project that the County Department of Transportation brought before  
11 the City of Pinole in 2020, possibly 2019, where they had discussed various projects linked  
12 to Measure J and C funds and Smart Streets and how that was linked to the expansion of  
13 the on-ramps. One project had been listed for Pinole, but did not include a timeline and  
14 involved the expansion of the eastbound on-ramp from Pinole Valley Road to I-80 eastbound,  
15 from one to two lanes to relieve some of the traffic issues. The project depended on County  
16 and Caltrans funding and was not something where the City of Pinole had direct influence.  
17

18 Mr. Hanham commented in most cases the projects could be something recommended by  
19 the City, but anything to do with the on- and off-ramps were part of the Association of Bay  
20 Area Governments (ABAG) Regional Transportation Plan, and he was uncertain of the status  
21 of those projects.  
22

23 Vice-Chairperson Menis asked whether an approved outdoor dining permit for Peet's Coffee  
24 automatically extended to cover Dave's Hot Chicken, and Mr. Hanham commented staff  
25 would have to determine what had been approved for the shopping center. If staff could not  
26 locate an approved outdoor dining permit for the businesses in the shopping center, the  
27 businesses would be required to obtain approval of outdoor dining permits.  
28

29 **L. NEXT MEETING**

30  
31 1. Planning Commission Regular Meeting on February 9, 2026 at 7:00 p.m.  
32

33 **M. ADJOURNMENT: 9:44 p.m.**

34  
35 Transcribed by:

36  
37 Sherri D. Lewis  
38 Transcriber

# Permanent Service Station Ban Ordinance

## Project Engagement

VIEWS

390

PARTICIPANTS

158

RESPONSES

1,341

COMMENTS

116

SUBSCRIBERS

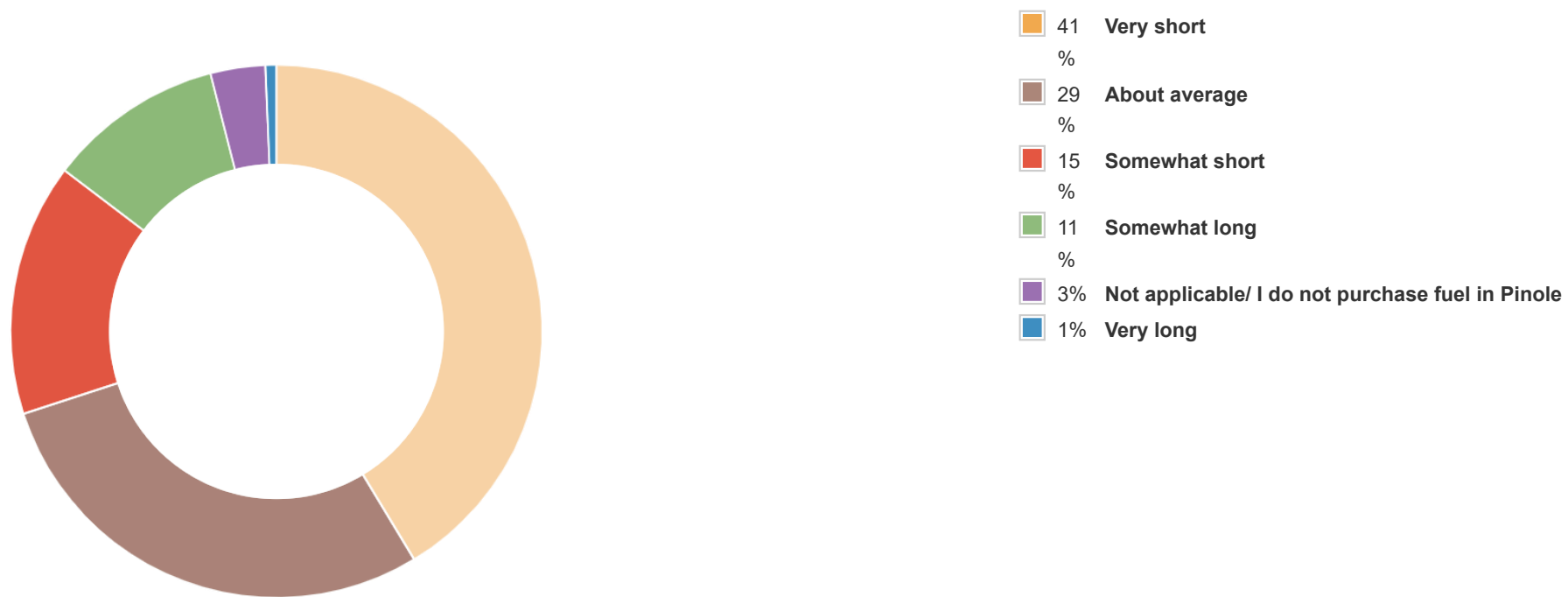
1

How easy or difficult is it for you to access a gas station within or near Pinole when you need fuel?



155 respondents

When purchasing fuel in Pinole, how would you describe typical wait times at gas stations?



150 respondents

How familiar are you with the land-use and infrastructure considerations associated with gas stations (such as traffic circulation, groundwater protection, or site remediation requirements)?



150 respondents

How would you rate gas prices at Pinole gas stations compared to gas stations in nearby cities?



148 respondents



How concerned, if at all, are you about greenhouse gas emissions related to transportation?



146 respondents

How familiar are you with the potential community impacts related to the production and distribution of gasoline (such as public health or proximity to industrial facilities)?



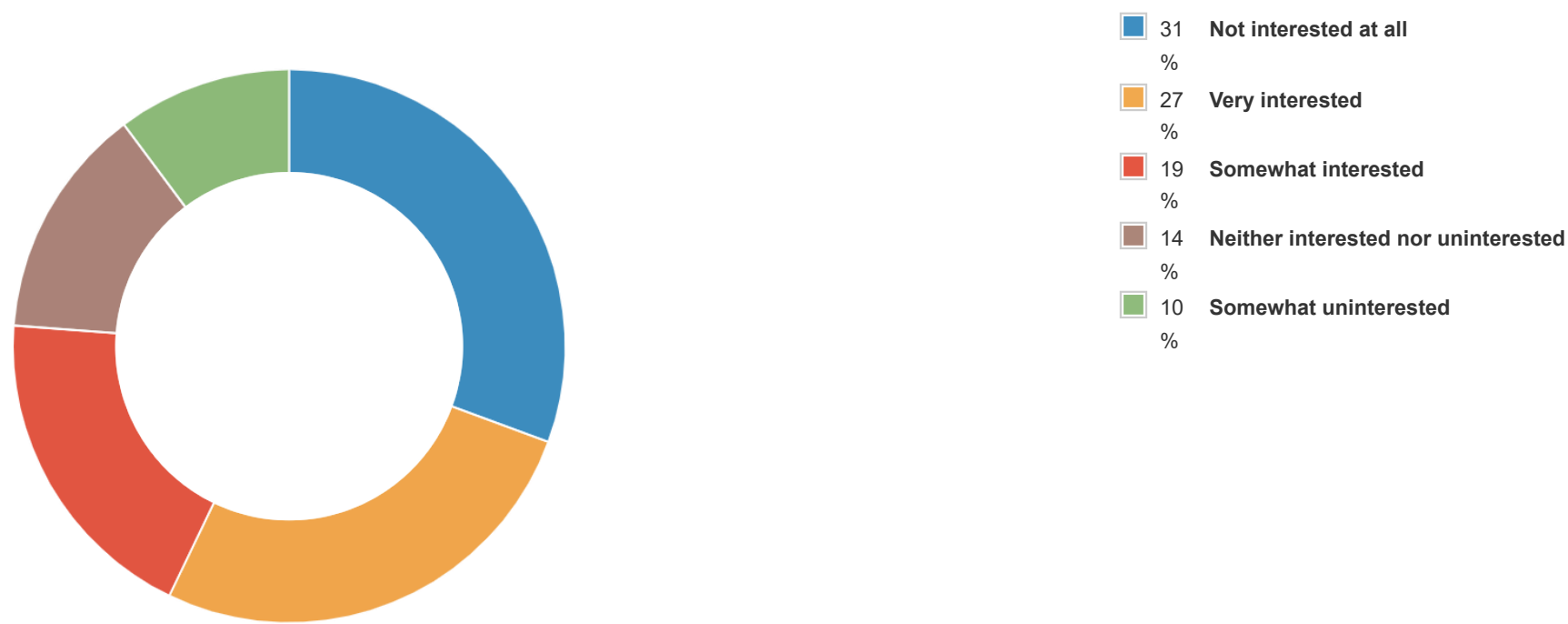
148 respondents

Approximately what percentage of vehicles in your household rely primarily on gasoline for fuel?



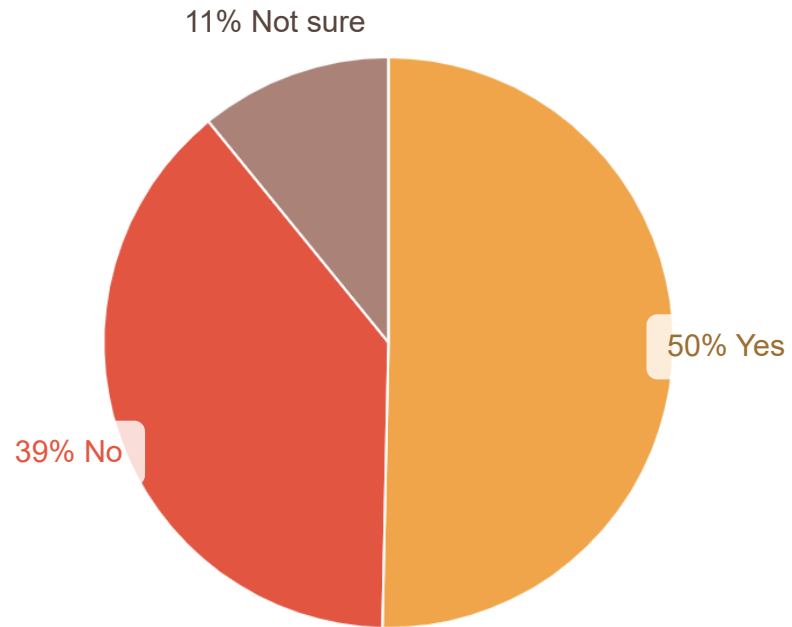
150 respondents

How interested are you in having additional non-gasoline transportation or fueling options available in Pinole?



147 respondents

Do you have concerns about limiting or prohibiting new gas stations in Pinole?



147 respondents

Please share any comments or concerns you would like the City to consider.

---

I really think you guys need to keep your government noses out of the commercial sector. You guys are way to controlling. You want to turn Pinole into Berkeley?

12/19/2025

👍 21 Agree

The whole point of government is to regulate and look out for the people. This is their job, I'm glad they're considering this move. When have you ever struggled to get gas in Pinole? I don't think you have to drive more than mile from any point in the city to find a gas station. To Pinole leadership, yes please keep your noses where they are, looking out for the health and well being of your citizens.

12/19/2025

👍 5 Agree

---

I strongly believe competitive market forces should determine how many gas stations are in Pinole; not the City

12/19/2025

👍 20 Agree

---

This proposed ordinance would prohibit gas stations from updating, improving, adding services like EV charging or markets.. don't we want gas stations to upgrade and improve? Why prohibit that, won't that lead to blight??

12/21/2025

👍 6 Agree

---

Consider all

The traffic there is on appian way and you guys still want to create more housing

12/19/2025

👍 12 Agree

---

We need more affordable housing for people and affordable means \$120-\$140K per year for a household of four.

12/19/2025

👍 2 Agree

---

Let the market decide. don't deprive citizens of their individual choice. Keep government out of it!

12/19/2025

👍 9 Agree

---

Pinole residents shouldn't be restricted in any way if they need to buy gasoline

12/19/2025

👍 9 Agree

---

Are you feeling restricted right now? Are you constantly running out of gas on the side of the road lamenting the lack of gas stations? Pinole residents should utilize their government for reasonable protections.

12/19/2025

---

Because this proposal stopped the rebuilding of Safeway in Tara Hills I am against this ordinance. What a bleak area that is now. Very poor management in so many ways. How much money have you lost in tax revenue because of this decision.

12/19/2025

👍 8 Agree

---

I strongly believe that competitive market forces should determine number of gas stations in Pinole; not the City

12/19/2025

👍 8 Agree

---

Your policy ordinance would effectively eliminate a Costco at the former Safeway location. Why not work on road infrastructure. Pinole roads stink.

12/20/2025

👍 7 Agree

---

I believe we need competitive markets for gas stations, grocery stores whatever. Limiting them makes it easier for business to control prices in their favor not the consumer. The plans for a Safeway store and gas stations would have been great for the City and it's citizens.

12/19/2025

👍 7 Agree

---

Take your woke climate opinions to Berkeley. More gas stations add competition to lower fuel prices.

12/19/2025

👍 7 Agree

---

---

If an existing station closed down, I think a new one should be able to replace it. If there were fewer stations, people would have to drive farther to get gas, which would create more greenhouse gas emissions, not less.

12/19/2025

👍 7 Agree

---

I don't see how limiting gas stations is going to do ANYTHING to limit global warming. By the time someone needs GAS it is too late. A gas vehicle has been purchased they are going to get gas somewhere if not in Pinole, and at that point it just does not matter. Your good intentions are duly noted, but your thinking process is just way too progressive.

12/19/2025

👍 7 Agree

---

Pinole is short sighted if they think limiting gas/fueling stations within the city will bring Pinole rainbows and sunshine! Do you understand the implications of thinking we (Pinole/California/USA) can go all electric in the coming years. We don't have an electric grid to support that, and it would not be able to be established for years/decades. Rolling Brownouts and advertisements (sponsored by the state) not to use electricity between certain hours might be a clue. Get your heads out of the sand! There are other things you should focus on that can do more for the residents of Pinole!

12/21/2025

👍 6 Agree

---

Gas powered vehicles will be with us for many more years.

12/20/2025

👍 6 Agree

---

Isn't this what prevented Pinole from having a new Safeway with a gas station?? Safeway is our primary grocery store and where we buy gas because it has the best prices so we now shop and fill up in Hercules instead of Pinole. This is lost sales tax and revenue for Pinole. I get the environment issues but think this a bad decision by the council.

12/19/2025

👍 6 Agree

---

I agree, we should be thinking of ways to attract the MOST tax revenue, not way of discouraging it.

