

9.0 INFRASTRUCTURE AND PUBLIC FACILITIES

INFRASTRUCTURE AND PUBLIC FACILITIES

9.0 Infrastructure and Public Facilities

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INFRASTRUCTURE AND PUBLIC FACILITIES

9.1 INTRODUCTION

This chapter addresses issues concerning water, waste water, solid waste, stormwater/drainage, public safety, and other public services within the three Specific Plan project areas. The three Specific Plan corridors are developed areas with existing infrastructure (e.g., roadway network, water, sewer, storm drainage) and essential services (e.g., police, fire, schools, parks, street lighting, and utilities).

Currently, infrastructure and services are provided and maintained by the City of Pinole and several other public and private agencies. The City's General Plan and Redevelopment Plan identify policies and actions to improve the infrastructure and services for the entire City in general and for the Planning Areas in particular. Of critical importance to the Specific Plan is the capacity and condition of the sewage treatment plant. Large portions of the existing collection system are old and experience substantial infiltration that results in wet weather flows that exceed the capacity of the treatment plant. This issue will have to be corrected in order to accommodate new development without further exacerbating treatment deficits.

Service Providers in Specific Plan Project Areas	
Water Supply, Treatment, and Distribution	East Bay Municipal Utility District (EBMUD)
Sewer/ Waste Water	City of Pinole and West County Sanitary District (WCWD)
Solid Waste Collection, Disposal and Recycling	Richmond Sanitary Services (RSS) Portero Hills Landfill
Storm Drainage and Hydrology	City of Pinole Public Works Department
Dry Utilities	Electrical and Natural Gas: Pacific Gas and Electric (PG&E)
	Telephone and Telecommunications: AT&T and Comcast Pinole Local Cable Access – Channel 26 and 28
Public Safety	Police: City of Pinole Police Department.
	Fire: City of Pinole Fire Department
	Ambulance: American Medical Response
Parks and Public Facilities	
City Government Facilities	City Hall
School Districts	West Contra Costa Unified School District (WCCUSD) – 8 schools
	Private Schools: 4 schools

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Service Providers in Specific Plan Project Areas	
Parks and Community Facilities	Library: Pinole Library, Contra Costa County Library system
	Parks: East Bay Regional Park District (EBRPD) (Regional Parks, regional inter-park trails and trails within EBRPD parklands) and City of Pinole (community and neighborhood parks) City provides recreational facilities including parks and trails – 1 regional park, 4 community parks, 5 neighborhood parks and 4 unimproved open space public areas
	Community Recreation Facilities: Pinole Youth Center City of Pinole Recreation Department Tiny Tots, a child care service and facility Pinole Valley Tennis Courts Pinole Swim Center Pinole Playhouse (Memorial Hall) Pinole Senior Center
Public Transportation	Western Contra Costa Transit Authority (WestCAT) Alameda Contra Costa Transit Authority (AC Transit) Eastbay Paratransit

9.2 WATER SUPPLY, TREATMENT, AND DISTRIBUTION

EXISTING CONDITIONS

Water Services throughout the City of Pinole is provided by the East Bay Municipal Utility District (EBMUD). EBMUD's primary water source is the Mokelumne River in the Sierra Nevada, with a secondary water source from runoff in the local watersheds at EBMUD terminal reservoirs in the East Bay area. EBMUD's water supply system consists of a network of reservoirs, aqueducts, water treatment plants, pumping plants, and distribution facilities. During normal hydrologic years, average local supply is 15 to 25 million gallons per day (MGD). Average daily water consumption for EBMUD was approximately 205 MGD in 2005.

EBMUD operates five terminal reservoirs including Briones, San Pablo and Upper San Leandro reservoirs, which serve the District throughout the year, and Chabot and Lafayette reservoirs, which serve as emergency sources of supply. These five reservoirs have a total storage capacity of 151.8 thousand acre-feet (49.5 billion gallons). The City of Pinole's water comes from the San Pablo reservoir. Potential threats to the Pinole water supply include a declining snow pack in the Sierra Nevada as a result of rising global temperatures and water pollution from hazardous waste that may be leaching into the ground, affecting the local water table of Pinole.

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WATER TREATMENT AND DISTRIBUTION

The City of Pinole's water is treated by the Sobrante treatment plant in El Sobrante. Water is filtered through sand and anthracite or carbon and is disinfected and fluoridated. EBMUD's Laboratory Services Division performs water quality analysis throughout the day and every day to ensure the safety of drinking water.

BUILD-OUT CONDITIONS

New development must "pay for itself." Therefore, if new development proposed within the Specific Plan Area causes an increased demand on the system, the developer would be responsible for paying for the necessary system improvements (new distribution pipelines, water supply or storage) in order to meet the increased demand and/or higher flow requirements.

9.3 SEWER/WASTEWATER

EXISTING CONDITIONS

The City of Pinole is primarily responsible for sewer service to the City, with the West County Sanitary District providing service to approximately 0.4 square miles within Pinole.

