

Section 3

Land Use and Economic Development Element

3.1 Introduction

The Land Use and Economic Development Element of the General Plan is a long-range guide to the development of all lands within the Pinole Planning Area. As with other parts of the General Plan, the overriding goal is to maintain the quality of life in Pinole, with access to high quality services and shopping.

While general land use designations are defined and mapped in the General Plan (see Appendix A and maps GP-5 and GP-6), the specific standards of development by use category must be established in an updated Zoning Ordinance which is consistent with the Land Use and Economic Development Element. This task will be completed following City Council adoption of the General Plan.

3.2 Land Use and Economic Development Element Requirements

A land use element has been required as part of local general plans since 1955. The element must establish a pattern for land use and set clear standards for the density of population and the intensity of development for each of the proposed land uses. Pinole's Land Use and Economic Development Element must also bring together many community development, natural environment and health and safety concerns into a comprehensive and coordinated statement of how these issues will be addressed. The citation below is from the California Government Code concerning land use element requirements.

“A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.”

3.3 Demographic Trends and Projections

To provide a context for evaluating growth and demographic trends that may affect the City, demographic data are summarized for the Bay Region, Contra Costa County, West County and the entire Pinole Planning Area. The Pinole Planning Area includes the City of Pinole and the unincorporated areas in the county to the east and south stretching to El Sobrante ridgeline, Pinole/Hercules ridgeline and the City of Richmond limits.

As shown below, between 1970 and 1990 the population in the City of Pinole increased 32%, from 13,266 to 17,460. By comparison, the population in the entire West Contra Costa County

area, which includes the cities of Pinole, El Cerrito, Hercules, Richmond and San Pablo and unincorporated areas, increased by 11%. The population in the entire nine county Bay Area region grew by 28% over the same period.

Increases in Population (1960-1990)

Jurisdiction or Area	1960	1970	1980	1990
Pinole	6,064	13,266	14,233	17,460
Hercules	310	252	5,963	16,892
Richmond	71,834	79,043	74,676	84,344
San Pablo	19,687	21,461	19,750	21,612
West County	170,163	188,602	184,151	212,600
Contra Costa County	409,030	555,803	656,380	803,732
Contra Costa County Department of Community Development				

Over the 1990 to 2010 time period, the population in the Bay Area is projected to grow another 25%. The population in Contra Costa County is projected to grow 37% over the same period. The tables on the next two pages show projections for population, jobs and households for Contra Costa County and the Pinole Planning Area.

The Pinole Planning Area is projected to grow over the next twenty years by 3,231 people - from 27,069 people in 1990 to 30,300 people in the year 2010 (a 12% increase). The number of households in the planning area is projected to increase about 14% by the year 2010 (from 9,473 to 10,840). Currently, the City comprises approximately 65% of the population and 68% of the housing units in the entire Pinole Planning Area. The average household size is projected to decrease slightly. The trend toward decreasing household size is due to increasing life expectancy, lower birth rate and more people Living alone.

Contra Costa County Jobs and Housing Projections

Category	1980	1990	2000	2010
Population	656,380	803,732	968,700	1,104,700
Households	241,534	300,288	358,800	414,020
Average Household Size	2.69	2.64	2.67	2.64
Employed Residents	307,476	409,351	482,400	565,000
Jobs	201,237	305,140	342,160	430,120
Employed Residents/Job	1.5/1	1.3/1	1.4/1	1.3/1
Source: Association of Bay Area Governments, 1994				

Pinole Planning Area Jobs and Housing Projections

Category	1980	1990	2000	2010
Population	24,334	27,069	29,000	30,300
Households	8,051	9,473	10,220	10,840
Average Household Size	3.02	2.86	2.83	2.79
Employed Residents	11,979	13,592	14,100	14,700
Jobs	3,448	5,020	6,070	6,460
Employed Residents/Job	3.5/1	2.7/1	2.3/1	2.3/1
Source: Association of Bay Area Governments, 1994				

The median age in Pinole is about the same as it is in West County and Contra Costa County. The median age in the Bay Area is projected to increase from 33.1 years in 1990 to 34.9 years by the year 2010, with the number of people age 65 or older increasing by 34%. The median age in Contra Costa County is projected to increase from 33.6 years in 1990 to 35.1 years in the year 2010, with the number of people age 65 or older increasing by 49%.

3.4 Land Use and Economic Development Goals

- LU1 **PROTECT COMMUNITY CHARACTER.** Preserve and enhance the natural resources, high quality residential neighborhoods and commercial areas, and the small-town (sent-rural) character of Pinole.
- LU2 **PLANNING COORDINATION.** Assure the City takes an active leadership role coordinating planning with its neighboring jurisdictions and other public agencies.
- LU3 **HISTORIC PRESERVATION AND COMMUNITY DESIGN.** Preserve the historic resources and ensure high quality site planning and design.
- LU4 **RESIDENTIAL NEIGHBORHOODS.** Preserve and strengthen the identity and quality of life of Pinole's residential neighborhoods.
- LU5 **ENVIRONMENTALLY SENSITIVE SITES.** Assure any development of environmentally sensitive sites protects important natural resources and recognizes hazard constraints.
- LU6 **WATERFRONT ENHANCEMENT.** Protect and enhance the natural resources of the San Pablo Bay waterfront for the enjoyment of Pinole residents.
- LU7 **ECONOMIC DEVELOPMENT.** Balance housing and employment opportunities to reduce trips in and out of the region and encourage commercial development which maintains and enhances the quality of the City's commercial areas, provides services for residents and broadens the tax base of the community to provide needed revenues for

public services.

LU8 **COMMERCIAL ACTIVITY AREAS.** Concentrate commercial development and mixed use activity areas so as to provide needed services and tax revenues while not detracting from the overall character of the community.

3.5 Land Use and Economic Development Policies

GOAL LU1 PROTECT COMMUNITY CHARACTER. PRESERVE AND ENHANCE THE NATURAL RESOURCES, HIGH QUALITY RESIDENTIAL NEIGHBORHOODS AND COMMERCIAL AREAS, AND THE SMALL-TOWN (SEMI-RURAL) CHARACTER OF PINOLE.

LU1.1 **Variety of Land Uses.** Maintain land use designations for a variety of residential, commercial, light industrial, recreational, open space and public purposes which: (1) protect environmental resources; (2) provide a mix of housing types, densities and tenure; (3) ensure that a variety of commercial and industrial goods, services and employment opportunities are available; and (4) offer a range of recreational and public facilities to meet the needs of residents.

	Primary Implementing Programs
LUIP-1	General Plan Land Uses
LUIP-2	Pinole Zoning Ordinance

LU1.2 **General Plan Land Uses and the Zoning Ordinance.** Require all proposed projects to be consistent with the General Plan and other applicable development standards established by the City's Zoning Ordinance.

	Primary Implementing Programs
LUIP-1	General Plan Land Uses
LUIP-2	Pinole Zoning Ordinance

LU1.3 **Civic Beautification.** Establish 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.

