



## PINOLE PLANNING COMMISSION MEETING AGENDA

June 9, 2025  
7:00 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/86505375301>

**Webinar ID: 865 0537 5301**

**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 5 minutes to speak
- Speakers will be muted until their opportunity to provide public comment.

When the Chair 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:**

Please submit public comments to Planning Staff before the meeting via email to [ghanham@pinole.gov](mailto:ghanham@pinole.gov). Please include your full name, city of residence and agenda item you are commenting on.

## 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.pinoles.gov](http://www.pinoles.gov).

**VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE,** [www.pinoles.gov](http://www.pinoles.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 Planning Manager David Hanham at (510) 724-8912 or [dhanham@pinoles.gov](mailto:dhanham@pinoles.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.pinoles.gov](http://www.pinoles.gov). You may also contact the City Clerk via e-mail at [hbelle@pinoles.gov](mailto:hbelle@pinoles.gov).

### **CITIZEN PARTICIPATION:**

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

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission and the Planning Commission may act to confirm, modify, or reverse the action of the Planning Manager. The cost to appeal a decision is \$500 and a minimum \$2,500 deposit fee.

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

**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.

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. 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.

**D. ROLL CALL**

**E. CITIZENS TO BE HEARD**

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

**F. MEETING MINUTES:**

1. Planning Commission Meeting Minutes for April 28, 2025

**G. PUBLIC HEARINGS**

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

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

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

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

**H. OLD BUSINESS**

**I. NEW BUSINESS**

1. Review of Proposed Preliminary Capital Improvement Plan (CIP) FY2025-2026 through 2029-2030 for Consistency with the General Plan

**J. CITY PLANNER'S/COMMISSIONER'S REPORT**

**K. COMMUNICATIONS**

**L. NEXT MEETING(S)**

1. Planning Commission Regular Meeting on June 23, 2025 at 7:00PM

**M. ADJOURNMENT**

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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**David Hanham**  
**Planning Manager**  
**POSTED: \_\_\_\_\_**

DRAFT

MINUTES OF THE REGULAR MEETING  
PINOLE PLANNING COMMISSION

April 28, 2025

THIS MEETING WAS HELD IN A HYBRID FORMAT  
BOTH IN-PERSON AND ZOOM TELECONFERENCE

A. CALL TO ORDER: 7:00 p.m.

B. PLEDGE OF ALLEGIANCE

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

D. ROLL CALL

Commissioners Present: Bender, Lam-Julian, Sandoval, Uch, Vice-Chairperson  
Martinez, Chairperson Menis

Commissioners Absent: Huey

Staff Present: David Hanham, Planning Manager  
Justin Shiu, Senior Planner

Chairperson Menis reported he had ex parte communications having sent emails to his mailing list covering the items on the meeting agenda.

E. CITIZENS TO BE HEARD

Anthony Vossbrink, stated he had comments about the Safeway project and was informed by the Chair the Planning Commission would have that discussion as part of Item J.1.

Mr. Vossbrink was unaware of the agenda item and suggested the Planning Commission meeting agendas should be posted on Pinole Community Television (PCTV) as were City Council meeting agendas. He added there were items being posted on PCTV that were out of date and someone on staff should be working with PCTV to ensure information was current and up to date. He also referenced the land acknowledgement statement on the meeting agenda and asked if it was a requirement.

1 Mr. Vossbrink suggested the land acknowledgement statement should be pulled from the  
2 meeting agenda since the City Council had not done its due diligence as it had promised  
3 to the public for the past two years to acknowledge the Ohlone people. While a City  
4 Council Ad-Hoc Committee comprised of Mayor Sasai and Council member Martinez-  
5 Rubin had met for over a year, no report out had been provided on the discussions with  
6 respect to choosing a location to honor the Ohlone, including his recommendation to  
7 consider the trail behind the caretaker's house. He asked about the status of the trail that  
8 was to be repaired and/or renovated, but another load of old street debris had been  
9 dumped on the side of the trail. He urged members of the Planning Commission to walk  
10 the trail with the City Manager to see the breach, which was to be repaired. He also  
11 referenced the Trump Administration's direction to lower flags in memory of Pope Francis  
12 and asked whether it had been a bipartisan action or a religious preference for the City of  
13 Pinole to not lower flags over City facilities, with the exception of the flag at Fire Station  
14 74. This had also occurred late in the 30-day mourning period when flags were to be  
15 lowered after the passing of former President Jimmy Carter.  
16

17 Kayla Gomez, representing NorCal Carpenters Local Union 152, spoke to the values of  
18 the union, which had strong apprenticeship training and real health care with livable wages  
19 and a commitment to local hires. The Statewide Apprenticeship Program was second to  
20 none, ensured a new generation of carpenters were trained to the highest standards and  
21 were ready to deliver quality projects done safely. The union also knew the importance of  
22 taking care of its people. Carpentry was a demanding job and members deserved access  
23 to health care. Healthy workers meant safer and more productive projects for everyone  
24 and hiring union carpenters meant creating good local jobs with a livable wage and jobs  
25 that allowed workers to support their families by buying homes and contributing to the local  
26 economy. Supporting workers with union labor provided quality construction, a strong  
27 work force and a better future for everyone.  
28

29 Chairperson Menis understood the Planning Commission could not take action on the  
30 request to remove the land acknowledgement statement from the meeting agenda since  
31 that would fall under the action elements of the Brown Act. In response to the lowering of  
32 flags, he asked staff whether lowering of flags was required for the death of the Pope or  
33 solely in the event of the death of a President. As to the status of the trail behind the  
34 caretaker's house, he asked staff to provide an update.  
35

36 Planning Manager David Hanham was uncertain about the City's policy for lowering flags  
37 but would look into it with management staff. With respect to the trail behind the  
38 caretaker's house, residents with concerns regarding the trail may contact Public Works  
39 Manager Joe Bingaman, who should have information on the status of the trail and the  
40 dumping of debris.  
41

42 **F. MEETING MINUTES**

43  
44 1. Planning Commission Meeting Minutes for April 14, 2025

45  
46 Vice Chairperson Martinez requested a revision to Lines 46 through 48 of Page 12 of 33  
47 of the agenda packet, as follows:  
48

- *Annual review of the CUP by Planning Commission could be considered given the proposed custom body art use and to ensure no loitering that may impact those living around the area. (Vice Chairperson Martinez)*

Mr. Hanham clarified that normally annual review of the Conditional Use Permit (CUP) would be at the staff level unless there were issues the Planning Commission needed to address. If the revision was made it would need to be added to the Conditions of Approval for the project. All other CUPs were reviewed at the staff level unless there were complaints.

Vice Chairperson Martinez clarified it was his intent the CUP be reviewed annually by the Planning Commission and if there were any challenges to the CUP, the Planning Commission would have the opportunity for review as part of that annual review period.

Chairperson Menis commented that adjustments could be made to the Conditions of Approval but asked if that was what had been said during the meeting itself since that was what the minutes had reflected.

Mr. Hanham pointed out the meeting minutes were a summary and the minute taker would have to go back and see what was actually said and add the additional language accordingly. In response to the Chair as to whether the meeting minutes should be continued until staff was able to make that review, he commented that either way the agenda item had already been approved. There was a condition that the use would be reviewed yearly, which would be automatically put in and based on the Planning Commission action. As to the intent, if it rose to the Planning Commission level at that point, the meeting tape would have to be reviewed. Staff could go back and insert verbatim comments for that item and if the Planning Commission wanted to continue the meeting minutes to the next meeting that was acceptable.

On the discussion, Vice Chairperson Martinez explained this was the first time the Planning Commission had been asked to approve a tattoo studio for a particular section of a building. He had shared during the April 14, 2025 Planning Commission meeting that the property was not a typical strip mall property and was completely different, with historic tenants in the building that had been a dental office and an ophthalmologist. His concern had been around loitering given there was no area to hang out and when anyone had a tattoo it was common knowledge people may be there for hours and may need to take a break for a cigarette, as an example. The property did not lend itself well to that type of a business and it may need to be moved to a different location because of the loitering that had the potential to occur, and since one nearby home faced the parking lot and another home had side windows which faced down into the property.

Vice Chairperson Martinez wanted to ensure the Planning Commission had the ability to review the use and adjust it appropriately. If left to staff, it would take away the ability to make adjustments. His intent was that the CUP be brought back annually to the Planning Commission until it was known whether or not the use would be a good fit for that particular location.

Chairperson Menis commented as a statement of intent that worked, but the Planning Commission was not discussing changing the item but the meeting minutes where the item had been discussed.

1 Chairperson Menis stated the minutes could be brought back to ensure what the Vice  
2 Chair said at the meeting accurately reflected what was said as much as possible. If it  
3 turned out it did not reflect the Vice Chair's comments there would have to be a different  
4 process to make adjustments to the text.

5  
6 Vice Chairperson Martinez asked that the item be brought back with more clarification in  
7 verbatim notes.

8  
9 Mr. Hanham clarified the Planning Commission had approved the project (UP-25-0003  
10 Sixteenth Studio) under discussion unanimously at its last meeting. He understood the  
11 Vice Chair was trying to clarify the language in the condition regarding the review. If there  
12 were any complaints about the use, even before the year was up, the CUP could be  
13 brought back to the Planning Commission for review pursuant to the Pinole Municipal  
14 Code (PMC). They just need to make sure the modification to the condition required the  
15 CUP to come back to the Planning Commission every year. If not, the language would be  
16 modified to what was approved by the Planning Commission that night. Moving forward,  
17 the Planning Commission still had the ability to review and modify CUPs.

18  
19 Mr. Hanham recommended if the Planning Commission desired, staff could bring back the  
20 item in a verbatim format in order to clarify what had been said at the meeting that night  
21 and clarify what had been approved. The meeting minutes could be approved as is at this  
22 time, not be approved and wait until the next Planning Commission meeting until staff had  
23 gone through that particular item to verify what had actually been said to clarify the intent,  
24 or approve the meeting minutes with the exception of that one item to come back for  
25 approval at a later meeting.

26  
27 Chairperson Menis suggested the meeting minutes could be approved with the exception  
28 of Item 2, UP-25-0003 Sixteenth Studio, as shown on Pages 12 through 14 of 33 of the  
29 agenda packet.

30  
31 Vice Chairperson Martinez suggested the Commission could also approve the changes  
32 as is, noting the intent, as discussed.

33  
34 Mr. Hanham urged caution with intent when imposing conditions since intent involved  
35 interpretation, at which point staff did not want to have to interpret the intent of what the  
36 Planning Commission wanted as part of this condition. He wanted to ensure the Planning  
37 Commission's Conditions of Approval and as a side note identify that the Planning  
38 Commission had the ability to review a CUP at any time for revocation or modification. He  
39 commented the meeting minutes were a reflection of had been said at the meeting and  
40 represented a summary of the discussion. He recommended the minutes be brought back  
41 to clarify what the Vice Chair had said during that item.

42  
43 Vice Chairperson Martinez commented since the CUP would be reviewed within the next  
44 year, he would leave it as is and would accept the approval of the April 14, 2025 meeting  
45 minutes at this time. He planned in the next 10 months from now to send an e-mail to staff  
46 to inquire whether the Planning Commission could review any issues with any City  
47 Department about the CUP and bring that information back to the Planning Commission  
48 for review.



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**MOTION** with a Roll Call vote to elect **Gabriel Sandoval** as the Planning Commission **Chairperson** for 2025/2026. The motion carried by the following vote:

Passed: 5-1-1  
Ayes: Bender, Martinez, Menis, Sandoval, Uch  
Noes: Lam-Julian  
Abstain: None  
Absent: Huey

Chairperson Menis nominated Christy Lam-Julian as the Vice Chairperson of the Planning Commission.

Vice Chairperson Martinez nominated Rafael Menis as the Vice Chairperson.

Mr. Hanham closed the nominations.

Commissioner Lam-Julian respectfully declined to accept the Vice Chair duties at this time.

Chairperson Menis accepted the nomination.

**MOTION** with a Roll Call vote to elect **Rafael Menis** as the Planning Commission **Vice Chairperson** for 2025/2026. The motion carried by the following vote:

Passed: 6-0-1  
Ayes: Bender, Lam-Julian, Martinez, Menis, Sandoval, Uch  
Noes: None  
Abstain: None  
Absent: Huey

Mr. Hanham turned the meeting over to newly-elected Chairperson Sandoval who chaired the meeting at this time.

Mr. Hanham explained the Planning Commission Design Review Ad-Hoc Committee met sporadically to provide input on Planning Commission-related projects on an as-needed basis and would be comprised of three Commissioners. The current members of the Ad-Hoc Committee included Commissioners Bender, Uch and Vice Chairperson Menis.

The current members of the Design Review Ad-Hoc Committee expressed the desire to remain seated. There was no interest from any other Planning Commissioner to serve on the Design Review Ad-Hoc Committee.

**MOTION** with a Roll Call vote to reappoint Commissioners Bender and Uch, and Vice Chairperson Menis to serve on the Planning Commission Ad-Hoc Committee for 2025/2026.

**MOTION: Sandoval                      SECONDED: Menis                      APPROVED: 6-0-1**  
**ABSENT: Huey**

1

1  
2 Vice Chairperson Menis explained the reason he had run for re-election as the Chair as  
3 opposed to Vice Chair of the Planning Commission was because he wanted to maintain  
4 an order of transition rather than have someone jump directly from Commissioner to Chair,  
5 with the normal order Commissioner, Vice Chair then Chair.  
6

7 **H. PUBLIC HEARINGS**

8  
9 **1. Diosa Restaurant UP-25-0001**

10  
11 Planning Manager Hanham provided a PowerPoint presentation for Diosa Restaurant UP-  
12 25-0001. He recommended the Planning Commission adopt Resolution 25-06 approving a  
13 Conditional Use Permit (CUP) for the selling of alcoholic beverages and outdoor dining  
14 subject to Exhibit A: Conditions of Approval.  
15

16 Responding to questions from the Planning Commission, Mr. Hanham clarified the following:  
17

- 18 • The State Department of Alcoholic Beverage Control (ABC) required a CUP for the  
19 consumption of alcohol outdoors. Drinks may not be transferred, cannot be taken  
20 from indoors to outdoors, but could be ordered outdoors and brought to the customer  
21 and served at the table. ABC had no fencing requirements. In this case, the Pinole  
22 Bank building (where the restaurant would be located) had an existing patio on both  
23 sides of the building with the patios contained along the building. Fencing may be a  
24 requirement of the City in cases of desired separation between sidewalks and where  
25 alcohol was served. (Bender)
- 26  
27 • Planning Commission Resolution 25-06, Exhibit A: Conditions of Approval, Condition  
28 2 should be revised to read: *The proposed use shall be operated in a manner*  
29 *consistent with the statement of operations dated 02/19/25 and in a manner which*  
30 *is consistent with all federal, state & local laws.* (Bender)
- 31  
32 • Condition 11, a typographical error at the end of the last sentence would be corrected.  
33 (Bender)
- 34  
35 • Pinole Bank was listed on the National Register of Historic Places. Most of the  
36 historic elements of the building were located on the outside of the building. No  
37 modifications had been proposed to the exterior of the building. Any modifications to  
38 the outside of the building would require Planning Commission review and approval.  
39 (Lam-Julian)
- 40  
41 • Condition 12 reads: *If the operation of the use results in conflicts pertaining to*  
42 *parking, noise, nuisance, traffic, or other impacts, at the discretion of staff, the use*  
43 *permit may be referred to the Planning Commission for subsequent review at a*  
44 *public hearing. Subsequent review may result in modification of conditions of*  
45 *approval or revocation of the use permit.* The City did not have a threshold on the  
46 number of complaints. Any complaints about noise would be referred to the Pinole  
47 Police Department to ensure the business was operating in an appropriate  
48 manner. (Lam-Julian)  
49

- Conditions 14 and 21 were clarified with one condition more detailed than the other, although the language was very similar in both conditions. Staff was unaware of the Police Department’s actual program for a “complaint response/community relations” program, but the Police Department worked with businesses once a liquor license had been established. (Lam-Julian)
- Condition 16, read: *Trash receptacles shall be located at convenient locations outside the establishment, and operators of the business shall remove all trash on a daily basis.* Condition 17 read: *The applicant shall be responsible for maintaining free of litter in that area in front of and adjacent to the premises over which they have control.* The restaurant would be required to keep the site maintained at all times including the landscaping in the area. (Lam-Julian)
- Condition 24, read: *Make attempts to limit alcohol-related problems which negatively impact those living or working in the neighborhood.* The restaurant would be required to control its patrons to ensure they get to their vehicles or Uber, as an example, safely and if there were any complaints the Planning Commission had the ability to review and possibly revoke the CUP. (Lam-Julian)
- Condition 31, read: *All amplified music shall be inside. All outdoor music will be acoustic and will end by 8:00 pm during the weekdays and 5:00 pm during the weekends.* This condition was consistent with other restaurants in Pinole, with the time for the music to end prior to the close of business. (Lam-Julian)
- Acknowledged concerns there was little information provided on the background of Diosa Restaurant, or the applicant as being established with a great record. Also acknowledged concerns with the business having a Type 47 License from ABC. Acknowledged a request for the Planning Commission to review the license after one year and a request for the business to start with the sale of beer and wine only for a year to see how the business integrated into the community prior to having a full Type 47 License. Further, acknowledged the information contained in Table 1, as shown on Page 20 of 33 of the agenda packet, which listed the number of On-Site Retail Alcohol Sales Establishments in Census Tract 3591.03, were all within 10 to 20 feet of one another and all had Type 47 Licenses.

Staff clarified in response to these concerns, the City had no control over the type of licensing the applicant applied for with ABC. No stepping of liquor licenses was required. Once the applicant applied for a license with ABC, the City would go through its own process.

Clarified this was a new restaurant concept for Pinole, with the applicant proposing a farm-to-table restaurant. Staff asked that the business not be penalized as a new business that had not been established as a restaurant in Pinole. A condition for a one-year review of the Conditional Use Permit (CUP) by the Planning Commission could be added in the event there were any issues. The business would use local people for their different products and would bring the entertainment, which none of the City’s existing restaurants provided. The applicant desired to bring in a full-scale restaurant with entertainment. The applicant liked the atmosphere of Old Town

1 Pinole, the synergy of East Bay Coffee and Pear Street Bistro, which was why the  
2 applicant wanted to come to Pinole.