12/21/2025

👍 5 Agree

---

It would be problematic if a grocery store such as Safeway did not move to, or stay in Pinole because we did not permit it to include its own gas station. I believe this already occurred, leading to closure of the Pinole Safeway.

12/19/2025

👍 6 Agree



---

It will be years before fully alternative fuels(EV or hydrogen)are common. I patronize Chevron exclusively for personal reasons & many others don't. They are much higher priced than some alternatives. The needed taxes that the city would be missing out on by eliminating all future gas stations would be a bad move on the city's part. It already killed the Pinole Appian center development. Not saying we should add a bunch of gas stations but banning any more or upgrades of current ones is a big mistake. People will go to nearby cities and spend their fuel \$ there and all those new homes being built will have many cars needing fuel. I agree Pinole is starting to be an over regulated Berkeley, not good at all!

12/19/2025

⬆️ 6 Agree

---

The City of Pinole needs to become more realistic! Yes we live within the Bay Area Bubble, however, common sense needs to prevail!

12/21/2025

⬆️ 5 Agree

---

I believe gas stations provide a vital service to the community and limiting or banni.g stations put an undue burden on lower income individuals due too stations not having competition which would make it almost a monopoly for the very few existing stations

12/20/2025

⬆️ 4 Agree

---

We don't need more restrictions on gas stations at this time. Pinole should focus on other priorities, such as public safety, economic development, and roadway safety.

12/19/2025

⬆️ 4 Agree

---

We have lost at least 5 stations in Pinole that I am adware of. More stations means more competition. Please do not prohibit new stations. That is a one sided highly political approach. Let the market decide. Please keep politics out of business. We need more stations, not less.

12/19/2025

⬆️ 4 Agree

---

Question 2 is subjective and largely depends on the time of day people purchase gas. I typically go late at night or on weekends.

Restricting expansion could limit future upgrades and lead to aging or potentially unsafe stations over time. We already have a significant charging station areas at Pinole Vista, Transit Center among others. Adding a small number of additional chargers near Pinole Valley Shopping Center or downtown Pinole may be reasonable, but anything beyond that seems unnecessary. I own two hybrid vehicles and charge them exclusively at home, which is also the case for many electric vehicle owners.

We shouldn't be Investing time and money in projects that are not a priority, resources would be better spent on community needs with a more direct impact. For example, adding lighting to the soccer fields on PV Rd. would be a far better investment. It is disheartening to see young children trying to practice without adequate lighting.

12/19/2025

4 Agree

---

Pinole should not dictate the community's access to local fuel. You have better things to do with your time. Besides with 2 refineries (1 local), leaving California, we aren't going to see alot of new stations, so this is a moot question, and once again Pinole needs to address other local needs.

12/19/2025

4 Agree

---

we need more gas stations as the population of pinole increases with the low income housing coming which will create more crime in addition to more traffic.

12/19/2025

4 Agree

---

I think having to drive farther to find gas causes more pollution.

12/19/2025

3 Agree

---

traffic and street being blocked, double parking by both cars and especially by delivery truck is really a problem and causes congestion especially during school hours already - dont need additional problems

12/19/2025

3 Agree

---

If there is a ban on new gas stations, what happens to the motorists who use gas and the old stations are not replaced, where do residents go to get gas?

12/19/2025

3 Agree

---

Pinole is a town. Seems like there's too much effort being made on subjects beyond basic infrastructure (drive on our streets lately?). I want our city leaders dedicated to our city and looking for some future political ladder step. Take care of the basics 1st - public safety, Library, parks, streets, cleanliness, etc...

1/8/2026

⬆ 2 Agree

---

I like the idea of electric vehicles, but they are still too expensive. Making it harder to get gas is like taxing poorer and working class people (a longer drive to try and get cheaper gas elsewhere).

12/25/2025

⬆ 2 Agree

---

I feel the city should NOT develop a new ordinance to limit fossil fuel stations for the following reasons:

We continue to be told that the city is facing financial strain. New commercial businesses, and the improvement of existing businesses, can help combat our economic strain by increasing property tax, sales tax, permit fees, etc. Why would we limit or discourage commercial growth at this time? We should be doing as much as we can to encourage it!! Bring reliable commercial businesses into our city!

Commercial business provide employment opportunities to the local community. New businesses increase the number of available jobs to our community members.

Access to Refueling stations supports workers, delivery services, and regional commerce. These will help improve the economy and Pinole should openly support doing what we can to improve the economy, not stifle it.

Gas stations are important to have during disasters. Modern stations include generators that remain operational during outages and provide resources during a disaster.

New gas stations will improve equity and accessibility by increasing our community's access to essential transportation services.

State law and regulations outline appropriate environmental protections that are required for the safe operation of gas stations. If there is concern about environmental impact, utilize our already existing government agencies to ensure standards are met.

I don't know the actual figures, but I believe fueling stations are a long term need that will bring consistent revenue and job opportunities into our city.

We are being told the city's financial situation is dire. If that is true, limiting commercial growth is a luxury that our community politicians shouldn't practice at this time. Allow the market, free trade, and the creativity of entrepreneurs decide what is, or isn't, needed. Our city politicians have proven they struggle at managing the city's long term financial needs....

12/21/2025

👍 2 Agree

---

With Phillips 66 and Valero, and later Shell Oil shutting down, we need more gas stations. The price of gas will be over \$8 once the refineries close down.

12/20/2025

👍 2 Agree

---

An out right ban is too drastic. Manage development of additional gas stations, or expansion of such facilities, on a case-by-case basis. An out right ban is more an ideological position, and ties the hands of future government officials to weigh choices and opportunities.

12/19/2025

👍 2 Agree

---

No Comment

12/19/2025

👍 2 Agree

---

I think there is no reason for anyone to build a new gas station anywhere in the Bay Area. Gasoline powered vehicles are adequately served by the existing network. Hopefully electric or other zero emissions vehicles will make up a growing percentage of the transportation fleet in the future

12/19/2025

👍 2 Agree

---

This is ridiculous! This is nothing more than bullying people to get electric vehicles, which infrastructure in California cannot support. This ordinance is a strong arm attempt, once again, by the city of Pinole and is very discriminatory.

1/10/2026

👍 1 Agree

---

I am writing as a concerned resident to express my thoughts regarding the recent discussions about banning new gas stations in our city. While I understand the intent behind such policies, I strongly believe our time and resources would be better spent addressing the ongoing issues with our roads and infrastructure.

Many of our streets are in poor condition, with potholes, uneven pavement, and inadequate maintenance creating daily inconveniences and safety hazards for drivers, cyclists, and pedestrians alike. These problems affect commuters, emergency responders, and local businesses, and they contribute to vehicle damage and increased repair costs for residents.

Rather than focusing on restricting new gas stations, I urge the city to prioritize repairing and maintaining our roads. Improving infrastructure will have a direct and positive impact on public safety, traffic flow, and overall quality of life. Well-maintained roads also reflect positively on the city and demonstrate a commitment to responsible governance.

I respectfully ask that you reconsider your priorities and direct more attention and funding toward fixing our streets. This is an issue that affects nearly every resident and deserves immediate action

1/10/2026

👍 1 Agree

---

Those are some vague questions that can be used either for or against new/existing infrastructure. Why not just ask if I think we should ban gas stations? Gas stations should be allowed on all of Fitzgerald as well as within 1000 feet of any freeway off-ramp or on-ramp. Just don't put them downtown or in the residential areas.

I had a Tesla for over 5 years, but PGE cost have gotten to the point where I switched to a hybrid instead and get the same cost per mile plus the convenience of gas.

1/8/2026

👍 1 Agree

---

The city of Pinole is not well supported by public transit. The local bus does a fine job of getting you around town, but it is not really feasible to take it to other cities. The closest BART station to me is still a 20 minute car ride away, which is not conducive to opting for transit. Why does the BART not reach communities past Richmond? The north parts of the east bay have been neglected by BART, unlike the (wealthier) inland areas like Walnut Creek and Dublin. Why does Benecia, Vallejo, Pinole and these cities not get to benefit from BART?

If BART is not an option in the future, then perhaps the city of Pinole could get some park and ride type of service to take people to the BART station. This could further reduce the need for Pinole residents to drive

1/5/2026

👍 1 Agree

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Longer term if Hilltop mall ever actually redevelopes it needs to have a BART extension. That would help a ton of folks that commute from Pinole/tara Hills/Hercules to the ferry in Richmond or to the El Cerrito Del Norte bart station.

Unfortunately that would kinda require Richmond leadership to be competent which seems like a pipe dream

1/8/2026

---

This regulation proposal will have no significant effect on green house gas. You will make our ease of purchase more difficult. Pinole will lose the sales tax income on gasoline sales. Climate Change is not an issue of importance for our city council. Stick to local issues that improve our lives and not make it less convenient. We will vote against supporters of this business unfriendly ordinance.

12/28/2025

👍 1 Agree

---

No more gas stations. It would increase traffic

12/21/2025

👍 1 Agree

---

I don't think we need more stations or for our stations to be expanded. A simple/reasonable updating of stations as needed for better fueling and safety is appreciated and I'm sure the independent stations would appreciate some kind of help with upgrades.

12/21/2025

👍 1 Agree

---

I definitely do not want to see more gas stations that are primarily intended to serve commuters who do not live in Pinole but travel along I-80 freeway.

12/20/2025

👍 1 Agree

---

more gas stations bring in more tax revenue.. The city already has big problems with basic infrastructure issues such as the aging sewer system. Taxes will be rising... no matter what we do.. why not let others that come into Pinole to shop pay for our infrastructure.

1/9/2026

---

I believe we have more than enough gas stations to serve our community of 20,000 people and also those that come to shop here.

12/20/2025

👍 1 Agree

---

Attracting business and tax revenue INTO Pinole is the best strategy. And drivers commuting on 80 are a wonderful resource!!

We need to develop the idea of bringing taxes INTO Pinole from people that don't live here.

12/21/2025

👍 1 Agree

---

There are too many gas stations and fast food restaurants in Pinole. Neither is good or healthy for the community and our environment. There's a gas station practically every block, especially at the city center. The housing developments are also a huge concern for our community as it causes more congestion and the infrastructure is not there to serve this expansion, such as overpacked classrooms, more traffic, crime, pollution and there aren't any urgent care/ER facilities to serve this growing population. Dwindling resources would only create more problems in this small city.

12/20/2025

👍 1 Agree

---

Didn't we have medical services and emergency services across the street from the middle school a while ago. Those shut down for a reason, and now they are building high density homes. I wonder if our politicians could have done more to keep those essential services here.

12/21/2025

---

These top comments are surprising, "We want more gas stations! Let the market decide!" We have too many gas stations already. This city is like 12 square miles in total and we have how many gas stations? I can think of 6-7 off the top of my head. Never has there been a line more than 1 car long in all the years I've lived here. Just as the market has a role, so does government. I for one support limiting certain industries with the goal of keeping our land and people healthy. What are these free market people hoping for 5 more gas stations so our downtown is just an asphalt jungle of gas smells and exhaust? When has the introduction of more gas stations ever had an effect on the price in any meaningful way. These comments all feel pretty disingenuous and makes me wonder who is actually the person behind the keyboard.

12/19/2025

👍 1 Agree

---

This feels too limiting. We have enough gas stations in Pinole; we do not need any more, but putting limits on expansion seems counterintuitive, considering all the new housing that's being built or was recently built. I own both an EV and a gas-powered car, mostly because the EV long charging times are highly inconvenient. Don't restrict gas stations, just build more EV charging stations. Or expand the gas stations to INCLUDE EV chargers.

12/19/2025

👍 1 Agree

---

The proposed ordinance will prohibit a gas station's ability to upgrade, improve environmental protections, install EV chargers, etc.

This ordinance is a focused assault on gas stations... and doesn't take community needs into consideration.

12/21/2025

👍 5 Agree

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affordable housing traffic in the future

12/19/2025

👍 1 Agree

---

We have enough gas stations

12/19/2025

👍 1 Agree

---

Great idea. We don't need more gas stations!

12/19/2025

👍 1 Agree

---

There are plenty of gas stations in the city.

12/19/2025

👍 1 Agree



---

No more gas stations! There are plenty in Pinole. The old gas station that was on the corner of Tennent and San Pablo Ave contaminated much of the area just under Old Town with no remediation. Stop the madness! We need to drive electric vehicles and not rely on fossil fuels.

12/19/2025

👍 1 Agree

---

It seems that Pinole has plenty of gas stations and given the future direction toward other forms of energy, combined with the environmental impact of having gas stations, I think it makes a lot of sense to prohibit the future addition and expansion of gas stations in Pinole.

12/19/2025

👍 1 Agree

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Have you measured greenhouse gas emissions around Trader Joe's/I 80/Pinole Valley Rd in the afternoon after students are released from school? I think the traffic circulation there is worse than at any gasoline fueling station I've observed in Pinole (cannot say the same about neighboring communities).

12/19/2025

👍 1 Agree

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Prohibiting is too strong a word given that the infrastructure for electricity is substandard to say the least. and most people still drive a gasoline vehicle and will continue to do so. There are enough gas stations in Pinole right now, however, with the influx of hundreds if not thousands of new residents that could become a challenge. New housing should from now on also be mandated to include EV charging. Existing housing should be mandated to include EV charging where EVs are owned and used.

12/19/2025

👍 1 Agree

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We have plenty of gas stations where dense housing is being considered. There are two large facilities in the Fitzgerald area, another across the freeway, two on Pinole Valley Road and a couple on the San Pablo corridor. Why would we need more gas stations as more people have moved to hybrids. Heck I forget to fill my hybrid and mainly use electricity. I like the Tesla charging station up at Fitzgerald and notice that people connect their cars and go shopping. It would be nice if another electric charging station is planned and it could be near any new housing development or revitalization of the business corridor.

12/19/2025

👍 1 Agree

---

I agree about the need for charging stations but I don't think you really speak for those of us not lucky enough to own a hybrid or electric vehicle.

12/19/2025

👍 2 Agree

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The free market will drive this. Government control and manipulation is not the best answer.

12/21/2025

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I appreciate so much that Pinole is doing this to protect our environment and our health.

1/20/2026

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Most of the scientific papers that have climate change alarmism are paid for by companies that have an interest in non-fossil fuel energy solutions. These papers cherry-pick data that supports the interests of the companies that paid for them, and ignore data that contradicts those interests. The science shows that the climate temperatures have varied wildly over history, including before there was significant, or any, human activity. To think that human activity has much affect on climate is arrogance.