	Primary Implementing Programs
LUIP-4	Pinole Redevelopment Agency
LUIP-6	Code Enforcement Program
LUIP-14	Civic Beautification Programs
LU1P-12	Design Review Guidelines and Procedures
OSIP-10	Landscape and Sound wall Design Standards
OSIP-11	Street Tree Master Plan
OSIP-12	Signature Plantings

HIP-5 Rehabilitation Loan Programs and Fair Housing Laws

LU1.4 **Code Enforcement and Property Maintenance.** Preserve the quality of the environment through active code enforcement and property maintenance programs.

Primary Implementing Programs
LIJIP-6 Code Enforcement Program
LUIP-7 Graffiti Control Program
LUIP-18 Neighborhood Volunteers
LUIP-19 Neighborhood Mediation
HIP-5 Rehabilitation Loan Programs and Fair Housing Laws

GOAL LU2 PLANNING COORDINATION. ASSURE THE CITY TAKES AN ACTIVE LEADERSHIP ROLE COORDINATING PLANNING WITH ITS NEIGHBORING JURISDICTIONS AND OTHER PUBLIC AGENCIES.

LU2.1 **Coordination with Other Agencies.** Continue to coordinate planning review of development proposals with appropriate federal, state, regional and local public agencies.

Primary Implementing Programs
LUIP-10 Contra Costa County General Plan
LUIP-11 Other Agency Approvals
LUIP-37 MonTaraBay Annexation Implementation

LU2.2 **West Contra Costa County Service Delivery.** Achieve efficient community service delivery by coordinating with West County jurisdictions and agencies.

Primary Implementing Programs
LUIP-10 Contra Costa County General Plan
LUIP-11 Other Agency Approvals
LUIP-37 MonTaraBay Annexation Implementation
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

LU2.3 **Planning Area and Sphere of Influence.** Coordinate land use planning decisions within Pinole’s Sphere of Influence (SOI) or Planning Area with other jurisdictions (see map GP-2).

- Primary Implementing Programs
- LUIP-10 Contra Costa County General Plan
- LUIP-11 Other Agency Approvals
- LUIP-37 MonTaraBay Annexation Implementation

LU2.4 **Annexation Criteria.** Annexation of areas outside the current City limits should be dependent on resident interest, the cost/revenue implications of specific annexation proposals and ability to provide City services to the area.

- Primary Implementing Programs
- LUIP-37 MonTaraBay Annexation Implementation

LU2.5 **Rancho Road Area Land Use.** Retain the designation of the majority of this area as Low Density Residential. Retain the commercial designation along Appian Way, with development at a smaller scale and act as a transition between the lower intensity development south of the City limits and the higher intensity development near Fitzgerald Drive. (See also Policy LU8.3).

- Primary Implementing Programs
- LUIP-I General Plan Land Uses
- LUIP-10 Contra Costa County General Plan
- LUIP-11 Other Agency Approvals

LU2.6 **MonTaraBay Land Use.** Retain Neighborhood Commercial and General Commercial land uses along San Pablo Avenue near the Pinole city limits and at the intersection of San Pablo Avenue and Tara Hills Drive, and retain low-density residential densities in Montalvin Manor.

- Primary Implementing Programs
- LUIP-I General Plan Land Uses
- LUIP-10 Contra Costa County General Plan
- LUIP-11 Other Agency Approvals
- LUIP-37 1 MonTaraBay Annexation Implementation

LU2.7 **Briones Hills Preserve Land Use.** Continue to support the agreement for the Briones Hills Preserve that established this area as an agricultural preservation area in 1987.

 Primary Implementing Programs
LUIP-10 Contra Costa County General Plan
LUIP-11 Other Agency Approvals
LUIP-37 MonTaraBay Annexation Implementation

GOAL LU3 HISTORIC PRESERVATION AND COMMUNITY DESIGN. PRESERVE THE HISTORIC RESOURCES AND ENSURE HIGH QUALITY SITE PLANNING AND DESIGN.

LU3.1 **Site Planning and Design.** Ensure high quality site planning, architecture and landscape design for all new development, renovation or remodeling.

 Primary Implementing Programs
LUIP-2 Pinole Zoning Ordinance
LUIP-3 Grading and Subdivision Ordinances
LUIP-12 Design Review Guidelines Procedures
LUIP-13 Hillside Development Guidelines
LUIP-15 Historic Preservation Ordinance
LUIP-35 Redevelopment of Old Town Properties
OSIP-5 Shoreline Corridor Overlay Zone.
OSIP-8 Scenic Easements
OSIP-9 Ridgeline Preservation Ordinance
OSIP-13 Tree Preservation Ordinance
OSIP-14 Critical Public Views and Ridgelines

LU3.2 **Design Review.** Require design review and approval by the City of significant public and private development proposals, including those for individual residences. Proposed projects should address the following issues:

- a. Preserve the architectural character and scale of neighborhoods.
- b. Assure the design and scale of the project is in relation to surrounding properties including exterior colors and materials.
- c. Minimize impacts on waterfront and ridgeline views.
- d. Minimize impacts on privacy and sun access of adjacent properties.
- e. Minimize impacts of excessive noise, glare or hazardous materials.
- f. Screen unsightly uses including trash and loading dock areas, roof top equipment, and ventilating systems.
- g. Incorporate setbacks, open space, and landscaping into project design.

	Primary Implementing Programs
LUIP-3	Grading and Subdivision Ordinances
LUIP-12	Design Review Guidelines and Procedures
LUIP-13	Hillside Development Guidelines
LUIP-15	Historic Preservation Ordinance
LUIP-20	Neighborhood Meetings
LUIP-21	Environmentally Sensitive Sites
OSIP-5	Shoreline Corridor Overlay Zone
OSIP-9	Ridgeline Preservation Ordinance
OSIP-14	Critical Public Views and Ridgelines

LU3.3 **Design Review of Commercial and Industrial Projects.** Require design review of commercial and industrial projects to ensure compatibility with adjacent or nearby land uses, including intensity, access, internal circulation, visual characteristics, noise, odors, fire hazards, vibrations, smoke, discharge of wastes and nighttime lighting.

	Primary Implementing Programs
UIP-12	Design Review Guidelines and Procedures
LUIP-15	Historic Preservation Ordinance
LUIP-20	Neighborhood Meetings
OSIP-5	Shoreline Corridor Overlay Zone
OSIP-14	Critical Public Views and Ridgelines

LU3.4 **Design Review of Residential Projects.** Require design review of residential projects to ensure compatibility with adjacent or nearby land uses, including architectural style, scale, mass, bulk, color, materials, lot coverage and setbacks. Design review should ensure new residential projects are protected from the impacts of undesirable traffic, noise, or other intrusions when proposed near existing commercial or industrial uses.