3 Reiterated a condition could be added that the applicant shall in one year come back  
4 to the Planning Commission to ensure they were reviewing all of their policies.  
5 Further, acknowledged a request for a condition for Planning Commission review of  
6 the CUP annually for the first five years to ensure the safety and tranquility of the  
7 area. (Martinez)  
8

- 9 • Acknowledged Conditions 4, 7, 15, and 23 appeared to be duplicative. Staff  
10 recommended the more stringent conditions be retained and that Conditions 7 and  
11 15 could be deleted. (Vice Chairperson Menis)  
12
- 13 • Clarified again the Pinole Bank Building had an existing patio on both sides of the  
14 building. Given the orientation of the property, any patio area for Pear Street Bistro  
15 would have to be removed and Diosa Restaurant would then be able to take over  
16 that portion. (Vice Chairperson Menis)  
17
- 18 • Condition 11 could be modified to read: *The operating hours of Diosa Restaurant*  
19 *shall be Monday through Sunday from 8:00 am to 10:00 pm. Any modifications of*  
20 *operating hours shall be referred to the Planning Manager for approval. All alcohol*  
21 *sales shall end 30 minutes prior to closing.* (Vice Chairperson Menis)  
22
- 23 • Condition 12 could be modified to address Commissioner Martinez's concerns with  
24 annual Planning Commission review. (Vice Chairperson Menis)  
25
- 26 • Condition 25 read: *Install security camera(s) with recording storage capabilities*  
27 *that capture the interior of the establishment, including entry/exit points and the*  
28 *bar service areas, and the exterior of the establishment including any approach*  
29 *and entry/exit of the establishment.* Clarified most of the cameras would not  
30 necessarily be on the building itself but be placed on a pole or something next to  
31 the building. This was a condition imposed by the Police Department. An  
32 additional sentence could be added at the end of the condition to read: *In*  
33 *accordance with Secretary of Interior Standards.* (Vice Chairperson Menis)  
34
- 35 • Conditions 27 and 28 were standard conditions of approval for beer and wine sales,  
36 with a measurement of alcohol in spirits, which was why the sale of spirits had not  
37 been included. (Vice Chairperson Menis)  
38
- 39 • Condition 31 was again clarified and was a judgment call by staff. The hours for  
40 amplified music could be extended and the condition could be modified if the Planning  
41 Commission desired. Staff emphasized all amplified music needed to be inside.  
42 (Vice Chairperson Menis)  
43
- 44 • Page 20 of 33 of the agenda packet, and the reference to the address for AMF Pinole  
45 Valley Lanes, would be corrected to read: *1580 Pinole Valley Road.* (Vice  
46 Chairperson Menis)  
47
- 48 • Finding 4, as shown on Page 22 of 33 of the agenda packet, which read: *The*  
49 *proximity of the applicant to school, park, playground, recreational center, day*

1           *care, or similar use*, was clarified and staff would determine whether or not the  
2 application met all of the required findings. (Vice Chairperson Menis)

- 3           • Pages 22 and 23 of 33 of the agenda packet, Outdoor Eating Findings, which read:  
4           1. *Required findings for approval of outdoor seating. The designated approving*  
5           *authority may issue an administrative use permit in conjunction with the*  
6           *requirements of Section 17.12.060 (Administrative Use Permit) if he or she finds*  
7           *that the proposed outdoor seating would not:* and subsection (a), which reads:  
8           *Encroach into a continuous pedestrian path of travel of at least six (6) feet in width,*  
9           *and would not obstruct pedestrian and wheelchair access;* with staff clarifying there  
10           was a door on the east side of Pear Street Bistro, which may be an emergency exit  
11           from the back of the building where there was a door on the right hand side where  
12           one could exit from the kitchen. The area was not a public right-of-way (ROW) but  
13           the applicant would have to maintain at least a 36-inch gap between tables if Pear  
14           Street Bistro had outdoor dining against its wall and would have to maintain a  
15           three-foot path through as part of the project pursuant to federal law. While there  
16           was no public area between the two restaurants, any use of outdoor dining on that  
17           side would have to maintain a three-foot pathway to ensure clients could move  
18           through that area. (Vice Chairperson Menis)  
19  
20           • Acknowledged a recommendation to modify Condition 31 and extend the time period  
21           for amplified music up to 7:00 or 8:00 p.m. on Saturdays. (Chairperson Sandoval)

22  
23 PUBLIC HEARING OPENED

24  
25 Mr. Hanham reported the applicant/owner, Veronica Rivera, had earlier indicated there may  
26 be an issue attending the meeting. There was no one present to speak on behalf of the  
27 applicant at this time.

28  
29 Anthony Vossbrink, commented on the potential properties/businesses the new restaurant  
30 could impact regarding trash and the use of the trash bin given an issue in that regard,  
31 particularly during the weekend market, which at one time had involved an easement. He  
32 asked staff to clarify the issue with the easement.

33  
34 As to the request for live music/entertainment, Mr. Vossbrink suggested the Planning  
35 Commission grant the business the same hours as it had for Pear Street Bistro and East Bay  
36 Coffee, which were closer to residential properties and include the restrictions placed on  
37 Antler's Tavern, which often had heavy live music. When the doors were open, the music  
38 was audible a block away from residences on Park Street behind Tina's Place.

39  
40 PUBLIC HEARING CLOSED

41  
42 Commissioner Lam-Julian asked about the time restrictions for live music for Antlers Tavern  
43 and the other uses, to which Mr. Hanham advised amplified music for the subject application  
44 would be inside with all outdoor music to be acoustic. Uptown Yard had an acoustic person  
45 and the City allowed the business to have live music until 6:30 or 7:00 p.m.

46  
47 Mr. Hanham added that he would have to review the application for East Bay Coffee, but it  
48 was likely music was not permitted beyond 7:00 or 8:00 p.m., possibly longer on the  
49 weekends, with the exception of Sundays. Most of the music for that establishment was  
50 inside with some outside music in the outdoor dining area.

1  
2 Commissioner Lam-Julian reported she heard from some residents close to Antlers Tavern  
3 that the noise was loud and occurred beyond 8:00 p.m. If a condition for live entertainment  
4 was being imposed on Diosa Restaurant, she wanted it to be consistent with the other  
5 businesses as well.  
6

7 Mr. Hanham clarified that Condition 31, read: *All amplified music shall be inside. All outdoor*  
8 *music will be acoustic and will end by 8:00 pm during the weekdays and 5:00 pm during*  
9 *the weekend.* Antlers Tavern was not allowed to have music outdoors and that business  
10 did not have an outside area. Condition 31 was consistent with other businesses, and  
11 while it may be tighter than the other businesses the Planning Commission may extend  
12 the hours shown, if desired.  
13

14 Vice Chairperson Menis understood there was an error message being shown for  
15 speakers online and asked if there was an issue with Zoom or the live broadcast, and Mr.  
16 Hanham advised staff did not touch the audio-visual equipment and the Chair asked  
17 everyone to be patient if there were technical difficulties.  
18

19 Vice Chairperson Menis commented that while it would have been nice to know more  
20 information about the applicant, staff had indicated the applicant had existing relationships  
21 with current restaurateurs in the City and had positive recommendations from those  
22 individuals.  
23

24 Mr. Hanham clarified in response to the public comment that there was a City drainage  
25 easement that ran along the east side of Uptown Yard and in the back there was a City  
26 easement where the business was allowed to operate but not to do any improvements. The  
27 application for Diosa Restaurant would not affect that easement. Uptown Yard had its own  
28 trash receptacles as part of its project and there was also a small trash bin in the back used  
29 by other businesses. The businesses were using both the small trash enclosure and a larger  
30 bin near the Chinese Restaurant.  
31

32 Commissioner Bender asked whether the applicant had submitted building permits, and Mr.  
33 Hanham advised the applicant was not proposing a lot of tenant improvements at this time,  
34 and staff had not reviewed anything since nothing had been submitted.  
35

36 Commissioner Bender also clarified for informational purposes the historical classification  
37 related to the exterior of the building, not the interior, with the interior having been heavily  
38 remodeled over time. He read the past report when the building had been submitted to the  
39 Department of the Interior for its historic status designation and the only items that remained  
40 original were the marble floors and a few wall sconces.  
41

42 Commissioner Uch referenced Condition 31 and suggested the condition should be modified.  
43 Limiting the amplified music indoors on Saturdays to 5:00 p.m. was too early and he would  
44 be open to extending the hours to be the same as the weekdays other than 5:00 p.m. on  
45 Sundays.  
46

47 Vice Chairperson Menis asked Commissioner Bender if he was aware if the exterior walls of  
48 the building were new as compared to the flooring, and Commissioner Bender clarified he  
49 was speaking about the interior of the building only.  
50

1 Commissioner Martinez agreed that Condition 31 should be modified to allow the amplified  
2 live music until 8:00 p.m. on Saturdays and 5:00 p.m. on Sundays.

3  
4 **MOTION** to adopt Resolution 25-06 approving a Conditional Use Permit for the selling of  
5 alcoholic beverages and outdoor dining, subject to Exhibit A: Conditions of Approval, as  
6 modified as follows:

- 7  
8 • Revise Condition 2, to read:

9  
10 The proposed use shall be operated in a manner consistent with the statement  
11 of operations dated 02/19/2025, and in a manner which is consistent with all  
12 federal, state and local laws.

- 13  
14 • Strike Conditions 7 and 15.

- 15  
16 • Revise Condition 11, to read:

17  
18 The operating hours of Diosa Restaurant shall be Monday through Sunday  
19 from 8:00 am to 10:00 pm. Any modifications of operating hours shall be  
20 referred to the Planning Manager for approval. All alcohol sales shall end 30  
21 minutes prior to closing.

- 22  
23 • Revise Condition 25, to read:

24  
25 Install security camera(s) with recording storage capabilities that capture the  
26 interior of the establishment, including entry/exit points and the bar service  
27 areas, and the exterior of the establishment including any approach and  
28 entry/exit of the establishment. The applicant must comply with the  
29 requirements of the Department of Interior's Registry for Historic Buildings.

- 30  
31 • Revise Condition 31, to read:

32  
33 All amplified music shall be inside. All outdoor music will be acoustic and will  
34 end by 8:00 pm Monday through Saturday and 5:00 pm on Sunday.

- 35  
36 • Add a new Condition 32, to read:

37  
38 The Conditional Use Permit (CUP) shall be reviewed by the Planning  
39 Commission on a yearly basis for the first five-years. *[Condition added by*  
40 *Commissioner Martinez as a friendly amendment.]*

41  
42 **MOTION: Menis**

**SECONDED: Martinez**

**APPROVED: 6-0-1**

**ABSENT: Huey**

43  
44  
45 Chairperson Sandoval identified the 10-day appeal period of a decision of the Planning  
46 Commission in writing to the City Clerk.

47  
48 **I. OLD BUSINESS: None**

1 **J. NEW BUSINESS**

2  
3 **1. Discussion of Redevelopment of Appian 80 Shopping Center**

4  
5 Mr. Hanham presented the staff report dated April 28, 2025, and recommended the Planning  
6 Commission discuss the redevelopment of the Appian 80 Shopping Center and at another  
7 regular meeting bring back a recommendation of policies and uses to the City Council.

8  
9 Responding to Commissioner Bender, Mr. Hanham clarified there were approximately eight  
10 to nine parcels on the site. Balboa Properties owned five or six of the eight parcels that made  
11 up 12.7-acres. The Appian 80 Shopping Center (Pinole Square) was around 13.7-acres in  
12 size including all of the buildings on the site, and the House of Worship, restaurant in the  
13 back and two buildings that had been demolished. Hillsborough Properties owned 12.7-  
14 acres.

15  
16 Staff was unaware whether Balboa Properties had acquired the entire Appian 80 Shopping  
17 Center but that could be verified. Safeway and CVS were located on two separate parcels  
18 that extended into the parking lot. There were additional parcels to the west including the  
19 parking lots with a cross-access agreement required for most shopping centers to allow  
20 anyone the ability to park anywhere within the shopping center; however, when certain  
21 portions of the shopping center were sold the parking would go with it.

22  
23 The buildings to the front right of the property were separate parcels and the building to the  
24 left where Bank of America was located was two separate parcels, with eight to nine parcels  
25 within the property. Whether or not Balboa Properties planned to acquire all parcels was  
26 unknown. Approval of the initial Pinole Square development involved all remediation  
27 requirements and the site had been cleaned up years ago. The subject site was not listed  
28 on any Hazardous Materials Sites.

29  
30 Commissioner Bender suggested the site was perfect for a combination of residential and  
31 commercial, more of a Pinole-oriented Santana Row located in the City of San Jose, which  
32 property was comprised of fairly high density commercial and residential development. He  
33 could support something beyond just single-family homes with a community-oriented  
34 development and with some public space as opposed to being another version of a strip mall,  
35 although with multiple property owners that may be difficult to develop. He had concern with  
36 the demand for more commercial space and recommended consideration of a movement  
37 currently found in England where in that country they were saving rather than demolishing  
38 buildings since it reduced environmental impacts. He was uncertain the subject buildings  
39 could qualify.

40  
41 Commissioner Bender found the initial proposal for Pinole Square to be a nicer version, but  
42 it was still a version of a strip mall. He recognized Safeway had been the driver of the initial  
43 approved plans, although those plans had since expired, as detailed in the staff report.

44  
45 Mr. Hanham clarified the initial design that had been approved for Pinole Square included a  
46 gas station for Safeway and that design had a lot of appealing details for the renovation of  
47 the center. It was important to understand what had initially been approved to the present  
48 and while a good thing at that time, things had changed including the fact the City Council  
49 had imposed a moratorium on new gas stations.

1 Commissioner Martinez recommended the new property owner consider installing Electric  
2 Vehicle (EV) charging stations and consider current requirements to meet the needs of the  
3 City of Pinole with a more forward-thinking vision.  
4

5 Vice Chairperson Menis acknowledged the initial designs for Pinole Square called for  
6 housing on top of Safeway and commented the consultant at that time objected to housing  
7 on the site given traffic impacts. The then-City Council objected to any housing on the site  
8 as well. He clarified again with staff as the staff report noted: *The project site is within the*  
9 *Appian Way corridor included within the Three Corridors Specific Plan. The General Plan*  
10 *land use designation is Service Sub-area (SSA) and the Zoning for the project site is*  
11 *Commercial Mixed Use/High Density Residential Overlay (CMU/HDRO). The Overlay*  
12 *Districts require that a minimum of 20 percent of a site develop at a density of between*  
13 *20.1 and 35.0 dwelling units per acre. There will continue to be a High-Density Residential*  
14 *Overlay District zone on this property. The requirements of the Overlay District can be*  
15 *satisfied by future development in portions of the site not impacted by the proposed*  
16 *project, or the Overlay District can be removed by the City Council at a future date.*  
17

18 Mr. Hanham explained that Safeway always wanted a gas station as part of the project,  
19 but there was currently a moratorium on new gas stations or gas station expansions in the  
20 City. Since the initially approved entitlements had expired, any proposal would be a new  
21 use subject to current restrictions such as the moratorium.  
22

23 Commissioner Martinez clarified with staff the Residential Overlay for the parcel had never  
24 been deactivated, with the zoning still as noted for the High-Density Overlay. If a new  
25 proposal were to be submitted that did not include residential development on the project  
26 site, the Planning Commission and the City Council would then have to adopt a finding that  
27 no residential development would be required based on findings. He agreed a Santana Row  
28 type of development could be good for Pinole. He cited the Veranda Shopping Center in the  
29 City of Concord as another example, which included numerous tenants and nice restaurants  
30 such as Yard House. That development had a good look and feel but had no housing. The  
31 subject parcel would have easy access to the I-80 corridor. He expressed concern Pinole  
32 was losing revenue to neighboring jurisdictions since it did not have the same type of tenant  
33 mix/restaurants that would bring patrons to Pinole.  
34

35 Commissioner Martinez referenced a report that had been prepared for the City of Pinole  
36 around 2017, which listed the types of tenants that could be a good fit for Pinole including  
37 Yard House and which may add significant sales tax revenue to the City. He was concerned  
38 Pinole was top heavy on grocery stores such as Trader Joe's or Safeway and emphasized  
39 the need to be thoughtful when planning and shifting to a service economy and big box  
40 restaurants.  
41

42 Commissioner Uch suggested the site was a great opportunity for mixed-use development  
43 like Santana Row, or for a mixed-use development space. He envisioned the property as a  
44 destination location where there may be other activities involved. He referenced Paris,  
45 France, which was the size of the City of San Francisco but with a population of over seven  
46 million people. The majority of the buildings in Paris were around six stories with mixed uses.  
47 Not suggesting Pinole should be like Paris, France, he envisioned a mixed-use development  
48 that would offer the opportunity to make Pinole more walkable and offer residents options to  
49 choose where they wanted to go while also making it a key destination where people wanted  
50 to be.

1 Speaking to the Veranda Shopping Center in the City of Concord, Commissioner Uch pointed  
2 out it was a nice shopping center but the parking was horrendous and while there was public  
3 transportation available, the shopping center was not walkable. He sought greater emphasis  
4 on multi-modality rather than mono-modality, offering other forms of transportation. He  
5 suggested the Appian 80 Shopping Center could be a jumping point for Pinole to become a  
6 walkable city.

7  
8 Commissioner Lam-Julian agreed mixed-use was the way to go and should include an event  
9 space for people to have meetings and function space given the limited options in the area.  
10 Other options could be a co-op for a micro-office to rent space or shared work space similar  
11 to CoBiz in the City of Richmond, which offered a multi-space for the community. She also  
12 referenced 182 Kitchens, a small business incubator, where they could take it a step further  
13 and create pop-ups and space where food could be tested and where the space could be  
14 converted for use for multiple events.

15  
16 Commissioner Lam-Julian recognized there had been a shift away from big box stores and  
17 given the current situation with tariffs, there was a need to support small local businesses. It  
18 could also be possible to partner with the West Contra Costa Unified School District  
19 (WCCUSD) or supplement space with the Senior Center in addition to possible housing.

20  
21 Commissioner Martinez wanted to work with the developer to address the community's  
22 needs and suggested this could be an opportunity and a jumping point, to take the initial  
23 design and tweak it to add housing and also consider some of the businesses identified or  
24 offices that furthered the needs of the community. With the way the buildings had been  
25 oriented and with the proximity of the I-80 corridor, he found there had been a missed  
26 opportunity. The parcel enjoyed multimillion-dollar views developers had missed with prior  
27 and current design iterations. Even with housing at five to six stories, there could be water  
28 views that anyone would want to enjoy. He liked all of the ideas provided, and asked the  
29 developer to go further and include housing and ensure it took advantage of the water views.

30  
31 Vice Chairperson Menis liked a lot of the points expressed and asked to what extent the  
32 comments would have on what the property owner ultimately chose to do. He asked whether  
33 or not the City could compel a vacancy tax and questioned whether the property owner could  
34 leave the property empty if they chose to do so.

35  
36 Mr. Hanham reported the City was working on a vacant parcel tax but there was no official  
37 action at this time.

38  
39 Vice Chairperson Menis asked whether or not Balboa Properties had to take any of the  
40 comments from the Planning Commission into consideration when developing the site.

41  
42 Mr. Hanham explained that the developer did not have to consider the Planning  
43 Commission's comments when developing the site. When a proposal was ultimately  
44 submitted, the Commission could discuss with the developer its concerns and the City  
45 Council may consider policies that may change what could be proposed. The Safeway  
46 building was 65,000 square feet in size, CVS offered more square footage with a total of  
47 105,000 square feet for the strip mall. Safeway had added the gas station pad in the front  
48 as well as a drive through pad, with room for buildings, with a total square footage of the  
49 property between 105,000 and 110,000 square feet. Safeway dominated the square footage.  
50 The developer would have to consider any policy changes as part of the submittal process.

1 Vice Chairperson Menis reiterated a prior City Council decided it did not want housing on the  
2 site due to potential impacts from traffic but he understood there were ways to mitigate that  
3 concern. There had been significant turnover on the City Council since that decision had  
4 been made. He also recognized past Planning Commissions had suggested housing on the  
5 site whereas past City Councils had disagreed and that was something that needed to be  
6 taken into account as part of the discussions and planning for the property. He wanted to  
7 get a sense of the current City Council's position while not violating the requirements of the  
8 Brown Act.  
9

10 Mr. Hanham clarified the City Council and the developer had determined during prior public  
11 workshops that residential development was not desired on a site that had always been  
12 commercial; however, it did have a residential component pursuant to the current zoning, as  
13 shown in the staff report. The Planning Commission could send a message as to what it had  
14 envisioned for the property and the fact it wanted to ensure the zoning was maintained when  
15 a project was proposed and there was consideration of uses that were compatible and  
16 consistent with current trends and markets. Or, the Planning Commission could consider a  
17 Specific Plan Amendment. There were a number of options the Planning Commission may  
18 recommend to the City Council. From a regulatory standpoint, the developer must propose  
19 something that conformed to the City's zoning regulations, policies and strategies as set forth  
20 in the current documents.  
21

22 Vice Chairperson Menis suggested if there was residential on the site, he wanted assurance  
23 there would be mitigations in place to address pollution since there would be pollution from  
24 the I-80 corridor and the pathway into Tara Hills Drive. He recognized the City needed more  
25 residential development and he liked the Kmart development given the proximity to the  
26 shopping center and shared parking as part of revitalizing that area, although in that case  
27 there had been a significant amount of opposition from the community about the project  
28 converting from commercial to residential. If that project ever happened, it would revitalize a  
29 blighted building and reenergize the commercial area. Something like that could be  
30 beneficial for the Appian 80 Shopping Center, although the pollution issue was greater given  
31 the proximity to the I-80 corridor and that needed to be addressed given the health and safety  
32 concerns.  
33

34 Commissioner Lam-Julian reported she had many conversations with patrons of the former  
35 Safeway, which involved an older population who had patronized the store for some time. It  
36 had been difficult for that segment of the community to navigate the jungle of a parking lot at  
37 the other Safeway located in the City of Hercules, where some may be forced to shop at  
38 Sprouts, which was a different price point than Safeway and a concern for seniors on fixed  
39 incomes. She suggested a Las Montañas Supermarket or H Mart, an Asian Supermarket  
40 chain, would appeal to that segment of the community. She urged being mindful of the  
41 community around the former Safeway. She added that many Safeway employees were  
42 also on fixed incomes and urged being mindful of that segment of the population as well.  
43

44 Vice Chairperson Menis stated he heard on social media and from talking to people in the  
45 area that the Appian 80 Shopping Center was physically easier to get to from Tara Hills than  
46 getting to Sprouts and other grocery outlets since they were further away. In terms of  
47 walkability and although it was a strip mall, it was still closer to a neighborhood walking  
48 destination that tied into possible future tenants desired for the site, such as low-cost grocery  
49 stores, which could act as a walking nexus for the neighborhood and which had been  
50 identified as a neighborhood desire.