People will always need gasoline and other fossil fuels. If they cannot get gas in Pinole, they will go elsewhere. So all this proposal will do is reduce revenue for Pinole.

1/16/2026

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This is America and competition is always better for the consumers. The city has already done in the Safeway Shopping Center by curtailing their plans for gas pumps and cheaper gas. The gas taxes are now going to Hercules so much for our roads. The other side is with any station upgrades or new stations tagging on EV charging stations or one day Hydrogen pumps could be additionally required as a bargaining item for the necessary approvals.

1/16/2026

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More EV chargers! The Pinole Supercharger on Fitzgerald is a great recent addition but it's often full or close to full with resulting frequent surge/more expensive pricing as a result. The non Tesla chargers at Sprouts are also regularly used and sometimes no free chargers available there too ... What about another SuperCharger in the Bowling Alley parking lot??

1/15/2026

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Gas cars are still very widely used. Having more gas stations would increase competition and drive down prices.

1/14/2026

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John gioria says go electric so te 2 zesty mayor's, Yellow and brown lick taints in agreement.

1/14/2026

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Additional gas stations are not needed, replace/fix the current ones with effective, modern and with compliant standards only.

1/12/2026

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The need for gas stations will dissipate naturally when and if enough people adopt use of fully electric or hydrogen cars instead of gas or hybrid cars.

1/11/2026

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Absolutely terrible survey. Biased and leading questions. Poor grammar, double-negative "not unconcerned" makes someone concerned. Diesel is not gasoline and therefore can be considered an alternate to gasoline in this survey but I have no doubt the council wants to restrict diesel access as well. How much sales tax is the council denying the city, that could be used to fix our roads, by banning new/expansion of fuel stations? This does not address the priorities of the citizens: safety and good roads.

1/10/2026

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I am very concerned with your liberal agenda that has failed everywhere it's been attempted.

Stop with YOUR DEMOCRAT DRIVEN AGENDA and do what Pinole taxpayers PAY you to do.

Fix our roads, add amenities like gas stations that add to our life in many ways, fund police and do not force your political nonsense on them, look at the firefighters budget and the crushing debt of their BLOATED PENSIONS AND WAGES!!!

1/10/2026

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Quit CONTOLLING EVERY ASPECY OF OUR LIVES. Let is make our own choices. I an on leaving this Communist area soon.

1/10/2026

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Don't listen to petroleum companies dire warnings about California denying itself. We don't need any more gas stations than those already existing.

1/10/2026

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Fix our ROADS

1/9/2026

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With all the new housing developments in Pinole, we need more gas stations and pumps, not less. Also, fixing our roads should be top priority.

1/9/2026

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weather you like it or not, fossil fuel is not going away.

1/9/2026

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I think it is a bad idea to limit the amount of pumps at a gas station. It is more important for people to have more pumps and more options.

1/9/2026

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Pinole seems like it already has more gas stations than other towns per capita. I don't think we really need anymore.

That being said Pinole needs to really focus on alternatives by working with the county since right now travel by car is literally the only option since generally westcat service is so poor.

While I'm happy to see all the new developments going in I also had concerns that it seems like barely any retail or additional transit service/infrastructure is being planned to support all of the new residents which will just end up with them being car dependent too.

1/8/2026

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Working with the county destroying the local towns

1/9/2026

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The all electric mandate in CA will likely be delayed due to grid capacity issues. Let existing gas stations make improvements and allow the Safeway site establish a gas station if they deem it necessary to redevelop the site.

1/8/2026

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Fix the roads first

1/8/2026

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San Pablo though downtown from Richmond parkway to the bridge is soo bad.

1/8/2026

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We have more gas stations than new locally-owned restaurants it seems. No more has stations please!! Everyone goes to Safeway in Hercules anyway. Unless our old Safeway is to get a gas station- that's ok.

1/8/2026

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Pinole needs to address issues that affect Pinole residents and stay in our lane...

1/8/2026

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I like where I get my gas and feel there are enough stations around town to pick from and that we don't necessarily have to have more stations as I don't have a problem now with what is available.

1/8/2026

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Not everyone has electric vehicles nor can afford them. If Safeway was to put their hat back in for acquiring the Tara Hills Safeway property I would support a lower priced reliable gas station.

1/8/2026

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Please fix the roads first.

1/8/2026

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I believe that there are plenty of gas stations in Pinole already. Our car is hybrid (EV + gas) and we trickle charge it at home and still use gas for longer trips but we would consider getting an EV for our next car if there was more charging infrastructure. Never once have we waited more than an minute in line for gas. I believe Pinole should be a progressive environmental leader and make the healthier choice for our residents and families. We don't need more gas stations in Pinole.

1/5/2026

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Forcing people to travel for fuel does not solve the problem you are wanting to address.

1/4/2026

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would this limit new EV charging at gas stations? or adding markets? both of those don't seem problematic to me

1/3/2026

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I drive a diesel so options are limited, but 2 fuel depots for me in Pinole is more than enough.

12/25/2025

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I think the market should determine how many gas stations are needed. Until we can make the alternative more affordable for most people, gas unfortunately is the option. Insurance for electric cars are very expensive and having electric panels doesn't even pay for itself anymore due to the waste of energy if you don't have a battery. The state recently reduced how much people can be paid out through PG&E so why would people opt to go "green" if it's so much more expensive? Make it more affordable then people will buy in!

12/23/2025

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I don't shop for gas in Pinole I can get it much cheaper in Rodeo or downtown Walnut Creek the gas stations are just plain overpriced!!!

12/22/2025

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We have enough gas stations for our 20,000 people living here in Pinole and for additional people who come to shop here.

12/20/2025

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You seem to be in the minority Mr./Ms./Mss./Them/They/It, The whole point of government is to regulate and look out for the people. This is their job, I'm glad they're considering this move. When have you ever struggled to get gas in Pinole? I don't think you have to drive more than mile from any point in the city to find a gas station. To Pinole leadership, yes please keep your noses where they are, looking out for the health and well being of your citizens. I do agree that some government regulation is in order, but I feel that it should be less than more. We seem to disagree. I'm with Reagan.

12/19/2025

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None at this time

12/19/2025

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I believe we need to eventually stop using fossil fuels. The sooner we start, the better. However, a transition that takes into account the most disadvantaged citizens is important.

12/19/2025

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We do not need more gas stations.

12/19/2025

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n/a

12/19/2025

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We need more merchandise stores

12/19/2025

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We need more non-chain merchandise stores that would bring people to downtown. Maybe a beer garden, a florist, a boutique, we need to revitalize downtown.

12/19/2025

👍 3 Agree

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The market will drive this.

12/21/2025

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No

12/19/2025

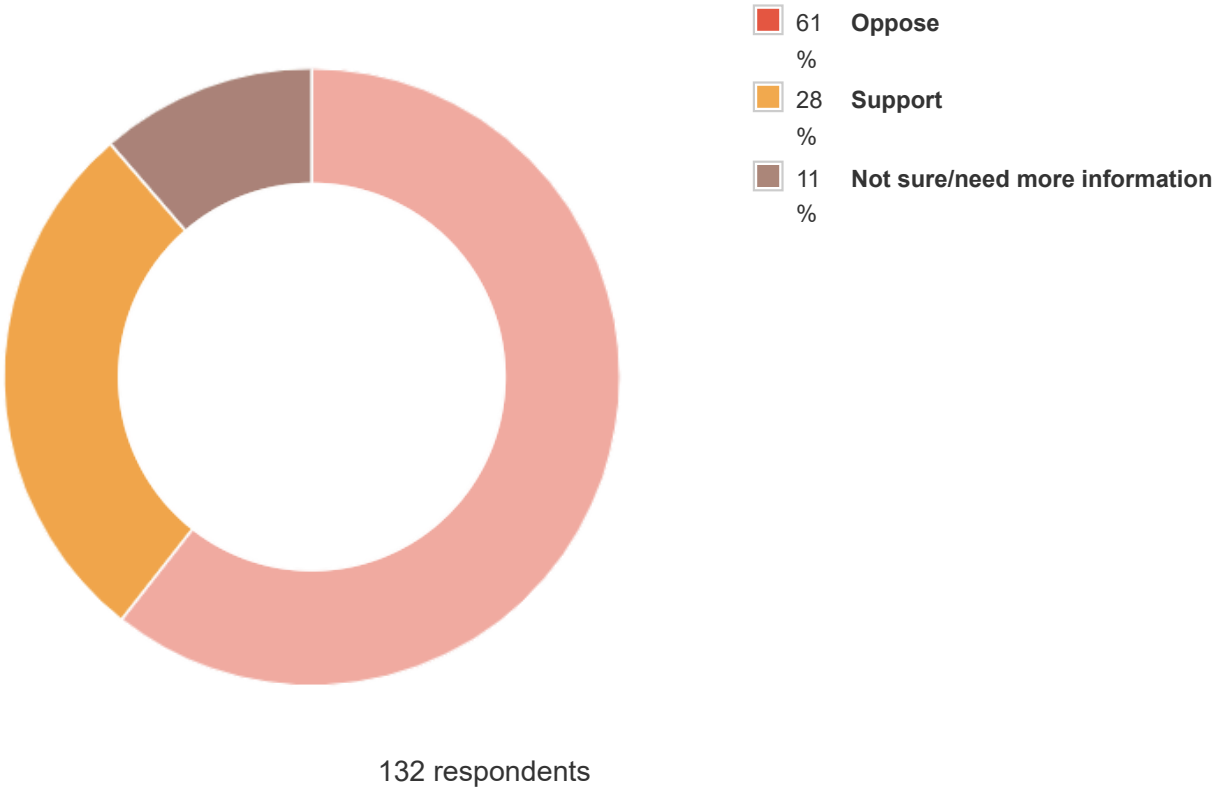
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# Permanent Service Station Ban Ordinance

## Project Engagement

| VIEWS | PARTICIPANTS | RESPONSES | COMMENTS | SUBSCRIBERS |
|-------|--------------|-----------|----------|-------------|
| 397   | 267          | 2,380     | 237      | 1           |

\* Do you support or oppose the ordinance as describe above?





\* If you support the ordinance, what are your top reasons? (Select up to 3)

|     |                                                                                                                                             |      |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------|------|
| 70% | Pinole already has enough gas stations; fueling access and wait times are generally adequate                                                | 23 ✓ |
| 64% | Environmental and public health concerns (e.g., groundwater contamination, emissions, hazardous materials)                                  | 21 ✓ |
| 36% | Encourages investment in alternative fuel infrastructure (EV charging, hydrogen, etc.)                                                      | 12 ✓ |
| 33% | Climate and sustainability goals: prioritize transition to cleaner transportation and expand EV charging instead of adding new gas stations | 11 ✓ |
| 27% | Aligns with state climate policies and positions Pinole as proactive in sustainability                                                      | 9 ✓  |
| 18% | Reduces land-use conflicts and preserves space for housing, parks, and retail                                                               | 6 ✓  |
| 18% | Improves community appearance by avoiding additional asphalt-heavy developments                                                             | 6 ✓  |
| 12% | Supports long-term planning for future transportation needs                                                                                 | 4 ✓  |
| 9%  | Helps manage traffic and safety issues near sensitive areas (schools, residential streets)                                                  | 3 ✓  |
| 6%  | Provides clear and consistent development standards for businesses and residents                                                            | 2 ✓  |
| 0%  | Other                                                                                                                                       | 0 ✓  |

33 Respondents

If you oppose the ordinance, what are you top reasons? (Select up to 3)

|     |                                                                                                                                                   |      |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 65% | City priorities: resources should focus on roads, safety, and other infrastructure needs                                                          | 51 ✓ |
| 62% | Market and competition should determine the number of stations; limiting them may reduce competition and affect fuel prices                       | 48 ✓ |
| 49% | Equity and affordability: many residents still rely on gasoline; EVs and charging can be costly or impractical for some households                | 38 ✓ |
| 38% | Some view the ordinance as unnecessary or overly restrictive for current community needs                                                          | 30 ✓ |
| 36% | Economic impacts: new or expanded stations can bring jobs and sales tax revenue; restrictions may shift purchases to neighboring cities           | 28 ✓ |
| 27% | Practical considerations: California's electric grid and charging infrastructure may not be ready for full EV adoption; transition will take time | 21 ✓ |
| 27% | Transition to EVs may not be realistic for all households due to cost and infrastructure gaps                                                     | 21 ✓ |
| 24% | Restrictions could limit redevelopment opportunities and discourage commercial growth                                                             | 19 ✓ |
| 24% | Residents may need to drive farther for fuel, increasing travel time and emissions                                                                | 19 ✓ |
| 14% | Fueling stations provide resilience during emergencies (e.g., backup power during outages)                                                        | 11 ✓ |
| 1%  | Other                                                                                                                                             | 1 ✓  |

78 Respondents

\* Which approach do you think the City should take regarding the draft ordinance? (Select all applicable)

|     |                                                                                                                               |      |
|-----|-------------------------------------------------------------------------------------------------------------------------------|------|
| 60% | Don't move forward with the ordinance                                                                                         | 64 ✓ |
| 18% | Modify the ordinance to allow replacement-in-kind if a station closes (no net increase in total stations)                     | 19 ✓ |
| 16% | Keep the current draft ordinance as described above                                                                           | 17 ✓ |
| 16% | Modify the ordinance to allow case-by-case review instead of a permanent ban                                                  | 17 ✓ |
| 9%  | Modify the ordinance to allow new stations under a Conditional Use Permit with location limits and traffic/health mitigations | 10 ✓ |
| 8%  | Modify the ordinance to cap total pumps/stations citywide and require community/environmental safeguards                      | 9 ✓  |
| 1%  | Other                                                                                                                         | 1 ✓  |