West County Sanitary District (WCSD)

WCSD is responsible for collection and treatment of flows tributary to their lift stations and treatment plant. A portion of the flow that enters the WCSD Tara Hills Lift Station is generated within the City of Pinole. All wastewater that enters the two WCSD lift stations along Fitzgerald Drive is generated within the City of Pinole.



The Pinole/Hercules Water Pollution Control Plant in Pinole

Wastewater north of Interstate 80 flows by gravity to the Tara Hills Pump Station. The approximate average dry weather flow (ADWF) is 0.14 million gallons per day (MGD). Wastewater south of Interstate 80 flows by gravity into the Pinole Lift Station and the Fitzgerald Lift Station. The approximate ADWF for this area is 0.13 MGD.

Pinole/Hercules Water Pollution Control Plant (PHWPCP)

The Pinole/Hercules Water Pollution Control Plant (PHWPCP) is located at the end of Tennent Avenue in the City of Pinole. The treatment plant was originally built in 1955. The plant has had two major expansions and several modifications in order to meet population growth and higher effluent treatment standards.

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In 1972, the plant was upgraded from a primary to a secondary treatment facility to a flow capacity of 3.2 MGD ADWF. In 1985, the plant was upgraded to handle a flow of 4.06 MGD in dry weather and 10 MGD in wet weather.

Pipes of varying size (6 to 30 inches wide) transport wastewater to the plant. Once the wastewater reaches the PHWPCP, the treatment processes that are employed include screening, primary treatment, activated sludge, secondary sedimentation, chlorination, and de-chlorination. Waste solids are thickened and treated in anaerobic digesters, then separated from liquid before being disposed at the landfill. There are no wastewater storage tanks on the plant's site. There are, however, five chemical tanks, one diesel tank, one gasoline tank, and one solid storage tank on-site.

BUILD-OUT CONDITIONS

In 2004, Carollo Engineers completed the Pinole Wastewater Transfer Study to determine the feasibility of transferring wastewater flow tributary generated within the City's jurisdiction to WCSD's San Pablo Avenue and Hazel Street lift stations. The City rejected the alternative in favor of expanding the PHWPCP wastewater treatment plant. In light of the City's decision, WCSD designed a replacement force-main from the Tara Hill's Pump Station that does not include additional capacity for wastewater flows from the City of Pinole.

The City's sewer system has a significant amount of inflow and infiltration that results in flows that exceed the capacity of the treatment plant during wet weather. The additional development contemplated in the Specific Plan will only exacerbate this problem. The Public Works Department is evaluating alternative capital improvements that will correct this problem. Any such solution will have to be designed to address current capacity problems while planning for future development within the cities of Pinole and Hercules.

9.4 SOLID WASTE COLLECTION, DISPOSAL, AND RECYCLING

EXISTING CONDITIONS

Solid Waste Collection

Richmond Sanitary Services (RSS) provides weekly solid waste collection and disposal services to residents and businesses in Pinole. The RSS service area covers the cities of Pinole, Hercules, Richmond, and San Pablo and the unincorporated areas of west Contra Costa County.

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In 2005, the City of Pinole generated 10,395 tons of garbage (8 percent of the county's garbage) and 2,588 tons of recyclables (12 percent of the county's generated recyclables).

Solid Waste Disposal

The West Contra Costa Integrated Waste Management Authority (WCCIWMA) is a joint powers agency made up of the cities of El Cerrito, Hercules, Pinole, Richmond, and San Pablo and Contra Costa County and oversees the waste for these cities and areas.

The West Contra Costa County Sanitary Landfill (WCCSL), which received waste from these cities for the past 50 years, closed in October 2006. Solid waste from Pinole is now transported to the Golden Bear Transfer Station. Golden Bear Transfer Services, Inc., a subsidiary of Republic Services, Inc, opened the transfer facility. From the Golden Bear Transfer Station, the waste is transported to the Portrero Hills Landfill in Suisun City in Solano County (25 miles away) for disposal. The WCCIWMA has a contract with Portero Hills Landfill through 2014, at which point the contract will be renegotiated. The estimated remaining capacity of Portrero Hills Landfill is 38.1 percent.

Recycling and Green Waste

Richmond Sanitary Services (RSS) exclusively provides biweekly curbside collection of aluminum, bimetal, tin, all paper products, CRV glass bottles and jars, #1 PETE, #2 HDPE and #3-#7 plastics, milk jugs, water, juice and soda bottles, and used motor oil and filters. RSS also collects source separated cardboard and other materials from high volume commercial and industrial generators. RSS is obligated by contract to continue services through the year 2011.

In 2005, the City of Pinole generated 2,588 tons of recyclables (24.9 percent of the City's generated waste was recycled). RSS estimates that the City of Pinole diverts a moderate percentage of its waste to green waste; the City averages 174.1 tons of green waste per month, which is a diversion rate of 13.6 percent.



Richmond Sanitary Service provides weekly solid waste and recycling collection to Pinole.

RSS delivers recyclables to the WCCIWMA Integrated Resource Recovery Facility (IRRF), which opened in January 1997 as a recyclables processing facility. The IRRF runs one recyclables sorting shift and one materials bailing shift each day; approximately 200 tons are processed daily.