	Primary Implementing Programs
LUIP-3	Grading and Subdivision Ordinances
LUIP-12	Design Review Guidelines and Procedures
LUIP-13	Hillside Development Guidelines
LUIP-15	Historic Preservation Ordinance
LUIP-20	Neighborhood Meetings
LUIP-21	Environmentally Sensitive Sites
OSIP-5	Shoreline Corridor Overlay Zone
OSIP-9	Ridgeline preservation Ordinance
OSIP-14	Critical Public Views and Ridgelines

LU3.5 **Historic Preservation.** Identify and protect sites and structures of architectural, historical, archaeological, and cultural significance, including significant trees and other plant materials. Require new development in historic areas to complement the character of nearby historic structures.

	Primary Implementing Programs
LUIP-4	Pinole Redevelopment Agency
LUIP-15	Historic Preservation Ordinance
LUIP-16	Historic Building Receiving Area
LUIP-17	Archaeological Resources
LUIP-21	Environmentally Sensitive Sites
OSIP-13	Tree Preservation Ordinance

GOAL LU4 RESIDENTIAL NEIGHBORHOODS. PRESERVE AND STRENGTHEN THE IDENTITY AND QUALITY OF LIFE OF PINOLE'S RESIDENTIAL NEIGHBORHOODS

LU4.1 **Quality of Pinole's Residential Neighborhoods.** Assure 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.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
LUIP-3	Grading and Subdivision Ordinances
LUIP-12	Design Review Guidelines and Procedures
LUIP-13	Hillside Development Guidelines
LUIP-19	Neighborhood Mediation
LUIP-20	Neighborhood Meetings

LU4.2 **Residential Densities.** Maintain the character and long-term viability of the City's residential areas by assuring that residential projects are well designed and consistent with site and area resources and constraints. The following guidelines shall provide a starting point for establishing project-specific densities, as shown on the Land Use map:

- a. **Low End of the Density Range:** The low end of the range is appropriate for "problem" sites, such as those with restrictive easements, difficult shape, proximity to important open space or natural resources, or other physical or infrastructure problems.

- b. **High End of the Density Range:** The high end of the range is allowable when site development constraint issues (see Policy LU4.3 and other General Plan elements) can be mitigated through some or all of the following:
- (1) Creative solutions to building location and /or design.
 - (2) Preservation of views or vistas.
 - (3) Creation of usable open areas for public and /or private enjoyment.
 - (4) Provision of pedestrian /bicycle pathways for links to existing or proposed routes.
 - (5) Preservation of wildlife resources.
 - (6) Conservation of energy resources (through solar siting, clustering, etc.).
 - (7) Clustering to reduce paving, grading runoff, and changes in vegetation cover.
 - (8) Additional landscaping area is provided to enhance the natural qualities of the site.
 - (9) On-site recreational facilities are provided for the enjoyment of project residents.
 - (10) Traffic, noise, or visual effects of the higher density development would not significantly affect adjacent or nearby residences, or the overall streetscape.
 - (11) Proximity to transportation facilities.
 - (12) Provision of affordable housing.

	Primary Implementation Programs
LUIP-1	General Plan Land Uses
LUIP-2	Pinole Zoning Ordinance
LUIP-3	Grading and Subdivision Ordinances
LUIP-21	Environmentally Sensitive Sites
CIP-8	Traffic Studies
CIP-9	Regional Impacts
HIP-12	Transportation Mitigation
HIP-13	Mixed Use Housing Incentives
HSIP-3	Redevelopment Agency (Housing)
HSIP-3	Geotechnical Review Procedure
HSIP-6	Use of Noise Standards

LU4.3 **Development Constraints.** Cluster development at higher densities to protect natural resources and address site development constraint issues, including archaeological sites, access, traffic, emergency services, water and sewer availability, creek and tree protection, steep slopes, potential geologic hazards, grading impacts, view protection and protection of open space resources.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
LUIP-3	Grading and Subdivision Ordinances
LUIP-12	Design Review Guidelines and Procedures
LUIP-13	Hillside Development Guidelines
LUIP-21	Environmentally Sensitive Sites
OSIP-1	Habitat Protect on Ordinance
OSIP-8	Scenic Easements
OSIP-9	Ridgeline Preservation Ordinance
OSIP-13	Tree Preservation Ordinance
OSIP-14	Critical Public Views and Ridgelines

LU4.4 **Conflicts Between Residential and Non-Residential Uses.** Eliminate, to the greatest extent possible, noise, traffic and other conflicts between residential and non-residential land uses.

	Primary Implementing Programs
LUIP-1	General Plan Land Uses
LUIP-2	Finale Zoning Ordinance
LUIP-41	Potential Odor Impacts

LU4.5 **Parklands Establishment.** Strive to provide each residential neighborhood with access to a developed park or park-like recreational area within one-quarter mile distance.

	Primary Implementing Programs
LUIP-1	General Plan Land Uses
LUIP-5	Capital Improvement Program (CIP)
LUIP-8	Comprehensive Fee Study
CIP-23	Trail Master Plan
CIF-24	Trails Dedication and Easements
CIP-25	Acquisition and Development
HIP-3	Open Space Contributions (Housing)
OSIP-15	Potential Park and Open Space Areas
OSIP-16	Open Space Funding
OSIP-I7	Park Dedication Fees
OSIP-18	Open Space Preservation Actions

GOAL LU5 ENVIRONMENTALLY SENSITIVE SITES. ASSURE ANY DEVELOPMENT OF ENVIRONMENTALLY SENSITIVE SITES PROTECTS IMPORTANT NATURAL RESOURCES AND RECOGNIZES HAZARD CONSTRAINTS.

LU5.1 Doidge and Wright Avenues. Retain the Suburban-Rural and Open Space designation along the ridgelines and on the eastern and western sides of the area. The following are specific policies:

- a. Address site development constraints, including potential slope stability problems, protection of open space resources and ridgelines, the need for access easements, water availability above the 400 foot elevation, and limited access from two long dead-end streets (Doidge and Wright).
- b. Cluster development on large lower density single-family estate lots.
- c. Locate and design structures and other improvements so as to minimize cut and fill areas that will impact public views, safety and surrounding uses, and avoid building profiles (silhouettes) being located above the ridgeline when viewed from public streets and designated public access areas.
- d. Consider existing access areas and easements for permanent public access to the ridge trail in future development of this area.
- e. Evaluate secondary access potential off Hamilton Court and Vincent Drive.
- f. Consider these properties for acquisition as open space.

	Primary Implementing Programs
LUIP-3	Grading and Subdivision Ordinances
LUIP-13	Hillside Development Guidelines
LUIP-20	Neighborhood Meetings
LUIP-21	Environmentally Sensitive Sites
LUIP-17	Critical Public Views and Ridgelines Assessment
OSIP-9	Ridgeline Preservation Ordinance
OSIP-14	Critical Public Views and Ridgelines

LU5.2 Duncan Canyon. Retain the Low Density, Suburban-Rural and Open Space designation for this site. The following are specific policies:

- a. Address site development constraints and resources, including archaeological sites, access, creek protection, tree protection, steep slopes, potential geologic hazards, and protection of views and open space resources.
- b. Consider splitting the site into two clustered developments with access from Appian Way and North Rancho Road.
- c. Protect resources on this site, including the creek, the knoll near the northeast corner of site, and the heavily wooded area adjacent to the creek on both sides of the canyon.