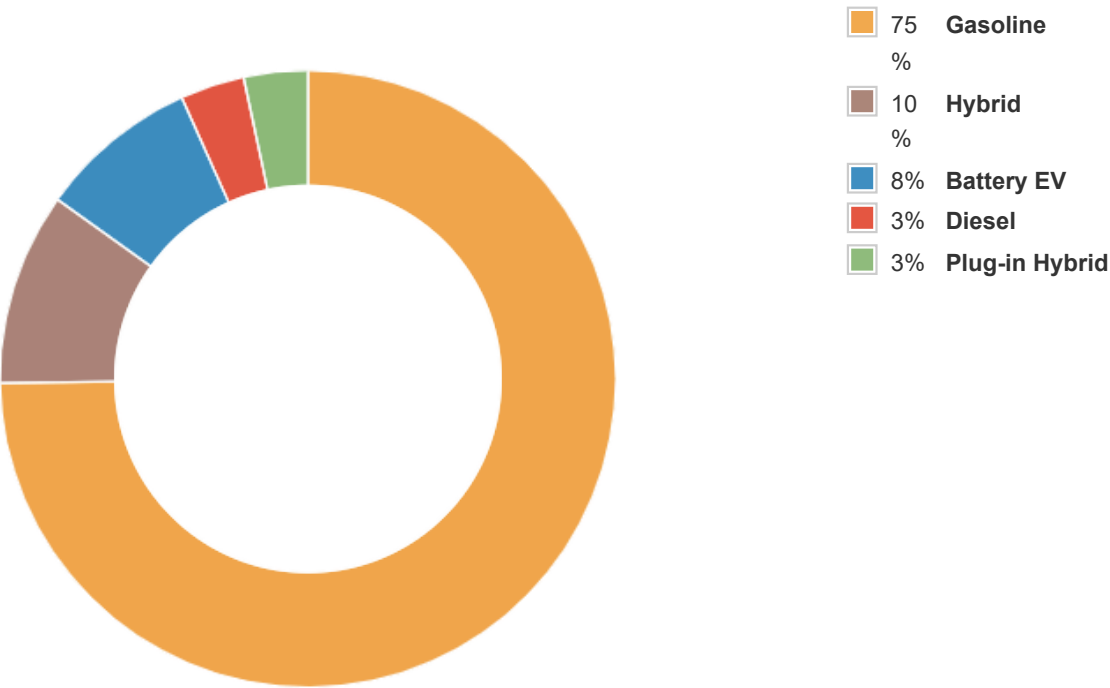
107 Respondents

\* What information would help you decide? (Check all that apply)

|     |                                                                            |      |
|-----|----------------------------------------------------------------------------|------|
| 83% | Economic impact analysis (sales tax, jobs, redevelopment effects)          | 10 ✓ |
| 50% | Traffic and health impact analysis near sensitive areas (schools/downtown) | 6 ✓  |
| 42% | Grid capacity and resilience considerations during the transition          | 5 ✓  |
| 17% | Other                                                                      | 2 ✓  |

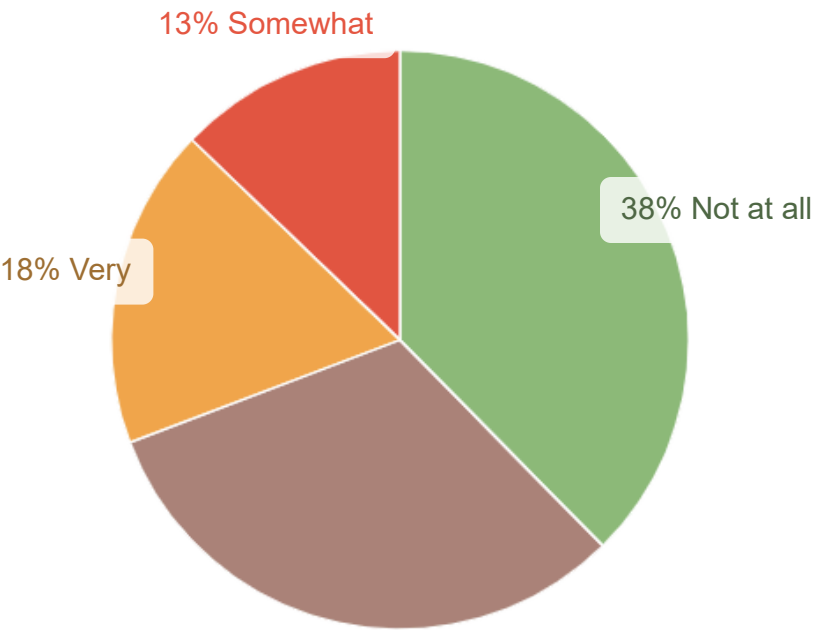
12 Respondents

What is your primary vehicle type?



119 respondents

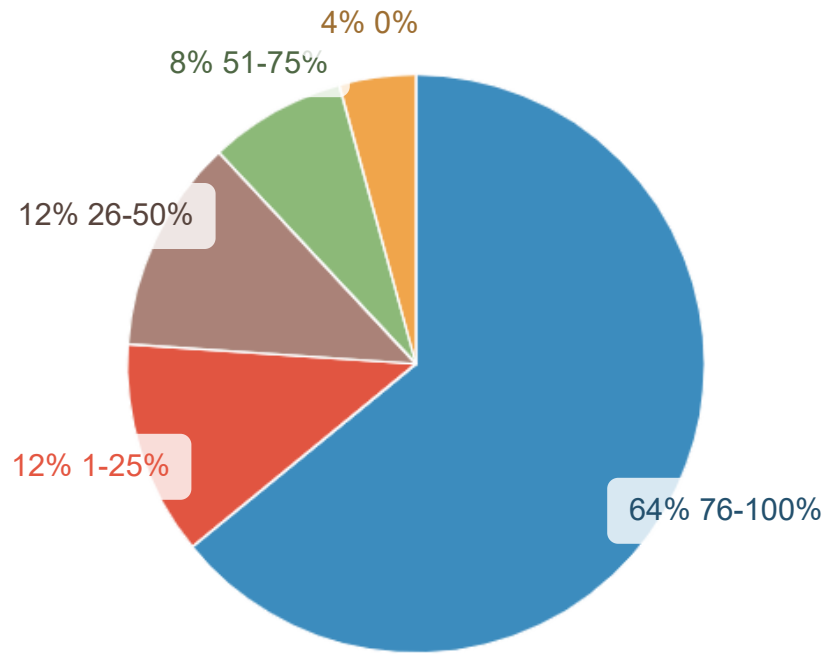
Are you interested in additional non-gas fueling options in Pinole?



32% Neutral

117 respondents

## What is your household reliance on gasoline?



117 respondents

## What is your ZIP or neighborhood?

You are limiting our future options !! You are putting in over 400 new units and may also put in many more if the Safeway is also slated to be business and residential. If you are so worried about fuel and going green why is the city constantly bringing in more high density housing to create more problems and more financial difficulty for our city

2/6/2026

12 Agree

Why is Pinole not doing what is best for Pinole and its residents. Don't copy what it appears other neighboring communities are doing (?to be Progressive). Our roads need to be improved and repaved as well as our sidewalks. Safer roads and walk ways make for a safer city. It's bad enough we have had and will have refineries closing, raising the cost of Fuel as well as the main ingredient of many daily use products, by creating a fuel desert in our community, we lose the benefit of tax revenues, jobs and yes residents will be forced to travel further to buy fuel. My wife and I have just about had it with all the daft ideas politicians keep heaping on us. It may be time for us to make our exodus from the state (ever closer to our breaking point). The city is mirroring the state in saying we don't need a middle class. Ever closer to the tipping point!

2/7/2026

11 Agree

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Electric cars weigh more than gasoline cars up to 1000 lbs more for SUVs and 1500-3000 lbs more for Trucks. Our roads in Pinole are not doing very well and the Fourth Power Law, states that the damage a vehicle does to the road is proportional to the weight per axle raised to the fourth power. Thus an electric sedan is roughly 3 times damaging than its counterpart gas engine sedan and the SUV and trucks even more. Something to think about as we push for more electric cars.

2/7/2026

👍 11 Agree

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This is nonsense. Do not approve this ordinance. It is unwise and unnecessary.

2/7/2026

👍 6 Agree

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94564. Competition should dictate businesses; not some City ordinance

2/7/2026

👍 5 Agree

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94564. How about more transparency from Pinole government? It's no coincidence government wants to increase housing density so it views allowing expansion of gas stations as an obstacle to that effort for increased housing density. This permanent gas station ban is totally unnecessary and can only hurt consumers by limiting fossil fuel availability who aren't interested or prepared to invest in higher retail cost EVs.

2/10/2026

👍 4 Agree

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94564. Dumbest thing if heard of in a long time

2/7/2026

👍 4 Agree

---

I have a hard time as it is trying to get gas at the gas stations around because there's not enough pumps. This is ridiculous.

2/11/2026

👍 3 Agree

---

You ask "What is your ZIP or neighborhood?" but should this not be the place for comments? Perhaps ask what comments then ask what is your ZIP.

2/8/2026

👍 3 Agree

---

Concentrate on road repair all over our community, provide security services at the Lucky/Planet Fitness shopping center.... and Fitzgerald shopping center as well. Shutting down the Pinole Safeway has really affected the residents as we now have to travel into Hercules Safeway location (beautiful store), but horrendous parking any given day of the week! In addition there is NOT enough handicap parking spots in any of our shopping areas.... Especially in the Big 5/Planet Fitness parking lots. After taking up 15+ spots for charging stations, it's a nightmare to find a spot that is close to the merchants we need to patronize... especially for Seniors!

2/7/2026

👍 3 Agree

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your survey does not allow for mistakes or variance I have 1 hybrid and 1 gas vehicle.

2/7/2026

⬆ 3 Agree

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94564. Please DO NOT pass this ordinance especially with all the new housing developments the city has approved. I am disappointed by the city's decision not to move forward with the updated Safeway /gas stations and instead are considering even more housing units. I do not feel the city is listening to the current resident's concerns and our needs. This may push me to move to a city where home owners' voices are actually listened to.

2/20/2026

⬆ 2 Agree

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Please allow MORE gas stations especially since all the new housing development projects the city has approved. You are limiting our options at the expense of the residents. I do not feel represented by your choices.

2/20/2026

⬆ 2 Agree

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Transportation wise, the city should be fixing its roads so they're not so potholed and worry less about additional gas stations which may or may not even be built.

2/14/2026

⬆ 2 Agree

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Old town

2/11/2026

⬆ 1 Agree

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94564. All new business will need approval before opening anyways. There is no need to pass an ordinance that restricts options. Instead, set realistic goals of improving clean technology options but leave in flexibility just in case.

2/11/2026

⬆ 1 Agree

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I was wondering why the parks on wright and pvr are always closed I thought our taxes mean we can use them your thoughts on this matter would be helpful thanks

2/7/2026

⬆ 1 Agree

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The question, "What is your household reliance on gasoline?", is confusing. I rely on gasoline to get groceries but I guess I could walk to the grocery store. What percentage reliance would that be?

2/6/2026

⬆ 1 Agree

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94564. This ordinance is nonsense would be move against the people. Please don't adapt Governor Newsom strategies by banning this and banning that - this is Pinole. The infrastructure is not given anywhere, especially when people live in high-density housing - where are they supposed to charge? Road maintenance should be the Number 1 TOP PRIORITY!

2/23/2026

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94564/Wright Ave

2/23/2026

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94803

2/22/2026

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94564

2/22/2026

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94564

2/22/2026

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94564

2/22/2026

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94564

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2/21/2026

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94564

2/21/2026

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94564

2/21/2026

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94564 Please leave us alone. Government governs best that governs least! One job- fix our roads!

2/21/2026

⬆ 1 Agree



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94564

2/21/2026

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Pinole Valley

2/21/2026

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94564

2/21/2026

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2/19/2026

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94564

2/18/2026

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94564

2/14/2026

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94564

2/13/2026

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This ordinance will do nothing to prevent global warming. Put the ordinance on a ballot for people to decide.

2/13/2026

⬆ 1 Agree

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94533

2/12/2026

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94564

2/12/2026

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94564

2/12/2026

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94564

2/11/2026

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94564

2/11/2026

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94564

2/11/2026

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94564. If the point is to decrease reliance on oil, start with the reliance, not the supplier. Neighborhood e-bikes so people don't use cars just to go to the shopping centers. Subsidized community grocery delivery vans to decrease short car rides. Paid for with a city tax on fuel station proceeds or something similar. I don't see this ban having any impact besides making gas more unaffordable.