1 Chairperson Sandoval agreed with many of the sentiments. He wanted to see residential  
2 mixed-use housing and suggested the property would offer a great opportunity for the City to  
3 meet its Regional Housing Needs Allocation (RHNA) numbers, and for the City to continue  
4 to be prohousing, although he understood the concerns with pollution which he suggested  
5 could be mitigated. As to what should be seen in the space, he would personally be okay  
6 with another grocery store but one that was unique like H Mart, Las Montañas Supermarket  
7 or Whole Foods, although he also recognized Sprouts and Trader Joe's covered that niche  
8 of the market. He noted the City of Daly City had a Korean grocery store and another Asian  
9 grocery store was opening on Bay Street. He suggested there was a market for those types  
10 of grocery stores in Pinole, which was a demographically diverse community. He suggested  
11 Pinole could be invigorated in a modern way, which did not necessarily mean a strip mall,  
12 but something more walkable, with green spaces for the community, offices or community  
13 spaces and something new, unique and vibrant. It did not need to be a skyscraper, but  
14 possibly five to seven stories more or less in height of high-density affordable units would fit  
15 into the aesthetic of Pinole.

16  
17 Chairperson Sandoval also recognized the Commission could also look at what other cities  
18 had done such as the Veranda Shopping Center in Concord, although he agreed the parking  
19 was a nightmare. He liked the idea of offering the developer a blueprint of what the City  
20 wanted and this was an excellent starting point to what they wanted to see.

21  
22 Commissioner Lam-Julian referenced the Hilltop Mall located in the City of Richmond, which  
23 had been abandoned but proposed to the community as repurposed buildings that were  
24 envisioned to have community space, green space, open space and brick and mortar stores  
25 as well. She suggested the subject site could be a possible mini-version of that concept.

26  
27 Mr. Hanham acknowledged there had been rumors about resurfacing or refinishing the  
28 buildings or combining the buildings (Safeway and CVS buildings) but there had been no  
29 proposal to do that. If that was done, there was still room on the site for additional residential  
30 since the gas station and drive through pad would be removed and there was still room for  
31 other types of businesses.

32  
33 Mr. Hanham added there was existing residential to the west of the property which Tara Hills  
34 was above and they had to be cognizant of that as well but there was room to create the  
35 destination location the Planning Commission desired. He noted there had been a trend over  
36 the years for all old shopping centers to be repurposed to commercial, community or  
37 destination uses, which was what Pinole Square had tried to do although it had not met all  
38 components. Balboa Properties may try to create the same thing by acquiring or working  
39 with the other property owners. He again clarified his understanding of the building  
40 ownership for the shopping center parcels.

41  
42 Commissioner Lam-Julian commented the City of San Jose not only had Santana Row but  
43 that jurisdiction also revitalized its downtown. St. James Park, also in San Jose, was  
44 comprised of an odd-shaped piece of land that had been proposed to be converted to small  
45 micro-businesses and community space to serve as a destination location. That was a good  
46 direction for Pinole to pursue knowing the trends.

47  
48 Commissioner Bender stated he did not shop in Pinole and shopped primarily in the City of  
49 Berkeley as a personal preference.  
50

1 Commissioner Bender found the best things that came out of the former Kmart site was the  
2 use of a trellis as a pedestrian linkage to the existing shopping center, which he suggested  
3 had been a brilliant move and what he envisioned for the subject site with connectivity for the  
4 elements of the project. He cited a mixed-use development in the City of Sunnyvale, which  
5 involved commercial on the ground floor with a major tenant on the bottom and housing  
6 above, a good project in terms of its size; however, when entering into negotiations with the  
7 project lenders, the lenders supported the grocery store as a standalone building with the  
8 housing separate, which he found to be unfortunate but which showed the power that lenders  
9 had to dictate what would be built.

10  
11 Commissioner Bender also spoke to the views of the Appian 80 Shopping Center property  
12 to the west, and reported that some homeowners below had masked the scenic views, which  
13 was something they had to be cautious of when having a property overlooking someone  
14 else's property. He agreed with the Vice Chair there needed to be some environmental  
15 safeguards if considering housing in the area. Part of that mitigation could be a heavy  
16 landscaped zone along the freeway, similar to what had been done with the distribution  
17 center along San Pablo Avenue where trees lined the property line. Heavy landscaping like  
18 that was needed, and while it would take time for trees to mature the City would have to  
19 address not only the pollution but the noise. He had been to the Pinole Kaiser recently and  
20 found the traffic noise to be an issue.

21  
22 Commissioner Martinez asked whether the report he earlier referenced, which had been  
23 prepared in 2017 or 2019 and which identified the income levels in Pinole by households,  
24 could be provided to the Planning Commission since the report had identified the types of  
25 businesses that would be a good fit for Pinole and should be shared with Balboa Properties.  
26 That report had identified Yard House or Whole Foods as good fits for Pinole and the report  
27 could possibly be tweaked to add all of the other things the community needed and wanted.

28  
29 Vice Chairperson Menis recalled the report had been prepared in the summer of 2020, with  
30 part of the reporting done over Zoom as part of public workshops. He asked that the public  
31 comment be opened for this discussion.

32  
33 PUBLIC COMMENTS OPENED

34  
35 Anthony Vossbrink, found some of the Planning Commission's comments on the Appian 80  
36 shopping center to be pretty good, although he could not hear much of the discussion. He  
37 suggested Commissioners should speak closer to the mic or move their mics closer. He also  
38 suggested the online audience should be monitored to ensure the public could hear the  
39 discussion. He added that Zoom had been down and he had been unable to log in.

40  
41 Mr. Vossbrink otherwise found it sad that a prior City Council leaned one way and now a new  
42 majority on the City Council was leaning another way. He agreed with the need to work with  
43 the general public. He reported that side of Tara Hills was pretty upset about the closure of  
44 Safeway as was he because he did not want to have to fight the parking at the Hercules  
45 Safeway or give his tax dollars to the City of Hercules. He expressed concern with the current  
46 economy and his understanding the former Kmart project ran out of financing options which  
47 stalled the project. He suggested that property owner should pay a vacancy tax. He asked  
48 about the status of the Hilltop Mall project which sounded good on paper, but something  
49 happened there as well. That project was to include 99 Ranch, a new cinema and different  
50 restaurants along with mixed-use housing.

1 Mr. Vossbrink suggested the Appian 80 Shopping Center should be an international  
2 marketplace given the different ethnicities in Pinole and the proximity of the I-80 corridor,  
3 where people from outside Pinole could enjoy different restaurants and boutique shops. He  
4 also suggested the City of Pinole and politicians had missed an opportunity by not requiring  
5 EV charging stations on the property that could have included a Safeway gas station.  
6

7 **PUBLIC COMMENTS CLOSED**  
8

9 Chairperson Sandoval advised all comments would be taken into consideration. He  
10 suggested the current City Council may be more amicable towards residential development  
11 or potential redevelopment of the entire parcel, although the Planning Commission was  
12 limited as to what it could do other than providing recommendations to the City Council or a  
13 developer. In terms of next steps, he understood the Planning Commission may consider  
14 potentially a resolution to the City Council or the developer, listing some of the things the  
15 Planning Commission had discussed or policy recommendations like a vacancy fee to the  
16 City Council. He recommended a two-part resolution including the recommendations the  
17 Planning Commission wanted to see on the property and the potential solutions and action  
18 items that could be recommended to the City Council. He asked that be compiled into a  
19 motion for staff to draft a resolution that would be brought back to the Planning Commission  
20 for action.  
21

22 Mr. Hanham confirmed staff could prepare a resolution with whereas clauses based on some  
23 of the comments along with some of the policy documents on the redevelopment of the site.  
24

25 Vice Chairperson Menis asked whether staff wanted the discussion to come back in the form  
26 of a resolution or some other form like a staff report compiling everything that had been  
27 discussed that would be more actionable at the City Council level.  
28

29 Mr. Hanham stated he could prepare a staff report, including the items discussed and as part  
30 of a resolution outline a recommendation to the City Council. He asked for a motion and  
31 second to direct staff to bring back this item for review and approval.  
32

33 Commissioner Martinez asked that the motion also include bringing back the economic report  
34 he had earlier referenced.  
35

36 Mr. Hanham advised he would have to research the report which had been presented to the  
37 City Council but would get a copy out to the Planning Commission.  
38

39 **MOTION** to direct staff to bring back at another regular meeting, a recommendation of polices  
40 and uses based on the Planning Commission's discussion and a resolution to more formally  
41 adopt the various topics discussed regarding the Appian 80 Shopping Center.  
42

43 **MOTION: Menis**

**SECONDED: Bender**

**APPROVED: 6-0-**

44 **1**

**ABSENT: Huey**

45  
46  
47 **K. CITY PLANNER'S/COMMISSIONER'S REPORT**  
48

- 49 1. Planning Commission Academy  
50

1 Mr. Hanham provided the following updates:

- 2 - Staff was working to have the Local Hazard Mitigation Plan (LHMP) approved by the City  
3 Council.
- 4
- 5 - Staff was working on the Growth Management Plan to be submitted to the Contra Costa  
6 Transportation Authority (CCTA).
- 7
- 8 - Staff was working on changes to the Fire and Resource Assessment Program (FRAP)  
9 Map approved by Cal Fire, to be approved by the City Council.
- 10
- 11 - The Safety and Environmental Justice Elements would be scheduled for Planning  
12 Commission review as part of a public workshop, date and location to be determined,  
13 and later brought back to the Planning Commission for formal recommendation in July  
14 and to the City Council in August.
- 15
- 16 - The Objective Development Design Standards draft document had been forwarded to  
17 the Planning Commission Design Review Ad-Hoc Committee and the Community  
18 Development Director for comment to later be presented to the Planning Commission for  
19 review and recommendation for approval to the City Council in the summer.
- 20
- 21 - The Parklet Regulations document was currently being formatted and would be  
22 presented to the Planning Commission in the summer.
- 23

24 Commissioner Martinez referenced an approximate 30-acre property that had been listed for  
25 sale in the Pinole Valley to the tune of millions of dollars and posted on Zillow and  
26 Realtor.com but the listing had later disappeared. He asked if the property was part of the  
27 City of Pinole and whether it was open space or potential developable land.

28  
29 Mr. Hanham advised the property was comprised of four parcels in the Silvercrest  
30 neighborhood. There had been different ideas for the parcels, which had previously been for  
31 sale but he understood there was a scenic easement on the property that would have to be  
32 addressed with any potential residential development. Each parcel had a flat area that could  
33 accommodate one unit. The property had been taken off the market for reasons he could  
34 only speculate.

35  
36 Vice Chairperson Menis asked whether the Planning Commission would discuss the  
37 Planning Commission Academy.

38  
39 Mr. Hanham reported he had attended the Planning Commission Academy, there had been  
40 a lot of great sessions on housing, the legislative update was all about housing and he had  
41 met a number of great people.

42  
43 PUBLIC COMMENTS OPENED

44  
45 There were no comments from the public.

46  
47 PUBLIC COMMENTS CLOSED

48  
49 Vice Chairperson Menis provided a brief summary of his attendance at the Planning  
50 Commission Academy and reported he had been unable to attend the entire conference, but

1 had attended a number of sessions where he learned the following:

- 2 - The Builder's Remedy was triggered on 20 percent Low Income housing, did not apply
- 3 to the City of Pinole at this time, but may in the future.
- 4
- 5 - It was still possible to use pre-2020 subjective standards for Conditions of Approval, not
- 6 for findings necessarily, but as long as it did not reduce density.
- 7
- 8 - Senate Bill (SB) 937 limited fee collection until Certificate of Occupancy (COO), which
- 9 would be significant for the City to consider.
- 10
- 11 - In terms of the California Environmental Quality Act (CEQA) process, going for more
- 12 complicated environmental review may protect the City and developers with regard to
- 13 lawsuits.
- 14
- 15 - It was good public policy to ask if there was anything staff wanted to put on the record
- 16 after public comment.
- 17

18 Commissioner Lam-Julian reported she had attended the Planning Commission Academy  
19 last year, which helped her to better prepare for Planning Commission meetings now. Having  
20 another opportunity to attend the most recent Planning Commission Academy and having  
21 attended the more advanced sessions with a deep dive on housing and what it looked like in  
22 terms of legislation had been helpful. She also noticed a difference in the makeup of  
23 attendees from last year to this year, which made for more robust conversations.

24  
25 PUBLIC COMMENTS OPENED

26  
27 There were no comments from the public.

28  
29 PUBLIC COMMENTS CLOSED

30  
31 **L. COMMUNICATIONS:** None

32  
33 **M. NEXT MEETING(S)**

- 34  
35 1. Planning Commission Regular Meeting on May 12, 2025 at 7:00 p.m.

36  
37 The next meeting of the Planning Commission to be a Regular Planning Commission  
38 meeting scheduled for May 12, 2025 at 7:00 p.m.

39  
40 **N. ADJOURNMENT:** 10:26 p.m.

41  
42 Transcribed by:

43  
44 Sherri D. Lewis

45  
46 Transcriber



# PLANNING COMMISSION REPORT

I.1.

**DATE:** JUNE 9, 2025  
**TO:** PLANNING COMMISSION  
**FROM:** HEBA EL-GUINDY, PUBLIC WORKS DIRECTOR  
**SUBJECT:** REVIEW OF PROPOSED PRELIMINARY CAPITAL IMPROVEMENT PLAN (CIP) FY2025-2026 THROUGH 2029-2030 FOR CONSISTENCY WITH THE GENERAL PLAN

## **RECOMMENDATION**

The Public Works Department recommends the Planning Commission review the Proposed Preliminary Five-Year Capital Improvement Plan (CIP) and adopt Resolution 25-07 (Attachment A) finding that the projects proposed in the CIP for Fiscal Years (FY) 2025-2026 through 2029-2030 are consistent with the Pinole General Plan.

## **BACKGROUND**

A Capital Improvement Plan (CIP) is a comprehensive planning document used by the City to identify, plan, and fund capital projects and equipment purchases. Capital projects are usually “brick and mortar” improvements, such as street or utility projects, but also include projects that achieve economic development, housing goals, or further other policy objectives of the City.

Sections 65401 and 65402 of the California Government Code require that a local agency’s CIP be in conformance with the General Plan. General Plan conformity can be best described as CIP projects furthering the achievements of goals, policies, and infrastructure in the General Plan. State law also mandates that this determination of conformance be made by a designated planning agency. For the City of Pinole, the designated planning agency is the Planning Commission. The purpose of this staff report is to present the Public Works CIP projects for FY 2025-2026 through 2029-2030 so that the Planning Commission can review and make a determination of consistency with Pinole’s General Plan.

The proposed CIP lists 45 planned citywide public improvement projects and 5 infrastructure assessments for FY 2025-2026 through 2029-2030. The capital budget for FY 2025-2026 contains 24 capital projects and 2 infrastructure assessments. Priority projects and infrastructure assessments proposed for FY 2025-2026 fall under the following asset groups, with the Project Charters included under Attachment B.

- 3 Facilities
- 2 Parks
- 6 Sanitary Sewer
- 2 Stormwater
- 11 Streets & Roads

- 2 Infrastructure Assessments

## **REVIEW AND ANALYSIS**

Funding is estimated for the proposed CIP projects that support the goals and policies of the following elements of the General Plan:

- Community Character
- Growth Management
- Land Use & Economic Development
- Housing
- Circulation
- Community Services and Facilities
- Health and Safety
- Natural Resources and Open Space
- Sustainability

The proposed CIP includes funding for projects over the next five fiscal years that support General Plan policies and enhance public infrastructure, amenities, and services in Pinole. Staff will also actively seek out grant funds to supplement local funding sources to complete the proposed projects.

The proposed CIP is consistent with, and helps implement various General Plan goals and policies which are identified in the individual project charters in Attachment B. It should be noted that the last two pages of Attachment B also contains an overall list of applicable General Plan goals and policies. A consistency matrix is included as Attachment C.

The CIP's General Plan consistency review is exempt from the California Environmental Quality Act (CEQA), as this review is not considered a project pursuant to the definition of a project in Section 15378 contained in the CEQA Guidelines in that the consistency review will not result in potentially significant physical changes in the environment. Specific projects within the CIP will include project-specific environmental review as part of future review and implementation.