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Household hazardous waste is also managed by the West Contra Costa Integrated Waste Management Authority, a joint powers agency created by the cities of El Cerrito, Hercules, Pinole, Richmond and San Pablo. The West County Drive-Through Household Waste Collection Facility charges no fee to drop off hazardous waste.

Build-Out Conditions

If new development proposed within the Specific Plan Area causes an increased demand on the solid waste collection system, the developer will have to coordinate with the City and service providers in order to meet the increased demand.

9.5 STORM DRAIN SYSTEM

EXISTING CONDITIONS

The City of Pinole Public Works Department does not have a storm drainage master plan. The Department does, however, maintain an inventory of facilities. The Department plans to prepare a drainage master plan in the 2008/09 fiscal year.

Except for localized flooding and standing water, which may occur during brief, intense storms when runoff exceeds stormwater capacity, creek flows along Pinole Creek would largely be contained within the existing creek bank during a 100-year storm.

Flooding in Pinole is generally the result of two phenomena:

- Storm runoff originating within Pinole and flooding lowlands due to inadequate drainage channels and pipes necessary to transport this water into San Pablo Bay (sheet flooding).
- High water in the San Pablo Bay that, in turn, pushes saltwater into the stream channels and inundates all lands below the tide level that are not protected by a levee. The elevation of the water surface in the Bay is largely dependent upon the tide and wind and wave effects.

Over the last 100 years, Pinole Creek has periodically flooded downtown Pinole. In 1965, the U.S. Army Corps of Engineers straightened the lowest one and a half miles of Pinole Creek and constructed a flood control channel in an effort to protect the City from the 50-year flood.

The City of Pinole is part of the Pinole Creek watershed. In response to landowner and stakeholder concerns regarding the control of sediment erosion, the maintenance of aquatic habitat, and maintaining flood conveyance in the Pinole Creek watershed, several initiatives and ecological

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studies have been undertaken since 2000. The Pinole Creek Watershed Vision Plan includes a proposed lower flood control channel restoration project that aims to improve creek habitat while providing flood protection.

IMPACT OF FLOODING

Potential damage to the bayside area from flooding includes property damage to yards, out-structures, foundations, garages, interiors of houses, streets, curbs, and other public infrastructure. Flooded streets can cause other types of problems, such as economic losses to businesses in nearby areas and even loss of life indirectly due to the inability of emergency vehicles to access flooded areas. Thus far, street flooding has been localized and temporary.

Water from storm drains flows directly into San Pablo Bay without treatment.

REGULATORY PROVISIONS

The Contra Costa Clean Water Program Evaluation determines a permittee's compliance with the National Pollutant Discharge Elimination System (NPDES) permit and evaluates the current implementation status of the permittee's performance standards. The City of Pinole maintains several programs and initiatives relating to stormwater management. The City tracks illicit discharges and stormwater inspections and uses a detailed database to track municipal maintenance and to schedule inspections and cleaning activities. The purpose of the City of Pinole's Stormwater Ordinance is to eliminate non-stormwater discharges to the City's stormwater system, to protect the City's stormwater system from spills, dumping or disposal of materials other than stormwater, and to reduce pollutants in stormwater discharges to the maximum extent practicable.

As a participant in the National Flood Insurance Program (NFIP), Pinole is required to adhere to floodplain management policies that represent sound land use practices. The Federal Emergency Management Agency (FEMA) administers the NFIP through the Federal Insurance Administration. FEMA produces Flood Insurance Rate Maps (FIRMs) for the communities participating in the NFIP, which identify flood hazard areas and restrict development in these areas. FEMA is currently updating its flood hazard area maps.

BUILD-OUT CONDITIONS

Any changes in land use or redevelopment will require an evaluation of the existing drainage system to check for adequacy. This evaluation would involve an analysis of impacts to the drainage system due to higher intensity land use and identify locations where inadequacies already exist.

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If upgrades to the existing drainage structures prove necessary, they would have to be in compliance with City of Pinole Drainage Improvement Standards. Possible upgrades include constructing more storm drains, building detention basins in the area, creating overland release pads, increasing drainage pipelines, and increasing drainage pipe sizes.

9.6 DRY UTILITIES

Dry utilities include electricity, natural gas, and telecommunications (i.e., telephone and cable).

ELECTRICAL AND GAS SYSTEMS

Existing Conditions

Pacific Gas and Electric (PG&E) provides electricity and natural gas to the City of Pinole. The majority of energy that PG&E provides the City is renewable (57 percent), and the remaining energy sources are gas (42 percent) and coal (1 percent).



PG&E service truck in Pinole.

Alternative Energy and Energy Efficiency

Though there are few energy efficiency projects in the City of Pinole, the City's Housing Element promotes citizen awareness of energy conservation programs in concert with rehabilitation loan programs. PG&E has numerous programs that promote energy efficiency, many of which are free to public agencies. PG&E's Energy Partners Programs provides assistance for energy conservation improvements.

Build-Out Conditions

With the City approaching buildout, it is unlikely that PG&E will have difficulties in maintaining gas and electric service to Pinole.