2/11/2026

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94564

2/11/2026

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94564

2/11/2026

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2/10/2026

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94564

2/9/2026

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Downtown Pinole

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Pinole Valley. 94564

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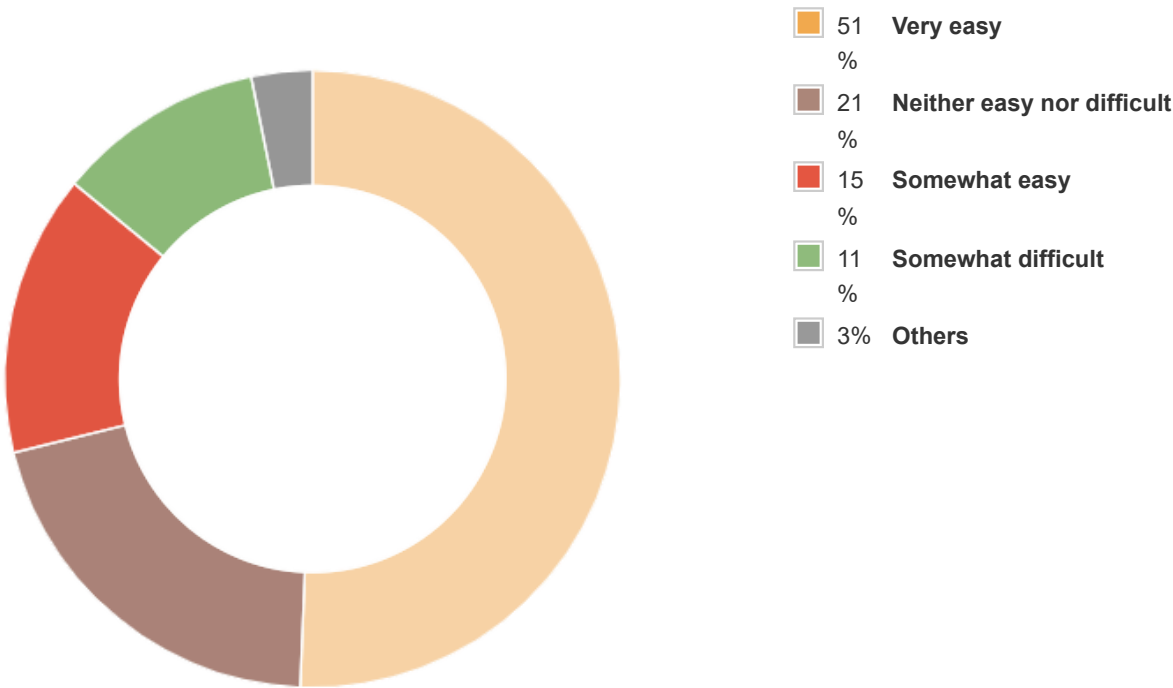
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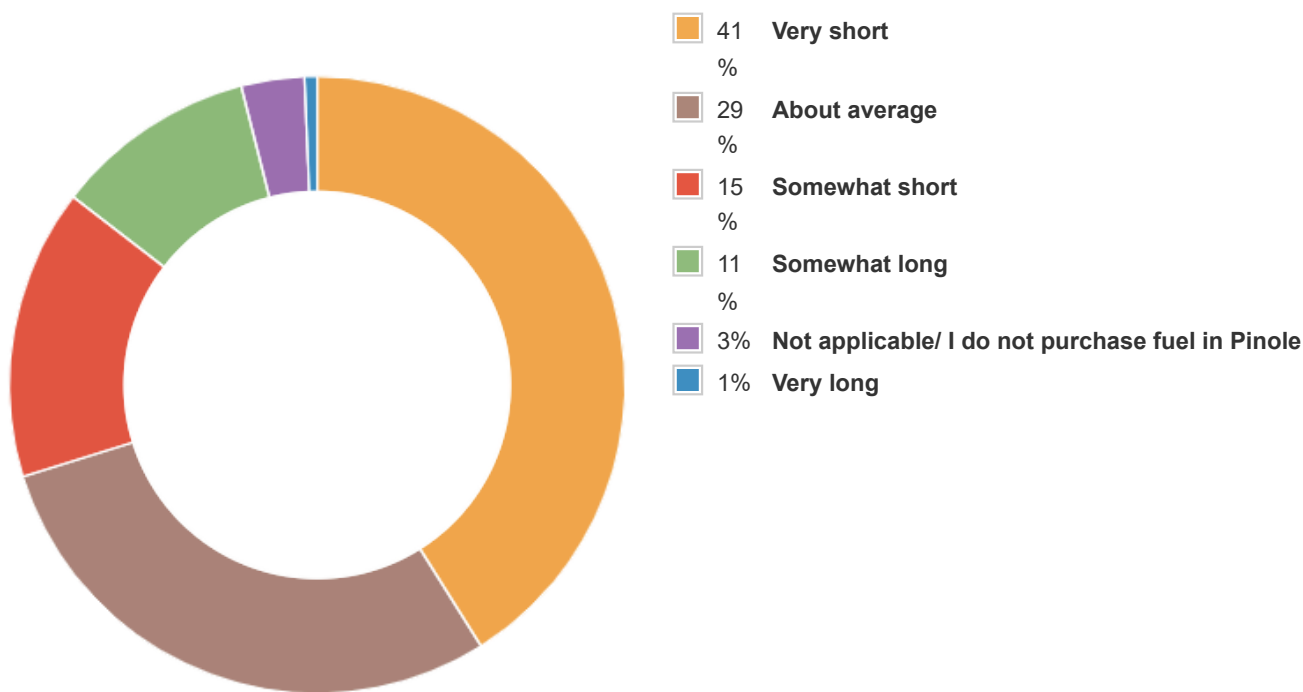
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How easy or difficult is it for you to access a gas station within or near Pinole when you need fuel?



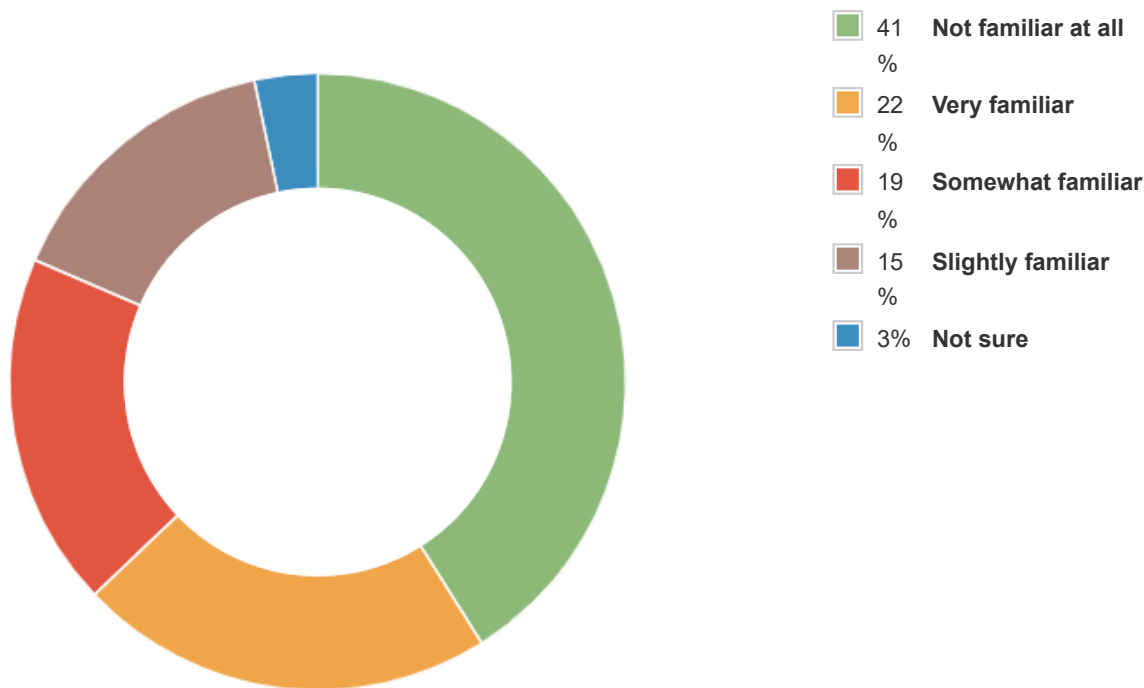
156 respondents

When purchasing fuel in Pinole, how would you describe typical wait times at gas stations?



151 respondents

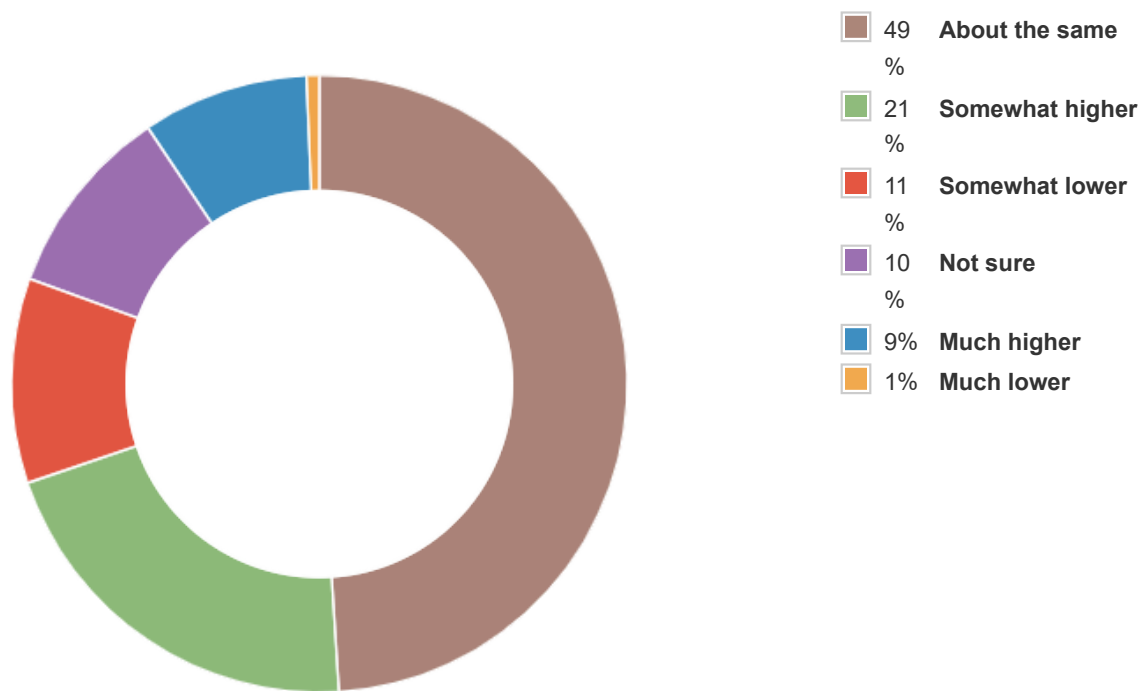
How familiar are you with the land-use and infrastructure considerations associated with gas stations (such as traffic circulation, groundwater protection, or site remediation requirements)?



151 respondents

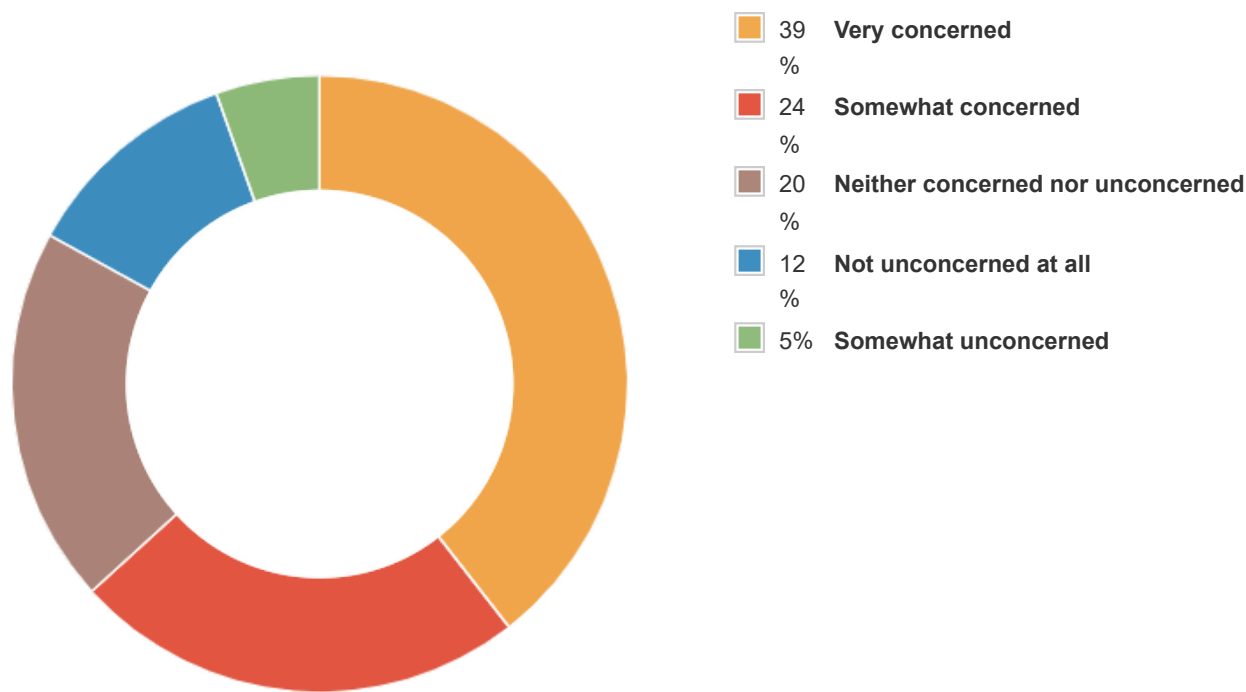


How would you rate gas prices at Pinole gas stations compared to gas stations in nearby cities?



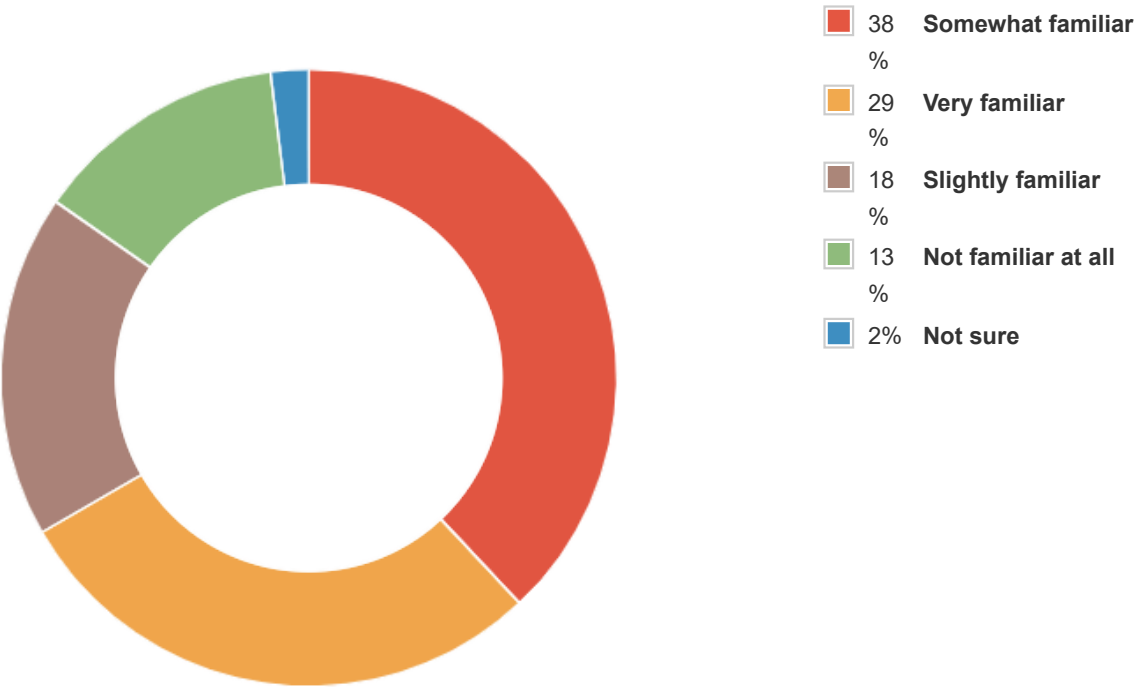
149 respondents

How concerned, if at all, are you about greenhouse gas emissions related to transportation?