## **ATTACHMENTS**

- A. Attachment A. Reso 25-07
- B. Attachment B. CIP Summary & Project Charters
- C. Attachment C. Consistency Matrix

**PLANNING COMMISSION RESOLUTION 25-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE  
RECOMMENDING THE CITY COUNCIL OF THE CITY OF PINOLE FIND THAT THE  
PROPOSED CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2025-2026 THROUGH  
2029-2030 IS IN CONFORMANCE WITH THE CITY OF PINOLE GENERAL PLAN**

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

**WHEREAS**, each year the Planning Commission of the City of Pinole reviews capital projects that will be planned, initiated, or constructed during the ensuing fiscal year for conformity with the General Plan as required by State Planning and Zoning Law (Government Code Section 65401); and

**WHEREAS**, the Planning Commission has reviewed the Proposed five-year CIP, which includes capital projects to be planned, initiated, or constructed during FY 2025-2026, for conformity with the General Plan; and

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

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), the Planning Commission's action to determine whether a proposed new or modified CIP project is in conformance with the General Plan, is not subject to the CEQA, pursuant to CEQA Guidelines Section 15378 in that General Plan conformance findings required by State law is not a project as defined under CEQA; and additionally, since this is consistency finding, the previous environmental documentation for the General Plan is adequate CEQA documentation; and

**WHEREAS**, on June 9, 2025, the Planning Commission reviewed the Proposed CIP for Fiscal Years 2025-2026 through 2029-2030 for consistency with the General Plan at which time interested persons had an opportunity to testify either in support or opposition to the projects; and

**WHEREAS**, at the June 9, 2025, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all the facts relating to the consistency of the Proposed CIP for Fiscal Years 2025-2026 through 2029-2030 with the General Plan.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Pinole hereby determines that those projects in the Proposed CIP for Fiscal Years 2025-2026 through 2029-2030 conform to and are consistent with the City of Pinole General Plan.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 9<sup>th</sup> day of June 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

Gabriel Sandoval, Chair 2025-2026

ATTEST:

---

David Hanham, Planning Manager



**CITY OF PINOLE**  
**FY 2025-26 THROUGH FY 2029-30**  
**FIVE-YEAR CAPITAL IMPROVEMENT PLAN**

	<b>SOURCES BY FUND</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>	<b>FY 2028-29</b>	<b>FY 2029-30</b>	<b>5-Year Total</b>
1	<b>100 - General Fund</b>	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
2	<b>105 - Measure S 2006</b>	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,750,000
3	<b>106 - Measure S 2014</b>	\$ 570,000	\$ 2,123,000	\$ 918,965	\$ 250,000	\$ 250,000	\$ 4,111,965
4	<b>200 - Gas Tax</b>	\$ 1,500,000	\$ 880,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,880,000
5	<b>214 - Solid Waste</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	<b>215 - Grant: TLC</b>	\$ 41,442	\$ -	\$ -	\$ -	\$ -	\$ 41,442
7	<b>215 - Grant: Climate Implementation Grant - MTC</b>	\$ 595,000	\$ 357,000	\$ -	\$ -	\$ -	\$ 952,000
8	<b>215 - Grant: HSIP</b>	\$ 239,040	\$ -	\$ -	\$ -	\$ -	\$ 239,040
9	<b>215 - Measure J</b>	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 250,000	\$ 2,500,000
10	<b>215 - Grant: OBAG</b>	\$ -	\$ 650,000	\$ 370,000	\$ -	\$ -	\$ 1,020,000
11	<b>275 - Parkland Dedication</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	<b>276 - Growth Impact Fees</b>	\$ 950,000	\$ 2,018,000	\$ 620,000	\$ 220,000	\$ 250,000	\$ 4,058,000
13	<b>324 - Public Facilities Fund</b>	\$ -	\$ 582,000	\$ 400,000	\$ -	\$ -	\$ 982,000
14	<b>325 - City Street Improvements</b>	\$ 900,000	\$ 1,075,000	\$ 700,000	\$ 700,000	\$ 650,000	\$ 4,025,000
=	<b>325 - Grant: TDA Article 3</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	<b>325 - Grant: STMP Fees</b>	\$ 597,417	\$ 670,000	\$ 480,000	\$ -	\$ -	\$ 1,747,417
17	<b>325 - Grant: HBP</b>	\$ 1,351,590	\$ 1,600,000	\$ 23,919,035	\$ -	\$ -	\$ 26,870,625
18	<b>377 - Arterial Streets Rehabilitation</b>	\$ 560,960	\$ 450,000	\$ 400,000	\$ 350,000	\$ 350,000	\$ 2,110,960
19	<b>500 - Sewer Enterprise Fund</b>	\$ 2,735,000	\$ 5,650,000	\$ 4,480,000	\$ 4,995,000	\$ 2,835,000	\$ 20,695,000
21	<b>Potential Debt Financing</b>	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 2,750,000	\$ 2,250,000	\$ 13,000,000
22	<b>Potential Vehicle Impact Fee</b>	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
	<b>Sources Total</b>	<b>\$ 12,140,449</b>	<b>\$ 21,105,000</b>	<b>\$ 37,638,000</b>	<b>\$ 10,615,000</b>	<b>\$ 7,685,000</b>	<b>\$ 89,183,449</b>
	<b>Unfunded Total</b>	<b>\$ -</b>	<b>\$ 515,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>	<b>\$ 500,000</b>	<b>\$ 2,065,000</b>
23	<b>Total Sources Required</b>	<b>\$ 12,140,449</b>	<b>\$ 21,620,000</b>	<b>\$ 37,638,000</b>	<b>\$ 11,665,000</b>	<b>\$ 8,185,000</b>	<b>\$ 91,248,449</b>



**CITY OF PINOLE  
CAPITAL IMPROVEMENT PLAN: FY 2025-26  
ACCOUNT SUMMARY**

FACILITIES												
PRJ #	PROJECT	FY 2025-26	106-343-47201	276-343-47201	324-343-47201	215-342-47205						Unfunded
FA2502	Upgrade of City Pools	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -						\$ -
FA2501	Zero-Emission Vehicle and EV Charging Infrastructure	\$ 670,000	\$ 75,000	\$ -	\$ -	\$ 595,000						\$ -
FA2401	Tiny Tots Flooring and Painting	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
FA2302	Plum St. Parking Lot Improvements	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
FA2301	Public Safety Building Modernization	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
FA2202	Senior Center Modernization	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
FA1901	Senior Center Auxiliary Parking Lot	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
FA1703	City Hall Modernization	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -						\$ -
FA1702	Citywide Roof Repairs and Replacement	\$ -	\$ -	\$ -	\$ -	\$ -						\$ -
PARKS												
PRJ #	PROJECT	FY 2025-26	276-345-47203	214-345-47203	106-345-47203							Unfunded
PA2501	Improvements to City Parks	\$ 200,000	\$ 200,000	\$ -	\$ -							\$ -
PA2402	Mural Preservation	\$ -	\$ -	\$ -	\$ -							\$ -
PA2401	Fernandez Park Improvements	\$ -	\$ -	\$ -	\$ -							\$ -
PA2202	Skatepark Rehabilitation	\$ -	\$ -	\$ -	\$ -							\$ -
PA1901	Pinole Valley Park Soccer Field Rehabilitation	\$ 250,000	\$ 250,000	\$ -	\$ -							\$ -
SANITARY SEWER												
PRJ #	PROJECT	FY 2025-26	500-641-47201	500-642-47201	276-642-47207							Unfunded
SS2501	Replacement of Blowers at the Treatment Plant	\$ 280,000	\$ -	\$ 280,000	\$ -							\$ -
SS2407	Private Sewer Lateral Program	\$ 150,000	\$ -	\$ 150,000	\$ -							\$ -
SS2406	WPCP Solar and Battery	\$ -	\$ -	\$ -	\$ -							\$ -
SS2405	Lower Tennent Trunk Sewer Capacity	\$ -	\$ -	\$ -	\$ -							\$ -
SS2404	WPCP Boiler Replacement	\$ -	\$ -	\$ -	\$ -							\$ -
SS2403	WPCP Centrifuge Replacement	\$ -	\$ -	\$ -	\$ -							\$ -
SS2402	Pinon-2 Sewer Capacity	\$ -	\$ -	\$ -	\$ -							\$ -
SS2203	Effluent Outfall	\$ 650,000	\$ 650,000	\$ -	\$ -							\$ -
SS2101	Secondary Clarifier Rehabilitation	\$ 425,000	\$ 425,000	\$ -	\$ -							\$ -
SS2002	Water Pollution Control Plan Lab Remodel	\$ 150,000	\$ 150,000	\$ -	\$ -							\$ -
SS1702	Sewer Pump Station Rehabilitation	\$ 850,000	\$ -	\$ 850,000	\$ -							\$ -
STORMWATER												
PRJ #	PROJECT	FY 2025-26	106-344-47206	276-344-47206								Unfunded
SW2501	Stormwater Upgrade & Trash Capture	\$ 150,000	\$ 150,000									\$ -
SW2401	Storm Drain Creek Discharge Improvements	\$ 120,000	\$ 120,000									\$ -
SW2001	Robie Road Storm Drainage Improvements	\$ -	\$ -									\$ -
STREETS & ROADS												
PRJ #	PROJECT	FY 2025-26	106-342-47205	215-342-47205	105-342-47205	276-342-47205	325-342-42101	500-641-42101	200-342-47205	377-342-47205	Potential Vehicle Impact Fee	Unfunded
RO2507	ADA Transition Plan Update	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
RO2506	Traffic Calming Program	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
RO2505	Safe Routes to Schools	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO2504	Pavement Marking and Signage Upgrades	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO2503	City Streetlights Upgrade	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -
RO2502	Pinole Signals Upgrade	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -
RO2501	Accessibility Improvements Project	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
RO2404	Crosswalk Tennent Ave at Prune St	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO2403	Old Town Traffic Calming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO2402	Sidewalk Rehabilitation Program	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
RO2401	Road Maintenance Repairs	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO2303	Pinole Smart Signals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO2302	Safety Improvements on Arterial Roadways	\$ 350,000	\$ -	\$ 239,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,960	\$ -	\$ -
RO2301	Road Rehabilitation	\$ 3,250,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,000,000	\$ -
RO2102	Tennent Ave Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO1902	Pedestrian Improvements at Tennent Ave. Near RXR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO1710	San Pablo Avenue Bridge Over BNSF Railroad	\$ 2,090,449	\$ 100,000	\$ 41,442	\$ -	\$ -	\$ 1,949,007	\$ -	\$ -	\$ -	\$ -	\$ -
INFRASTRUCTURE ASSESSMENTS												
PRJ #	ASSESSMENT	FY 2025-26	106-343-42101	106-344-42101	500-642-42101	500-641-42101	325-342-42101					Unfunded
IN2301	Facilities & Real Estate Master Plan	\$ -					\$ -					\$ -
IN2105	Appian Way Complete Streets	\$ -					\$ -					\$ -
IN2103	Recycled Water Feasibility	\$ 80,000			\$ 80,000		\$ -					\$ -
IN2101	Emergency Power for Critical Facilities	\$ -			\$ -		\$ -					\$ -
IN1703	Storm Drain Master Plan	\$ 275,000	\$ 150,000	\$ 125,000	\$ -	\$ -	\$ -					\$ -
<b>Uses by Project Total</b>		<b>\$ 12,140,449</b>										

**LEGEND:**  
 • Project numbers: FA = Facilities; PA = Parks; SS = Sanitary Sewer; SW = Storm Water; RO = Streets & Roads; IN = Infrastructure Assessments  
 \* Project cost to be split 50% with the City of Hercules



**CITY OF PINOLE  
CAPITAL IMPROVEMENT PLAN: FY 2025-26 THROUGH FY 2029-30  
FUNDING SUMMARY**

SOURCES BY FUND	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year Total
100 - General Fund	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
105 - Measure S 2006	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,750,000
106 - Measure S 2014	\$ 570,000	\$ 2,123,000	\$ 918,965	\$ 250,000	\$ 250,000	\$ 4,111,965
200 - Gas Tax	\$ 1,500,000	\$ 880,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,880,000
214 - Solid Waste	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
215 - Grant: TLC	\$ 41,442	\$ -	\$ -	\$ -	\$ -	\$ 41,442
215 - Grant: Climate Implementation Grant - MT	\$ 595,000	\$ 357,000	\$ -	\$ -	\$ -	\$ 952,000
215 - Grant: HSIP	\$ 239,040	\$ -	\$ -	\$ -	\$ -	\$ 239,040
215 - Measure J	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 250,000	\$ 2,500,000
215 - Grant: OBAG	\$ -	\$ 650,000	\$ 370,000	\$ -	\$ -	\$ 1,020,000
275 - Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
276 - Growth Impact Fees	\$ 950,000	\$ 2,018,000	\$ 620,000	\$ 220,000	\$ 250,000	\$ 4,058,000
324 - Public Facilities Fund	\$ -	\$ 582,000	\$ 400,000	\$ -	\$ -	\$ 982,000
325 - City Street Improvements	\$ 900,000	\$ 1,075,000	\$ 700,000	\$ 700,000	\$ 650,000	\$ 4,025,000
325 - Grant: TDA Article 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
325 - Grant: STMP Fees	\$ 597,417	\$ 670,000	\$ 480,000	\$ -	\$ -	\$ 1,747,417
325 - Grant: HBP	\$ 1,351,590	\$ 1,600,000	\$ 23,919,035	\$ -	\$ -	\$ 26,870,625
377 - Arterial Streets Rehabilitation	\$ 560,960	\$ 450,000	\$ 400,000	\$ 350,000	\$ 350,000	\$ 2,110,960
500 - Sewer Enterprise Fund	\$ 2,735,000	\$ 5,650,000	\$ 4,480,000	\$ 4,995,000	\$ 2,835,000	\$ 20,695,000
Potential Debt Financing	\$ -	\$ 4,000,000	\$ 4,000,000	\$ 2,750,000	\$ 2,250,000	\$ 13,000,000
Potential Vehicle Impact Fee	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Sources Total</b>	<b>\$ 12,140,449</b>	<b>\$ 21,105,000</b>	<b>\$ 37,638,000</b>	<b>\$ 10,615,000</b>	<b>\$ 7,685,000</b>	<b>\$ 89,183,449</b>
<b>Unfunded Total</b>	<b>\$ -</b>	<b>\$ 515,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>	<b>\$ 500,000</b>	<b>\$ 2,065,000</b>
<b>Total Sources Required</b>	<b>\$ 12,140,449</b>	<b>\$ 21,620,000</b>	<b>\$ 37,638,000</b>	<b>\$ 11,665,000</b>	<b>\$ 8,185,000</b>	<b>\$ 91,248,449</b>

FACILITIES							
PRJ #	PROJECT	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year Total
FA2502	Upgrade of City Pools	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 400,000
FA2501	Zero-Emission Vehicle and EV Charging Infrastructure	\$ 670,000	\$ 400,000	\$ -	\$ -	\$ -	\$ 1,070,000
FA2401	Tiny Tots Flooring and Painting	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
FA2302	Plum St. Parking Lot Improvements	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
FA2301	Public Safety Building Modernization	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
FA2202	Senior Center Modernization	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
FA1901	Senior Center Auxiliary Parking Lot	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 500,000	\$ 1,550,000
FA1703	City Hall Modernization	\$ 400,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 700,000
FA1702	Citywide Roof Repairs and Replacement	\$ -	\$ 600,000	\$ 400,000	\$ -	\$ -	\$ 1,000,000
PARKS							
PRJ #	PROJECT	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year Total
PA2501	Improvements to City Parks	\$ 200,000	\$ 200,000	\$ 220,000	\$ 220,000	\$ 250,000	\$ 1,090,000
PA2402	Mural Preservation	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
PA2401	Fernandez Park Improvements	\$ -	\$ 480,000	\$ 400,000	\$ -	\$ -	\$ 880,000
PA2202	Skatepark Rehabilitation	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
PA1901	Pinole Valley Park Soccer Field Rehabilitation	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
SANITARY SEWER							
PRJ #	PROJECT	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year Total
SS2501	Replacement of Blowers at the Treatment Plant	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ 280,000
SS2407	Private Sewer Lateral Program	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
SS2406 *	WPCP Solar and Battery	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
SS2405	Lower Tennent Trunk Sewer Capacity	\$ -	\$ -	\$ 170,000	\$ 3,880,000	\$ -	\$ 4,050,000
SS2404 *	WPCP Boiler Replacement	\$ -	\$ -	\$ 660,000	\$ -	\$ -	\$ 660,000
SS2403 *	WPCP Centrifuge Replacement	\$ -	\$ -	\$ -	\$ 990,000	\$ -	\$ 990,000
SS2402	Pinon-2 Sewer Capacity	\$ -	\$ -	\$ -	\$ 125,000	\$ 2,835,000	\$ 2,960,000
SS2203 *	Effluent Outfall	\$ 650,000	\$ 1,350,000	\$ 1,150,000	\$ -	\$ -	\$ 3,150,000
SS2101 *	Secondary Clarifier Rehabilitation	\$ 425,000	\$ -	\$ -	\$ -	\$ -	\$ 425,000
SS2002 *	Water Pollution Control Plan Lab Remodel	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
SS1702	Sewer Pump Station Rehabilitation	\$ 850,000	\$ 3,950,000	\$ 2,500,000	\$ -	\$ -	\$ 7,300,000
STORMWATER							
PRJ #	PROJECT	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year Total
SW2501	Stormwater Upgrade & Trash Capture	\$ 150,000	\$ 150,000	\$ 120,000	\$ 100,000	\$ 100,000	\$ 620,000
SW2401	Storm Drain Creek Discharge Improvements	\$ 120,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 720,000
SW2001	Roble Road Storm Drainage Improvements	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
STREETS & ROADS							
PRJ #	PROJECT	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year Total
RO2507	ADA Transition Plan Update	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
RO2506	Traffic Calming Program	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 850,000
RO2505	Safe Routes to Schools	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 350,000
RO2504	Pavement Marking and Signage Upgrades	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
RO2503	City Streetlights Upgrade	\$ 250,000	\$ 250,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,100,000
RO2502	Pinole Signals Upgrade	\$ 200,000	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 900,000
RO2501	Accessibility Improvements Project	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
RO2404	Crosswalk Tennent Ave at Prune St	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
RO2403	Old Town Traffic Calming	\$ -	\$ 570,000	\$ -	\$ -	\$ -	\$ 570,000
RO2402	Sidewalk Rehabilitation Program	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
RO2401	Road Maintenance Repairs	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,750,000
RO2303	Pinole Smart Signals	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
RO2302	Safety Improvements on Arterial Roadways	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
RO2301	Road Rehabilitation	\$ 3,250,000	\$ 5,000,000	\$ 5,000,000	\$ 3,750,000	\$ 3,000,000	\$ 20,000,000
RO2102	Tennent Ave Rehabilitation	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000
RO1902	Pedestrian Improvements at Tennent Ave. Near RXR	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 1,500,000
RO1710 **	San Pablo Avenue Bridge Over BNSF Railroad	\$ 2,090,449	\$ 2,200,000	\$ 27,018,000	\$ -	\$ -	\$ 31,308,449
INFRASTRUCTURE ASSESSMENTS							
PRJ #	ASSESSMENT	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year Total
IN2301	Facilities & Real Estate Master Plan	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
IN2105	Appian Way Complete Streets	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
IN2103	Recycled Water Feasibility	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000
IN2101	Emergency Power for Critical Facilities	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
IN1703	Storm Drain Master Plan	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000
<b>Uses by Project Total</b>		<b>\$12,140,449</b>	<b>\$21,620,000</b>	<b>\$40,138,000</b>	<b>\$11,665,000</b>	<b>\$8,185,000</b>	<b>\$93,748,449</b>

**LEGEND:**

- Project numbers: **FA** = Facilities; **PA** = Parks; **SS** = Sanitary Sewer; **SW** = Storm Water; **RO** = Streets & Roads; **IN** = Infrastructure Assessments
- \* Project cost to be split 50% with the City of Hercules

## FA2502 - UPGRADE OF CITY POOLS

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 400,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2027		

### Description

The City's pool has five (5) lanes with depth ranges from 3.5 feet to 9 feet. The City also offers a small pool for beginners, small children or parent getting their children use to the water. The children's pool measures 25' x 25' and is two and a half (2.5) feet deep. The facility and pool offer amenities such as a handicap chair lift and full lockers to put your personal items and showers. Maintenance costs have been high due to the age and condition of the pools and associated equipment, and the main pool had to be closed for a number of months. This project will fully renovate and upgrade the pools along with associated amenities.



### History, Status, or Impact if Delayed

Increased maintenance costs and potential for additional closures to avoid safety or liability issues.

### General Plan Goals/Policies

Policy GM.4.1, Goal CS.1, Goal CS.9, Policy CS.9.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design		\$ 30,000				\$ 30,000	
Construction	\$ 90,000	\$ 250,000				\$ 340,000	
Contingency	\$ 10,000	\$ 20,000				\$ 30,000	
<b>TOTAL USES</b>	<b>\$ 100,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	
<b>SOURCE(S)</b>							
276 - Growth Impact Fees	\$ 100,000	\$ 300,000				\$ 400,000	
<b>TOTAL FUNDS</b>	<b>\$ 100,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	

## FA2501 - ZERO-EMISSION VEHICLE AND EV CHARGING INFRASTRUCTURE

Functional Area :		Project Origin :				Priority Score :	
Type of CIP		Budget	Unappropriated Subsequent Years				Project Estimate FY 2025 - 2030
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	Year 1 FY 2025-26	Year 2 FY 2026-27	Year 3 FY 2027-28	Year 4 FY 2028-29	Year 5 FY 2029-30	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 670,000	\$ 400,000	\$ -	\$ -	\$ -	\$ 1,070,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2027		

### Description

In August 2024, City Council adopted the City’s Climate Action and Adaptation Plan (CAAP) to achieve carbon neutrality by 2045, in alignment with the State’s Senate Bill 32 and Assembly Bill 1279. Pinole’s community-wide and municipal greenhouse gas (GHG) inventories identified the transportation sector as the largest source of emissions, accounting for 50% of the total GHG emissions. In December 2024, the City’s Community Development Department submitted to the Metropolitan Transportation Commission (MTC) an application requesting \$952,000 in grant funds in addition to a required 11% local match (\$118,000) for a total Project cost of 1,070,000 for accelerating zero-emission vehicle adoption and expanding the EV charging infrastructure in alignment with the Pinole’s CAAP goals.



### History, Status, or Impact if Delayed

The CAAP recommends installation of 267 level 2 chargers by 2030 and 323 level 2 chargers by 2045, increasing passenger zero-emission vehicles (ZEV) use to 33% by 2030, increasing commercial zero-emission vehicle (ZEV) use to 25% by 2030, and electrifying or otherwise decarbonizing 30% of the municipal vehicle fleet by 2026.

