

5 Schools, Parks, and Public Facilities

High-quality public facilities and services are essential for ensuring an active, educated, engaged, and safe community. This chapter provides an overview of schools and educational facilities, parks and recreation facilities, community facilities, public safety services, and utilities in San Pablo.

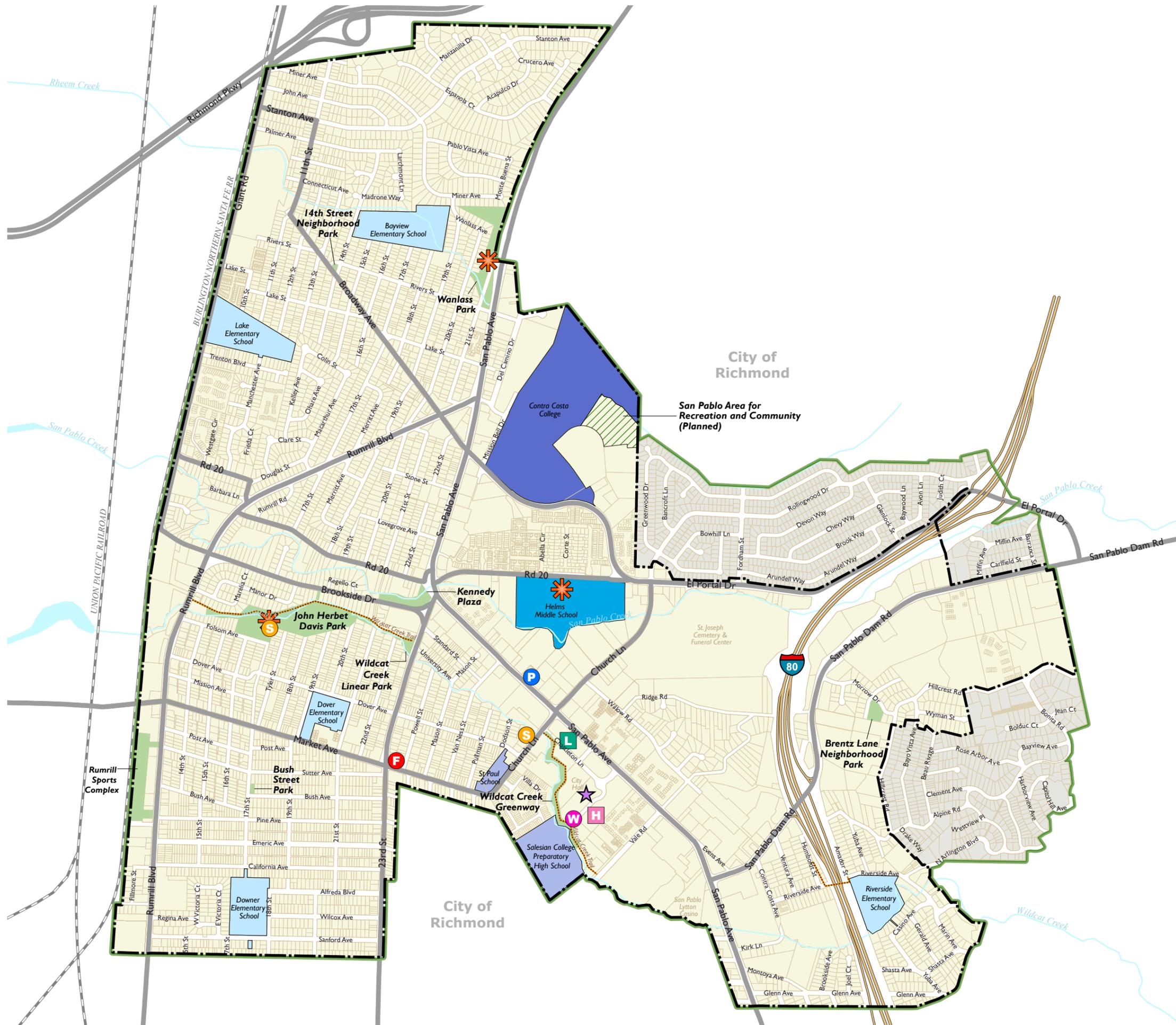
Schools

All schools within the Planning Area are illustrated in Figure 5-1. Public schools located in and around the Planning Area, including those that are located outside of City limits and its Sphere of Influence but have attendance areas that cover portions of the Planning Area, are summarized in Table 5-1, along with enrollment for the 2021-2022 school year and student capacity. Capacity data is as last reported for the 2015-2016 school year in a study conducted prior to West Contra Costa Unified School District's (WCCUSD's) current Facilities Master Plan (2016).

WCCUSD provides public elementary, middle, and high school education to San Pablo residents. Five elementary schools and one middle school are physically located within the Planning Area. A total of seven elementary schools, two middle schools, and three high schools have attendance areas that fall within or include parts of the Planning Area. Taking all these schools into account, the 2021-2022 enrollment was 2,863 elementary; 1,096 middle; and 3,096 high school students. Compared to 2019-2020 enrollment (prior to COVID-19 impacts), enrollment has decreased by 9.2 percent overall, most notably for elementary school level enrollment (15.1 percent). In prior years, Riverside Elementary was the only school with enrollment that exceeded the campus' capacity; however, as of the 2021-2022 school year, no school is enrolled above its capacity.

WCCUSD most recently studied its facility capacity in the 2015-2016 school year as part of development of the 2016 Facilities Master Plan, which is underway. Two of the three completed projects so far include schools that affect the Planning Area, including critical needs projects at Richmond High and Riverside Elementary. The Riverside Elementary project primarily involved