- d. Reconfigure the open space designation to include the drainage channel, the steepest slopes and a wildlife corridor (since it provides a habitat and trail link), leaving the residential designation where access is possible without crossing the drainage.
- e. Evaluate the visual impacts of development on the knoll near the northeast corner of the site.

	Primary Implementing Programs
LUIP-3	Grading and Subdivision Ordinances
LUIP-13	Hillside Development Guidelines
LUIP-20	Neighborhood Meetings
LUIP-21	Environmentally Sensitive Sites
LUIP-17	Critical Public Views and Ridgelines Assessment
QSIP-9	Ridgeline Preservation Ordinance
OSIP-14	Critical Public Views and Ridgelines

LU5.3 **Marsten Ranch Estate Parcels.** Retain the Suburban-Rural designation and scenic easements to limit development to a defined area on these parcels. The following are specific policies:

- a. Minimize the visual impacts of developing the knolls adjacent to Shady Draw through careful site and building design.
- b. Locate and design structures and other improvements so as to minimize cut and fill areas that will impact public views, safety and surrounding uses, and avoid building profiles (silhouettes) being located above the ridgeline when viewed from public streets and designated public access areas.
- c. Reevaluate development potential of Lot 126 to determine if it is incompatible with the preservation of the Shady Draw natural Resources.

	Primary Implementing Programs
LUIP-3	Grading and Subdivision Ordinances
LUIP-13	Hillside Development Guidelines
LUIP-20	Neighborhood Meetings
LUIP-21	Environmentally Sensitive Sites
LUIP-17	Critical Public Views and ES Ridgelines Assessment
OSIP-9	Ridgeline Preservation Ordinance
OSIP-14	Critical Public Views and Ridgelines

LU5.4 **Trailer Storage Site.** Consider redesignating a portion of this site for Parks and Recreation and/or Open Space for use as a staging area for the Bay Trail and parking for Bayfront Park so that existing parking can be relocated and the park expanded if an alternative site can be found within the City to relocate the

vehicles currently parked on this site. Specific policies are:

- a. Address site development constraints including noise from the railroad, potential for flooding and requirements for creek setbacks for maintenance and habitat protection.
- b. Consider improving the appearance of the recreational vehicle storage, in the short term, through the use of screening and landscaping.
- c. Consider City or Redevelopment Agency assistance in finding alternative sites to relocate the vehicles parked on this site.
- d. Consider restoring a portion of the site as a wetlands area.
- e. Consider multi-family housing on a portion of this site.
- f. Consider using this site as a rail-stop for commuter railroad between the Bay Area and Sacramento.
- g. Consider acquisition of this site for recreational purposes.

	Primary Implementing Programs
LUIP-3	Grading and Subdivision Ordinances
LUIP-4	Pinole Redevelopment Agency
LUIP-13	Hillside Development Guidelines
LUIP-20	Neighborhood Meetings
LUIP-21	Environmentally Sensitive Sites
OSIP-9	Ridgeline Preservation Ordinance
OSIP-14	Critical Public Views and Ridgelines
LUIP-36	Water-Oriented Use Study

LU5.5 **Garrity Creek.** Redesignate this site as Medium Density Residential and Open Space. The following are specific policies:

- a. Address site development constraints, including noise from San Pablo Avenue and the railroad, potential for flooding and creek setbacks for maintenance and habitat protection.
- b. Protect and enhance Garrity Creek by requiring creek setbacks, and creek restoration as part of any proposed development.
- c. Consider this site for affordable housing because of its location and access.
- d. Cluster development to protect natural resources and address site development constraint issues.
- e. Consider this property for acquisition as open space.

	Primary Implementing Programs
LUIP-17	Archaeological Resources
LUIP-20	Neighborhood Meetings
LUIP-21	Environmentally Sensitive Sites

LU5.6 **Silverado Parcel.** Retain the Suburban-Rural and Open Space designation on this site. The following are specific policies:

- a. Address site development constraints, including the open space values of the site, the geologic condition of the property, grading impacts, visual impacts, protection of the privacy of existing homes, and the limited availability of water above the 400-foot elevation.
- b. Locate and design structures and other improvements so as to minimize cut and fill areas that will impact public views, safety and surrounding uses, and avoid building profiles (silhouettes) being located above the ridgeline when viewed from public streets and designated public access areas.
- c. Protect the prominent knoll which comes off Pinole Ridge and the oak trees located near the top of the knoll.

Primary Implementing Programs
LUIP-3 Grading and Subdivision Ordinances
LUIP-13 Hillside Development Guidelines
LUIP-20 Neighborhood Meetings
LUIP-21 Environmentally Sensitive Sites

LU5.7 **Bundy Property.** Designate this site as Open Space with a portion as Suburban/Rural Residential. Open Space allows agricultural uses, open range, pasture land or tree farming and single family residential as an accessory use. The following are specific policies:

- a. Address site development constraints, including Pinole Creek, which bisects and occupies most of the property, the steep slopes rising to the backs of the residential lots to the north, slope stability problems, and the need for access and maintenance/drainage easements.
- b. Require creek setbacks.
- c. Consider subdividing the portion of the property with the existing house and designating it as Suburban-Rural.

Primary Implementing Programs
LUIP-3 Grading and Subdivision Ordinances
LUIP-20 Neighborhood Meetings
LUIP-21 Environmentally Sensitive Sites
OSIP-1 Habitat Protection Ordinance
HSIP-3 Geotechnical Review Procedure

LU5.8 **Old Reservoir Site.** Retain the Open Space designation on this site, which allows agricultural uses, open range, pasture land or tree farming. The following are specific policies:

- a. Address site development constraints, including topography, high visibility from I-80 and Pinole Valley Road, deed restrictions, and traffic.
- b. Consider scenic easement protection or donation of the property to the City.
- c. Evaluate re-use potential of the reservoir.
- d. Consider alternative land uses of this site.

Primary Implementing Programs
LUIP-3 Grading and Subdivision Ordinances
LUIP-13 Hillside Development Guidelines
LUIP-20 Neighborhood Meetings
LUIP-21 Environmentally Sensitive Sites
OSIP-14 Critical Public Views and Ridgelines

LU5.9 **Pinole Creek.** Retain the Open Space designation to protect the resource and recreation values of Pinole Creek.

Primary Implementing Programs
LUIP-3 Pinole Zoning Ordinance
LUIP-4 Pinole Redevelopment Agency
LUIP-5 Capital Improvement Program (CIP)
OSIP-1 Habitat Protection Ordinance
OSW-2 Riparian and Stream Restoration Programs
OSIP-3 Environmental Education Programs

LU5.10 **Use of Surplus School Sites.** Any private redevelopment or use of surplus public school sites should be consistent with the type of use and density of surrounding neighborhood development. It may be in the community's interest to retain public recreation and childcare facilities. To accomplish this, a density transfer from a portion of the site retained in public recreation or childcare use can be considered.