### General Plan Goals/Policies

2024 Climate Action and Adaptation Plan

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ 120,000					\$ 120,000
Construction	\$ 500,000	\$ 370,000				\$ 870,000
Contingency	\$ 50,000	\$ 30,000				\$ 80,000
<b>TOTAL USES</b>	<b>\$ 670,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,070,000</b>
<b>SOURCE(S)</b>						
106 - Measure S 2014	\$ 75,000	\$ 43,000				\$ 118,000
215 - Grant: Climate Implementation Grant - M	\$ 595,000	\$ 357,000				\$ 952,000
<b>TOTAL FUNDS</b>	<b>\$ 670,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,070,000</b>

## FA2401 - TINY TOTS FLOORING AND PAINTING

<b>Functional Area :</b> Facilities		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 42	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

Pinole Tiny Tots interior and exterior facility maintenance including flooring and painting. Replacement of existing carpeted areas in the main room with new carpet or carpet tiles and replacement of existing vinyl linoleum with a waterproof plank vinyl in the snack area and craft/play areas. Exterior siding, eaves, and trim repairs and painting. Interior office, main room, kitchen, and restrooms painting.



### History, Status, or Impact if Delayed

The current carpeting and vinyl linoleum flooring are in need of replacement. The carpeted areas are worn and also contain many raised areas that create a tripping hazard. The current exterior and interior paint is from approximately 20 years ago and shows discoloration, fading, chipping, and weathering.

### General Plan Goals/Policies

Goal CS.1, Policy CS.1.1; Goal CS.3, Policy CS.3.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction		\$ 250,000				\$ 250,000
Contingency						
<b>TOTAL USES</b>	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
<b>SOURCE(S)</b>						
276 - Growth Impact Fees		\$ 250,000				\$ 250,000
<b>TOTAL FUNDS</b>	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000

## FA2302 - PLUM ST. PARKING LOT IMPROVEMENTS

<b>Functional Area :</b> Facilities		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 12	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

To provide a secure parking area for Police vehicles in the Plum St. parking lot. The parking lot will remain open for the public. A portion of the parking lot, approximately 25 spaces will be secured with a chain-link fence with security gates for Police vehicles. The layout of the parking lot likely to be redesigned. In addition, bicycle parking will be provided to the public.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CS.2, Policy CS.2.6; Goal CE.5

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 20,000				\$ 20,000
Construction		\$ 180,000				\$ 180,000
Contingency		\$ 20,000				\$ 20,000
<b>TOTAL USES</b>	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
<b>SOURCE(S)</b>						
324 - Public Facilities Fund		\$ 220,000				\$ 220,000
<b>TOTAL FUNDS</b>	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000

## FA2301 - PUBLIC SAFETY BUILDING MODERNIZATION

<b>Functional Area :</b> Facilities		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 34	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ 150,000.00	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 650,000
<b>Project Start</b>	7/1/2024				<b>Estimated Completion</b> 6/30/2027		

### Description

To extend the useful life of the Public Safety building, there are several items that require attention including but not limited to replacement of the HVAC system, carpet, flooring, water heaters, light fixtures, fans, etc. In addition, the building requires painting (interior and exterior), and the locker rooms also require renovation.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CS.2, Policy CS.2.6, Goal CS.1, Policy CS.1.1, Policy SE.1.3

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 50,000				\$ 50,000
Construction		\$ 400,000				\$ 400,000
Contingency		\$ 50,000				\$ 50,000
<b>TOTAL USES</b>	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
<b>SOURCE(S)</b>						
106 - Measure S 2014		\$ 200,000				\$ 200,000
276 - Growth Impact Fees		\$ 300,000				\$ 300,000
<b>TOTAL FUNDS</b>	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000

## FA2202 - SENIOR CENTER MODERNIZATION

<b>Functional Area :</b> Facilities		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 37	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$185,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 335,000
<b>Project Start</b>	7/1/2024				<b>Estimated Completion</b> 6/30/2027		

### Description

This ongoing project includes a facilities condition assessment and design and construction of improvements to modernize the existing Senior Center building located at 2525 Charles Avenue. Work include upgrades to energy system, roof repairs, and interior renovations.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Policy CS.2.6, Goal CS.1, Policy CS.1.1, Policy SE.1.3

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction		\$ 130,000				\$ 130,000
Contingency		\$ 20,000				\$ 20,000
<b>TOTAL USES</b>	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
<b>SOURCE(S)</b>						
276 - Growth Impact Fees		\$ 150,000				\$ 150,000
<b>TOTAL FUNDS</b>	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000

## FA1901 - SENIOR CENTER AUXILIARY PARKING LOT

<b>Functional Area :</b> Facilities		<b>Project Origin :</b> Fowler Lot Re-Use Committee				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ 126,655.00	\$ -	\$ -	\$ -	\$ 1,050,000.00	\$ 500,000.00	\$ 1,676,655
<b>Project Start</b>	7/1/2024				<b>Estimated Completion</b> 6/30/2030		

### Description

On February 2, 2021 City Council adopted Resolution 2021-07 and awarded a contract to a consultant for the preliminary engineering and design for the parking lot. The parking lot will be designed to be a multi-benefit project that includes pavement structural section, striping, lighting, bicycle parking, electric vehicle charging stations, stormwater capture and retention, and drought tolerant landscaping. The final design will offer the maximum number of parking spaces while allowing access for both vehicles and pedestrians and include aesthetic design components. On June 7, 2022, City Council directed staff to incorporate the installation of a solar canopy and backup battery system at the site.



### History, Status, or Impact if Delayed

On April 16, 1990 City Council adopted Resolution 2380 authorizing the purchase of 2548 Charles Street. At the time of purchase, City Council determined that construction of a Senior Center was necessary, and that this property was needed to provide sufficient parking for the Center. The parcel is surrounded by municipal parking lots which serve the Senior Center and Old Town Pinole. The Fowler House tenants remained in the property till 2010 and many discussions took place to determine the best use of the property. It was determined that the house had asbestos and lead paint. On July 17, 2018, City Council adopted Resolution 2018-67 to create the Fowler Lot Re-use Committee to evaluate the reuse and redevelopment of the property. The Committee evaluated uses for the lot and determined the best use of the property is a parking lot. On October 16, 2018, the City Council adopted Resolution No. 2018-93 to approve a contract with a construction company to abate and demolish the Fowler house. The property demolition was completed on March 11, 2019. On July 21, 2020, City Council adopted Resolution 2020-68 to accept the final recommendation of the Committee.

### General Plan Goals/Policies

Goal CE.5, Goal CS.1, Policy GM.4.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design				\$ 100,000		\$ 100,000
Construction				\$ 870,000	\$ 450,000	\$ 1,320,000
Contingency				\$ 80,000	\$ 50,000	\$ 130,000
<b>TOTAL USES</b>	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 500,000	\$ 1,550,000
<b>SOURCE(S)</b>						
Unfunded				\$ 1,050,000	\$ 500,000	\$ 1,550,000
<b>TOTAL FUNDS</b>	\$ -	\$ -	\$ -	\$ 1,050,000	\$ 500,000	\$ 1,550,000

## FA1703 - CITY HALL MODERNIZATION

<b>Functional Area :</b> Facilities		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 35	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 400,000.00	\$ 300,000	\$ -	\$ -	\$ -	\$ 700,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2027		

### Description

Interior improvements and exterior painting to extend the life of the City Hall building and improve its functionality for staff and the public. Several items that require attention include but are not limited to the configuration of rooms, carpet, flooring, window coverings, light fixtures, improved service counters, improved exterior doors insulation and landing to prevent the rain from leaking inside the building, and addition of a lactation room. Interior and exterior surfaces require repainting as the paint system has reached the end of its useful life with fading, chipping paint, along with water and mildew damage. Exterior improvements will include replacement of the City seal and addition of a wall-mounted flagpole and multi-color lighting.



### History, Status, or Impact if Delayed

Exterior painting is necessary to maintain external protection from the environment.

### General Plan Goals/Policies

Policy CS.2.6, Goal CS.1, Policy CS.1.1, Policy SE.1.3

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design	\$ 30,000	\$ -				\$ 30,000	
Construction	\$ 340,000	\$ 270,000				\$ 610,000	
Contingency	\$ 30,000	\$ 30,000				\$ 60,000	
<b>TOTAL USES</b>	<b>\$ 400,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 700,000</b>	
<b>SOURCE(S)</b>							
276 - Growth Impact Fees	\$ 400,000					\$ 400,000	
106 - Measure S 2014		\$ 300,000				\$ 300,000	
<b>TOTAL FUNDS</b>	<b>\$ 400,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 700,000</b>	

## FA1702 - CITYWIDE ROOF REPAIRS AND REPLACEMENT

<b>Functional Area :</b> Facilities		<b>Project Origin :</b> End of Life Cycle				<b>Priority Score :</b> 43	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 600,000	\$ 400,000	\$ -	\$ -	\$ 1,000,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2028		

### Description

Roof repairs and replacement at City facilities including the Public Safety Building, City Hall, and Water Pollution Control Plant. In October 2022, City staff received quotes for the rehabilitation of the roofs; it was determined that the Public Safety building roof needs immediate replacement.



### History, Status, or Impact if Delayed

In 2015, comprehensive visual roof inspections were completed by a contractor on various City owned facilities. The purpose of the inspection was to identify the extent, if any, of moisture intrusion into the existing roof assemblies, document observed roof system deficiencies, determine the overall condition of the existing roof systems and to estimate the service life of the in-place roof assemblies.

### General Plan Goals/Policies

Policy GM.4.1, Goal CS.1, Goal CS.9, Policy CS.9.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design		\$ 60,000				\$ 60,000	
Construction		\$ 490,000	\$ 350,000			\$ 840,000	
Contingency		\$ 50,000	\$ 50,000			\$ 100,000	
<b>TOTAL USES</b>	<b>\$ -</b>	<b>\$ 600,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	
<b>SOURCE(S)</b>							
324 - Public Facilities Fund		\$ 362,000	\$ 400,000			\$ 762,000	
276 - Growth Impact Fees		\$ 238,000				\$ 238,000	
<b>TOTAL FUNDS</b>	<b>\$ -</b>	<b>\$ 600,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	

**PA2501 - IMPROVEMENTS TO CITY PARKS**

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 200,000	\$ 200,000	\$ 220,000	\$ 220,000	\$ 250,000	\$ 1,090,000
<b>Project Start</b>	7/1/2025					<b>Estimated Completion</b> 6/30/2030	

**Description**

This annual project is intended to implement upgrades to the City’s parks and fields such as the replacement of restrooms with ones that are equipped with fire retardant roofs and durable, fire-resistant building materials. Other potential upgrades would cover lighting, playground equipment, shaded structures, furnishings, installation of welcome kiosk and wayfinding signs, enhancing landscaping, public art, and paving trails. Identified improvements will be based on community input and aim to beautify the City’s parks and enhance safety, health and quality of life.



**History, Status, or Impact if Delayed**

Reduce maintenance costs, and improve quality of parks and amenities.

**General Plan Goals/Policies**

Goal CS.2, Goal CS.3, Policy CS 2.6 & 3.1, Policy GM.4.1

**Summary of Capital Cost**

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Construction	\$ 160,000	\$ 160,000	\$ 180,000	\$ 180,000	\$ 200,000	\$ 880,000
Contingency	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 30,000	\$ 110,000
<b>TOTAL USES</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 220,000</b>	<b>\$ 220,000</b>	<b>\$ 250,000</b>	<b>\$ 1,090,000</b>
<b>SOURCE(S)</b>						
276 - Growth Impact Fees	\$ 200,000	\$ 200,000	\$ 220,000	\$ 220,000	\$ 250,000	\$ 1,090,000
<b>TOTAL FUNDS</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 220,000</b>	<b>\$ 220,000</b>	<b>\$ 250,000</b>	<b>\$ 1,090,000</b>

**PA2402 - MURAL PRESERVATION**

<b>Functional Area :</b> Parks		<b>Project Origin :</b> Council Request				<b>Priority Score :</b> 27	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

**Description**

Preservation and enhancement of murals in the City, community participation will be sought as applicable.



**History, Status, or Impact if Delayed**

**General Plan Goals/Policies**

Goal CC.1, Policy CC.1.3; Goal CC.5, Policy CC.5.1

**Summary of Capital Cost**

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction		\$ 100,000				\$ 100,000
Contingency						
<b>TOTAL USES</b>	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
SOURCE(S)						
106 - Measure S 2014		\$ 100,000				\$ 100,000
<b>TOTAL FUNDS</b>	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000

## PA2401 - FERNANDEZ PARK IMPROVEMENTS

<b>Functional Area :</b> Parks		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 24	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ 20,000.00	\$ -	\$ 480,000	\$ 400,000	\$ -	\$ -	\$ 900,000
<b>Project Start</b>	7/1/2024				<b>Estimated Completion</b> 6/30/2028		

### Description

Renovations to the baseball field to decrease water and energy usage in addition to infrastructure improvements to increase accessibility and safety.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CS.1, Policy CS.1.1, Policy CS.1.3; Goal CS.3, Policy CS.3.1; Goal CS.9, Policy CS.9.1, Goal SE.4, Policy SE.4.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 70,000				\$ 70,000
Construction		\$ 360,000	\$ 360,000			\$ 720,000
Contingency		\$ 50,000	\$ 40,000			\$ 90,000
<b>TOTAL USES</b>	\$ -	\$ 480,000	\$ 400,000	\$ -	\$ -	\$ 880,000
<b>SOURCE(S)</b>						
276 - Growth Impact Fees		\$ 480,000	\$ 400,000			\$ 880,000
<b>TOTAL FUNDS</b>	\$ -	\$ 480,000	\$ 400,000	\$ -	\$ -	\$ 880,000

## PA2202 - SKATEPARK REHABILITATION

<b>Functional Area :</b> Parks		<b>Project Origin :</b> Council Request				<b>Priority Score :</b> 34	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

The ramps at the skatepark have settled and need to be replaced, the construction of a retaining wall may be needed.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CS.2, Goal CS.3, Policy CS 2.6 & 3.1, Policy GM.4.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 10,000				\$ 10,000
Construction		\$ 160,000				\$ 160,000
Contingency		\$ 30,000				\$ 30,000
<b>TOTAL USES</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>
<b>SOURCE(S)</b>						
106 - Measure S 2014		\$ 200,000				\$ 200,000
<b>TOTAL FUNDS</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>

## PA1901 - PINOLE VALLEY PARK SOCCER FIELD REHABILITATION

<b>Functional Area :</b> Parks		<b>Project Origin :</b> Council Request				<b>Priority Score :</b> 33	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2026		

### Description

There are two soccer fields at Pinole Valley Park which are utilized on an annual basis, the Wright Avenue Soccer Field at the southerly end, and Savage Avenue Soccer Field at the northern end. Both fields are heavily used by soccer leagues and the general public. The Savage Avenue Soccer Field requires substantial rehabilitation which includes: upgrading the irrigation system and ongoing turf maintenance. Turf maintenance includes mowing, fertilizing, aeration, overseeding, and topdressing.



### History, Status, or Impact if Delayed

This project has been delayed pending the development of a Park Master Plan (CIP Project# SS2401).

### General Plan Goals/Policies

Goal CS.1, Goal CS.3, Policy CS 3.1, Policy GM.4.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction	\$ 230,000					\$ 230,000
Contingency	\$ 20,000					\$ 20,000
<b>TOTAL USES</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
<b>SOURCE(S)</b>						
276 - Growth Impact Fees	\$ 250,000					\$ 250,000
<b>TOTAL FUNDS</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>

## SS2501 - REPLACEMENT OF BLOWERS AT THE TREATMENT PLANT

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ 280,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2026		

### Description

This project will replace two blowers at the treatment plant. The existing treatment plant blowers are obsolete. The blower manufacturer (Aerzen) has notified the City that certain components are no longer available for purchase as replacement parts. In order to avoid equipment downtime, the blowers will be replaced in advance of needing the replacement parts that are no longer available.



### History, Status, or Impact if Delayed

The existing blower is outdated and replacement parts are no longer available, which could adversely impact operations if disabled.

### General Plan Goals/Policies

Policy GM.4.1, Goal CS.6, Policy CS.6.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction	\$ 250,000					\$ 250,000
Contingency	\$ 30,000					\$ 30,000
<b>TOTAL USES</b>	<b>\$ 280,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 280,000</b>
<b>SOURCE(S)</b>						
500 - Sewer Enterprise Fund	\$ 280,000					\$ 280,000
<b>TOTAL FUNDS</b>	<b>\$ 280,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 280,000</b>

## SS2407 - PRIVATE SEWER LATERAL PROGRAM

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

Revolving fund to complete private sewer lateral improvements under a reimbursement agreement with residents.



### History, Status, or Impact if Delayed

This program will support the City's sewer collection system and treatment plant regulatory compliance through a reduction in flows from infiltration and inflow (I&I). I&I reduction will reduce treatment costs and may reduce the scope of or need for future capacity improvements.

### General Plan Goals/Policies

Goals HS.2, Policy HS.2.5; Goal HS.7, Policy HS.7.6; Goal CC.2, Policy CC.2.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction	\$ 150,000					\$ 150,000
Contingency						
<b>TOTAL USES</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>SOURCE(S)</b>						
500 - Sewer Enterprise Fund	\$ 150,000					\$ 150,000
<b>TOTAL FUNDS</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>

## SS2406 - WPCP SOLAR AND BATTERY

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> Master Plan				<b>Priority Score :</b> 56	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>		\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
<b>Project Start</b>	7/1/2026					<b>Estimated Completion</b> 6/30/2027	

### Description

Planning and design for renewable solar energy generation and battery storage project at the Water Pollution Control Plant (WPCP). Install three (3) photovoltaic (PV) arrays with a total PV capacity of 496 kW: a carport array (50-kW), a ground-mount PV array in the public park area to the southwest of the WPCP (175-kW), and a ground-mount PV array along the northeast perimeter of the WPCP, adjacent to the public pathway that runs along the canal (271-kW). Install a 575 kWh capacity battery energy storage system (BESS), controls, and a 450-kW diesel generator.



### History, Status, or Impact if Delayed

In 2024, Tetra Tech prepared an Energy Conservation, Generation, and Storage Assessment study for City facilities which included: 1) evaluation of energy conservation, energy generation, energy storage, and electric vehicle measures and 2) a renewable microgrid analysis to determine the technical and economic feasibility of installing new renewable energy generation systems and battery storage at the Water Pollution Control Plant (WPCP). Recommendations included addition of photovoltaic (PV) panel arrays at three different locations, a battery energy storage system (BESS) and generator. Construction costs will be estimated during the final design, and will be budgeted in the following fiscal years.

### General Plan Goals/Policies

Goal CS.6, Policy CS.6.1; Goal SE.3, Policy SE.1.3; Goal CS.7, Policy CS.7.1; Goal GM.4, Policy GM.4.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning		\$ 40,000				\$ 40,000
Design		\$ 210,000				\$ 210,000
Construction						
Contingency						
<b>TOTAL USES</b>	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
SOURCE(S)						
500 - Sewer Enterprise Fund		\$ 250,000	\$ -	\$ -		\$ 250,000
<b>TOTAL FUNDS</b>	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000

## SS2405 - LOWER TENNENT TRUNK SEWER CAPACITY

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> Master Plan				<b>Priority Score :</b> 59	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>		\$ -	\$ -	\$ 170,000	\$ 3,880,000.00	\$ -	\$ 4,050,000
<b>Project Start</b>	7/1/2027					<b>Estimated Completion</b> 6/30/2029	

### Description

Tennent-1 improvements as identified in the Sanitary Sewer Collection System Master Plan. This project includes the replacement of approximately 130 feet of 24-inch diameter pipeline, 1,250 feet of 30-inch diameter pipeline, and 10 feet of 36-inch diameter pipeline along Tennent Avenue and inside of the Water Pollution Control Plant (WPCP) with 1,390 feet of 36-inch to 42-inch diameter pipeline.



### History, Status, or Impact if Delayed

The Sanitary Sewer Collection System Master plan identified capacity deficiencies which result in surcharging of the gravity sewer and cause sanitary sewer overflows (SSO's) during modeled peak wet weather flow (PWWF) conditions.