Post build-out, the design requirements for serving the Specific Plan project areas are unclear at this time and will depend on schedule and load requirements and any other future new business development in the area. However, possible service solutions include extending new distribution mains from adjacent facilities and installing system upgrades to the existing system, as needed, to extend service to new development within the Specific Plan Area per PG&E's utility obligation to serve in accordance with its Gas Rules and Tariffs on file with the California Public Utilities Commission.

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TELEPHONE AND TELECOMMUNICATIONS

Existing Conditions

AT&T provides local telephone service to the City, while cable television service is provided through Comcast. The City of Pinole also hosts “Pinole TV,” a community access television station that provides public, educational, and governmental information and programming. All three providers have the ability to maintain these services to meet the need of City residents and businesses in the future.

Both the City and Contra Costa County have experienced a dramatic increase in demand for telecommunications products and services in the last decade as this industry has emerged to provide a new form of customer phone and related services. The City of Pinole requires all wireless communication facilities to have a use permit. Use permit applicants are required to submit a master plan for all related facilities, a computer-enhanced photo image of the site, a mock-up of an antenna if proposed, and a preliminary report based on the current FCC rules, regulations and standards, and alternative site analysis. The use permit requires Planning Commission approval before wireless communication facilities may be installed.

The California Public Utilities Commission regulates telecommunications and maintains that local jurisdictions cannot prohibit or otherwise unduly restrict utilities, such as cellular phone installations.

Non-commercial, community access television is provided through Pinole TV channels 26 and 28. Pinole TV regularly televises Redevelopment Agency and City Council meetings in addition to providing informative and educational programs.

Build-Out Conditions

AT&T will increase capacity as necessary based on demand at the time of the service request, and no crucial change in cable and satellite television and Internet level of service is expected upon build-out of the Specific Plan project areas. No such expansion would be anticipated for cable TV services provided by Comcast and Pinole TV.

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9.7 PUBLIC SAFETY

The incremental growth anticipated by the Specific Plan will increase the need for public safety services from police and fire departments. Though additional personnel (sworn officers and firefighters) will be needed to serve this additional population, existing facilities and equipment appear to be adequate to serve the incremental growth of the Specific Plan project areas.



*Pinole's Public Safety Building
at 880 Tennent Avenue*

POLICE

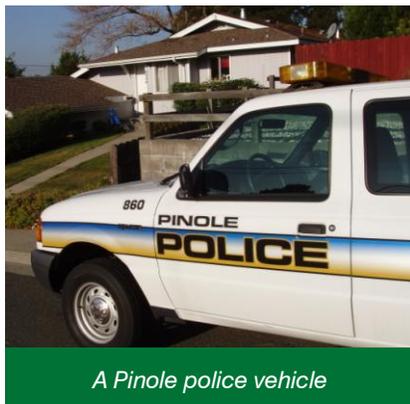
Existing Conditions

Police protection services within the City of Pinole are provided by the City of Pinole Police Department. The main police station is located at 880 Tennent Avenue in the Public Safety Building, which it shares with the Fire Department.

The Pinole Police Department also provides protection services for the City of Hercules through a mutual aid agreement.

Staffing

The Police Department has one chief of police, one deputy chief of police, one lieutenant, five sergeants, and 20 officers, plus administrative staff and volunteers. Volunteers assist with evidence gathering, parking, and office responsibilities.



A Pinole police vehicle

Public Education and Outreach

The Pinole Police Youth Academy hosts sessions to introduce 14- to 17-year-olds to the career of police officers and personal safety.

Build-Out Conditions

The Pinole Police Department currently has no plans to upgrade or reconstruct the Public Safety Building in the future. They are currently going through a bidding process to ergonomically upgrade and remodel the front office and the watch commander's office. Additionally, the Police Department provides ongoing maintenance to the facility.

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FIRE PROTECTION

Existing Conditions

The City of Pinole Fire Department provides fire protection services within the incorporated area of the City. The Department uses two fire stations:

1. Station 73 – located at 880 Tennent Avenue in the Public Safety Building; and
2. Station 74 – located at 3700 Pinole Valley Road.

Opened in May 2002, Station 74 primarily serves the Pinole Valley residents located south of Interstate 80 and Pinole Valley Road south of the interstate, including surrounding wildlands. Station 74 also provides the secondary engine on any multiple responses or multi-engine responses.



Staffing

The Fire Department has 18 full-time firefighters on a 56-hour shift schedule, one fire chief, one full-time administrative assistant, and six Reserve Division firefighters. The Reserve Division firefighters are similar to volunteer firefighters.

Calls for Service and Response Times

In 2005 and 2006, the Fire Department responded to 2,318 and 2,402 calls for service. Emergency Medical Service (EMS) accounts for 64 percent of call volume. Target response time for fire protection services is five minutes or less. The Fire Department also provides paramedic response and transport services for the City. The Pinole Fire Department also provides aid to the Rodeo/Hercules, Richmond, and Contra Costa County Fire Departments on an as-needed basis through a mutual aid agreement.