Primary Implementing Programs
LUIP-1 General Plan Land Uses
LUIP-2 Pinole Zoning Ordinance
LUIP-38 Closed School Sites (Zoning)

GOAL LU6 WATERFRONT ENHANCEMENT. PROTECT AND ENHANCE THE NATURAL RESOURCES OF THE SAN PABLO BAY WATERFRONT FOR THE ENJOYMENT OF PINOLE RESIDENTS.

LU6.1 San Pablo Bay Conservation Area. Retain the designation for the land immediately adjacent to the Bay as San Pablo Bay Conservation Area, which is primarily an open space designation. Enhance the water-oriented environment of Pinole by encouraging development proposals which may include water-oriented commercial activities and design features. Such uses could include marinas, restaurants, boat rentals and repair facilities, boat slips, uses typically associated with a marina, and recreational activities. All proposals shall incorporate public open space and provide public access to open space areas.

	Primary Implementing Programs
LUIP-1	General Plan Land Uses
LUIP-2	Pinole Zoning Ordinance
LUIP-12	Design Review Guidelines and Procedures
LUIP-35	Waterfront Planning Coordination
LUIP-36	Water-Oriented Use Study

LU6.2 Waterfront Parks, Pedestrian Pathways and Recreation Areas. Provide waterfront parks, pedestrian pathways and recreation areas that are accessible and attractive for use by Pinole residents.

	Primary Implementing Programs
LUIP-35	Waterfront Planning Coordination
LUIP-36	Water-Oriented Use Study
CIP-23	Trail Master Plan
CIP-29	Bay Trail
OSIP-5	Shoreline Corridor Overlay Zone
OSIP-7	Open Space/Recreation Standards
OSIP-15	Potential Park and Open Space Areas

LU6.3 Wetland Mitigation. Consider waterfront areas for mitigation of the loss of wetlands in other locations.

	Primary Implementing Programs
LUIP-35	Waterfront Planning Coordination
LUIP-36	Water-Oriented Use Study
OSIP-1	Habitat Protection Ordinance
OSIP-5	Shoreline Corridor Overlay Zone

GOAL LU7 ECONOMIC DEVELOPMENT. BALANCE HOUSING AND EMPLOYMENT OPPORTUNITIES TO REDUCE TRIPS IN AND OUT OF THE REGION AND ENCOURAGE COMMERCIAL DEVELOPMENT WHICH MAINTAINS AND ENHANCES THE QUALITY OF THE CITY'S COMMERCIAL AREAS, PROVIDES SERVICES FOR RESIDENTS AND BROADENS THE TAX BASE OF THE COMMUNITY TO PROVIDE NEEDED REVENUES FOR PUBLIC SERVICES.

LU7.1 Commercial and Industrial Land Use Needs. Provide sufficient land for commercial and industrial uses to allow for development that provides basic goods and services to Pinole residents.

Primary Implementing Programs
LUIP-1 General Plan Land Uses
LUIP-2 Pinole Zoning Ordinance

LU7.2 Economic Development Needs. Provide for economic development which: (1) maintains the City's ability to finance services, and the construction and maintenance of public improvements; (2) offers local employment opportunities for Pinole residents to reduce inter-city commuting; and (3) assures the availability and diversity of resident-serving goods and services.

Primary Implementing Programs
LUIP- 4 Finale Redevelopment Agency
LUIP-25 Community Reinvestment Act (CRA)
LUIP-26 Commercial /Retail Rent Subsidies
LUIP-28 Start-Up Business Assistance
LUIP-29 Market and Trade Information
LUIP-30 Local Business Needs Studies
LUIP-32 Pinole Vista Development

LU7.3 Jobs/Housing Balance. Continue to strive for a balance between the number of jobs in the Pinole Planning Area and the number of housing units available for workers. To achieve and maintain such a balance, the City and Redevelopment Agency should encourage and support, through policies and programs, mixed use projects which provide both housing and employment opportunities, and the development of affordable housing.

Primary Implementing Programs
LUIP- 1 General Plan Land Uses
LUIP- 2 Finale Zoning Ordinance
LUIP- 4 Pinole Redevelopment Agency
GMIP-1 Measure C and Growth Management Initiatives

- LU7.4 **Mixed Residential/Commercial Projects.** Encourage affordable housing production by allowing mixed residential/commercial projects. Proposed mixed-use projects should:
- a. Provide commercial uses primarily for residents of the project in which the establishment is located and for adjacent residences.
 - b. Limit commercial uses to the ground floor of a multi-story residential building or to single-story buildings.
 - c. Limit commercial uses to those that are compatible with residential.
 - d. Regulate signs through a planned sign program.
 - e. Protect residential uses from the noise and traffic generated by commercial establishments with landscaping, open space, and other design features.
 - f. Provide sufficient parking for residents, employee, and customers.
 - g. Provide an adequate amount of open space for use by any residents of the project. Such open space area should be designed to provide a private area for residents.

	Primary Implementing Programs
LUIP-1	General Plan Land Uses
LUIP-2	Pinole Zoning Ordinance
LUIP-4	Pinole Redevelopment Agency
HIP-12	Mixed Use Housing Incentives
HIP-22	Old Town and San Pablo Avenue Housing

- LU7.5 **Adequacy of Public Infrastructure and Services.** Ensure that new and existing developments can be adequately served by municipal services and facilities in accordance with City standards. New projects which require construction or expansion of public improvements shall pay their fair share of the costs necessary to improve or expand infrastructure to serve them, including street improvements, parks, water storage tanks, sewer and water service, and other public services.

	Primary Implementing Programs
LUIP-5	Capital Improvement Program (CIP)
LUIP-8	Comprehensive Fee Study
LUIP-9	Revenue Generation Study

- LU7.6 **City-Owned and Controlled Lands.** Consider the exchange or sale of City owned land for private development if such development can meet City needs based on the following criteria:
- a. Revenue generating potential of the land use.
 - b. Preservation of open space or important natural habitats as part of the project design.

- c. Extent to which the project fulfills City needs for unmet commercial or public services, low or moderate income housing, recreation, or public facilities.
- d. Compatibility of proposed land use(s) with existing and proposed adjacent properties use(s).
- e. Public notice and review prior to sale of any publicly owned land.

Primary Implementing Programs
 LUIP- 4 Pinole Redevelopment Agency
 LUIP-20 Neighborhood Meetings
 LUIP-24 Sale of City Property

LU7.7 **Redevelopment Agency.** Maintain an active role of the Redevelopment Agency in assembling land, providing financial assistance for improving properties, paying for public beautification improvements, providing marketing and promotion assistance for retail activities, protecting historic properties, and providing low and moderate income housing.

Primary Implementing Programs
 LUIP-4 Pinole Redevelopment Agency
 LUIP-20 Neighborhood Meetings

LU7.8 **Use of the Railroad Right-of-Way.** Ensure that new land uses will be designed to be compatible with potential future use of the railroad corridor as a more heavily used transit way through noise attenuation, setbacks, and appropriate access. Evaluate surplus right-of-way for appropriate uses are compatible with being located near the railroad right-of-way.