site improvements that do not affect facility capacity, but future projects implemented under the anticipated master plan for the campus could potentially change capacity. A full campus reconstruction of Lake Elementary also began in June 2022 and is anticipated to be completed in 2025. The new facilities will include an office, library, classrooms, cafeteria, kindergarten/transitional kindergarten complex, and playfields. WCCUSD is currently in the process of updating the 2016 Facilities Master Plan. The updated master plan is expected to address changes in teaching and learning, district operations, and the implications of COVID-19 for future learning needs. Updates will also reflect Measure R, the \$575 million facility improvement bond passed in March of 2020, and will prioritize investments from this source.

Figure 5-1: Educational and Community Facilities



- Community Centers
- Police Station
- Fire Station
- Senior Center
- Contra Costa County San Pablo WIC
- Library
- Hospital
- City Hall
- Elementary School
- Middle School
- Private School
- College
- Existing Parks and Recreational Facilities
- Existing Trail
- Planned Park
- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021

Table 5-1: Public School Enrollment

<i>School</i>	<i>2021-2022 Enrollment</i>	<i>Capacity²</i>	<i>Percent Utilized</i>
Elementary Schools (K-6)			
Bayview Elementary	371	780	48%
Lake Elementary	377	501	75%
Dover Elementary	526	780	67%
Edward M. Downer Elementary	471	727	65%
Riverside Elementary	323	343	94%
Highland Elementary ¹	400	612	65%
Ford Elementary ¹	395	566	70%
<i>Elementary Subtotal</i>	<i>2,863</i>	<i>4,309</i>	<i>66%</i>
Middle Schools (7-8)			
Helms Middle	646	1,283	50%
Betty Reid Soskin Middle (formerly Crespi Junior High) ¹	450	1,187	38%
<i>Middle School Subtotal</i>	<i>1,096</i>	<i>2,470</i>	<i>44%</i>
High Schools (9-12)			
Richmond High ¹	1,494	1,821	82%
Middle College High ²	294	N/A	N/A
De Anza High ¹	1,308	1,643	80%
<i>High School Subtotal</i>	<i>3,096</i>	<i>3,464</i>	<i>89%</i>
Total Enrollment	7,055	10,243	69%

Notes:

1. These schools are located outside of the Planning Area but have attendance areas that cover portions of the Planning Area.