Build-Out Conditions

Joint Powers Agreements

The Fire Department operates under the State of California Master Mutual Aid System. Additionally, the Fire Department operates in Battalion 7, an automatic aid agreement with the Contra Costa County and Rodeo-Hercules Fire Districts. Under a longstanding agreement with Contra Costa County, the Fire Department provides service to the unincorporated areas of Tara Hills, Bayview, and Montara Bay Mobile Park. In addition, the Contra Costa County Regional Fire Communications Center provides fire and medical dispatch services for the City of Pinole.

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9.8 PARKS AND PUBLIC FACILITIES

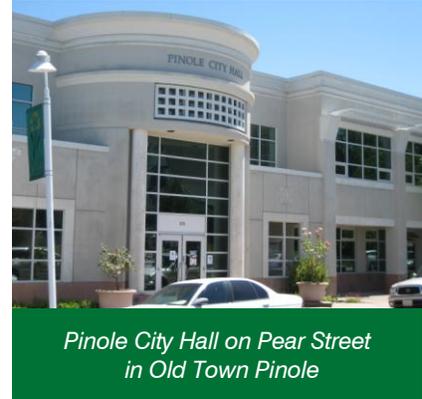
CITY GOVERNMENT FACILITIES

The City of Pinole, incorporated in 1903, offers a wide range of services to its residents. The City operates through election of five City Council members, who in turn appoint a city manager. The Council also appoints citizens to a number of commissions and committees, including:

- Planning Commission
- Youth Commission
- Economic Development and Housing Advisory Committee
- Traffic and Pedestrian Safety Committee
- Community Services Commission
- Ad hoc Safety Advisory Committee
- CCC Mosquito & Vector Control District Board
- Contra Costa Library Commission
- West Contra Costa Unified School District Bond Oversight Committee

The City government is organized into several departments and related agencies:

- Administration: The Administration Department is responsible for implementing the vision of the community as directed by the City Council. The city manager has oversight over all staff functions and responsibilities, including Cable TV, City Clerk, Code Enforcement, Community Development, Finance, Fire, Information Systems, Personnel, Police, Public Works, Recreation, Redevelopment, and the Water Pollution Control Plant. The Administration Department supports the City Council efforts to engage in legislative advocacy on the local, state, and national level, advocating the City's interests and increasing the City's influence as a leader in good government.



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- **Finance Department:** The City of Pinole Finance Department is responsible for financial reporting to other government agencies. The finance department provides a variety of services including budget development, financial analysis, bond debt administration, revenue billing and collection, accounts receivable, accounts payable, cash flow management, payroll processing, employee benefit accounting, record keeping and reporting.
- **Public Works:** The Public Works Department is responsible for managing capital improvement projects, operation and maintenance of the wastewater treatment plant, and maintenance of public parks, streets, sidewalks, storm drains, streetlights, trees, and public landscaping areas.
- **Community Development Department:** The Community Development Department (CDD) includes the Planning, Building, Redevelopment, and Enforcement Divisions. This department is responsible for implementing the goals and policies of the General Plan and Redevelopment Plan, as well as implementing and enforcing the Zoning and Building Codes. The CDD provides staff support to the Planning Commission and Economic Development and Housing Advisory Committee.
- **Recreation Department:** The Recreation Department coordinates and manages all recreation activities, events, and facilities in the City, including youth, summer camps, seniors, Tiny Tots, athletics, community events, community theatre, aquatics, and parks. Recreation facilities include Youth Center, Senior Center, Tiny Tots, Pinole Community Playhouse, Swim Center, tennis courts, athletic fields (primarily soccer and baseball), and parks. The Recreation Department works in collaboration with the Public Works Department on park and athletic facility maintenance repair and upgrades. The Recreation Department also staffs the Youth Commission, nonprofit Pinole Youth Foundation, and Senior Center Board.

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Pinole Valley High School on Pinole Valley Road

SCHOOLS

Existing Conditions

Public Schools

Pinole elementary, middle, and high school students are served by the West Contra Costa Unified School District (WCCUSD).

There are six elementary schools in Pinole and its Sphere of Influence: Collins Elementary School, located at 1224 Pinole Valley Road in Pinole; Ellerhorst Elementary School, located at 3501 Pinole Valley Road in Pinole; Montalvin Manor Elementary School, located at 300 Christine Drive in Tara Hills (an unincorporated community); Shannon Elementary School, located at 685 Marlesta Road in Pinole; Stewart Elementary School, located at 2040 Hoke Drive in Pinole; and Tara Hills Elementary School, located at 2300 Dolan Way in Tara Hills (an unincorporated community). These elementary schools feed Pinole Junior High School, located at 1575 Mann Drive in Pinole, and Pinole Valley High School, located at 2900 Pinole Valley Road in Pinole. Together, these schools comprise the Pinole High School Attendance Area (PHSAA).

Enrollment and Facilities

Enrollment and capacity of the schools in the West Contra Costa Unified School District are summarized in the table below.

**Table 9.1
City of Pinole Public Schools**

School	Grades	Student Enrollment 2006–2006	Student Capacity
Collins Elementary School	K–6	443	461
Ellerhorst Elementary School	K–6	443	449
Montalvin Manor Elementary School	K–6	423	387
Shannon Elementary School	K–6	379	385
Stewart Elementary School	K–8	476	504
Tara Hills Elementary School	K–6	460	468
Pinole Junior High School	7–8	710	858
Pinole Valley High School	9–12	1,763	1,837
Total Students		5,097	5,349

Source: West Contra Costa Unified School District, December 2006.