Primary Implementing Programs
 LUIP-22 Coordination with the Railroad
 CIP-5 West County Action Plan

LU7.9 **Motel and Hotel Uses.** Encourage development of hotels and motels in commercial areas, but require strict design and use controls that consider potential impacts on surrounding uses. Require a police security contract and adequate lighting for motel and hotel uses.

Primary Implementing Programs
 LUIP-2 Pinole Zoning Ordinance
 LUIP-6 Code Enforcement Program
 LUIP-12 Design Review Guidelines

GOAL LU8 COMMERCIAL ACTIVITY AREAS. CONCENTRATE COMMERCIAL DEVELOPMENT AND MIXED USE ACTIVITY AREAS SO AS TO PROVIDE NEEDED SERVICES AND TAX REVENUES WHILE NOT DETRACTING FROM THE OVERALL CHARACTER OF THE COMMUNITY.

LU8.1 Intensity of Commercial and Industrial Development. Assure the intensity of commercial and industrial development responds to site resources and constraints, traffic and access, potentially hazardous conditions, adequacy of infrastructure and City design policies. Regulate the intensity or scale of commercial and industrial areas through building height and floor area ratio (FAR) standards. The maximum FAR is not guaranteed, particularly in environmentally sensitive areas.

Primary Implementing Programs
LUIP-2 Pinole Zoning Ordinance
LUIP-12 Design Review Guidelines and Procedures

LU8.2 Pinole Vista. Develop Pinole Vista as the prime commercial area in the City designated for Regional Commercial uses. Continue development of the remaining acreage at the Pinole Vista Shopping Center to provide additional commercial uses, tax revenues and jobs. The following are specific policies:

- a. Support construction of the Atlas Interchange and Richmond Parkway to serve as an entrance to the City.
- b. Address traffic and security problems.
- c. Support the location of a BART station at Hilltop/Parkway and not within the Pinole Planning Area.
- d. Develop specific architectural design and/or landscaping standards to establish a unifying theme for this area.
- e. Continue to work with existing and new businesses.

Primary Implementing Programs
LUIP-27 Marketing/Promotion Information
LUIP-29 Market and Trade Information
LUIP-30 Local Business Needs Studies
LUIP-31 Security Commercial Centers
LUIP-32 Pinole Vista Development

LU8.3 Appian Way South. Retain the commercial designation along Appian Way and permit medium density residential, multi-family housing. Development of this area should be at a smaller scale and act as a transition between the lower intensity development south of the City limits and the higher intensity development near Fitzgerald Drive. The following are specific policies:

- a. Require the scale of development to be consistent with development elsewhere in the city.

- b. Limit medium density residential development to the east side of Appian Way.
- c. Complete the widening of Appian Way to 4 lanes as each property is redeveloped to mitigate high traffic volumes and restricted and dangerous driveway access to sites in this area.
- d. Evaluate under grounding of utilities.

Primary Implementing Programs

- LUIP-2 Pinole Zoning Ordinance
- LUIP-10 Contra Costa County General Plan
- LUIP-23 Neighborhood Retail Centers

LU8.4

Doctor’s Hospital/Appian 80. Redesignate existing neighborhood Commercial to Regional Commercial and retain the Major Institution/Medical designation. Define the specific uses permitted in the Major Institution/Medical designation to eliminate incompatible uses. The following are specific policies:

- a. Redesign the Tara Hills Drive/Appian Way intersection to improve circulation, parcel access and safety in this area. Consider using the Redevelopment Agency to assist in this project.
- b. Establish a cohesive look to the scale and design of buildings.
- c. Consider locating a Fire Station in this area to better serve this portion of the community.
- d. Require Doctor’s Hospital to prepare a master plan before allowing any future expansion, including an assessment of the demand for additional medical offices, and parking needs and whether to allow parking structures.

Primary Implementing Programs

- LUIP- 2 Pinole Zoning Ordinance
- LUIP-23 Neighborhood Retail Centers

LU8.5

Pinole Valley South. Retain the Neighborhood Commercial designation and consider mixed uses (possible Residential/Commercial designation) if, after an assessment of the economic viability of this area, it is determined that the shopping area as it exists is not viable. The following are specific policies:

- a. Ensure compatibility with existing scale and design quality.
- b. Support the location of a BART station at Hilltop/Parkway and not within the Pinole Planning Area.
- c. Protect and enhance Pinole Creek.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
LUIP-23	Neighborhood Retail Centers
LUIP-27	Marketing/Promotion Information
LUIP-29	Market and Trade Information
LUIP-30	Local Business Needs Studies
CIP-17	BART Alignment Study

LU8.6 **Pinole Valley North.** Retain the General Commercial designation and designate mixed use Residential/Commercial use for some of this area. The following are specific policies:

- a. Develop design guidelines to improve the area's attractiveness as an entrance to Old Town.
- b. Support the location of a BART station at Hilltop/Parkway and not within the Pinole Planning Area.
- c. Protect and enhance Pinole Creek.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
CIP-17	BART Alignment Study

LU8.7 **Overall San Pablo Avenue Development.** Encourage land uses and quality of design that build upon the distinct function and enhance the character of Old Town, Mid San Pablo Avenue and West San Pablo Avenue. The following are specific policies:

- a. Assure compatibility of land uses between each other and with surrounding residential neighborhoods.
- b. Enhance the visual continuity, attractiveness, pedestrian circulation and transition from each sub-area along San Pablo Avenue through attractive public improvements and quality site planning, building and landscape design.
- c. Avoid strip commercial development.
- d. Promote retail and housing developments that make better use of currently underutilized land and build on the strengths of San Pablo Avenue as a regional transportation route.
- e. Limit curb cuts and driveways onto San Pablo Avenue wherever possible to promote safety and efficient traffic flow, consistent with the desired character of each sub-area.
- f. Consider building heights to 3 stories provided they transition to surrounding areas to encourage lot consolidation and development of deteriorated properties.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
LUIP-4	Pinole Redevelopment Agency
LUIP-5	Capital Improvement Program (CIP)
LUIP-14	Civic Beautification Programs
CIP-5	West County Action Plan
CIP11	City Street Improvements
HIP-12	Mixed Use Housing Incentives
HIP-13	Redevelopment Agency (Housing)
HIP-22	Old Town and San Pablo Avenue Housing

LU8.8 **Old Town.** Protect and enhance Old Town’s character, its role as the downtown of Pinole, and as a place where people will congregate, by encouraging a mixture of land uses. The following are specific policies:

- a. Continue to locate City Hall, the Post Office and other public buildings in Old Town.
- b. Recognize the need for housing to support businesses and to create more activity in Old Town.
- c. Evaluate allowing common parking facilities, including assessing the role of the Redevelopment Agency in paying for these facilities or formation of a parking assessment district.
- d. Protect and enhance Pinole Creek.
- e. Develop architectural, landscaping, and historic preservation guidelines to protect the “Old Town” character.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
LUIP-4	Pinole Redevelopment Agency
LUIP-14	Civic Beautification Programs
LUIP-15	Historic Preservation Ordinance
LUIP-33	Redevelopment of Old Town Properties
LUIP-34	Community/Civic Center
CIP-13	Downtown Traffic Study
CIP-2I	Parking District In Old Town
HIP-12	Mixed Use Housing Incentives
HIP-13	Redevelopment Agency (Housing)
HIP-22	Old Town and San Pablo Avenue Housing