2. Capacity for WCCUSD schools was last studied in the 2015-2016 school year. Information for Middle College High is not included in the study and is not included in the total capacity for high schools.

Source: California Department of Education, 2023; West Contra Costa School District, 2016; Dyett & Bhatia, 2023.

WCCUSD also oversees Middle College High School is an early college high school program that collaborates with the Contra Costa College (discussed further below) to provide a nurturing and academically challenging environment for traditionally underserved students to reach their full potential in a non-traditional high school setting. There were 294 students enrolled in this program in the 2021-2022 school year. In addition to WCCUSD schools, two private schools operate within the Planning Area: St. Paul's School provides private elementary and middle school education in San Pablo with a 2020-2021 enrollment of approximately 105 students in grades K-8; and Salesian High School serves approximately 379 high school students in grades 9-12.

The Contra Costa College campus encompasses 23 buildings on 83 acres of land, providing college-level education that attracts students from all over the county. There were 6,225 students enrolled at Contra

Costa College in Fall of 2022.¹ Enrollment has been decreasing every year since Fall 2018, when there were 7,639 students enrolled, with a 18.5-percent decrease overall. Contra Costa College has continued to implement its Facilities Master Plan, originally approved in 2008 and updated in 2020, with recent expansions and upgrades to the campus including the opening of a new College Center building in 2016, renovations to the Applied Arts Building in 2018, and the rebuilding of the campus Safety Center in 2018. A new science building and remodeled physical education and athletic facilities are currently under construction.

Parks

The Public Works Department of the City of San Pablo maintains approximately 29.4 acres of parkland, including 3.3 acres of linear park along Wildcat Creek Trail, and 11.1 acres of undeveloped open space as summarized in Table 5-2 and shown in Figure 5-2. These facilities include four community and three neighborhood parks, in addition to the Wildcat Creek Trail and Rumrill Sports Complex. Development of the planned San Pablo Area for Recreation and Community (SPARC) at 2600 Moraga Road (adjacent to Contra Costa College) would add an additional 6.1 acres to the parkland supply. The City is continuing to seek grants to help fund the project. Additionally, the City has a joint-use agreement with WCCUSD and Contra Costa College, allowing for the use of their facilities for recreational purposes during non-school hours.

The 2030 General Plan identifies the following park classifications:

- **Neighborhood Park:** A neighborhood park is typically less than 1.5 acres in size and provides basic recreation facilities for one or more neighborhoods. The service area typically ranges less than half a mile.
- **Community Park:** A community park is typically larger than 1.5 acres in size and is intended to serve the recreation needs of the entire city.
- **Linear Park:** A linear park is a specialized park facility typically located adjacent to a creek and/or a linear trail.

The City has established a standard of providing a minimum of three acres of parkland per 1,000 residents. With a population of 30,967 residents in 2019 according to Census ACS five-year estimates, the City currently provides just 0.95 acres of developed parkland per 1,000 residents—well below the acreage goal. With the addition of the planned facilities, this ratio would be improved to 1.11 (using the 2019 population statistic). Figure 5-2 shows park service areas and walking access to San Pablo parks. While the 2030 General Plan does not establish a standard for walking distance access to parks, most residential areas are within a ten-minute walk of a park. However, there are some areas that are outside of this 10-minute walkshed. Notably, the residential neighborhood generally north of Pablo Vista and John avenues is outside of a 10-minute walking range. Additionally, there is no park space in San Pablo's commercial core (bounded by Church Lane to the west, I-80 to the east, and El Portal Drive to the north), although the newly opened Wildcat Creek facility does provide a recreational amenity, and a small public tot lot is planned adjacent to the creek to the west of the library as part of the Block E residential development. If more high-density housing is to be proposed for this central area, considerations for additional accessible parkland will be important.