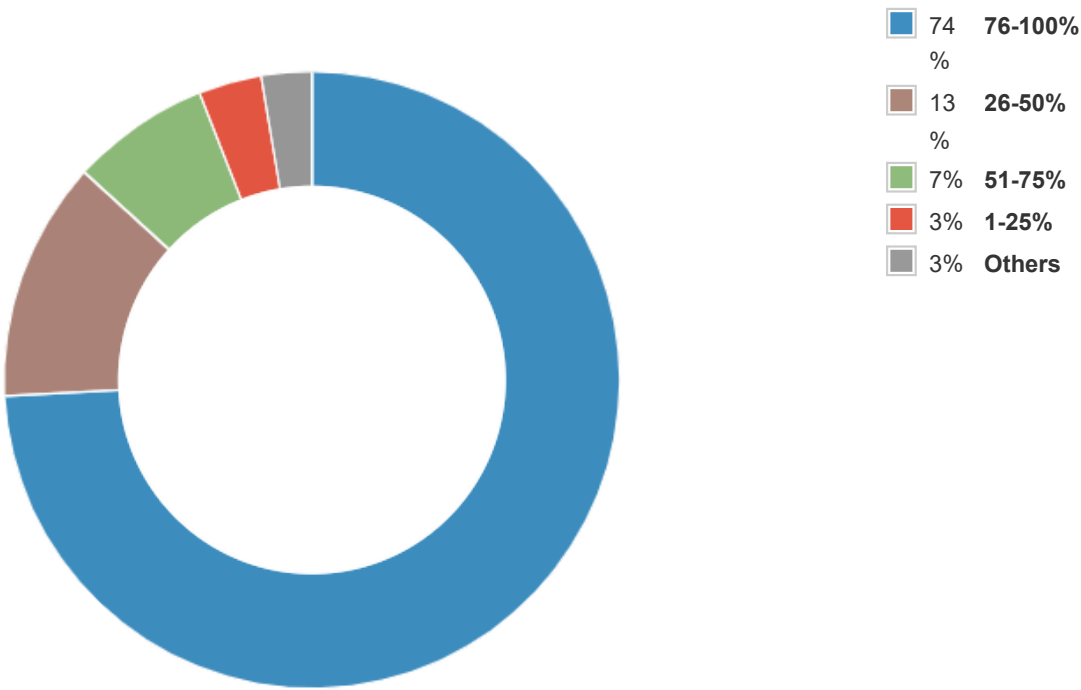
147 respondents

How familiar are you with the potential community impacts related to the production and distribution of gasoline (such as public health or proximity to industrial facilities)?



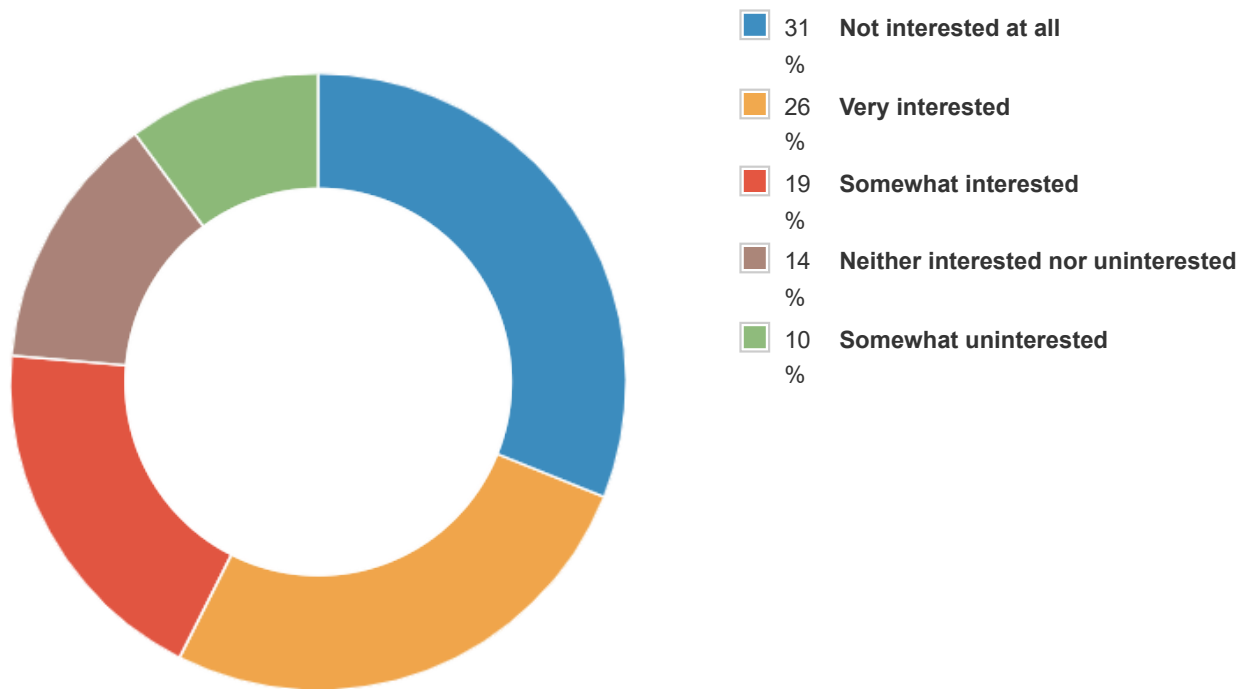
150 respondents

Approximately what percentage of vehicles in your household rely primarily on gasoline for fuel?



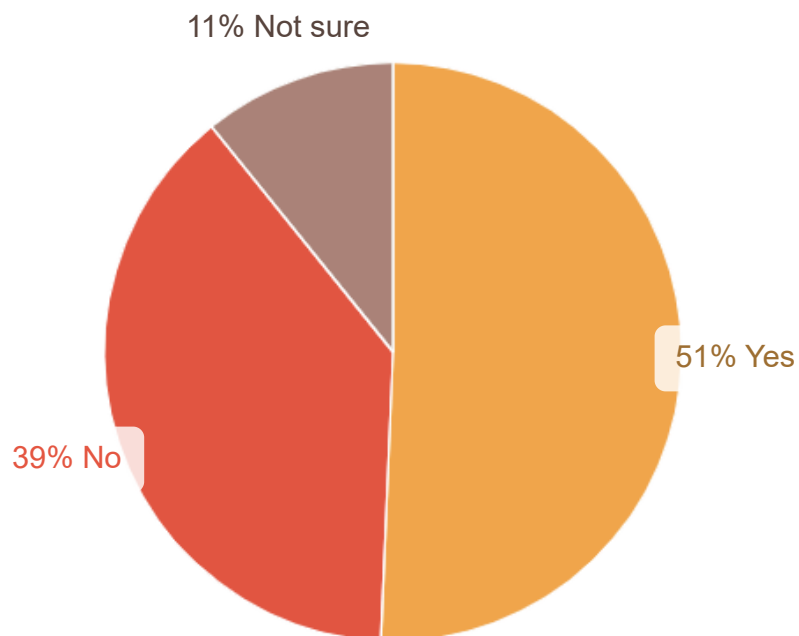
151 respondents

How interested are you in having additional non-gasoline transportation or fueling options available in Pinole?



148 respondents

Do you have concerns about limiting or prohibiting new gas stations in Pinole?



148 respondents

Please share any comments or concerns you would like the City to consider.

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I really think you guys need to keep your government noses out of the commercial sector. You guys are way to controlling. You want to turn Pinole into Berkeley?

12/19/2025

👍 21 Agree

The whole point of government is to regulate and look out for the people. This is their job, I'm glad they're considering this move. When have you ever struggled to get gas in Pinole? I don't think you have to drive more than mile from any point in the city to find a gas station. To Pinole leadership, yes please keep your noses where they are, looking out for the health and well being of your citizens.

12/19/2025

👍 5 Agree

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I strongly believe competitive market forces should determine how many gas stations are in Pinole; not the City

12/19/2025

👍 20 Agree

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This proposed ordinance would prohibit gas stations from updating, improving, adding services like EV charging or markets.. don't we want gas stations to upgrade and improve? Why prohibit that, won't that lead to blight??

12/21/2025

👍 6 Agree

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Consider all

The traffic there is on appian way and you guys still want to create more housing

12/19/2025

👍 12 Agree

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We need more affordable housing for people and affordable means \$120-\$140K per year for a household of four.

12/19/2025

👍 2 Agree

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Let the market decide. don't deprive citizens of their individual choice. Keep government out of it!

12/19/2025

👍 9 Agree

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Pinole residents shouldn't be restricted in any way if they need to buy gasoline

12/19/2025

👍 9 Agree

---

Are you feeling restricted right now? Are you constantly running out of gas on the side of the road lamenting the lack of gas stations? Pinole residents should utilize their government for reasonable protections.

12/19/2025

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Because this proposal stopped the rebuilding of Safeway in Tara Hills I am against this ordinance. What a bleak area that is now. Very poor management in so many ways. How much money have you lost in tax revenue because of this decision.

12/19/2025

⬆ 8 Agree

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I strongly believe that competitive market forces should determine number of gas stations in Pinole; not the City

12/19/2025

⬆ 8 Agree

---

Your policy ordinance would effectively eliminate a Costco at the former Safeway location. Why not work on road infrastructure. Pinole roads stink.

12/20/2025

⬆ 7 Agree

---

I believe we need competitive markets for gas stations, grocery stores whatever. Limiting them makes it easier for business to control prices in their favor not the consumer. The plans for a Safeway store and gas stations would have been great for the City and it's citizens.

12/19/2025

⬆ 7 Agree

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Take your woke climate opinions to Berkeley. More gas stations add competition to lower fuel prices.

12/19/2025

⬆ 7 Agree

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If an existing station closed down, I think a new one should be able to replace it. If there were fewer stations, people would have to drive farther to get gas, which would create more greenhouse gas emissions, not less.

12/19/2025

⬆ 7 Agree

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I don't see how limiting gas stations is going to do ANYTHING to limit global warming. By the time someone needs GAS it is too late. A gas vehicle has been purchased they are going to get gas somewhere if not in Pinole, and at that point it just does not matter. Your good intentions are duly noted, but your thinking process is just way too progressive.

12/19/2025

⬆ 7 Agree

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Pinole is short sighted if they think limiting gas/fueling stations within the city will bring Pinole rainbows and sunshine! Do you understand the implications of thinking we (Pinole/California/USA) can go all electric in the coming years. We don't have an electric grid to support that, and it would not be able to be established for years/decades. Rolling Brownouts and advertisements (sponsored by the state) not to use electricity between certain hours might be a clue. Get your heads out of the sand! There are other things you should focus on that can do more for the residents of Pinole!

12/21/2025

⬆ 6 Agree

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Gas powered vehicles will be with us for many more years.

12/20/2025

⬆ 6 Agree

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Isn't this what prevented Pinole from having a new Safeway with a gas station?? Safeway is our primary grocery store and where we buy gas because it has the best prices so we now shop and fill up in Hercules instead of Pinole. This is lost sales tax and revenue for Pinole. I get the environment issues but think this a bad decision by the council.

12/19/2025

⬆ 6 Agree

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I agree, we should be thinking of ways to attract the MOST tax revenue, not way of discouraging it.

12/21/2025

⬆ 5 Agree

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It would be problematic if a grocery store such as Safeway did not move to, or stay in Pinole because we did not permit it to include its own gas station. I believe this already occurred, leading to closure of the Pinole Safeway.

12/19/2025

⬆ 6 Agree

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It will be years before fully alternative fuels(EV or hydrogen)are common. I patronize Chevron exclusively for personal reasons & many others don't. They are much higher priced than some alternatives. The needed taxes that the city would be missing out on by eliminating all future gas stations would be a bad move on the city's part. It already killed the Pinole Appian center development. Not saying we should add a bunch of gas stations but banning any more or upgrades of current ones is a big mistake. People will go to nearby cities and spend their fuel \$ there and all those new homes being built will have many cars needing fuel. I agree Pinole is starting to be an over regulated Berkeley, not good at all!

12/19/2025

⬆ 6 Agree

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The City of Pinole needs to become more realistic! Yes we live within the Bay Area Bubble, however, common sense needs to prevail!

12/21/2025

⬆ 5 Agree

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I believe gas stations provide a vital service to the community and limiting or banni.g stations put an undue burden on lower income individuals due too stations not having competition which would make it almost a monopoly for the very few existing stations

12/20/2025

⬆ 4 Agree

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We don't need more restrictions on gas stations at this time. Pinole should focus on other priorities, such as public safety, economic development, and roadway safety.

12/19/2025

⬆ 4 Agree

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We have lost at least 5 stations in Pinole that I am aware of. More stations means more competition. Please do not prohibit new stations. That is a one sided highly political approach. Let the market decide. Please keep politics out of business. We need more stations, not less.

12/19/2025

⬆ 4 Agree

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Question 2 is subjective and largely depends on the time of day people purchase gas. I typically go late at night or on weekends.

Restricting expansion could limit future upgrades and lead to aging or potentially unsafe stations over time. We already have a significant charging station areas at Pinole Vista, Transit Center among others. Adding a small number of additional chargers near Pinole Valley Shopping Center or downtown Pinole may be reasonable, but anything beyond that seems unnecessary. I own two hybrid vehicles and charge them exclusively at home, which is also the case for many electric vehicle owners.

We shouldn't be Investing time and money in projects that are not a priority, resources would be better spent on community needs with a more direct impact. For example, adding lighting to the soccer fields on PV Rd. would be a far better investment. It is disheartening to see young children trying to practice without adequate lighting.

12/19/2025

⬆ 4 Agree

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Pinole should not dictate the community's access to local fuel. You have better things to do with your time. Besides with 2 refineries (1 local), leaving California, we aren't going to see a lot of new stations, so this is a moot question, and once again Pinole needs to address other local needs.

12/19/2025

⬆ 4 Agree

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we need more gas stations as the population of pinole increases with the low income housing coming which will create more crime in addition to more traffic.

12/19/2025

⬆ 4 Agree

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I think having to drive farther to find gas causes more pollution.

12/19/2025

⬆ 3 Agree

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traffic and street being blocked, double parking by both cars and especially by delivery truck is really a problem and causes congestion especially during school hours already - don't need additional problems

12/19/2025

⬆ 3 Agree

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If there is a ban on new gas stations, what happens to the motorists who use gas and the old stations are not replaced, where do residents go to get gas?

12/19/2025

⬆ 3 Agree

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Pinole is a town. Seems like there's too much effort being made on subjects beyond basic infrastructure (drive on our streets lately?). I want our city leaders dedicated to our city and looking for some future political ladder step. Take care of the basics 1st - public safety, Library, parks, streets, cleanliness, etc...

1/8/2026

⬆ 2 Agree

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I like the idea of electric vehicles, but they are still too expensive. Making it harder to get gas is like taxing poorer and working class people (a longer drive to try and get cheaper gas elsewhere).

12/25/2025

⬆ 2 Agree

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I feel the city should NOT develop a new ordinance to limit fossil fuel stations for the following reasons:

We continue to be told that the city is facing financial strain. New commercial businesses, and the improvement of existing businesses, can help combat our economic strain by increasing property tax, sales tax, permit fees, etc. Why would we limit or discourage commercial growth at this time? We should be doing as much as we can to encourage it!! Bring reliable commercial businesses into our city!