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School Programs

Pinole Valley High School includes the Environmental Studies Academy (Academy), a three-year “school within a school” program that is offered to students beginning their sophomore year. The Academy integrates subject matter from science, social studies, English, and technology courses largely through semester projects. Students enrolled in the Academy must take science, social studies, English, and technology courses. The Academy’s intent is to provide students with an alternative high school path that enables students to combine college-prep academics and experiences for entry-level careers in the area of environmental studies.

Contra Costa College, located at 2600 Mission Bell Drive in San Pablo, is a public community college that serves the Pinole area. The college offers a variety of programs and services for eligible students.

Private Schools

There are four private academic schools in Pinole serving preschool through twelfth grade students: La Casita Bilingue Montessori School, located at 592 Tennent Avenue, with preschool and kindergarten teaching in the Montessori method; St Joseph Elementary School, located at 1961 Plum Drive with kindergarten through eighth grade; Global Christian Academy, located at 725 San Pablo Avenue with kindergarten through tenth grade; and El Sobrante Christian School, with an elementary campus located at 5100 Argyle Road, and a junior high and high school campus located at 5070 Appian Way in El Sobrante. Enrollment at these schools is approximately 350 students.

Build-Out Conditions

The West Contra Costa School District (WCCUSD) is not experiencing capacity issues, with the exception of Montalvin Manor Elementary School, which is operating at 109 percent capacity. WCCUSD projects a decline in student enrollment in the 2010-2011 school years with a total decrease of 377 students in Pinole, including 38 fewer students in elementary schools, 75 fewer students in middle schools, and 264 fewer students in high school.



*La Casita Bilingue
Montessori School in Pinole*

With the exception of Collins, all elementary schools in WCCUSD have been modernized with Measure M bond funding. Collins is not scheduled for modernization, although many possible improvements have been identified. Pinole Junior High School, originally constructed as a K–6 elementary

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school, is undersized for a junior high school with regard to lot size. The Pinole Junior High School is operating at 83 percent of its facility capacity and is scheduled for renovation under Measure D. Pinole Valley High School is currently operating at 96 percent capacity.

PARKS

Existing Conditions

The City of Pinole maintains regional, community, and neighborhood parks varying in size and generally distributed throughout the community. Most of the parks in the City are located within walking or biking distance of residential neighborhoods.

The City has fourteen parks, including one regional park, four community parks, five neighborhood parks, and four unimproved open space public areas. The City's parks and their size and facilities are identified in the table below.

Table 9.2
City of Pinole Parks

Park Site	Location	Gross Park Area (acres)	Net Active Park Area (Acres)	Undeveloped Usable Area	Park Description and Facilities
Regional Parks					
Wilson Point East Bay Regional Park	End of Pinole Shores Drive	64	64		East Bay Regional Park District owned and managed. Extensive walking trails, a drinking fountain, and benches along the walking paths.
Community Parks					
Bayfront Park	1 Tennent Avenue	92	14		Small community park utilized for walking trails and July 4 th fireworks. Walking paths and trails along shoreline and Pinole Creek, two picnic tables, benches, BBQ facilities, drinking fountain, and restroom facilities.

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Park Site	Location	Gross Park Area (acres)	Net Active Park Area (Acres)	Undeveloped Usable Area	Park Description and Facilities
Fernandez Park	595 Tennent Avenue	7	4.75		Community Park in Old Town Pinole. Hosts City and other community events. Adjacent to Youth Center, Senior Center, and Community Playhouse. Gazebo area, horseshoe pit, Youth and Senior Center, garden, tot lot, picnic tables, two parking lots, BBQ facilities, play area, restroom facilities, drinking fountains, baseball field, and basketball court.
Pinole Valley Park	3790 Pinole Valley Road	197	13	169.75	Second primary community park. Hosts most City athletic fields. Hiking trails connecting to El Sobrante Ridge, picnic tables, two parking lots, one playground, concession stand, restroom facilities, drinking fountains, two soccer fields, one baseball field, and one basketball court.
Pinole Valley Adobe Grove and Dog Parks	1267 Adobe Road	34	0.75	34.04	Primarily utilized for rental picnic areas plus small and large dog parks. Large and small dog parks, four picnic areas, BBQ facilities, restroom facilities, and drinking fountains.
Neighborhood Parks					
Amber Swartz Park	3450 Savage Avenue	4	3.92		Small community-built memorial park. Gazebo, walking path to Pinole Valley Park, and two benches located in the gazebo.
Canyon Drive Park	1818 Canyon Drive	0.5	0.5		Small park for local neighborhood. Picnic table, a large open play area, a small sand pad, and a small play structure.
Louis Francis Park	596 Marlesta Drive	2.75	2.75		Medium-size park for local neighborhood. Picnic tables, one small BBQ pit, benches, drinking fountain, and sand pad.