¹ Contra Costa Community College District, Contra Costa College Quick Facts, March 10, 2023, <https://www.4cd.edu/research/profiles/CCC%20Quick%20Facts%20-%202022FA.pdf>, accessed March 28, 2023.

Table 5-2: City Park Facilities

<i>Facility Name</i>	<i>Address</i>	<i>Classification</i>	<i>Acreage</i>
Existing Facilities			
John Herbert Davis Park	1665 Folsom Avenue	Community Park	11.4
Kennedy Plaza	Corner of San Pablo Avenue, Road 20, and 23rd Street	Community Park	1.8
Wanlass Park	2999 21st Street	Community Park	4.6
Brentz Lane Park	1798 Brentz Lane	Neighborhood Park	0.8
14th Street Park	Cross section of Broadway Avenue, Rivers Street, and 14th Street	Neighborhood Park	0.1
Wildcat Creek Trail	Rumrill Boulevard to 23rd Street and Church Lane to Vale Road	Linear Park	3.3
Rumrill Sports Complex	1509 Rumrill Boulevard	Sports Complex	4.3
<i>Acreage Subtotal</i>			<i>29.4</i>
Planned Facilities			
San Pablo Area for Recreation and Community (SPARC)	2600 Moraga Road	Community Park	4.9
Bush Avenue Park	1701 Bush Street	Neighborhood Park	0.1
Mixed-Use Center Circle S Site Tot Lot	Between Chattleton Lane, Chattleton Square North, and Wildcat Creek (Block E)	Neighborhood Park	0.1
<i>Acreage Subtotal</i>			<i>5.1</i>
Undeveloped Open Space			
<i>Acreage Subtotal</i>			<i>11.1</i>
Acreage Total			37.4

Source: City of San Pablo, 2021; Dyett & Bhatia, 2023

The San Pablo Municipal Code establishes parkland dedication requirements for new subdivision developments. This parkland dedication requirement is based on the standard three acres per 1,000 residents established in the General Plan. Thus, the dedication requirement is the sum of 0.003 multiplied by the average number of persons per type of dwelling unit multiplied by the number of dwelling units of that type in the subdivision. The code establishes the average number of persons per dwelling unit type as follows: 1.5 persons per bedroom in multifamily dwellings, 3.0 persons per dwelling unit in single-family attached dwellings, 3.5 persons per dwelling unit in single-family detached dwellings, and 3.0 persons per dwelling unit in two-family dwellings. Alternatively, for subdivisions containing 50 parcels or fewer, subdividers are allowed to pay a fee to the City equal to the land value of the portion of the park or recreational facilities required to serve the needs of the residents of the proposed subdivision.

Figure 5-2: Existing and Planned Parks and Recreational Facilities



- Neighborhood Park
 - Community Park
 - Linear Park
 - Sports Complex
 - Open Space
 - Planned Park
 - Existing Trail
- Park Service Area**
- Parks Quarter Mile Service Radius
 - Parks Half Mile Service Radius

- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021
DYETT & BHATIA
 Urban and Regional Planners

The 2030 General Plan emphasizes the need for increased park access in San Pablo and identified seven proposed park locations. Since the adoption of the existing General Plan in 2011, Rumrill Sports Complex has been constructed and is now in operation, and Bush Avenue Park is in the design phase.

Community and Public Safety Facilities

Community facilities are the network of institutions that support the civic and social needs of the population. They offer a variety of recreational, artistic, and education programs and special events. The 2030 General Plan identified the following categories of community facilities:

- **Community Centers:** These facilities are designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural enrichment. The City owns the Church Lane Senior Center, Davis Park Senior Center, Maple Hall, and the San Pablo Community Center Community Hall. When not being utilized for City activities, these facilities are made available to the public for meetings or small social gatherings.
- **Cultural Facilities:** These facilities house scientific and historical exhibits or offer space for artistic performances and presentations. San Pablo's Blume House and Alvarado Adobe are examples of these facilities. Both are administered by the San Pablo Historical Society. The San Pablo Holy Ghost Association has a Holy Ghost Hall now open in the new City Hall building.
- **Civic Buildings:** This category of facilities includes City administrative and public buildings. City Hall, located at 1000 Gateway Avenue, falls under this category.
- **Libraries:** These facilities house literary, artistic, and reference materials for public use and circulation. San Pablo is home to one library, which includes a café, mini grocery store, assistive technology computer, meeting room, and study room.
- **Medical Facilities:** These include hospitals, public and private clinic, residential care facilities, and medical offices.
- **Religious Facilities:** These include houses of worship and other related uses.

The City's Recreation Division operates the City's community centers, which include the Church Lane Senior Center, Davis Park Senior Center, Davis Park Multi-Purpose Room, Maple Hall (located within City Hall), the Wanlass Park Community Center and the San Pablo Community Center located at 2450 Road 20. The San Pablo Community Center includes community amenities such as a teen lounge and a commercial kitchen. The location of community facilities within San Pablo are shown in Figure 5-3.

POLICE

Police services in the City of San Pablo are provided by the San Pablo Police Department (SPPD). SPPD consists of 59 sworn police officers, 25 full-time civilian employees, and six part-time civilian employees. The agency's administration is separated into two divisions, Operations and Support Services. It provides programs in Patrol, Investigations, Code Enforcement, and Support Services. The Department operates out of a primary facility centrally located in 13880 San Pablo Avenue, as seen in Figure 5-3. A Police Center annex has recently opened at 13928 San Pablo Avenue and there is a training facility being leased at 2300 El Portal Drive. A new 40,000-square-foot Police Training Facility and headquarters is proposed at the northwest corner of Chattleton Lane and Gateway

Avenue. The current level of service is 1.9 officers to 1,000 residents, which is less than the national average of 2.9.² The 2030 General Plan does not establish a response time or officer-to-resident ratio mandate.

In the 2021-2022 fiscal year, the City of San Pablo spent about \$866,285, or 1.6 percent of the City's total estimated expenditure, on the SSPD. Spending reflects the City's priorities for achieving its major policy goals, as established in the City Council's Priority Workplan (last updated in February 2023), to improve public safety. Some of these programs are funded and underway, such as community policing, establishing professional standards and training unit, and a priority-oriented policing program. However, other efforts have not yet been funded at this time.³

FIRE

Fire safety services in the City are provided by the Contra Costa County Fire Protection District (CCCFPD). CCCFPD currently operates one fire station (Station 70) within the Planning Area, located at 1800 23rd Street, as seen in Figure 5-3. The facility on 23rd Street opened in April of 2021 and replaced the previous facility located at 13928 San Pablo Avenue. The 23rd Street location represents a modernization and provides a more centrally located facility to help improve fire and emergency medical response services in the area compared to the previous facility.

CCCFPD does not have staffing or services ratios for the San Pablo Fire Station. CCCFPD has a mutual aid agreement with the Richmond Fire Department to ensure quick and adequate response to a fire emergency. Richmond stations are located just a half-mile away from San Pablo's Planning Area boundary. Additional discussion of wildfire safety threats is included in Chapter 8: Safety and Noise.

Public Utilities

This section addresses public utility needs, specifically water, wastewater, stormwater, solid waste, electricity and gas utilities. It is important to note that most of these utilities are administered by independent agencies outside of the City of San Pablo. As such, the General Plan must focus on cooperative planning efforts with these agencies, with the goal of ensuring that public utilities have the capacity to meet future growth demands.

WATER SUPPLY AND DEMAND

Water supply to and distribution within the Planning Area is provided by the East Bay Municipal Utility District (EBMUD), which derives its water source from the Mokelumne River in the Sierra Nevada. The total capacity of the EBMUD water supply system is constrained by the inherent dependence on seasonal rainfall and collected snowpack in the Sierra Nevada watershed. On an average annual basis, approximately 90 percent of the water used by EBMUD comes from this source. The secondary source of water is the runoff from local watersheds at EBMUD's terminal reservoirs in the East Bay area.