### General Plan Goals/Policies

Goal CS.6, Policy CS.6.1; Goal GM.4, Policy GM.4.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design			\$ 170,000	\$ 170,000		\$ 340,000	
Construction				\$ 3,370,000		\$ 3,370,000	
Contingency				\$ 340,000		\$ 340,000	
<b>TOTAL USES</b>	\$ -	\$ -	\$ 170,000	\$ 3,880,000	\$ -	\$ 4,050,000	
<b>SOURCE(S)</b>							
500 - Sewer Enterprise Fund			\$ 170,000	\$ 3,880,000		\$ 4,050,000	
<b>TOTAL FUNDS</b>	\$ -	\$ -	\$ 170,000	\$ 3,880,000	\$ -	\$ 4,050,000	

## SS2404 - WPCP BOILER REPLACEMENT

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> End of Life Cycle				<b>Priority Score :</b> 57	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Renovation <input type="checkbox"/> Land/Row Acq. Required <input type="checkbox"/> Rehabilitation		<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<b>Estimated Expenditures to-date</b>		\$ -	\$ -	\$ 660,000	\$ -	\$ -	\$ 660,000
<b>Project Start</b>	7/1/2027					<b>Estimated Completion</b> 6/30/2028	

### Description

This project includes replacement of the anaerobic digester process boilers at the WPCP.



### History, Status, or Impact if Delayed

The anaerobic digestion process at the WPCP includes hot water boilers to heat water for use in the digester sludge heat exchanger. Two 40 HP Natural Gas Scotch Boilers, manufactured by Hurst Boiler & Welding Co., Inc. were installed in 2006 during the Anaerobic Digester Improvements project.

### General Plan Goals/Policies

Goal CS.1, Goal CS.6, Policy CS.6.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction			\$ 600,000			\$ 600,000
Contingency			\$ 60,000			\$ 60,000
<b>TOTAL USES</b>	\$ -	\$ -	\$ 660,000	\$ -	\$ -	\$ 660,000
SOURCE(S)						
500 - Sewer Enterprise Fund			\$ 660,000			\$ 660,000
<b>TOTAL FUNDS</b>	\$ -	\$ -	\$ 660,000	\$ -	\$ -	\$ 660,000

## SS2403 - WPCP CENTRIFUGE REPLACEMENT

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> End of Life Cycle				<b>Priority Score :</b> 57	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Renovation <input type="checkbox"/> Land/Row Acq. Required <input type="checkbox"/> Rehabilitation		<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<b>Estimated Expenditures to-date</b>		\$ -	\$ -	\$ -	\$ 990,000.00	\$ -	\$ 990,000
<b>Project Start</b>	7/1/2028					<b>Estimated Completion</b> 6/30/2029	

### Description

This project includes replacement of a dewatering centrifuge at the WPCP.



### History, Status, or Impact if Delayed

The solids handling process at the WPCP includes solids dewatering using centrifuges. One of two centrifuges at the WPCP was originally installed in 2006 and reused and relocated to the Solids Handling Building during the plant upgrades completed in 2019. The centrifuge is an Alfa Laval, Aldec G2-95 unit.

### General Plan Goals/Policies

Goal CS.1, Goal CS.6, Policy CS.6.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction				\$ 900,000		\$ 900,000
Contingency				\$ 90,000		\$ 90,000
<b>TOTAL USES</b>	\$ -	\$ -	\$ -	\$ 990,000	\$ -	\$ 990,000
<b>SOURCE(S)</b>						
500 - Sewer Enterprise Fund				\$ 990,000		\$ 990,000
<b>TOTAL FUNDS</b>	\$ -	\$ -	\$ -	\$ 990,000	\$ -	\$ 990,000

## SS2402 - PINON-2 SEWER CAPACITY

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> Master Plan				<b>Priority Score :</b> 59	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ -	\$ -	\$ 125,000.00	\$ 2,835,000.00	\$ 2,960,000
<b>Project Start</b>	7/1/2028				<b>Estimated Completion</b> 6/30/2030		

### Description

Pinon-2 improvements as identified in the Sanitary Sewer Collection System Master Plan. This project includes the replacement of approximately 820 feet of 6-inch to 10-inch diameter pipeline along San Pablo Avenue, 680 feet of 8-inch to 10-inch diameter pipeline along Pinon Avenue, 890 feet of 6-inch to 8-inch diameter pipeline along Appian Way, 290 feet of 6-inch diameter pipeline along Meadow Avenue, and 290 feet of 6-inch diameter pipeline between Meadow Avenue and San Pablo Avenue with 2,970 feet of 10-inch to 15-inch diameter pipelines.



### History, Status, or Impact if Delayed

The Sanitary Sewer Collection System Master plan identified capacity deficiencies which result in surcharging of the gravity sewer and cause sanitary sewer overflows (SSO's) during modeled peak wet weather flow (PWWF) conditions.

### General Plan Goals/Policies

Goal CS.6, Policy CS.6.1; Goal GM.4, Policy GM.4.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design				\$ 125,000	\$ 125,000	\$ 250,000
Construction					\$ 2,460,000	\$ 2,460,000
Contingency					\$ 250,000	\$ 250,000
<b>TOTAL USES</b>	\$ -	\$ -	\$ -	\$ 125,000	\$ 2,835,000	\$ 2,960,000
<b>SOURCE(S)</b>						
500 - Sewer Enterprise Fund				\$ 125,000	\$ 2,835,000	\$ 2,960,000
<b>TOTAL FUNDS</b>	\$ -	\$ -	\$ -	\$ 125,000	\$ 2,835,000	\$ 2,960,000

## SS2203 - EFFLUENT OUTFALL

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> Regulatory Requirement				<b>Priority Score :</b> 52	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 650,000.00	\$ 1,350,000	\$ 1,150,000	\$ -	\$ -	\$ 3,150,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2028		

### Description

The Effluent Outfall project is intended to reduce pressure in the effluent pipe during extreme storm events. Effluent pumping capacity of the treatment plant is limited by the capacity of the pipe size at the effluent outfall in Rodeo. Increasing the pipe size at the Effluent Outfall Eductor Station will increase the wet weather effluent pumping capacity and increase the lifespan of the effluent pipe by reducing the pressure in the line during storm events. This project requires coordination with Rodeo.



### History, Status, or Impact if Delayed

The RWQCB recently adopted a 40% reduction in nitrogen discharge limits for the San Francisco Bay Region. Options to meet the future permit limits will be evaluated.

### General Plan Goals/Policies

Goal CS.6, Policy CS.6.1; Goal HS.2, Policy HS.2.5; Goal OS.1, Policy OS.1.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design	\$ 350,000					\$ 350,000	
Construction	\$ 250,000	\$ 1,200,000	\$ 1,000,000			\$ 2,450,000	
Contingency	\$ 50,000	\$ 150,000	\$ 150,000			\$ 350,000	
<b>TOTAL USES</b>	<b>\$ 650,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,150,000</b>	
<b>SOURCE(S)</b>							
500 - Sewer Enterprise Fund	\$ 650,000	\$ 1,350,000	\$ 1,150,000			\$ 3,150,000	
<b>TOTAL FUNDS</b>	<b>\$ 650,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,150,000</b>	

## SS2101 - SECONDARY CLARIFIER REHABILITATION

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> End of Life Cycle				<b>Priority Score :</b> 46	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 425,000.00	\$ -	\$ -	\$ -	\$ -	\$ 425,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2026		

### Description

The Water Pollution Control Plant (WPCP) has five secondary clarifiers which slow the flow to allow the microorganisms and other solids to settle to the bottom of the clarifier where they can be returned to aeration tanks to continue treating waste.



### History, Status, or Impact if Delayed

Secondary Clarifiers 1 and 2 (SC1 and SC 2) were constructed in the early 1970s and are peripheral feed clarifiers. Secondary Clarifiers 3 and 4 (SC 3 and SC 4) were constructed in the early 1980s and are center feed clarifiers. Secondary Clarifier 5 (SC 5) was constructed in early 2000 and is a center feed, flocculator clarifier. In the first quarter of FY 2022-23, a preliminary inspection of the center column of the SC 5 was completed to examine the current condition and determine the scope of work for rehabilitation. In the second quarter of FY 2022-23, it was determined that SC 3 & SC 4 also require rehabilitation. Previously, this project was titled, "Secondary Clarifier - Center Column Rehabilitation" which only focused on the rehabilitation work required for SC 5.

### General Plan Goals/Policies

Goal CS.1, Goal CS.6, Policy CS.6.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Design						
Construction SC 5	\$ 315,000					\$ 315,000
Construction SC 3, SC 4	\$ 67,500					\$ 67,500
Contingency	\$ 42,500					\$ 42,500
<b>TOTAL USES</b>	<b>\$ 425,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425,000</b>
SOURCE(S)						
500 - Sewer Enterprise Fund	\$ 425,000					\$ 425,000
<b>TOTAL FUNDS</b>	<b>\$ 425,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425,000</b>

## SS2002 - WATER POLLUTION CONTROL PLAN LAB REMODEL

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> Regulatory Requirement				<b>Priority Score :</b> 49		
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>					<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>		
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation							
<input type="checkbox"/> Land/Row Acq. Required								
<input type="checkbox"/> Rehabilitation								
<b>Estimated Expenditures to-date</b>	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ 150,000	
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2026			

### Description

The California Environmental Laboratory Accreditation Program (ELAP) is responsible for accrediting environmental testing labs including the Pinole - Hercules WPCP. The 2019 ELAP inspection results indicated the lab apparatus, countertops, and the fume hood are past their useful life and recommended replacement.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Policy GM.4.1, Goal CS.1, Policy CS.2.6

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design	\$ 20,000					\$ 20,000	
Construction	\$ 100,000					\$ 100,000	
Contingency	\$ 30,000					\$ 30,000	
<b>TOTAL USES</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>	
<b>SOURCE(S)</b>							
500 - Sewer Enterprise Fund	\$ 150,000					\$ 150,000	
<b>TOTAL FUNDS</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>	

## SS1702 - SEWER PUMP STATION REHABILITATION

<b>Functional Area :</b> Sanitary Sewer		<b>Project Origin :</b> End of Life Cycle				<b>Priority Score :</b> 50	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 850,000.00	\$ 3,950,000	\$ 2,500,000	\$ -	\$ -	\$ 7,300,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2028		

### Description

The City owns and operates two lift stations to convey flow from low lying areas to high elevations where the flow continues by gravity to the wastewater treatment plant. Both pump stations have reached the end of their useful life and need to be rehabilitated. The two pump stations are located on San Pablo Ave. and Hazel St. In FY 2019/20, this project was renamed to include both pump stations. Previously, this project was titled, "Hazel Street Sewer Pump Rehabilitation." This project also includes the San Pablo Lift Station Force Main, approximately 640 feet of existing 6-inch will be replaced with 8-inch diameter force main.



### History, Status, or Impact if Delayed

The City recently completed a Sanitary Sewer Master Plan. In the first fiscal year of construction, the Hazel Street Lift Station will be replaced, followed by the replacement of the San Pablo Ave. Lift Station. The Hazel Street Lift Station will be replaced in coordination with RO2301.

### General Plan Goals/Policies

Policy GM.4.1, Goal CS.6, Policy CS.6.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning	\$ 100,000					\$ 100,000
Design	\$ 250,000	\$ 100,000				\$ 350,000
Construction	\$ 500,000	\$ 3,500,000	\$ 2,300,000			\$ 6,300,000
Contingency		\$ 350,000	\$ 200,000			\$ 550,000
<b>TOTAL USES</b>	<b>\$ 850,000</b>	<b>\$ 3,950,000</b>	<b>\$ 2,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,300,000</b>
SOURCE(S)						
500 - Sewer Enterprise Fund	\$ 850,000	\$ 3,950,000	\$ 2,500,000			\$ 7,300,000
<b>TOTAL FUNDS</b>	<b>\$ 850,000</b>	<b>\$ 3,950,000</b>	<b>\$ 2,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,300,000</b>

## SW2501 - STORMWATER UPGRADE & TRASH CAPTURE

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Land/Row Acq. Required <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Expansion <input type="checkbox"/> Renovation	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 150,000	\$ 150,000	\$ 120,000	\$ 100,000	\$ 100,000	\$ 620,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

On April 7, 2015, the State Water Resources Control Board (SWRCB) adopted the Statewide Trash Provisions which address the impacts trash has on the beneficial uses of surface waters. The Trash Provisions establish a statewide water quality objective for trash and a prohibition of trash discharge. The City is required to demonstrate full compliance with the Trash Provisions by 2030, with preliminary milestones of 35% by 2026 and 70% by 2028. The City will complete this project as required under the State- Issued Trash Amendments and NPDES Permit. The tasks necessary to achieve compliance will include design, installation, and long-term maintenance of full trash capture devices.



### History, Status, or Impact if Delayed

This project is needed to meet requirements or be potentially subjected to penalties.

### General Plan Goals/Policies

Goal CS.7, Policy CS.7.1; Goals OS.1, Policy OS.1.2; Goal CC.2, Policy CC.2.2

### Summary of Capital Cost

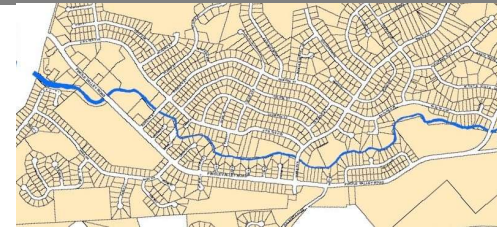
USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Construction	\$ 120,000	\$ 120,000	\$ 100,000	\$ 80,000	\$ 80,000	\$ 500,000
Contingency	\$ 20,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 70,000
<b>TOTAL USES</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 120,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 620,000</b>
<b>SOURCE(S)</b>						
106 - Measure S 2014	\$ 150,000	\$ 150,000	\$ 120,000	\$ 100,000	\$ 100,000	\$ 620,000
<b>TOTAL FUNDS</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 120,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 620,000</b>

## SW2401 - STORM DRAIN CREEK DISCHARGE IMPROVEMENTS

<b>Functional Area :</b> Stormwater		<b>Project Origin :</b> End of Life Cycle				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 120,000.00	\$ 150,000	\$ 150,000	\$ 150,000.00	\$ 150,000.00	\$ 720,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

Condition assessments have identified a number of storm drain pipelines that are structurally deteriorated and failing where they discharge into Pinole Creek. A systematic rehabilitation or replacement of failing storm drain infrastructure will be prioritized as part of the Storm Drain Master Plan.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CS.7, Policy CS.7.1; Goals OS.1, Policy OS.1.2; Goal CC.2, Policy CC.2.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 90,000
Construction	\$ 100,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 580,000
Contingency	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>TOTAL USES</b>	<b>\$ 120,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 720,000</b>
<b>SOURCE(S)</b>						
106 - Measure S 2014	\$ 120,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 720,000
<b>TOTAL FUNDS</b>	<b>\$ 120,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 720,000</b>

## SW2001 - ROBLE ROAD STORM DRAINAGE IMPROVEMENTS

<b>Functional Area :</b> Stormwater		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 33	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

The existing system appears to have capacity issues at Roble Ave. and Encina Ave. that warrant review and upgrade. This project will assess the collection system for capacity and hydraulic profile and upgrade the system as necessary.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies


Policy GM.4.1, Goal CS.7, Policy CS.7.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction		\$ 730,000				\$ 730,000
Contingency		\$ 70,000				\$ 70,000
<b>TOTAL USES</b>	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
<b>SOURCE(S)</b>						
106 - Measure S 2014		\$ 800,000				\$ 800,000
<b>TOTAL FUNDS</b>	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000

## RO2508 - ADA TRANSITION PLAN UPDATE

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2026		

<b>Description</b>	
<p>This is to update the City of Pinole 2004 ADA Transition Plan for Public Improvements. A number of updates to the guidelines and standards for the construction of new and the upgrading of existing public improvements have been issued by a number of federal and state agencies since 2004, thereby resulting in the need for updating the City's Plan. It should also be noted that locations of deficiencies and associated cost of improvements as described in the Transition Plan are outdated.</p>	

**History, Status, or Impact if Delayed**

Staff has been implementing public improvements based on the most up-to-date federal and state standards plans and specifications, which is sometimes inconsistent with the City's Transition Plan.

**General Plan Goals/Policies**

Goal CE.4, Policy CE.4.5; Goal SE.8, Policy SE.8.7; Goal CE.1, Policy CE.1.4; Goal CE.3, Policy CE.3.2; Goal CS.2, Policy CS.2.6; Goal CS.10, Policy CS 10.2; Goal H.3, Policy H.3.1; Goal GM.3, Policy GM.3.7; Goal HS.6, Policy HS.6.1

Summary of Capital Cost						
USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning	\$ 250,000					\$ 250,000
Design						
Construction						
Contingency						
<b>TOTAL USES</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
SOURCE(S)						
325 - City Street Improvements	\$ 250,000					\$ 250,000
<b>TOTAL FUNDS</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>

## RO2506 - TRAFFIC CALMING PROGRAM

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 850,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

Following to the City's Traffic Calming Policy and its future update, this project will fund the installation of physical traffic calming devices to reduce or eliminate the negative effects of auto traffic on residential streets. This can be achieved by causing drivers to reduce their driving speeds or to use alternative major corridors through the use of engineering solutions and the installation of physical devices. These devices could include driver feedback signs, curb extensions, speed cushions, and roundabouts. Traffic calming plans are developed based on data collection and analysis, as well as community outreach and consultation to alleviate neighborhood traffic concerns and community safety issues.



### History, Status, or Impact if Delayed

Reflect communities needs in street design and enhance safety conditions, which in turn reduce the need for traffic enforcement,

### General Plan Goals/Policies

Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design	\$ 30,000	\$ 30,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000	
Construction	\$ 150,000	\$ 150,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 660,000	
Contingency	\$ 20,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 70,000	
<b>TOTAL USES</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 850,000</b>	
<b>SOURCE(S)</b>							
325 - City Street Improvements	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 850,000	
<b>TOTAL FUNDS</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 850,000</b>	

## RO2505 - SAFE ROUTES TO SCHOOLS

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 350,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2030		

### Description

The purpose of this annual Safe Routes to School (SR2S) project is to provide minor capital improvements to enhance the safety of pedestrians and bicyclists on public roads in school areas. In coordination with the City's TAPS and the School District, staff will address safety concerns and develop strategies to encourage the use of alternative modes of transportation in the vicinity of schools. SR2S improvements may include enhancements to pavement markings, regulatory and advisory signs, installation of traffic control devices such as Rectangular Rapid Flashing Beacon (RRFB), and minor concrete improvements.



### History, Status, or Impact if Delayed

Addressing community concerns in a timely manner, thereby enhancing the sense of safety and increasing walking and cycling.

### General Plan Goals/Policies

Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

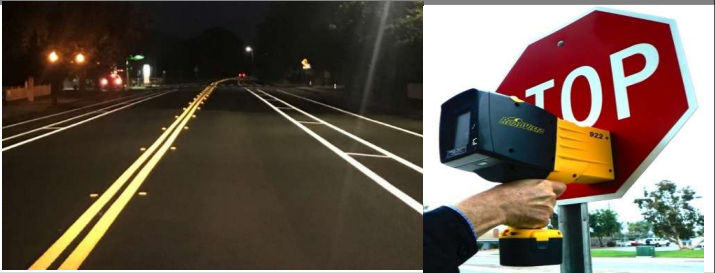
USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 10,000	\$ 10,000	\$ 10,000		\$ 30,000
Construction		\$ 80,000	\$ 80,000	\$ 80,000	\$ 50,000	\$ 290,000
Contingency		\$ 10,000	\$ 10,000	\$ 10,000		\$ 30,000
<b>TOTAL USES</b>	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 350,000
<b>SOURCE(S)</b>						
325 - City Street Improvements		\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 350,000
<b>TOTAL FUNDS</b>	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 350,000

**RO2504 - PAVEMENT MARKING AND SIGNAGE UPGRADES**

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
<b>Project Start</b>	7/1/2025					<b>Estimated Completion</b> 6/30/2030	

**Description**

Per the California Manual on Uniform Traffic Control Devices (MUTCD), local governments are required to maintain a minimum level of retro-reflectivity for longitudinal pavement markings and for signs. These standards promote safety while providing sufficient flexibility for agencies to choose a maintenance method that best matches their specific conditions. The purpose of this annual project is to upgrade and refresh existing pavement markings and replace damaged signs as needed throughout the City per the requirements set forth by the California Department of Transportation (Caltrans). It is recommended that this type of project be continued on an annual basis because the retro-reflectivity of pavement markings and signage degrade over time and can pose a safety hazard for road users.