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Park Site	Location	Gross Park Area (acres)	Net Active Park Area (Acres)	Undeveloped Usable Area	Park Description and Facilities
Meadow Park	1095 Nob Hill Avenue	1.58	1.58		Medium-size park for local neighborhood. Fully renovated in 2005. Public art, mosaic mural, new playground, benches, and basketball courts.
Pinon Park	1600 Primrose Lane	0.66	0.66		Small park for local neighborhood. Fully renovated in 2002. Picnic tables, benches, BBQ facilities, and new play area.
Unimproved Open Public Space Areas					
Hugh Young Park	3760 Victor Street			7.92	Undeveloped open public area.
Sarah Drive Park	1850 Sarah Drive			10.22	Natural habitat for deer and wildlife. Undeveloped open public area.
View Park	2021 Henry Avenue			2.37	Undeveloped open public area. Includes walking trail up to reservoir.
Henry Avenue Public Open Space				10.82	

Total number of parks – 14

Net Active Park Acreage in Pinole – 41.9

Total Undeveloped Usable Acres – 235.12

Source: City of Pinole Recreation Department, November 2006; City of Pinole Recreation Park & Facility 5-year Master Plan, March 2007

Regional Parks in Pinole

Wilson Point East Bay Regional Park along San Pablo Bay is owned and managed by the East Bay Regional Park District (EBRPD) and is located at the end of Pinole Shores Drive. The regional park encompasses 64.5 acres and includes extensive walking trails, a drinking fountain, and benches along the walking paths.

Community Parks in Pinole

Fernandez Park is located in Old Town Pinole and hosts City and other community events adjacent to the Youth and Senior Centers. The basketball court and baseball field at Fernandez Park are lighted and heavily used year-round. Pinole Valley Park is the second primary community park in the City and contains most of the City's athletic fields. Pinole Valley Adobe Grove is primarily used by residents who rent the picnic areas. There are plans to develop a community garden at

INFRASTRUCTURE AND PUBLIC FACILITIES

Fernandez Park where young people can learn to grow food from Senior Center volunteers who will share their botanical knowledge with younger residents.

City of Pinole Trails

The City of Pinole Recreation Department maintains both regional and local pedestrian and hiking trails for recreational use by residents and visitors. There are various hiking and pedestrian trails within Pinole's open space park preserves. Paved pedestrian trails include Pinole Creek Trail (from I-80 to Bayfront Park), portions of the Bay Trail (1/6 of a mile) located at the end of Pinole Shores Drive and (1/4 of a mile) around Bayfront Park, and Sarah Drive Trail (1/6 of a mile) leading to Hoke Court and Stewart Elementary School.

The City of Pinole Recreation Department is assessing trail resources for the purpose of creating a map that includes a brief list and description of trails with directions to each trail.

The General Plan (1995) identifies potential enhancements to the trails along Pinole Creek, which include:

- Development and patrol of Pinole Creek access near the Pinole Valley High School, and
- Development of a trail on the Bundy parcel.

In addition to the trail along Pinole Creek, the General Plan suggests that a route be developed to provide a continuous trail from the City's Bay shore to the City's ridges and the East Bay Municipal Utility District (EBMUD) watershed property. The General Plan suggests a loop that begins at Pinole Valley High School and extends to Duncan Canyon, crosses Rancho Road and alongside Galbreth Road or Pinole Valley Road to Adobe Road in Pinole Valley Park.

The Bay Trail

Senate Bill 100, which was passed into law in 1987, directed the Association of Bay Area Governments (ABAG) to develop a plan to create a planned recreational corridor that circumnavigates the San Francisco Bay. Both the City of Pinole and the East Bay Regional Park District acquired parcels to contribute to the shoreline trail in the East Bay. This shoreline trail from Point Wilson trail and the Bayfront Park treatment plant along San Pablo Bay serves as an integral section of the Bay Trail and helps connect existing and planned Bay Trail segments.

In 2000, through a collaborative effort involving the East Bay Regional Park District and the cities of Pinole and Hercules, a half-mile segment of Bay Trail was constructed linking two regional parks

INFRASTRUCTURE AND PUBLIC FACILITIES

along the Bay. The project included construction of a paved pathway, bike lanes, and a bridge over Pinole Creek. These new amenities provide a connection to the existing spur trail around Bayfront Park and link downtown Pinole to the waterfront by linking to the Pinole Creek spur trail.

The General Plan identified future dedications that could extend the development of the Bay Trail further. These areas include:

- Dedications alongside Sunnyview Drive and Bay View Farm Road that could provide a connection between the shoreline and the utility easement to Pinon Park, and
- County and West Contra Costa County School District holdings near Garrity Creek, along with undeveloped private land on Tara Hills Drive.

Park Ratio per City Residents

Pinole has a total of 41.9 acres of active community and neighborhood parks, equating to a parks ratio of 1.8 acres/1,000 City residents. This ratio is less than the National Recreation Association standard of 2.5 acres/1,000 residents and the Quimby Act standard of 3 to 5 acres/1,000 residents.