Commercial business provide employment opportunities to the local community. New businesses increase the number of available jobs to our community members.

Access to Refueling stations supports workers, delivery services, and regional commerce. These will help improve the economy and Pinole should openly support doing what we can to improve the economy, not stifle it.

Gas stations are important to have during disasters. Modern stations include generators that remain operational during outages and provide resources during a disaster.

New gas stations will improve equity and accessibility by increasing our community's access to essential transportation services.

State law and regulations outline appropriate environmental protections that are required for the safe operation of gas stations. If there is concern about environmental impact, utilize our already existing government agencies to ensure standards are met.

I don't know the actual figures, but I believe fueling stations are a long term need that will bring consistent revenue and job opportunities into our city.

We are being told the city's financial situation is dire. If that is true, limiting commercial growth is a luxury that our community politicians shouldn't practice at this time. Allow the market, free trade, and the creativity of entrepreneurs decide what is, or isn't, needed. Our city politicians have proven they struggle at managing the city's long term financial needs....

12/21/2025

⬆ 2 Agree



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With Phillips 66 and Valero, and later Shell Oil shutting down, we need more gas stations. The price of gas will be over \$8 once the refineries close down.

12/20/2025

⬆ 2 Agree

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An out right ban is too drastic. Manage development of additional gas stations, or expansion of such facilities, on a case-by-case basis. An out right ban is more an ideological position, and ties the hands of future government officials to weigh choices and opportunities.

12/19/2025

⬆ 2 Agree

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No Comment

12/19/2025

⬆ 2 Agree

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I think there is no reason for anyone to build a new gas station anywhere in the Bay Area. Gasoline powered vehicles are adequately served by the existing network. Hopefully electric or other zero emissions vehicles will make up a growing percentage of the transportation fleet in the future

12/19/2025

⬆ 2 Agree

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This is ridiculous! This is nothing more than bullying people to get electric vehicles, which infrastructure in California cannot support. This ordinance is a strong arm attempt, once again, by the city of Pinole and is very discriminatory.

1/10/2026

⬆ 1 Agree

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I am writing as a concerned resident to express my thoughts regarding the recent discussions about banning new gas stations in our city. While I understand the intent behind such policies, I strongly believe our time and resources would be better spent addressing the ongoing issues with our roads and infrastructure.

Many of our streets are in poor condition, with potholes, uneven pavement, and inadequate maintenance creating daily inconveniences and safety hazards for drivers, cyclists, and pedestrians alike. These problems affect commuters, emergency responders, and local businesses, and they contribute to vehicle damage and increased repair costs for residents.

Rather than focusing on restricting new gas stations, I urge the city to prioritize repairing and maintaining our roads. Improving infrastructure will have a direct and positive impact on public safety, traffic flow, and overall quality of life. Well-maintained roads also reflect positively on the city and demonstrate a commitment to responsible governance.

I respectfully ask that you reconsider your priorities and direct more attention and funding toward fixing our streets. This is an issue that affects nearly every resident and deserves immediate action

1/10/2026

⬆ 1 Agree

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Those are some vague questions that can be used either for or against new/existing infrastructure. Why not just ask if I think we should ban gas stations? Gas stations should be allowed on all of Fitzgerald as well as within 1000 feet of any freeway off-ramp or on-ramp. Just don't put them downtown or in the residential areas. I had a Tesla for over 5 years, but PGE cost have gotten to the point where I switched to a hybrid instead and get the same cost per mile plus the convenience of gas.

1/8/2026

1 Agree

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The city of Pinole is not well supported by public transit. The local bus does a fine job of getting you around town, but it is not really feasible to take it to other cities. The closest BART station to me is still a 20 minute car ride away, which is not conducive to opting for transit. Why does the BART not reach communities past Richmond? The north parts of the east bay have been neglected by BART, unlike the (wealthier) inland areas like Walnut Creek and Dublin. Why does Benecia, Vallejo, Pinole and these cities not get to benefit from BART?

If BART is not an option in the future, then perhaps the city of Pinole could get some park and ride type of service to take people to the BART station. This could further reduce the need for Pinole residents to drive

1/5/2026

1 Agree

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Longer term if Hilltop mall ever actually redevelopes it needs to have a BART extension. That would help a ton of folks that commute from Pinole/tara Hills/Hercules to the ferry in Richmond or to the El Cerrito Del Norte bart station.

Unfortunately that would kinda require Richmond leadership to be competent which seems like a pipe dream

1/8/2026

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This regulation proposal will have no significant effect on green house gas. You will make our ease of purchase more difficult. Pinole will lose the sales tax income on gasoline sales. Climate Change is not an issue of importance for our city council. Stick to local issues that improve our lives and not make it less convenient. We will vote against supporters of this business unfriendly ordinance.

12/28/2025

1 Agree

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No more gas stations. It would increase traffic

12/21/2025

1 Agree

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I don't think we need more stations or for our stations to be expanded. A simple/reasonable updating of stations as needed for better fueling and safety is appreciated and I'm sure the independent stations would appreciate some kind of help with upgrades.

12/21/2025

1 Agree

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I definitely do not want to see more gas stations that are primarily intended to serve commuters who do not live in Pinole but travel along I-80 freeway.

12/20/2025

👍 1 Agree

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more gas stations bring in more tax revenue.. The city already has big problems with basic infrastructure issues such as the aging sewer system. Taxes will be rising... no matter what we do.. why not let others that come into Pinole to shop pay for our infrastructure.

1/9/2026

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I believe we have more than enough gas stations to serve our community of 20,000 people and also those that come to shop here.

12/20/2025

👍 1 Agree

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Attracting business and tax revenue INTO Pinole is the best strategy. And drivers commuting on 80 are a wonderful resource!!

We need to develop the idea of bringing taxes INTO Pinole from people that don't live here.

12/21/2025

👍 1 Agree

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There are too many gas stations and fast food restaurants in Pinole. Neither is good or healthy for the community and our environment. There's a gas station practically every block, especially at the city center. The housing developments are also a huge concern for our community as it causes more congestion and the infrastructure is not there to serve this expansion, such as overpacked classrooms, more traffic, crime, pollution and there aren't any urgent care/ER facilities to serve this growing population. Dwindling resources would only create more problems in this small city.

12/20/2025

👍 1 Agree

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Didn't we have medical services and emergency services across the street from the middle school a while ago. Those shut down for a reason, and now they are building high density homes. I wonder if our politicians could have done more to keep those essential services here.

12/21/2025

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These top comments are surprising, "We want more gas stations! Let the market decide!" We have too many gas stations already. This city is like 12 square miles in total and we have how many gas stations? I can think of 6-7 off the top of my head. Never has there been a line more than 1 car long in all the years I've lived here. Just as the market has a role, so does government. I for one support limiting certain industries with the goal of keeping our land and people healthy. What are these free market people hoping for 5 more gas stations so our downtown is just an asphalt jungle of gas smells and exhaust? When has the introduction of more gas stations ever had an effect on the price in any meaningful way. These comments all feel pretty disingenuous and makes me wonder who is actually the person behind the keyboard.

12/19/2025

👍 1 Agree

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This feels too limiting. We have enough gas stations in Pinole; we do not need any more, but putting limits on expansion seems counterintuitive, considering all the new housing that's being built or was recently built. I own both an EV and a gas-powered car, mostly because the EV long charging times are highly inconvenient. Don't restrict gas stations, just build more EV charging stations. Or expand the gas stations to INCLUDE EV chargers.

12/19/2025

👍 1 Agree

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The proposed ordinance will prohibit a gas station's ability to upgrade, improve environmental protections, install EV chargers, etc.

This ordinance is a focused assault on gas stations... and doesn't take community needs into consideration.

12/21/2025

👍 5 Agree

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affordable housing traffic in the future

12/19/2025

👍 1 Agree

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We have enough gas stations

12/19/2025

👍 1 Agree

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Great idea. We don't need more gas stations!

12/19/2025

👍 1 Agree

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There are plenty of gas stations in the city.

12/19/2025

👍 1 Agree

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No more gas stations! There are plenty in Pinole. The old gas station that was on the corner of Tennent and San Pablo Ave contaminated much of the area just under Old Town with no remediation. Stop the madness! We need to drive electric vehicles and not rely on fossil fuels.

12/19/2025

⬆ 1 Agree

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It seems that Pinole has plenty of gas stations and given the future direction toward other forms of energy, combined with the environmental impact of having gas stations, I think it makes a lot of sense to prohibit the future addition and expansion of gas stations in Pinole.

12/19/2025

⬆ 1 Agree

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Have you measured greenhouse gas emissions around Trader Joe's/I 80/Pinole Valley Rd in the afternoon after students are released from school? I think the traffic circulation there is worse than at any gasoline fueling station I've observed in Pinole (cannot say the same about neighboring communities).

12/19/2025

⬆ 1 Agree

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Prohibiting is too strong a word given that the infrastructure for electricity is substandard to say the least. and most people still drive a gasoline vehicle and will continue to do so. There are enough gas stations in Pinole right now, however, with the influx of hundreds if not thousands of new residents that could become a challenge. New housing should from now on also be mandated to include EV charging. Existing housing should be mandated to include EV charging where EVs are owned and used.

12/19/2025

⬆ 1 Agree

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We have plenty of gas stations where dense housing is being considered. There are two large facilities in the Fitzgerald area, another across the freeway, two on Pinole Valley Road and a couple on the San Pablo corridor. Why would we need more gas stations as more people have moved to hybrids. Heck I forget to fill my hybrid and mainly use electricity. I like the Tesla charging station up at Fitzgerald and notice that people connect their cars and go shopping. It would be nice if another electric charging station is planned and it could be near any new housing development or revitalization of the business corridor.

12/19/2025

⬆ 1 Agree

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I agree about the need for charging stations but I don't think you really speak for those of us not lucky enough to own a hybrid or electric vehicle.

12/19/2025

⬆ 2 Agree

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The free market will drive this. Government control and manipulation is not the best answer.

12/21/2025

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The top 25 tax revenue incomes have 5 gas stations included on Pinole's list. You will have over 600 new homes / apartments so where will we all be getting gas if you keep decreasing the number of stations. We barely have enough to survive on so most can't buy new cars. We no longer have telephone poles - we have electric trees emitting EMF around the clock. Tell California and their agendas to stay out of our town because they are destroying it !!!

1/22/2026

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There are 5 gas stations on your top 25 tax revenue incomes plus they also bring in gas taxes. Also you are adding over 600 new homes / apartments so where will we be getting gas in the future. We don't have money for new vehicles - we barely have money to survive on ! PINOLE has to stop California's agenda that is destroying our town and leaving us tax payers with the bill.

1/22/2026

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I appreciate so much that Pinole is doing this to protect our environment and our health.

1/20/2026

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Most of the scientific papers that have climate change alarmism are paid for by companies that have an interest in non-fossil fuel energy solutions. These papers cherry-pick data that supports the interests of the companies that paid for them, and ignore data that contradicts those interests. The science shows that the climate temperatures have varied wildly over history, including before there was significant, or any, human activity. To think that human activity has much affect on climate is arrogance.

People will always need gasoline and other fossil fuels. If they cannot get gas in Pinole, they will go elsewhere. So all this proposal will do is reduce revenue for Pinole.

1/16/2026

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This is America and competition is always better for the consumers. The city has already done in the Safeway Shopping Center by curtailing their plans for gas pumps and cheaper gas. The gas taxes are now going to Hercules so much for our roads. The other side is with any station upgrades or new stations tagging on EV charging stations or one day Hydrogen pumps could be additionally required as a bargaining item for the necessary approvals.

1/16/2026

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More EV chargers! The Pinole Supercharger on Fitzgerald is a great recent addition but it's often full or close to full with resulting frequent surge/more expensive pricing as a result. The non Tesla chargers at Sprouts are also regularly used and sometimes no free chargers available there too ... What about another SuperCharger in the Bowling Alley parking lot??

1/15/2026

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Gas cars are still very widely used. Having more gas stations would increase competition and drive down prices.

1/14/2026

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John gioria says go electric so te 2 zesty mayor's, Yellow and brown lick taints in agreement.

1/14/2026

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Additional gas stations are not needed, replace/fix the current ones with effective, modern and with compliant standards only.

1/12/2026

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The need for gas stations will dissipate naturally when and if enough people adopt use of fully electric or hydrogen cars instead of gas or hybrid cars.

1/11/2026

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Absolutely terrible survey. Biased and leading questions. Poor grammar, double-negative "not unconcerned" makes someone concerned. Diesel is not gasoline and therefore can be considered an alternate to gasoline in this survey but I have no doubt the council wants to restrict diesel access as well. How much sales tax is the council denying the city, that could be used to fix our roads, by banning new/expansion of fuel stations? This does not address the priorities of the citizens: safety and good roads.

1/10/2026

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I am very concerned with your liberal agenda that has failed everywhere it's been attempted. Stop with YOUR DEMOCRAT DRIVEN AGENDA and do what Pinole taxpayers PAY you to do. Fix our roads, add amenities like gas stations that add to our life in many ways, fund police and do not force your political nonsense on them, look at the firefighters budget and the crushing debt of their BLOATED PENSIONS AND WAGES!!!

1/10/2026

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Quit CONTROLLING EVERY ASPECY OF OUR LIVES. Let is make our own choices. I an on leaving this Communist area soon.

1/10/2026

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Don't listen to petroleum companies dire warnings about California denying itself. We don't need any more gas stations than those already existing.

1/10/2026

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Fix our ROADS

1/9/2026

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With all the new housing developments in Pinole, we need more gas stations and pumps, not less. Also, fixing our roads should be top priority.

1/9/2026

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weather you like it or not, fossil fuel is not going away.

1/9/2026

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I think it is a bad idea to limit the amount of pumps at a gas station. It is more important for people to have more pumps and more options.

1/9/2026

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Pinole seems like it already has more gas stations than other towns per capita. I don't think we really need anymore.

That being said Pinole needs to really focus on alternatives by working with the county since right now travel by car is literally the only option since generally westcat service is so poor.

While I'm happy to see all the new developments going in I also had concerns that it seems like barely any retail or additional transit service/infrastructure is being planned to support all of the new residents which will just end up with them being car dependent too.

1/8/2026

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Working with the county destroying the local towns

1/9/2026

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The all electric mandate in CA will likely be delayed due to grid capacity issues. Let existing gas stations make improvements and allow the Safeway site establish a gas station if they deem it necessary to redevelop the site.

