

Section 10

Implementing Program Priorities

10.1 Overview

The Pinole General Plan is built around preserving and enhancing residential neighborhoods, maintaining the community's character and environmental resources, and planning for the future use of remaining undeveloped or redeveloping properties so that they fulfill unmet needs. The implementing programs in the General Plan, as described in detail in each element, are intended to address these concerns.

The purpose of this section is to group General Plan implementation programs into priority categories. The program priorities identified in this portion of the General Plan will be evaluated as part of the General Plan's annual review. Modifications to the priorities will not require a General Plan Amendment. The following criteria will be used to establish Higher Priority programs:

- (1) Does it address an immediate health or safety need?
- (2) Is it a legal requirement, which must be fulfilled?
- (3) Does it respond to a pressing development issue?
- (4) Is it an ongoing normal responsibility of the City?
- (5) Is it a special project that has already been started?
- (6) Does the timeframe for the program require it to be implemented before another program action can be taken?
- (7) Is it a program that will keep the General Plan current?

The list of programs on the following pages recognize two other concerns: (1) There are limited staff and budget resources to undertake all of the programs listed immediately; and (2) there are some programs which may be desirable to implement the General Plan but they are of lesser immediate importance. Most of the programs identified in the General Plan will require follow-up action. Detailed standards, environmental impacts or administrative procedures concerning each program will be evaluated at that time

In contrast to the long-term outlook of the general plan, zoning focuses on the immediate uses of land. It is founded in the "police power" given to cities by the California Constitution. The following are excerpts are from Government Code Sections 65103 (band c), 65400 (b) and 65860 (a) regarding the City's responsibilities in implementing the General Plan and the consistency of Zoning with the General Plan:

"Implement the general plan through actions including, but not limited to, the administration c/specific plans and zoning and subdivision ordinances."

"Annually review the capital improvement program of the city or county and the local public works projects of other local agenda for their consistency with the general plan..."

"Provide an annual report to the legislative body on the status of the plan and progress in its implementation."

“A zoning ordinance shall be consistent with a city or county general plan only if (1) the city or county has adopted such a plan, and (ii) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan.”

10.2 Implementing Program Goals

IP1 GENERAL PLAN IMPLEMENTATION. The City will take an active leadership role in assuring the implementation of General Plan programs.

IP2 PUBLIC PARTICIPATION. Encourage public review and effective participation in all aspects of the planning process.

IP3 UP-TO-DATE PLANNING. Maintain and periodically revise and update the City’s General Plan to reflect current community goals and policies.

10.3 Implementation Priority Tables

The listing of program priorities on the following pages sets forth the City’s best effort for completing the actions described. Since this listing is a best effort situation, it may not be possible to start all of the programs within the prescribed time frame. The annual evaluation of the General Plan will review the programs and allow for updating of the tables based on current needs and funding availability. Current, ongoing implementing programs are listed first, followed by the highest priority programs.

Ongoing Responsibilities

Program Number and Name

LUIP-4	Pinole Redevelopment Agency
LUIP-5	Capital Improvement Program (CIP)
LUIP-6	Code Enforcement Program
LUIP-11	Other Agency Approvals
LUIP-17	Archaeological Resources
LUIP-18	Neighborhood Volunteers
LUIP-19	Neighborhood Mediation
LUIP-20	Neighborhood Meetings
LUIP-25	Community Reinvestment Act (CRA)
LUIP-31	Security of Commercial Centers
LUIP-32	Pinole Vista Development
LUIP-35	Waterfront Planning Coordination
CIP-1	Police Enforcement of Speeding
CIP-2	Traffic Safety
CIP-4	Measure C Requirements for Circulation
CIP-6	TDM Ordinance
CIP-7	Traffic Studies
CIP-8	Regional Traffic Impacts

CIP-9	Transportation Mitigation
CIP-10	(Roadway Improvements)
CIP-12	Traffic Levels
CIP-16	Coordinate with Transit Providers
CIP-20	Five-Year Street Maintenance Plan
CIP-24	Trails Dedication and Easements
CIP-26	Emergency Vehicle Access
CW-28	Title 24 Requirements for Trails
CIP-30	City Maintained Trails
HIP-3	Open Space Contributions (Housing)
HIP-4	New Housing Construction
HIP-5	Rehabilitation Loan Programs and Fair Housing Laws
HIP-6	Energy Conservation
HIP-7	Actions Related to Subsidized BMR Units
HIP-8	Prevention of Housing Discrimination
HIP-9	BMR Resale Regulations
HIP-10	BMX Rental Regulations
HIP-11	BMR Eligibility Guidelines
HIP-12	Mixed Use Housing Incentives
HIP-13	Redevelopment Agency (Housing)
HIP-14	Technical Assistance to Non-Profit Groups
HIP-15	Housing Set Aside Fund
HIF-16	Accessible Units for the Physically Disabled
HIP-17	Home Mortgage Finance Program
HIP-18	Affordable Housing Incentives and Regulations
HIP-19	Second Unit Ordinance
HIP-21	Community Development Block Grant Program
HIP-23	Housing for the Homeless
HIP-24	Rental Housing Assistance
OSIP-8	Scenic Easements
OSIP-14	Critical Public Views and Ridgelines
OSIP-15	Potential Park and Open Space Areas
OSIP-18	Open Space Preservation Actions
OSIP-20	Air Quality Strategies
OSIP-21	Water Quality Strategies
OSIP-22	Consultation on Fish and Wildlife Impacts
HSIP-1	Building Code Update
HSIP-2	Geologic, Flooding and Other Hazard Maps
HSIP-4	Hazardous Waste Management
HSIP-6	Use of Noise Standards
HSIP-8	State Noise Insulation Standards
GMIP-1	Measure C and Growth Management Initiatives
GMIP-3	Housing Element Programs
GMIP-5	Service Standards
GMIP-7	Growth Management Capital Projects