² US Federal Bureau of Investigation (2019), Crime in the United States, Police Employee Data.

³ City of San Pablo, "Biennial Budget Fiscal Year 2022-2024 Department Summary", City of San Pablo Digital Budget Book, last updated March 29, 2023, <https://stories.opengov.com/sanpabloca/published/6XV-aMYbE>, accessed March 29, 2023.

Projected Demand

The demand for water by East Bay communities is expected to increase over the next 20 years. According to EBMUD's 2020 Urban Water Management Plan (UWMP), demand was approximately 234 million gallons per day (mgd) of water to supply all its service areas in 2020. After taking into account the conservation and other water recycling programs that each city in its service area is required to implement, EBMUD still required 181 mgd of water to meet demand. By 2040, this demand is expected to increase by 11 percent to 201 mgd. Table 5-3 shows the projected population and water demand in the EBMUD service area through 2040, including an estimate of San Pablo's share of this demand. This table shows the normal year water demand, though the UWMP also plans for sufficient supply in single and multiple dry year scenarios.

Table 5-3: Projected Population and Normal Year Water Demand

	2020	2025	2030	2035	2040
Population					
EBMUD Service Area Population	1,405,000	1,468,000	1,542,000	1,606,000	1,704,000
San Pablo Population	31,555	32,330	32,845	33,450	34,090
Percent of San Pablo to EBMUD Population	2.2%	2.2%	2.1%	2.1%	2.0%
Water Demand					
Total EBMUD Water Demand (mgd)	234	245	254	264	277
Adjustment for Conservation (mgd)	-48	-53	-58	-61	-63
Adjustment for Recycled Water (mgd)	-5	-6	-6	-9	-13
Adjusted Level of Demand (mgd)	181	186	190	194	201
San Pablo's Level of Demand (mgd) ¹	4.1	4.1	4.0	4.0	4.0

Notes:

1. San Pablo-specific water demand data were not available from EBMUD. Therefore, San Pablo water demand was estimated to be proportionate to the City's share of total service area population. In 2020, San Pablo's population was 2.2 percent of the service area total, so water demand is also estimated to be 2.2 percent of the total demand.

Source: EBMUD Urban Water Management Plan 2020; ABAG MTC Plan Bay Area 2040 Projections; Dyett & Bhatia, 2021.

Climate change and ongoing drought conditions add significant uncertainty to demand forecasts. In order to meet future customer needs and adapt to alterations in the water supply due to climate change, EBMUD is working to diversify its water supply portfolio. This will help to reduce reliance on any one water resource and promote resilience. Projects to diversify EBMUD's water supply include groundwater banking, water transfers with other agencies, expansion of surface water storage, the Bay Area Regional Desalination Project, and infrastructure improvements that increase resiliency. All communities in California are required to adopt Water Efficiency Landscape Ordinances (WELO) to limit the water use by new development and redevelopments. San Pablo adopted the most recent standards in 2020 and reports progress to the California Department of Water Resources on an annual basis.

WASTEWATER

Wastewater collection, treatment, and disposal services in San Pablo are provided by the West County Wastewater District (WCWD), which has a service area of 16.9 square miles. The wastewater treatment plant located in North Richmond, to the west of San Pablo, has a capacity of 12.5 mgd. In 2020, WCWD's sewer system experienced 2.8 sanitary sewer overflows (SSOs) per 100 miles of pipe, or a total of seven SSO events. While WCWD's collection system is performing well overall, the 2021 Sewer System Management

Plan identified and recommended assets for replacement or rehabilitation in the near-term (five-year) planning horizon. This included many sewer lines throughout the City of San Pablo. Larger pipes may be required to meet the continuing demand if residential areas of the city become more densely developed.