**History, Status, or Impact if Delayed**

Not meeting requirements and potential increase in maintenance and replacement costs.

**General Plan Goals/Policies**

Goal CE.3, Policy CE.3.2; Policy GM.3.3, Goal CS.10, Policy CS 10.2; Goal CE.7; Goal SE.8, Policy SE.8.7

**Summary of Capital Cost**

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design							
Construction	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
Contingency							
<b>TOTAL USES</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 500,000</b>	
<b>SOURCE(S)</b>							
325 - City Street Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	
<b>TOTAL FUNDS</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 500,000</b>	

## RO2503 - CITY STREETLIGHTS UPGRADE

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 250,000	\$ 250,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,100,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

This annual project will implement upgrades to City owned streetlights (currently within Pinole 523 streetlights owned by the City, and 902 streetlights owned by PG&E) and install new streetlights in areas where the streetlights do not meet standards for spacing and illumination. Adequate neighborhood street lighting improves safety by improving nighttime visibility and provides sidewalk and road users with an increased sense of security. Street lighting can also provide a sense of place and a more pleasing environment in residential and commercial areas, such as the addition of string lighting on San Pablo Avenue City's downtown area.



### History, Status, or Impact if Delayed

Adverse impacts on sense of safety and security, and increased City costs for maintenance and replacement.

### General Plan Goals/Policies

Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Construction	\$ 220,000	\$ 220,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 980,000
Contingency	\$ 20,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 70,000
<b>TOTAL USES</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 1,100,000</b>
<b>SOURCE(S)</b>						
377 - Arterial Streets Rehabilitation	\$ 250,000	\$ 250,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,100,000
<b>TOTAL FUNDS</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 1,100,000</b>

## RO2502 - PINOLE SIGNALS UPGRADE

<b>Functional Area :</b>		<b>Project Origin :</b>				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 900,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

The purpose of this project is to assess the consistency of the City's traffic signal equipment and make improvements to City-owned signals such as through the installation of video detection, accessible pedestrian signal devices, upgrade of controller and cabinet, upgrade of software, battery back-up system and/or establishment of designated left-turn phasing.

Having consistent signal equipment at all City signalized intersections will save on maintenance costs and provide the best operational efficiency and safety for our residents. Key improvements will be made in coordination with the City's Traffic and Pedestrian Safety Commission (TAPS). This annual program is not intended to design and construct new signals due to the high costs associated with a new installation. New signal installation will typically be accompanied by a new development as a project mitigation, or as an individual City CIP subject to meeting signal warrants.



### History, Status, or Impact if Delayed

Delayed upgrades increase the cost of maintenance and cost of capital improvements.

### General Plan Goals/Policies

Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget		Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ 80,000	
Construction	\$ 150,000	\$ 150,000	\$ 150,000	\$ 120,000	\$ 120,000	\$ 690,000	
Contingency	\$ 30,000	\$ 30,000	\$ 30,000	\$ 20,000	\$ 20,000	\$ 130,000	
<b>TOTAL USES</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 900,000</b>	
<b>SOURCE(S)</b>							
377 - Arterial Streets Rehabilitation	\$ 200,000	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 900,000	
<b>TOTAL FUNDS</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 900,000</b>	

## RO2501 - ACCESSIBILITY IMPROVEMENTS PROJECT

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 49	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>		\$ 150,000.00	\$ 150,000	\$ 150,000	\$ 150,000.00	\$ 150,000.00	\$ 750,000
<b>Project Start</b>	7/1/2025					<b>Estimated Completion</b> 6/30/2030	

### Description

Title II of the Americans with Disability Act (ADA) requires local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps. To allow people with disabilities to cross streets safely, local governments must provide curb ramps at pedestrian crossings and at public transportation stops where walkways intersect with a vertical curb. To comply with ADA requirements, the curb ramps provided must meet specific standards for width, slope, cross slope, placement, and other features. Per ADA standards, all streets constructed after January 26, 1992 must provide curb ramps in compliance with ADA standards. In addition, any street that was constructed prior to 1992, but was altered after 1992, must also provide ADA-compliant curb ramps. The purpose of this project is to upgrade existing pedestrian curb ramps and to install new pedestrian curb ramps at high priority areas and locations with high levels of pedestrian activity. All upgraded and new pedestrian curb ramps will be compliant with the ADA requirements.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CE.4, Policy CE.4.5; Goal SE.8, Policy SE.8.7; Goal CE.1, Policy CE.1.4; Goal CE.3, Policy CE.3.2; Goal CS.2, Policy CS.2.6; Goal CS.10, Policy CS 10.2; Goal H.3, Policy H.3.1; Goal GM.3, Policy GM.3.7; Goal HS.6, Policy HS.6.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design							
Construction	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 675,000	
Contingency	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	
<b>TOTAL USES</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 750,000</b>	
<b>SOURCE(S)</b>							
325 - City Street Improvements	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000	
<b>TOTAL FUNDS</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 750,000</b>	

## RO2404 - CROSSWALK TENNENT AVE AT PRUNE ST

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Council Request				<b>Priority Score :</b> 65	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

Assessment of the intersections control and establishment of crosswalks (high visibility) at the intersections of Tennent Ave at Prune St. It should be noted that safety conditions citywide will be evaluated as part of a proposed development of a Local Roads Safety Plan.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CS.10, Policy CS.10.2; Goal SE.8, Policy SE.8.8; Goal HS.6, Policy HS.6.1; Goal CE.4; Goal CS.2, Policy CS.2.6

### Summary of Capital Cost

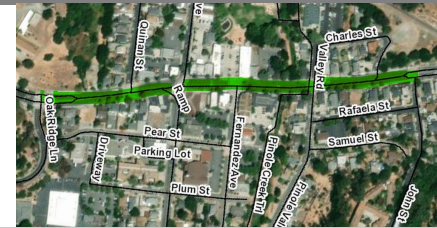
USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 5,000				\$ 5,000
Construction		\$ 45,000				\$ 45,000
Contingency						
<b>TOTAL USES</b>	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
<b>SOURCE(S)</b>						
106 - Measure S 2014		\$ 50,000				\$ 50,000
<b>TOTAL FUNDS</b>	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000

## RO2403 - OLD TOWN TRAFFIC CALMING

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Council Request				<b>Priority Score :</b> 58	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures To-Date</b>	\$ -	\$ -	\$ 570,000	\$ -	\$ -	\$ -	\$ 570,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

Assess feasibility of and alternatives for, and design and construct traffic calming measures on San Pablo Avenue between John St and Oak Ridge Rd.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal GM.2, Policy GM.3.3, Policy GM.3.7; Goal SE.8, Policy SE.8.7; Goal CE.1, Policy CE.1.4; Goal CE.3, Policy CE.3.2; Goal CE.4, Policy CE.4.5; Goal CE.5; Goal CS.10, Policy CS.10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning		\$ 20,000				\$ 20,000
Design		\$ 35,000				\$ 35,000
Construction		\$ 465,000				\$ 465,000
Contingency		\$ 50,000				\$ 50,000
<b>TOTAL USES</b>	\$ -	\$ 570,000	\$ -	\$ -	\$ -	\$ 570,000
SOURCE(S)						
325 - City Street Improvements		\$ 55,000				\$ 55,000
Unfunded		\$ 515,000				\$ 515,000
<b>TOTAL FUNDS</b>	\$ -	\$ 570,000	\$ -	\$ -	\$ -	\$ 570,000

## RO2402 - SIDEWALK REHABILITATION PROGRAM

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 49	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>		\$ 200,000.00	\$ 200,000	\$ 200,000	\$ 200,000.00	\$ 200,000.00	\$ 1,000,000
<b>Project Start</b>	7/1/2025					<b>Estimated Completion</b> 6/30/2030	

### Description

According to the California Streets and Highway Code, the owner of a property fronting a public street must maintain the sidewalk, curb and gutter, and park strip area in a condition that will not endanger persons or property or interfere with the convenient use of the area. Purpose of this annual program is to assist property owners in maintaining the sidewalks in a safe manner. In doing so, the program assists residents in maintaining the condition of walkways for which they have maintenance responsibility.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CE.4, Policy CE.4.5; Goal SE.8, Policy SE.8.7; Goal CE.1, Policy CE.1.4; Goal CE.3, Policy CE.3.2; Goal CS.2, Policy CS.2.6; Goal CS.10, Policy CS 10.2; Goal H.3, Policy H.3.1; Goal GM.3, Policy GM.3.7; Goal HS.6, Policy HS.6.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
Construction	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 900,000
Contingency	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
<b>TOTAL USES</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 1,000,000</b>
<b>SOURCE(S)</b>						
325 - City Street Improvements	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
<b>TOTAL FUNDS</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 1,000,000</b>

## RO2401 - ROAD MAINTENANCE REPAIRS

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 69	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 350,000.00	\$ 350,000	\$ 350,000	\$ 350,000.00	\$ 350,000.00	\$ 1,750,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

Road repair and rehabilitation at various locations. The primary focus of this project is dig out repairs on major arterials and collectors.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Goal CE.3, Policy CE.3.2; Policy GM.3.3, Goal CS.10, Policy CS 10.2; Goal CE.7; Goal SE.8, Policy SE.8.7

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ -					
Construction	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 1,600,000
Contingency	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
<b>TOTAL USES</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 1,750,000</b>
<b>SOURCE(S)</b>						
105 - Measure S 2006	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,750,000
<b>TOTAL FUNDS</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 1,750,000</b>

## RO2303 - PINOLE SMART SIGNALS

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 33	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

The Smart Signals project will develop, manage, and implement ITS initiatives that improve the safety and efficiency of multimodal mobility, maximize highway and arterial system throughput, and improve operational efficiency, safety, and reduce environmental impact throughout Contra Costa County. Contra Costa Transportation Authority is the project lead and will coordinate the project throughout the county. Twelve traffic signals have been identified as candidates for the Smart Signals project. These signals are located on Pinole arterial roadways (Appian Way & San Pablo Avenue).



### History, Status, or Impact if Delayed

Deployment of the Smart Signals Project is expected to result in operational and safety improvements for all modes of transportation, such as decrease in travel time and total delay, reduction in number of stops and secondary accidents, reduction of fuel consumption and greenhouse gas emissions, and reduction of response time for emergency vehicles. The initial cost estimate of construction is \$1,499,829 of which CCTA will receive \$1,345,527 in OBAG funds. The City's match requirement of \$154,302 was paid in FY 2023/24. A contingency is budgeted for potential obligations for changes in construction that may be requested by the City.

### General Plan Goals/Policies

Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design						
Construction						
Contingency		\$ 100,000				\$ 100,000
<b>TOTAL USES</b>	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
<b>SOURCE(S)</b>						
276 - Growth Impact Fees		\$ 100,000				\$ 100,000
<b>TOTAL FUNDS</b>	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000

## RO2302 - SAFETY IMPROVEMENTS ON ARTERIAL ROADWAYS

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 38	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ 350,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2026		

### Description

This project will install pedestrian crossing enhancements at three mid-block crossings on arterial roadways. The enhancements include continental markings, median refuge islands, advanced stop bars and Rectangular Rapid Flash Beacons. The three mid-block crossings are: San Pablo Ave. & Third Ave.; San Pablo Ave. & Quinan St.; and Pinole Valley Road & Savage Ave.



### History, Status, or Impact if Delayed

Funding for improvements was secured through Cycle 11 HSIP grant funds.

### General Plan Goals/Policies

Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design	\$ 30,000					\$ 30,000
Construction	\$ 280,000					\$ 280,000
Contingency	\$ 40,000					\$ 40,000
<b>TOTAL USES</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>
<b>SOURCE(S)</b>						
215 - Grant: HSIP	\$ 239,040					\$ 239,040
377 - Arterial Streets Rehabilitation	\$ 110,960					\$ 110,960
<b>TOTAL FUNDS</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>

## RO2301 - ROAD REHABILITATION

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Pavement Management Program				<b>Priority Score :</b> 34	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ 3,250,000.00	\$ 5,000,000	\$ 5,000,000	\$ 3,750,000.00	\$ 3,000,000.00	\$ 20,000,000
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2030		

### Description

Based on the most current P-TAP report and field inspections, various segments will be recommended annually for rehabilitation. The purpose of this annual program is to rehabilitate and maintain the City's pavement condition. This project will prolong the lifespan of the current pavement and prevent further deterioration and reduction in the Pavement Condition Index (PCI – a numerical rating system from 0/complete failure to 100/excellent condition). Depending on the assessed PCI and type of deficiencies, this project will include preventive measures such as crack sealing, slurry seal, micro-surfacing, and cape seal for pavement in fair to good condition. Restoration measures such as grind and overlay, dig-outs, and cold-in-place recycling for pavement in fair to poor condition. Rehabilitation/Reconstruction measures to remove and replace pavement in poor to failed condition.



### History, Status, or Impact if Delayed

Continued deterioration of pavement conditions on the various road types, thereby resulting in higher maintenance and reconstruction costs.

### General Plan Goals/Policies

Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design	\$ 100,000	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 800,000	
Construction	\$ 3,000,000	\$ 4,600,000	\$ 4,600,000	\$ 3,450,000	\$ 2,700,000	\$ 18,350,000	
Contingency	\$ 150,000	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 850,000	
<b>TOTAL USES</b>	<b>\$ 3,250,000</b>	<b>\$ 5,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 3,750,000</b>	<b>\$ 3,000,000</b>	<b>\$ 20,000,000</b>	
<b>SOURCE(S)</b>							
215 - Measure J	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 250,000	\$ 2,500,000	
200 - Gas Tax	\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,500,000	
Potential Vehicle Impact Fee	\$ 1,000,000					\$ 1,000,000	
Potential Debt Financing		\$ 4,000,000	\$ 4,000,000	\$ 2,750,000	\$ 2,250,000	\$ 13,000,000	
<b>TOTAL FUNDS</b>	<b>\$ 3,250,000</b>	<b>\$ 5,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 3,750,000</b>	<b>\$ 3,000,000</b>	<b>\$ 20,000,000</b>	

## RO2102 - TENNENT AVE REHABILITATION

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Pavement Management Program				<b>Priority Score :</b> 43	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input checked="" type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ 37,805.00	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 787,805
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027		

### Description

The construction impacts from the WPCP upgrade project resulted in pavement deterioration. This project will rehabilitate Tennent Ave. from San Pablo Ave. to WPCP. In February 2021, the City selected a consultant to complete the preliminary engineering for this project.



### History, Status, or Impact if Delayed

In preparation of this project, the City retained a consultant to perform internal CCTV on this section of roadway. The inspection was completed in early 2021. Coordinating collection system improvements with street resurfacing projects ensures that sewer improvements are made prior to the resurfacing so that manholes and valve covers may be properly realigned, and repairs and replacements are made in a cost-effective manner. This also avoids cutting and patching recently paved streets. The City of Hercules will reimburse \$86,430 for this project. In addition, this project is being coordinated with RO1902 for efficient implementation.

### General Plan Goals/Policies

Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 50,000				\$ 50,000
Construction		\$ 650,000				\$ 650,000
Contingency		\$ 50,000				\$ 50,000
<b>TOTAL USES</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 750,000</b>
<b>SOURCE(S)</b>						
200 - Gas Tax		\$ 380,000				\$ 380,000
500 - Sewer Enterprise Fund		\$ 100,000				\$ 100,000
325 - City Street Improvements		\$ 270,000				\$ 270,000
<b>TOTAL FUNDS</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 750,000</b>

## RO1902 - PEDESTRIAN IMPROVEMENTS AT TENNENT AVE. NEAR RXR

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b> 50	
<b>Type of CIP</b>		<b>Budget</b>		<b>Unappropriated Subsequent Years</b>			<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ 55,300.00	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 1,555,300
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2028		

### Description

In 2018, the East Bay Regional Park District completed a trail link to connect Pinole Shores Regional Shoreline to Bayfront Park trail. There remains a small gap on Tennent Ave. from Bayfront Park to Railroad Ave. Improvements to Tennent Ave. at the Railroad Crossing will facilitate safe movement of bicycles and pedestrians. Since project inception, the scope of work has evolved to include improvements that would maximize parking on Railroad Avenue for park users. In February 2021, the City selected a consultant to complete the preliminary engineering for this project.



### History, Status, or Impact if Delayed

WCCTAC held its STMP Call for Projects in 2018 which committed \$100k in funding for preliminary engineering from the 2006 STMP program for this project. City staff also submitted an OBAG 3 application in July 2022 to compete for funding for this project. If awarded, the City will need a match of \$345k.

### General Plan Goals/Policies

Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 80,000				\$ 80,000
Construction		\$ 600,000	\$ 650,000			\$ 1,250,000
Contingency		\$ 70,000	\$ 100,000			\$ 170,000
<b>TOTAL USES</b>	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 1,500,000
<b>SOURCE(S)</b>						
325 - Grant: STMP Fees		\$ 70,000	\$ 80,000			\$ 150,000
215 - Grant: OBAG		\$ 650,000	\$ 370,000			\$ 1,020,000
106 - Measure S 2014		\$ 30,000	\$ 300,000			\$ 330,000
<b>TOTAL FUNDS</b>	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 1,500,000

## RO1710 - SAN PABLO AVENUE BRIDGE OVER BNSF RAILROAD

<b>Functional Area :</b> Streets & Roads		<b>Project Origin :</b> End of Life Cycle				<b>Priority Score :</b> 55	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ 1,169,005.00	\$ <b>2,090,449.00</b>	\$ <b>2,200,000</b>	\$ <b>27,018,000</b>	\$ -	\$ -	\$ <b>32,477,454</b>
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2027		

### Description

The San Pablo Avenue bridge over the Burlington Northern Santa Fe Railroad is an integral part of the area's transportation network. The age and condition assessment of the bridge supports replacement. The City was approved for initial funding from the Caltrans Highway Bridge Program (HBP). In February 2020, the City awarded a contract to a consultant for preliminary engineering (PE) to advance the project. The PE will be completed in two phases due to funding limitations. Completion of preliminary design is necessary to develop a final cost estimate for the project. Unfunded portions of this project appear in the Unfunded list.



### History, Status, or Impact if Delayed

The total budget identified to complete the PE exceeds the amount of funding Caltrans committed to the project of the State's share in the current HBP. In October 2022, a draft type selection report was submitted to Caltrans for review. This report is the first step to request additional funding allocations from the Caltrans HBP to complete the PS&E phase and construction phase of the project.

### General Plan Goals/Policies

Policy CS.3.3, Goal H.3, Policy H.3.1, Goal CE.3, Goal CE. 7, Policy CE.7.3, Goal CS.10.