LU8.9 **Mid San Pablo Avenue.** Establish this area as a transition between Old Town and West San Pablo Avenue. Modify the present land use designations to allow office, retail, medium density residential, and mixed use residential/commercial uses. Allow some higher density residential uses in this area provided they do not impact adjacent residential neighborhoods.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
LUIP-14	Civic Beautification Programs
CIP-5	West County Action Plan
CIP-11	City Street Improvements
HIP-12	Mixed Use Housing Incentives
HIP-13	Redevelopment Agency (Housing)
HIP-22	Old Town and San Pablo Avenue Housing

LU8.IO **West San Pablo Avenue.** Provide a mixture of light industrial, retail, service and multi-family residential uses in the West San Pablo Avenue area. The following are specific policies:

- a. Develop the unused portions of the railroad right-of-way with non-residential uses.
- b. Restrict light industrial uses to the north side of San Pablo Avenue, with commercial uses permitted on the south side, east of Crestview.
- c. Allow development of the south side of San Pablo Avenue for multi-family residential uses as a transition to nearby single-family residential areas.
- d. Assure compatibility of potential uses with surrounding neighborhoods, the Bay Trail and Wilson Point Regional Park.

	Primary Implementing Programs
LUIP-2	Pinole Zoning Ordinance
LUIP-14	Civic Beautification Programs
LUIP-37	MonTaraBay Annexation Implementation
CIP-5	West County Action Plan
CIP-11	City Street Improvements
HIP-12	Mixed Use Housing Incentives
HIP-13	Redevelopment Agency (Housing)
HIP-22	Old Town and San Pablo Avenue Housing

3.6 Land Use & Economic Development Implementing Programs

LUIP-1 **General Plan Land Uses.** Incorporate the policies of the San Pablo Avenue Specific Plan into the General Plan and evaluate General Plan land use designations and plan programs annually to ensure they are consistent with the City's overall goals and review the entire General Plan within five years.

LUIP-2 **Pinole Zoning Ordinance.** Update the Pinole Zoning Ordinance to be consistent with the General Plan in a timely manner after General Plan adoption.

LUIP-3 **Grading and Subdivision Ordinances.** Review Grading and Subdivision Ordinances to ensure they are consistent with the Hillside Development Design Guidelines, Zoning Ordinance and General Plan.

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- LUIP-4 **Pinole Redevelopment Agency.** Provide funding for local improvements, commercial retail development and affordable housing within the Redevelopment Project Area through the unique powers of the Redevelopment Agency, and as projected in the Redevelopment Agency Capital Improvement Program (CIP), with special attention to improvements in Old Town and along San Pablo Avenue.
- LUIP-5 **Capital Improvement Program (CIP).** Continue to maintain a seven-year Capital Improvement Program (CIP) which supports policies in the General Plan to maintain, improve or expand City-wide facilities and infrastructure and economic development activities.
- LUIP-6 **Code Enforcement Program.** Adopt a code enforcement program to ensure that private properties are maintained in accordance with community standards. Enforcement will include periodic spot checks of property throughout the City and investigation of property maintenance complaints. Property maintenance standards would include weed abatement, painting/staining of buildings, trash and debris removal from yards, planting and maintenance of landscaping, and general compliance with appropriate codes, and is intended to maintain the quality of existing homes, businesses and neighborhoods.
- LUIP-7 **Graffiti Control Program.** Establish a graffiti control program which encourages the elimination of graffiti from public and private property through corporate sponsorship and use of volunteer staff, with youth involvement.
- LUIP-8 **Comprehensive Fee Study.** Evaluate the City’s current growth impact and other fees to ensure proper contributions by development for improvements so that new development is covering costs to the City for the provision of services, facilities, including schools, and capital improvements.
- LUIP-9 **Revenue Generation Study.** Hire an economic consultant to review the City’s current and potential revenue sources. Implement revenue generation proposals to ensure proper provision of services and capital improvements.
- LUIP-10 **Contra Costa County General Plan.** Work with LAFCO, Contra Costa County and other jurisdictions to ensure compatible land uses and boundaries consistent with Pinole’s General Plan for the unincorporated areas in Pinole’s SOI. Study changes to the land use designations in the Montalvin Manor area as part of a cooperative effort involving the cities of Pinole and Richmond and Contra Costa County prior to annexing this area (see also Program LUIP-37).
- LUIP-11 **Other Agency Approvals.** Monitor nearby cities, County and agencies (East Bay Municipal Utility District, Richmond Unified School District, East Bay Regional Park District) to ensure that proper infrastructure and site mitigation are required to minimize impacts on Pinole.

- LUIP-12 **Design Review Guidelines and Procedures.** Establish and enforce specific Design Review Guidelines and Procedures to ensure that quality community design is required as a condition of approval, and which define the role of the Design Review Board and the Planning Commission with regard to design review. Continue to use Design Review Guidelines and Procedures to review projects for consistency with the City’s design goals.
- LUIP-13 **Hillside Development Guidelines.** Develop and adopt Hillside Development Guidelines that address slope stability, protection of views and privacy, visibility, tree coverage, slope density and emergency access.
- LUIP-14 **Civic Beautification Programs.** Consider adopting a Civic Beautification Program that would: (a) Establish a program for installing trees along major arterials and beautifying the major entrances into the City; (b) provide funds for storefront/facade improvement program to assist merchants by providing financial incentives and design assistance to enhance Old Town and San Pablo Avenue businesses; (c) provide environmentally sensitive improvements to Old Town streets, parks and other infrastructure; and (d) provide street banners and other aesthetic improvements.
- LUW-15 **Historic Preservation Ordinance.** Consider adopting an Historic Preservation Ordinance to protect historic resources and to ensure that new buildings and remodeling of existing buildings are compatible with City goals for preserving the City’s historic resources and character. The City should also examine financial assistance options for eligible historic properties. The ordinance would:
- a. Review the 1985 Historic Resources Survey as a basis for establishing standards for determining the historic value of potentially historic properties.
 - b. Define historic areas where new development will be required to complement the character of the surrounding historic structures.
 - c. Focus attention on preserving “Old Town’s” character.
 - d. Establish historic design guidelines that could be used to allow the adaptive re-use of historic buildings and facade improvements, and include guidelines and standards covering specific historical/architectural features, materials, colors, etc. for all new construction.
 - e. Address Unreinforced Masonry Building safety.
 - f. Establish exceptions from parking, lot coverage and setback requirements for historic buildings.
- LUIP-16 **Historic Building Receiving Area.** Consider establishing an historic building receiving area to collect and renovate historic buildings, and, as appropriate to provide additional housing.
- LUIP-17 **Archaeological Resources.** Where possible, archaeological sites or fragile historic sites will be placed within open space areas as defined during the specific project review process.