Higher Priority Programs

Program Number and Name

LUIP-2	Pinole Zoning Ordinance
LUIP-3	Grading and Subdivision Ordinances
LUIP-IC	Contra Costa County General Plan
LUIP-12	Design Review Guidelines and Procedures
LUIP-15	Historic Preservation Ordinance
LUIP-33	Redevelopment of Old Town Properties
LUIP-34	Community/Civic Center
LUIP-38	Closed School Sites (Zoning)
CIP-5	West County Action Plan
CIP-11	City Street Improvements
CIP-13	Downtown Traffic Study
CIP-14	City, Street and Highway Signage
CIP-17	BART Alignment Study
CIP-22	Update Parking Requirements
CIP-29	Bay Trail
HIP-1	Fair Share Housing
HIP-22	Old Town and San Pablo Avenue Housing
OSIP-1	Habitat Protection Ordinance
OSIP-9	Ridgeline Preservation Ordinance
OSIP-10	Landscape and Sound wall Design Standards
HSIP-3	Geotechnical Review Procedure
GMIP-2	Regional Development Mitigation Program
GMIP-6	Update Service Standards

Second Priority Programs

Program Number and Name

LUIP-7	Graffiti Control Program
LUIP-8	Comprehensive Fee Study
LUIP-9	Revenue Generation Study
LUIP-13	Hillside Development Guidelines
LUIP-14	Civic Beautification Programs
LUIP-22	Coordination with the Railroads
LUIP-23	Neighborhood Retail Centers
LUIP-25	Community Reinvestment Act (CRA)
LUIP-26	Commercial/Retail Rent Subsidies
LUIP-27	Marketing/Promotion Information
LUIP-29	Market and Trade Information
LUIP-30	Local Business Needs Studies
LUIP-39	Integrated Resource Recovery Facility
LUIP-40	Recycling Programs
LUIP-42	Sewer Line Inventory
LUIP-43	Library Service
LUIP-44	Child Care Needs
LUIP-45	EBMUD System Plans

LUIP-46	Water Conservation Techniques
LUIP-47	Water Reuse Ordinance
CIP-18	Regional Transportation Impact Fee
CIP-19	City Transportation Impact Fee
CIP-21	Parking District in Old Town
CIP-23	Trail Master Plan
CIP-25	Trails Acquisition and Development
CIP-27	Bicycle and Pedestrian Safety Education
CIP-31	Dumping of Solid Waste
CIP-32	Sound/Safety Barriers Along Appian Way
HIP-20	Repayment of Deferred Housing Set Aside Funds
OSIP-2	Riparian and Stream Restoration Programs
OSIP-3	Environmental Education Programs
OSIP-4	Open Space Management Plan
OSIP-5	Shoreline Corridor Overlay Zone
OSIP-6	Pinole Valley Park Master Plan
OSIP-7	Open Space/ Recreation Standards
OSIP-11	Street Tree Master Plan
OSIP-12	Signature Plantings
OSIP-13	Tree Preservation Ordinance
OSIP-16	Open Space Funding
OSIP-17	Park Dedication Fees
OSIP-19	Potential Open Space Acquisition Priorities
OSIP-23	City/Schools Joint Use Agreement
OSIP-24	Parks Facilities Plan
HSIP-5	Underground Pipeline Safety Ordinance
HSIP-7	Noise Ordinance
HSIP-11	Hazardous Materials Storage Tanks
HSIP-12	Hazardous Soils
GMIP-8	Growth Management Fees

Longer Term Programs; Programs Waiting for Special Funding; or “As Needed” Programs
Program Number and Name

LUIP-1	General Plan Land Uses
LUIP-16	Historic Building Receiving Area
LUIP-21	Environmentally Sensitive Sites
LUIP-24	Sale of City Property
LUIP-28	Start-Up Business Assistance
LUIP-36	Water-Oriented Use Study
LUIP-37	MonTaraBay Annexation Implementation
LUIP-41	Potential Odor Impacts
CIP-3	Galbreth and Rancho Road Street Connections
CIP-15	Local Shuttle Bus
HIP-2	Housing Element Update
HSIP-9	Transportation of Hazardous Materials
GMIP-4	Growth Management Element