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Project Management	\$ 200,000	\$ 200,000	\$ 1,150,000			\$ 1,550,000	
Planning & Design & R-O-W	\$ 1,790,449	\$ 1,900,000				\$ 3,690,449	
Construction	-		\$ 25,868,000			\$ 25,868,000	
Contingency	\$ 100,000	\$ 100,000				\$ 200,000	
<b>TOTAL USES</b>	\$ <b>2,090,449</b>	\$ <b>2,200,000</b>	\$ <b>27,018,000</b>	\$ -	\$ -	\$ <b>31,308,449</b>	
SOURCE(S)							
325 - Grant: HBP	\$ 1,351,590	\$ 1,600,000	\$ 23,919,035			\$ 26,870,625	
325 - Grant: STMP Fees	\$ 597,417	\$ 500,000	\$ 400,000			\$ 1,497,417	
215 - Grant: TLC	\$ 41,442					\$ 41,442	
106 - Measure S 2014	\$ 100,000	\$ 100,000	\$ 198,965			\$ 398,965	
Expected to be grant funded			\$ 2,500,000			\$ 2,500,000	
<b>TOTAL FUNDS</b>	\$ <b>2,090,449</b>	\$ <b>2,200,000</b>	\$ <b>27,018,000</b>	\$ -	\$ -	\$ <b>31,308,449</b>	

## IN2301 - FACILITIES & REAL ESTATE MASTER PLAN

<b>Functional Area :</b> Infrastructure Assessment		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b>		
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>	
<input type="checkbox"/>	New	<input type="checkbox"/>	Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>		<b>Year 4 FY 2028-29</b>
<input type="checkbox"/>	Replacement	<input type="checkbox"/>	Renovation					
<input type="checkbox"/>	Land/Row Acq. Required							
<input type="checkbox"/>	Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	
<b>Project Start</b>	7/1/2027				<b>Estimated Completion</b> 6/30/2028			

### Description

The facilities master plan will serve as a roadmap for achieving identified strategic objectives to improve service delivery and utilization of real estate and facility assets. The masterplan will serve to aid decision-making on capital improvements for a defined list of City owned facilities and provide information on potential major maintenance needs (e.g., repairs vs. replace) as applicable.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning			\$ 150,000			\$ 150,000
Design						
Construction						
Contingency						
<b>TOTAL USES</b>	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
<b>SOURCE(S)</b>						
106 - Measure S 2014			\$ 150,000			\$ 150,000
<b>TOTAL FUNDS</b>	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000

## IN2105 - APPIAN WAY COMPLETE STREETS

<b>Functional Area :</b> Infrastructure Assessment		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b>		
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>					<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>		
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation							
<input type="checkbox"/> Land/Row Acq. Required								
<input type="checkbox"/> Rehabilitation								
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027			

### Description

Completion of preliminary engineering and design to provide continuous sidewalks and bike lanes along Appian Way beginning from unincorporated El Sobrante to about 1500 lineal feet north of the City limit within Pinole. In December 2021, City Council approved a Cooperative Funding Agreement with WCCTAC to receive STMP funds to complete preliminary design for this project.



### History, Status, or Impact if Delayed

This project will connect with the Contra Costa County's project to provide continuous sidewalks and bike lanes along Appian Way from San Pablo Dam Rd. in unincorporated El Sobrante. This project will involve coordination with Contra Costa County. The construction phase of this project is unfunded and appears in the Unfunded and Unprogrammed list.

### General Plan Goals/Policies

Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

### Summary of Capital Cost

USE(S)	Budget	Projected Budget					Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030	
Planning							
Design		\$ 100,000				\$ 100,000	
Construction							
Contingency							
<b>TOTAL USES</b>	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	
<b>SOURCE(S)</b>							
325 - Grant: STMP Fees		\$ 100,000				\$ 100,000	
<b>TOTAL FUNDS</b>	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	

## IN2103 - RECYCLED WATER FEASIBILITY

<b>Functional Area :</b> Infrastructure Assessment		<b>Project Origin :</b> Council Request				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Land/Row Acq. Required <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Expansion <input type="checkbox"/> Renovation	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<b>Estimated Expenditures to-date</b>	\$ 15,152.25	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -	\$ 95,152
<b>Project Start</b>	7/1/2025				<b>Estimated Completion</b> 6/30/2026		

### Description

A feasibility study will allow the City to plan and phase the construction of future recycled water distribution system infrastructure. The study will identify potential recycled water customers, evaluate the quantity, quality, and recycled water distribution system options to address the needs of potential users in surrounding areas, seek opportunities to phase the construction of a recycled water delivery system, and develop planning-level cost options for the phased system.



### History, Status, or Impact if Delayed

Recycled water delays or eliminates the need to construct more potable water facilities, sustains the economy with increased water supply reliability, protects the environment, safeguards investments in parks and landscaping with drought proof or drought resistant water supply, and contributes to a green and healthy environment. In 2019, East Bay Municipal Utility District (EBMUD) prepared an Updated Recycled Water Plan which considered the potential for potable reuse in EBMUD's water service area. The development of a new recycled water supply for the Phillips 66 refinery in Rodeo using effluent from the Pinole-Hercules and Rodeo wastewater treatment plants was among the recommended non-potable reuse projects. This project is estimated to deliver up to 3.67 MGD of recycled water to the refinery for use in their boilers and cooling towers. The combined final disinfected effluent from both plants would be pumped at the Rodeo Pump Station to the refinery for treatment a new advanced recycled water treatment plan. This project was recommended by EBMUD because it would deliver a large amount of water to a single customer, with comparatively few pipelines required due to the short distance between the sources of wastewater and the Phillips 66 Refinery

### General Plan Goals/Policies

Policy OS.8.1, Policy OS.8.7, Goal SE.9, Policy SE.9.1, Policy SE.9.4

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning	\$ 80,000					\$ 80,000
Design						
Construction						
Contingency						
<b>TOTAL USES</b>	<b>\$ 80,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,000</b>
SOURCE(S)						
500 - Sewer Enterprise Fund	\$ 80,000					\$ 80,000
<b>TOTAL FUNDS</b>	<b>\$ 80,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,000</b>

## IN2101 - EMERGENCY POWER FOR CRITICAL FACILITIES

<b>Functional Area :</b> Infrastructure Assessment		<b>Project Origin :</b> Council Request				<b>Priority Score :</b>		
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>					<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>		
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation							
<input type="checkbox"/> Land/Row Acq. Required								
<input type="checkbox"/> Rehabilitation								
<b>Estimated Expenditures to-date</b>	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	
<b>Project Start</b>	7/1/2026				<b>Estimated Completion</b> 6/30/2027			

### Description

During severe natural hazard events, it is highly likely that utility power will not be available for an extended period of time. Critical facilities will need reliable sources of sustained electrical power to continue operations. This project will: 1) identify critical facilities in need of back-up power in coordination with an Emergency Operations Plan (EOP) , 2) assess power loads in each critical facility that requires back-up power, 3) determine the costs and technology options including solar battery storage, and 4) make any additional recommendations to Council before advancing to construction.



### History, Status, or Impact if Delayed

The Public Safety Building, Fire Station 74, and the Water Pollution Control Plant have stand by generators.

### General Plan Goals/Policies

Policy GM.4.1, Policy CS.2.6, Goal CS.9, Goal HS.4

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning						
Design		\$ 30,000				\$ 30,000
Construction						
Contingency		\$ 170,000				\$ 170,000
<b>TOTAL USES</b>	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
<b>SOURCE(S)</b>						
100 - General Fund		\$ 200,000				\$ 200,000
<b>TOTAL FUNDS</b>	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000

## IN1703 - STORM DRAIN MASTER PLAN

<b>Functional Area :</b> Infrastructure Assessment		<b>Project Origin :</b> Staff Recommendation				<b>Priority Score :</b>	
<b>Type of CIP</b>		<b>Budget</b>	<b>Unappropriated Subsequent Years</b>				<b>Project Estimate FY 2025 - 2030</b>
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion	<b>Year 1 FY 2025-26</b>	<b>Year 2 FY 2026-27</b>	<b>Year 3 FY 2027-28</b>	<b>Year 4 FY 2028-29</b>	<b>Year 5 FY 2029-30</b>	
<input type="checkbox"/> Replacement	<input type="checkbox"/> Renovation						
<input type="checkbox"/> Land/Row Acq. Required							
<input type="checkbox"/> Rehabilitation							
<b>Estimated Expenditures to-date</b>	\$ 117.46	\$ 275,000.00	\$ -	\$ -	\$ -	\$ -	\$ 275,117
<b>Project Start</b>	7/1/2024					<b>Estimated Completion</b> 6/30/2026	

### Description

Preparation of a storm drain master plan will provide an analysis of the existing collection system. The plan will identify system deficiencies related to capacity, functionality, and permit compliance. The plan can serve to guide future budget allocations for improvements to the system.



### History, Status, or Impact if Delayed

### General Plan Goals/Policies

Policy GM.4.1, Policy CS.7.1

### Summary of Capital Cost

USE(S)	Budget	Projected Budget				Project Estimate
	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2025 - 2030
Planning	\$ 275,000					\$ 275,000
Design						
Construction						
Contingency						
<b>TOTAL USES</b>	<b>\$ 275,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 275,000</b>
SOURCE(S)						
106 - Measure S 2014	\$ 125,000					\$ 125,000
500 - Sewer Enterprise Fund	\$ 150,000					\$ 150,000
<b>TOTAL FUNDS</b>	<b>\$ 275,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 275,000</b>

## Goals and Policies

### Community Character Element

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

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

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

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

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

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

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

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

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

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

### Growth Management Element

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

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

GOAL GM.3 Efficient Transportation. Support land use patterns that make efficient use of the transportation system and enhance public safety.

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

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

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

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

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

### Land Use & Economic Development Element

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

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

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

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

GOAL LU.6 Protect and enhance the natural resources of the San Pablo Bay waterfront for the enjoyment of Pinole residents.

POLICY LU.6.3 Provide waterfront parks, pedestrian pathways and recreation areas that are safe, accessible, and attractive for public use.

### Housing Element

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

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

GOAL H.3 Provide Adequate Services and Facilities. Provide adequate services and facilities to meet the needs of the city's current and future population.

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

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

### Circulation Element

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

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

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

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

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

POLICY CE.3.2. Maintain roadway network at or above established LOS thresholds.

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

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

GOAL CE.5 Provide adequate parking and loading facilities while encouraging alternative means of transportation.

GOAL CE.7 Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycle and rides.

POLICY CE.7.1 Enhance the City's Bikeway network through the use of Class I, II, and III bikeways.

POLICY CE.7.3 Establish a network of multi-use paths to facilitate safe and direct off-street bicycle and pedestrian travel.

**Community Services and Facilities Element**

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

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

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

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

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

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

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

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

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

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

GOAL CS.7 Minimize flooding.

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

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

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

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

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

**Health and Safety Element**

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

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

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

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

GOAL HS.3 Minimize hazards of soil erosion, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability and seismic activity.

POLICY HS.3.5 Require proper handling, storage, disposal and cleanup of hazardous materials to prevent leakage, potential explosions, fires or the escape of harmful gases and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.

GOAL HS.4 Ensure that government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.

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

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

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

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

GOAL HS.7 Ensure that all new development meets or exceeds state and federal water quality standards.

POLICY HS.7.1 Support Regional, state and federal clean water programs.

POLICY HS.7.3 Reduce the transport of runoff and surface pollutants.

POLICY HS.7.6 Establish appropriate capital improvements and management programs to reduce wet weather sewer treatment demand and avoid discharge to the shallow water outfall.

**Natural Resources and Open Space Element**

GOAL OS.1 Ensure the preservation of natural resources by determining appropriate land use and compatibility with natural resources and open space.

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

**Sustainability Element**

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.3.1 Reduce greenhouse gas emissions from City operations and community sources by a minimum of 15 percent below current or baseline levels by the year 2020.

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.

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

GOAL SE.4 Optimize energy efficiency and renewable energy.

POLICY SE.4.2 Explore opportunities for City-wide expansion of Programs and Facilities related to energy efficiency and conservation.

GOAL SE.5 Achieve a solid waste diversion of 75% of the waste stream by 2020.

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 early 1990's.

POLICY SE 7.3 Support efforts to comprehensively address air quality issues through education, regulation, and innovation.

GOAL SE.8 Utilize transit options and reduce vehicle miles traveled and single-occupancy vehicle use.

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

POLICY SE.8.10 Support and promote the use of low- and zero-emissions vehicles, alternative fuels, and other measures to directly reduce emissions from motor vehicles.

**CITY OF PINOLE  
GENERAL PLAN CONSISTENCY MATRIX  
PROPOSED FY 2025-2026 – FY 2029-2030 CAPITAL IMPROVEMENT PLAN**

Project number acronyms are as follows:		The General Plan Element acronyms are as follows:
FA = Facilities PA = Parks SS = Sanitary Sewer SW = Stormwater RO = Streets & Roads IA = Infrastructure Assessments		CC = Circulation Element GM = Growth Management LU = Land Use and Economic Development H = Housing Element CS = Community Services and Facilities HS = Health and Safety OS = Natural Resources and Open Space Element SE = Sustainability Element
Represents projects scheduled in future years (FY 2025/26-FY 2028/29)		Appendix I of the Revised Proposed CIP (Attachment C) describes the applicable General Plan goals and policies.
Project #		Project Name
		General Plan Goals / Policies
FACILITIES		
FA2502	Upgrade of City Pools	Goal CS.1, Goal CS.9, Policy CS.9.1
FA2501	Zero Emission Vehicle and EV Charging Infrastructure	2024 Climate Action and Adaptation Plan. Goal CS.1, Goals HS.6, SE.3, SE.4, SE.7
FA2401	Tiny Tots Facility Improvements	Goal CS.1, Policy CS.1.1, Goal CS.3, Policy CS.3.1
FA2302	Plum St. Parking Lot Improvements	Policy CS.2.6
FA2301	Public Safety Building Modernization	Policy CS.2.6, Goal CS.1, Policy CS.1.1, Policy SE.1.3
FA2202	Senior Center Modernization	Policy CS.2.6, Goal CS.1, Policy CS.1.1, Policy SE.1.3
FA1901	Senior Center Auxiliary Parking Lot (formerly known as Fowler House lot reuse)	Goal CE.5, Goal CS.1, Policy GM.4.1
FA1703	City Hall Modernization (formerly known as Paint City Hall)	Policy CS.2.6, Goal CS.1, Policy CS.1.1, Policy SE.1.3
FA1702	Citywide Roof repairs and replacement	Policy GM.4.1, Goal CS.1, Goal CS.9, Policy CS.9.1

<b>Project #</b>	<b>Project Name</b>	<b>General Plan Goals / Policies</b>
<b>PARKS</b>		
PA2501	Improvements to City Parks	Goal CS.2, Goal CS.3, Policy CS 2.6 & 3.1, Policy GM.4.1
PA2402	Mural Preservation	Goal CC.1, Policy CC.1.3; Goal CC.5, Policy CC.5.1
PA2401	Fernandez Park Improvements	Goal CS.1, Policy CS.1.1, Policy CS.1.3; Goal CS.3, Policy CS.3.1; Goal CS.9, Policy CS.9.1, Goal SE.4, Policy SE.4.2
PA2202	Skatepark Rehabilitation	Goal CS.2, Goal CS.3, Policy CS 2.6 & 3.1, Policy GM.4.1
PA1901	Pinole Valley Soccer Field Rehabilitation	Goal CS.1, Goal CS.3, Policy CS 3.1, Policy GM.4.1
<b>SANITARY SEWER</b>		
SS2501	Replacement of Blowers at the Treatment Plant	Goal CS.1, CS.6, Policy CS.6.1
SS2407	Private Sewer Lateral Program	Goals HS.2, Policy HS.2.5; Goal HS.7, Policy HS.7.6; Goal CC.2, Policy CC.2.2
SS2406	WPCP Solar and Battery	Goal CS.6, Policy CS.6.1; Goal SE.3, Policy SE.1.3; Goal CS.7, Policy CS.7.1; Goal GM.4, Policy GM.4.1
SS2405	Lower Tennent Trunk Sewer Capacity	Goal CS.6, Policy CS.6.1; Goal GM.4, Policy GM.4.1
SS2404	WPCP Boiler Replacement	Goal CS.1, Goal CS.6, Policy CS.6.1
SS2403	WPCP Centrifuge Replacement	Goal CS.1, Goal CS.6, Policy CS.6.1
SS2402	Pinon-2 Sewer Capacity	Goal CS.6, Policy CS.6.1; Goal GM.4, Policy GM.4.1
SS2203	Effluent Outfall	Policy GM.4.1, Goal CS.6, Policy CS.6.1
SS2101	Secondary Clarifier Rehabilitation	Goal CS.1, Goal CS.6, Policy CS.6.1
SS2002	Water Pollution Control Plant Lab Remodel	Policy GM.4.1, Goal CS.1, Policy CS.2.6

<b>Project #</b>	<b>Project Name</b>	<b>General Plan Goals / Policies</b>
SS1702	Sewer Pump Stations Rehabilitation	Policy GM.4.1, Goal CS.6, Policy CS.6.1
<b>STORMWATER</b>		
SW2501	Stormwater System Upgrade and Trash Capture	Goal CS.7, Policy CS.7.1; Goals OS.1, Policy OS.1.2; Goal CC.2, Policy CC.2.2
SW2401	Storm Drain Creek Discharge Improvements	Goal CS.7, Policy CS.7.1; Goals OS.1, Policy OS.1.2; Goal CC.2, Policy CC.2.2
SW2001	Roble Road Drainage Improvements - Construction	Policy GM.4.1, Goal CS.7, Policy CS.7.1
<b>STREETS AND ROADS</b>		
RO2507	ADA Transition Plan Update	Goal CE.4, Policy GM.3.3, Policy GM.3.7
RO2506	Traffic Calming Program	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2505	Safe Routes to Schools	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2504	Pavement Markings and Signage Upgrade	Goal CE.3, Policy CE.3.2; Policy GM.3.3, Goal CS.10, Policy CS 10.2; Goal CE.7; Goal SE.8, Policy SE.8.7
RO2503	City Streetlights Upgrade	Goal CS.1, Goal CS.2, Goal CS.10. Policy CS10.2
RO2502	Pinole Signals Upgrade	Goal CS.1, Goal CS.2, Goal CS.10. Policy CS10.2
RO2501	Accessibility Improvements Project	Goal CE.4, Policy CE.4.5; Goal SE.8, Policy SE.8.7; Goal CE.1, Policy CE.1.4; Goal CE.3, Policy CE.3.2; Goal CS.2, Policy CS.2.6; Goal CS.10, Policy CS 10.2; Goal H.3, Policy H.3.1; Goal GM.3, Policy GM.3.7; Policy HS.6.1
RO2404	Crosswalk Tennent Avenue at Prune Street	Goal CS.10, Policy CS.10.2; Goal SE.8, Policy SE.8.8; Goal HS.6, Policy HS.6.1; Goal CE.4; Goal CS.2, Policy CS.2.6

Project #	Project Name	General Plan
		Goals / Policies
RO2403	Old Town Traffic Calming	Goal GM.2, Policy GM.3.3, Policy GM.3.7; Goal SE.8, Policy SE.8.7; Goal CE.1, Policy CE.1.4; Goal CE.3, Policy CE.3.2; Goal CE.4, Policy CE.4.5; Goal CE.5; Goal CS.10, Policy CS.10.2
RO2402	Sidewalk Rehabilitation Program	Goal CE.4, Policy CE.4.5; Goal SE.8, Policy SE.8.7; Goal CE.1, Policy CE.1.4; Goal CE.3, Policy CE.3.2; Goal CS.2, Policy CS.2.6; Goal CS.10, Policy CS 10.2; Goal H.3, Policy H.3.1; Goal GM.3, Policy GM.3.7; Goal HS.6, Policy HS.6.1
RO2401	Road Maintenance Repairs	Goal CE.3, Policy CE.3.2; Policy GM.3.3, Goal CS.10, Policy CS 10.2; Goal CE.7; Goal SE.8, Policy SE.8.7
RO2303	Pinole Smart Signals	Goal CS.10, Policy CS 10.2
RO2302	Safety Improvements on Arterial Roadways	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2301	Road Rehabilitation	Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO2102	Tennent Avenue Rehabilitation	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO1902	Pedestrian Improvements at Tennent near RxR	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2
RO1710	San Pablo Avenue Bridge over BNSF Railroad	Policy CS.3.3, Goal H.3, Policy H.3.1, Goal CE.3, Goal CE. 7, Policy CE.7.3, Goal CS.10.
<b>INFRASTRUCTURE ASSESSMENTS</b>		
IN2301	Facilities & Real Estate Master Plan	Goal CS.1, Policy CS.1.3, Policy CS.2, Policy CS.2.6
IN2103	Recycled Water Feasibility Study	Policy OS.8.1, Policy OS.8.7, Goal SE.9, Policy SE.9.1, Policy SE.9.4
IN2105	Appian Way Complete Streets	Policy CE.1.4, Policy CS.2.6, Policy CS.3.3, Policy H.3.1, Policy GM.3.3, Goal CE.3, Goal CS.10, Policy CS 10.2

Project #	Project Name	General Plan Goals / Policies
IN2101	Emergency Power for Critical Facilities	Policy GM.4.1, Policy CS.2.6, Goal CS.9, Goal HS.4
IN1703	Storm Drainage Master Plan	Policy GM.4.1, Policy CS.7.1