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- LUIP-18 **Neighborhood Volunteers.** Encourage programs funded and organized by neighborhood volunteers to improve the City’s neighborhoods. Programs could include Neighborhood Watch Groups, Adopt a Park, tree planting, spring clean-up, creek clean-up, anti-graffiti, neighborhood disaster preparedness teams and others.
- LUIP-19 **Neighborhood Mediation.** Work with a professional mediation service to resolve neighbor versus neighbor disputes in a fair and equitable way.
- LUIP-20 **Neighborhood Meetings.** Require developers to conduct neighborhood meetings with residents as part of any major development application. The City will develop Neighborhood Meeting Procedures to include: groups to be notified, meeting locations, types of applications for which neighborhood meetings are required, advance notice procedures and timing, etc.
- LUIP-21 **Environmentally Sensitive Sites.** Prepare schematic plans showing the location of natural resources and hazard constraints, potential access points and developable areas for each site.
- LUIP-22 **Coordination with the Railroads.** Contact the Atchison Topeka and Santa Fe and Southern Pacific railroads about the potential to develop unused railroad right-of-way and modify the land use map to reflect desired land use designations.
- LUIP-23 **Neighborhood Retail Centers.** Determine the ongoing viability of existing neighborhood retail centers by monitoring vacancies and the physical condition of these centers. Provide assistance as necessary through the Pinole Redevelopment Agency.
- LUIP-24 **Sale of City Property.** Conduct a study of the potential resale benefits of all City owned land.
- LUIP-25 **Community Reinvestment Act (CRA).** Encourage and enforce CRA requirements for local lenders to provide more community lending.
- LUIP-26 **Commercial/Retail Rent Subsidies.** Consider providing rent subsidy or other financial standup assistance as an incentive for businesses to locate in targeted buildings or areas.
- LUIP-27 **Marketing/ Promotion Information.** Consider publishing brochures and other material to portray the benefits and opportunities of an area (e.g. Old Town), provide local demographic and economic data, describe current successful businesses, City policies and programs, targeted areas, or promotional events, etc.
- LUIP-28 **Start-Up Business Assistance.** As a way to spur local businesses, investigate the

feasibility of Redevelopment Agency assistance in the development or renting of space for office support, conference rooms, or other services to be shared by small start-up firms or for satellite offices for telecommunication purposes.

- LUIP-29 **Market and Trade Information.** Conduct economic research to identify undersupplied retail businesses, distribute information, and recommend appropriate tenant mix for targeted areas such as shopping centers and Old Town.
- LUIP-30 **Local Business Needs Studies.** Coordinate with local businesses and the Pinole Chamber of Commerce to identify problems or constraints faced by local businesses, including company needs and plans to expand, attitudes about doing business locally, employment issues, security issues, etc. in order to retain local businesses.
- LUIP-31 **Security of Commercial Centers.** Ensure maximum possible security (police and fire) is provided at Pinole Vista and other centers to maintain a safe environment for the community.
- LUIP-32 **Pinole Vista Development.** Ensure this area remains economically viable by continuing to play a role in the design, marketing, development and enhancement of Pinole Vista.
- LUIP-33 **Redevelopment of Old Town Properties.** Develop the “Old Bank Building” and other Old Town properties for commercial or residential/commercial uses as part of an overall redevelopment plan.
- LUIP-34 **Community/Civic Center.** Review and implement key provisions of the Community/Civic Center Feasibility Study.
- LUIP-35 **Waterfront Planning Coordination.** Coordinate with the following agencies in waterfront planning: Bay Conservation and Development Commission (BCDC); City of Hercules; East Bay Regional Park District; Southern Pacific Railroad; Contra Costa County and East Bay MUD.
- LUIP-36 **Water-Oriented Use Study.** Explore locations for development of a marina and other water-oriented recreational uses. This study should cover (1) impacts on bay water quality, public health and safety; (2) parking and traffic; (3) public and private use; (4) impacts on habitat; (5) gaining BCDC and other agency approvals; and (6) economic feasibility for construction and ongoing costs for dredging and maintenance.
- LUIP-37 **MonTaraBay Annexation Implementation.** Implement City annexation policy by negotiating with Contra Costa County on how property taxes in the MonTaraBay area would be split between the city and county if/when the area is annexed. The revenue the City of Pinole receives should be very close to the cost of providing adequate municipal services to MonTaraBay and should not create a

long-term “drain” on Pinole’s treasury.

- LUIP-38 **Closed School Sites (Zoning).** Develop criteria and development standards to allow use of closed school sites retained by the School District for public and quasi-public uses such as child care programs adult day care, education, recreation, administrative offices, and those private businesses that could qualify as a “Home Occupation.”
- LUIP-39 **Integrated Resource Recovery Facility.** Consistent with AB 939 requirements coordinate with the Richmond Sanitary Service and the West Contra Costa Resource Recovery Corporation in building and operating an Integrated Resource Recovery Facility.
- LUIP-40 **Recycling Programs.** The City will strive to reduce the generation of solid waste through recycling and other methods in accordance with AB 939 and will coordinate with Richmond Sanitary Service in considering offering financial incentives such as a rebate or fee reduction to households that recycle. The City could expand the existing residential recycling program and establish a commercial recycling and resource reduction program in coordination with the Chamber of Commerce and local businesses.
- LUIP-41 **Potential Odor Impacts.** The City will consider odor impacts when evaluating land uses and development projects near the wastewater treatment plant. Program implementation could occur when the City reviews the need for appropriate odor mitigation plans when a property is proposed for development within about 1,000 feet of the wastewater treatment plant. Additionally, when improvements are proposed to the wastewater treatment plant, the City will consider measures to mitigate possible odor nuisances.
- LUIP-42 **Sewer Line Inventory.** The City should prepare a sewer line condition inventory and then prioritize needed improvements to minimize infiltration and consequent plant operating costs.
- LUIP-43 **Library Service.** Retain the high quality library service at the current facility and cooperatively explore with the County ways to improve service. In conjunction with the County, the City of Pinole will explore alternative ways to fund the library, including establishment of a separate library district or enactment of a special parcel tax. The library could work to establish a formal volunteer program that provides meaningful work for volunteers.
- LUIP-44 **Child Care Needs.** Initiate a citywide assessment of child care needs and alternatives and develop citywide policies for child care services
- LUIP-45 **EBMUD System Plans.** Coordinate with the EBMUD in evaluating the cumulative effect of water system deficiencies and planned growth on the need for water distribution system improvements when it is assessed by the EBMUD

in Fiscal Year 1995.

- LUIP-46 **Water Conservation Techniques.** The City will promote the use of low-water-use and fire suppression landscaping and irrigation devices in parks, and during review of new projects and modifications to existing developments, and will establish hours of watering to non-peak evapotranspiration times.
- LUIP-47 **Water Reuse Ordinance.** The City will consider adoption of a Water Reuse Ordinance based on coordination with the East Bay MUD.