Build-Out Conditions

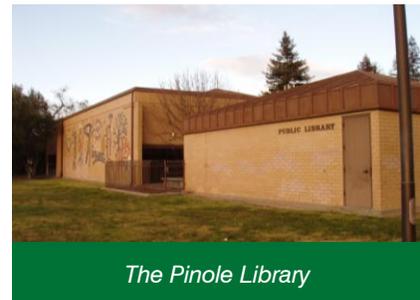
The City's Parks and Recreation Department identified major infrastructure improvement projects in the Recreation Park Facility 5-Year Master Plan. Park infrastructure improvements include Fernandez Park playground and bathroom replacement, Pinole Valley Park playground replacement, Pinole Youth and Senior Garden Walking Trail, resurface and drainage improvement of Pinole Valley Tennis Courts, Pinole Valley Park baseball field parking lot improvement, Tiny Tots facility upgrades and playground pad replacement, Fernandez Park baseball field major renovation, and Pinole Valley Park baseball field improvements.

COMMUNITY FACILITIES

Libraries

Existing Conditions

There is one library within the City of Pinole. The Pinole Library is a branch of the Contra Costa County Library system and is located at 2935 Pinole Valley Road. This 17,098 total square foot library sits on a 2.85-acre parcel of land and was renovated in 2002.



The Pinole Library

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*The Pinole Youth Center,
Old Town Pinole*

The library hosts a wide variety of weekly and monthly children, teen, and adult programs. The library has one meeting room that can be reserved for community use and is fully automated with free Internet access for the public.

Build-Out Conditions

The City does not expect problems with meeting the needs of the estimated build-out population.

YOUTH, CHILD CARE, AND RECREATIONAL FACILITIES

Youth Facilities and Services

The Pinole Youth Center is located at 635 Tennent Avenue in Pinole and is overseen by the City of Pinole Recreation Department. The center's facility was recently built and is adjacent to Memorial Hall. The Youth Center offers programs for youth in sixth through twelfth grades including PY Zone, an after-school program for sixth through eighth graders; Night Out, an evening program for sixth through eighth graders; the Pinole Youth Commission for grades 6 through 12; Project ICE, a teen summer camp; workshops and classes; and field trips. The center includes a 40-person meeting room, a main recreation room, a study room, nine computer labs, a snack bar, and back patio.

Child Care Facilities and Services

The City of Pinole Recreation Department oversees Tiny Tots, a child care service and facility. Tiny Tots is located at 2450 Simas Avenue, adjacent to the Swim Center. Tiny Tots offers two preschool and pre-kindergarten programs for children 2 years 9 months to 5 years of age. Activities include age-appropriate academics, crafts, cutting with scissors, using glue and paste, painting, circle time, show and tell, music, science, and storytime.



*The Pinole Swim Center
and Tiny Tots facility*



The Pinole Memorial Hall

Recreational Services and Facilities

The Pinole Valley Tennis Courts are located at 2955 Pinole Valley Road and include three tennis courts which are open year-round.

INFRASTRUCTURE AND PUBLIC FACILITIES

The Pinole Swim Center, a City of Pinole Recreation Department facility, is located at 2450 Simas Avenue and is open April through October. The programs at the Swim Center are managed by Hilltop YMCA.

Arts and Cultural Facilities

The City of Pinole Recreation Department oversees arts and cultural facilities in the City, including the Pinole Playhouse (Memorial Hall), which is located at 601 Tennent Avenue in Pinole. The playhouse is a community theater which is utilized by the City of Pinole School of Performing Arts, the Pinole Community Players, and East Bay Improv. The playhouse facility includes a 100-person theater, a green room, storage, a snack bar, lobby, and back patio. The playhouse is connected to the Youth Center facility and is adjacent to Fernandez Park. The School of Performing Arts offers children's and youth programs including the Children's Theater Workshop and the Youth Acting Company.

The Pinole Community Players (PCP), a 30-year-old Pinole-based theater organization, performs their season at the Community Playhouse. The Pinole Young Actors Group and the East Bay Improv group also use the Pinole Playhouse facility.

Pinole Artisans is a group of artisans in the City whose purpose is to form a network, provide art education, and provide opportunities for artisans to show their work. Members of the Pinole Artisans have an opportunity to promote their artwork through the group's newsletter and website.

Build-Out Conditions

The City does not expect problems with meeting the needs of the estimated build-out population.

Storage

Existing Conditions

The City of Pinole is presently experiencing a shortage of space for storing files and materials related to governmental functions, and equipment and machinery related to capital projects and the provision of emergency services.

Build-Out Conditions

The City expects this problem to be exacerbated as a result of expanded government responsibilities associated with meeting the needs of the estimated build-out population.

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9.9 STREETS

The City of Pinole, Public Works Department, operates and maintains public streets within the City. Public streets include sidewalks, bicycle lanes, landscaping, street lighting, and other public facilities and amenities located within the right-of-way. There are two exceptions to these maintenance responsibilities, certain street lights are maintained by PG&E, and traffic signals are maintained by Contra Costa County. In addition to annual capital maintenance programs, the City periodically undertakes project to enhance these facilities in response to community objectives, and/or identified safety considerations.

Build-Out Conditions

The City does not expect problems with meeting the needs of the estimated build-out population.