1/8/2026

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Fix the roads first

1/8/2026

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San Pablo though downtown from Richmond parkway to the bridge is so bad.

1/8/2026

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We have more gas stations than new locally-owned restaurants it seems. No more gas stations please!! Everyone goes to Safeway in Hercules anyway. Unless our old Safeway is to get a gas station- that's ok.

1/8/2026

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Pinole needs to address issues that affect Pinole residents and stay in our lane...

1/8/2026

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I like where I get my gas and feel there are enough stations around town to pick from and that we don't necessarily have to have more stations as I don't have a problem now with what is available.

1/8/2026

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Not everyone has electric vehicles nor can afford them. If Safeway was to put their hat back in for acquiring the Tara Hills Safeway property I would support a lower priced reliable gas station.

1/8/2026

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Please fix the roads first.

1/8/2026

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I believe that there are plenty of gas stations in Pinole already. Our car is hybrid (EV + gas) and we trickle charge it at home and still use gas for longer trips but we would consider getting an EV for our next car if there was more charging infrastructure. Never once have we waited more than an minute in line for gas. I believe Pinole should be a progressive environmental leader and make the healthier choice for our residents and families. We don't need more gas stations in Pinole.

1/5/2026

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Forcing people to travel for fuel does not solve the problem you are wanting to address.

1/4/2026

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would this limit new EV charging at gas stations? or adding markets? both of those don't seem problematic to me

1/3/2026

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I drive a diesel so options are limited, but 2 fuel depots for me in Pinole is more than enough.

12/25/2025

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I think the market should determine how many gas stations are needed. Until we can make the alternative more affordable for most people, gas unfortunately is the option. Insurance for electric cars are very expensive and having electric panels doesn't even pay for itself anymore due to the waste of energy if you don't have a battery. The state recently reduced how much people can be paid out through PG&E so why would people opt to go "green" if it's so much more expensive? Make it more affordable then people will buy in!

12/23/2025

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I don't shop for gas in Pinole I can get it much cheaper in Rodeo or downtown Walnut Creek the gas stations are just plain overpriced!!!

12/22/2025

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We have enough gas stations for our 20,000 people living here in Pinole and for additional people who come to shop here.

12/20/2025

You seem to be in the minority Mr./Ms./Mss./Them/They/It, The whole point of government is to regulate and look out for the people. This is their job, I'm glad they're considering this move. When have you ever struggled to get gas in Pinole? I don't think you have to drive more than mile from any point in the city to find a gas station. To Pinole leadership, yes please keep your noses where they are, looking out for the health and well being of your citizens. I do agree that some government regulation is in order, but I feel that it should be less than more. We seem to disagree. I'm with Reagan.

12/19/2025

None at this time

12/19/2025

I believe we need to eventually stop using fossil fuels. The sooner we start, the better. However, a transition that takes into account the most disadvantaged citizens is important.

12/19/2025

We do not need more gas stations.

12/19/2025

n/a

12/19/2025

We need more merchandise stores

12/19/2025

We need more non-chain merchandise stores that would bring people to downtown. Maybe a beer garden, a florist, a boutique, we need to revitalize downtown.

12/19/2025

3 Agree

The market will drive this.

12/21/2025

No

12/19/2025



## **CITY COUNCIL REPORT**

**9.E.**

**DATE:** MARCH 17, 2026  
**TO:** MAYOR AND COUNCIL MEMBERS  
**FROM:** Heba El-Guindy, Public Works Director, helguindy@pinole.gov  
**SUBJECT:** ADOPT A RESOLUTION TO APPROVE THE PURCHASE OF TWO BLOWERS FOR THE WASTEWATER TREATMENT PLANT (CIP PROJECT # SS2501)

### **RECOMMENDATION**

Staff recommends that the City Council adopt the attached Resolution to approve the purchase of two blowers from APGN, Inc. for the Wastewater Treatment Plant (CIP project # SS2501).

### **BACKGROUND**

The Wastewater Treatment Plant operates a system of three blowers, two on-duty and one standby. In February 2025, one blower was purchased from APGN, Inc. on an emergency basis to replace one of the three Aerzen manufactured blowers that had experienced a critical failure.

The Aerzen blowers' manufacturer notified the City that some of the main components are no longer available from their supplier, making the two remaining blowers obsolete.

Acquiring blowers has a long lead time, as replacement of the first blower took eight months to arrive at the Treatment Plant. The blowers are an extremely critical part of the Treatment Plant's operation. In the interest of preventing equipment downtime, staff recommends the acquisition of the two remaining blowers in advance of a potential failure.

### **REVIEW AND ANALYSIS**

In order to avoid substantial duplication in the costs of design, operation and maintenance, this is a sole source purchase. The blower system requires multiple blowers to operate at the same time in an automated and seamless manner, thereby justifying this purchase to be a sole source using the same manufacturer (APGN, Inc.) similar to the last blower purchase in 2025.

It should be noted that prior to selecting APGN, Inc. (APGN) in 2025, extensive research was conducted and a total of four blower manufacturers submitted pricing. APGN supplied the most competitive pricing and was the most highly recommended based on references. Site visits were carried out at two other wastewater treatment plants in the East Bay (City of Benicia and Oro Loma Sanitary District) to discuss the operations and maintenance characteristics of the APGN blowers.

After APGN was selected, the City team worked with the engineering staff to ensure that the

new blowers will service the Plant's present and future needs. The City required APGN to meet higher performance standards and specifications than the Aerzen manufactured blowers that were originally adopted as part of the 2015 design of the last major Treatment Plant upgrade project.

Based on City staff experience, the first APGN blower that was purchased in 2025 is more power efficient, quieter, and provides more air to the process than the two Aerzen blowers. Depending on the time of day, the blowers consume the highest or second highest amount of electricity out of all the equipment running at the Treatment Plant. With greater energy efficiency, the new APGN blowers are expected to result in cost savings on the monthly utility bill.

### **FISCAL IMPACT**

Cost of acquiring the two blowers amounts to \$272,791.50 including 15% to cover taxes and fees. Purchase of the two blowers will be funded by the Sewer Enterprise Fund 500.

### **ATTACHMENTS**

A. Resolution

**RESOLUTION NO. 2026-\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINOLE,  
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, TO  
APPROVE THE PURCHASE OF TWO BLOWERS FOR THE WASTEWATER TREATMENT  
PLANT FROM APGN, INC. FOR A FUNDING AMOUNT NOT TO EXCEED \$272,791.50**

**WHEREAS**, the City of Pinole Wastewater Treatment Plant staff are responsible for maintaining the Plant's infrastructure; and

**WHEREAS**, the Pinole Wastewater Treatment Plant relies on three blowers to provide essential service to the residents of Pinole and Hercules; and

**WHEREAS**, one of three Aerzen blowers was replaced with an APGN blower that was budgeted in FY 2024/25; and

**WHEREAS**, there is a need to replace the two remaining Aerzen blowers that became obsolete due to the lack of replacement parts; and

**WHEREAS**, the Replacement of Blowers at the Treatment Plant (Project # SS2501) is an approved project in the City Council approved Capital Improvement Plan (CIP) for FY 2025/26 through FY 2029/30; and

**WHEREAS**, City staff have deemed that purchase of the two additional APGN blowers as a qualified sole source purchase meeting requirement of the City's procurement policy; and

**WHEREAS**, the total cost for purchasing the two APGN blowers not to exceed \$237,210 including 15% to cover taxes and fees; and

**WHEREAS**, purchase of the two APGN blowers will be funded by the Sewer Enterprise Fund 500; and

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Pinole does hereby approve the purchase of the two APGN blowers identified herein for a total amount not to exceed \$272,791.50 and authorize the City Manager to approve the Purchase Agreement and associated documents in conformance with the Procurement Policy.

**PASSED AND ADOPTED** at a regular meeting of the Pinole City Council held on the 17<sup>th</sup> day of March, 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 the 17<sup>th</sup> day of March 2026.

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Heather Bell-Spears, CMC  
City Clerk



## **CITY COUNCIL REPORT**

**12.A.**

**DATE:** MARCH 17, 2026  
**TO:** MAYOR AND COUNCIL MEMBERS  
**FROM:** Heba El-Guindy, Public Works Director, helguindy@pinole.gov  
**SUBJECT:** ADOPT A RESOLUTION TO ACCEPT THE SAFETY IMPROVEMENTS AT APPIAN WAY AND MARLESTA ROAD (CIP PROJECT # RO1714) AS COMPLETE AND APPROVE FILING OF NOTICE OF COMPLETION

### **RECOMMENDATION**

Staff recommends that the City Council adopt the attached Resolution to accept the Safety Improvements at Appian Way and Marlesta Road (CIP project # RO1714) as complete and approve filing of the attached Notice of Completion (NOC).

### **BACKGROUND**

The Safety Improvements at Appian Way and Marlesta Road (Project) is an approved project contained in the City of Pinole's Capital Improvement Plan (CIP) of Fiscal Year (FY) 2022/23 through FY 2026/27. The Project involved the installation of a new traffic signal at the Appian Way and Marlesta Road intersection, new high-visibility crosswalks across all legs of the intersection, green bicycle lanes treatment on Appian Way within the project limits, advance warning signs, and a slurry seal of the intersection.

On February 10, 2021, the City contracted with CSW to perform the Project design including development of the detailed design plans and technical specifications. On October 10, 2022, the City Council adopted Resolution 2022-81 to award a construction contract to the lowest responsive and responsible bidder, Gruendl Inc. - DBA Ray's Electric (Contractor) for implementation of the Project. The awarded construction contract was for \$650,810 in addition to 10% contingency in the amount of \$65,081 for a total contract amount of \$715,891.

### **REVIEW AND ANALYSIS**

After clearing the lead time for the traffic signal equipment, the Contractor mobilized to start work on September 6, 2023. During the construction phase, there were three change orders necessary due to extra work triggered by utility conflicts with new signal installation and the relocation of a pedestrian light. However, various project quantities in the field were less than the initial bid, and the change orders did not increase the overall contract amount. The Contractor successfully completed the Project's contract scope by February 1, 2025. The final cost for the Project is \$600,218.40 which came in under the original contract amount of \$715,891 (including contingency). Staff performed the final inspection of the Project and determined that all work has been carried out in accordance with the approved Project plans and specifications.

Staff recommends that the City Council accept the Project as complete and authorize staff to file the Notice of Completion (NOC) with the Contra Costa County Clerk Recorder. The Contractor is required to correct any defects for the Project that arise within one year of the NOC filing, and the Contractor has submitted the required bond to secure this obligation.

### **FISCAL IMPACT**

The City Council approved by Resolution No. 2022-81, a construction contract budget of \$715,891 (including 10% contingency) funded by \$350,000 of One Bay Area Grant Program (OBAG) funds, \$129,400 in Transportation Development Act (TDA) grant funds, and \$236,491 of Measure S-2014 funds.

The Contractor, Gruendl Inc. - DBA Ray's Electric, completed the work below budget at a total project cost of \$600,218.40 mostly funded by OBAG and TDA grant funds.

### **ATTACHMENTS**

- A. Resolution
- B. Notice of Completion



**RESOLUTION NO. 2026-\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINOLE,  
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, ACCEPTING THE  
SAFETY IMPROVEMENTS AT APPIAN WAY AND MARLESTA ROAD (CIP  
PROJECT # RO1714) AS COMPLETE AND APPROVE FILING OF THE NOTICE OF  
COMPLETION**

**WHEREAS**, the adopted City of Pinole ("City") FY 2022/23 through FY 2026/27 Capital Improvement Plan (CIP) included the Safety Improvements at Appian Way and Marlesta Road (CIP Project # RO1714), the ("Project") as a funded project; and

**WHEREAS**, the Project involved installation of a new traffic signal at the Appian Way and Marlesta Road intersection, in addition to installation of high-visibility crosswalks across all intersection legs, green bicycle lanes treatment on Appian Way within the Project limits, advance warning signs, and a slurry seal of the intersection; and

**WHEREAS**, on April 26, 2022, staff released the Project request for bids, with the received bids reviewed in September 2022; and

**WHEREAS**, on October 10, 2022, City Council adopted Resolution 2022-81 to award a Construction Contract to the lowest responsive and responsible bidder, Gruendl Inc. - DBA Ray's Electric (Contractor) for the Project; and

**WHEREAS**, on February 01, 2025, the Contractor completed the Project scope with associated last invoice; and

**WHEREAS**, staff has performed the final inspection and determined that all work was satisfactory; and

**WHEREAS**, the Notice of Completion has been prepared for recordation in accordance with Sections 6103 and 27383 of the California Government Code.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Pinole does hereby accept the Safety Improvements at Appian Way and Marlesta Road (CIP Project # RO1714) as complete and approves the filing of the Notice of Completion.

**PASSED AND ADOPTED** at a regular meeting of the Pinole City Council held on the 17<sup>th</sup> day of March 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 17<sup>th</sup> day of March 2026.

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Heather Bell  
City Clerk

Recording Requested By and Return To:  
City of Pinole  
Public Works  
2131 Pear Street  
Pinole, CA 94564

### **NOTICE OF COMPLETION**

NOTICE IS HEREBY GIVEN of completion of the following public work project, generally described as SAFETY IMPROVEMENTS AT APPIAN WAY AND MARLESTA ROAD:

1. Description of the public work project:  
Name of project: SAFETY IMPROVEMENTS AT APPIAN WAY AND MARLESTA ROAD  
Contract No. RO1714  
Location of Work: Intersection of Appian Way and Marlesta Road  
Scope of Work: Installation of a new traffic signal, as well as traffic signage, including advanced warning signs on Appian Way, bicycle lanes marking, and high visibility crosswalks
2. Contract for the performance of such work was awarded to:  
Gruendl Inc. - DBA Ray's Electric  
411 Pendleton Way, Suite B  
Oakland, CA 94621
3. Value of the work is: \$600,218.40
4. Project Owner:  
City of Pinole  
2131 Pear Street  
Pinole, CA 94564
5. The real property described herein is owned by the City of Pinole in fee.
6. Construction Lender: None
7. Date of Completion: February 01, 2025.

To the best of my knowledge, the foregoing is true and correct. Recording of this document is requested for and on behalf of the City of Pinole pursuant to Sections 6103 and 27383 of the California Government Code.

CITY OF PINOLE  
A Municipal Corporation

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Heba El-Guindy, T.E.  
Public Works Director