STORMWATER

Stormwater infrastructure in San Pablo is operated and maintained by the City of San Pablo. The City's storm drain system consists of a network of pipes throughout the city that convey untreated surface water from the streets to Rheem, San Pablo, and Wildcat creeks that is eventually discharged to San Francisco Bay. Per California Regional Water Quality Control Board requirements for the San Francisco Bay Region, the City maintains a National Pollutant Discharge Elimination System (NPDES) compliant Municipal Regional Stormwater Permit (MRP). The MRP mandates implementation of a comprehensive program of stormwater control measures and actions designed to limit contributions of urban runoff pollutants to the regional watershed. The City meets this requirement through a comprehensive stormwater pollution prevention program, which includes business inspections, public outreach, construction inspections, illegal dumping abatement, and maintenance of the creeks and storm drain systems. According to the most recent (fiscal year 2021-2022) annual report of the City's MRP, six illicit discharges entered the creek or storm drain system—including one sewage overflow in the northeastern part of the city, three illegal dumping incidents directly into the creek, one incident involving dumped motor oil, and one violation of a catch basin on private property—in addition to nine discharges were prevented from reaching the storm drain/receiving water. All 15 of these incidents were resolved in a timely manner.⁴

The MRP also requires the City to prepare a Green Infrastructure Plan, which was approved by City Council in May 2019. Green infrastructure involves the construction and retrofit of storm drainage systems to reduce runoff volumes, disperse runoff to vegetated areas, harvest and use runoff where feasible, promote infiltration and evapotranspiration, and use bioretention and other natural systems to detain and treat runoff before it reaches nearby bodies of water. Bioretention facilities, raingardens, pervious pavers, infiltration basins, green roofs, and rainwater harvesting systems are examples of such facilities. Green infrastructure can be incorporated into new construction or redevelopment as well as into other infrastructure within the public right-of-way.⁵ The plan includes targets for the amount of impervious surface to be retrofitted with low-impact development stormwater drainage designs by 2020, 2030, and 2040; prioritizes projects and areas for potential projects to implement; establishes design guidelines, standard specifications, and details for construction of green infrastructure; and identifies policies and ordinances needed to implement the plan. Stormwater management and discharge control is regulated by Chapter 8.40 of the City of San Pablo Municipal Code, and Section 8.40.050 requires all developments to include a stormwater control plan that meets the criteria in the most recent version of the Contra Costa Clean Water Program Stormwater C.3. Guidebook and the most recent version of the City of San Pablo Green Infrastructure Plan.

SOLID WASTE DIVERSION

Solid waste disposal and management of household hazardous waste for San Pablo is managed by the West Contra Costa Integrated Waste Management Authority, otherwise known as RecycleMore.

RecycleMore is the regional waste management authority originally formed to implement provisions of Assembly Bill (AB) 680 (California State Assembly, 2000).
⁴ City of San Pablo, Fiscal Year 2021-22 Annual Report for the City of San Pablo [National Pollutant Discharge Elimination System Permit Number CAS612008], September 8, 2022, https://www.ccleanwater.org/userfiles/kcfinder/files/City_of_San_Pablo_RPT_2021-2022_NPDES_Annual_Report_091222.pdf, accessed March 29, 2022.

⁵ City of San Pablo, Green Infrastructure Plan, May 20, 2019, <https://www.sanpabloca.gov/DocumentCenter/View/11300/City-of-San-Pablo-Green-Infrastructure-Plan>, accessed March 30, 2023.

939, the Integrated Waste Management Act of 1989, for West Contra Costa County. The Integrated Waste Management Act mandated a 50 percent reduction, or diversion, in waste by the year 2000. Solid waste diversion refers to the process of diverting waste from landfills through reuse, recycling, and composting. Having met the waste diversion goal in 2006, RecycleMore continues to work to maintain this level of diversion. In 2007, California Department of Resources Recycling and Recovery (CalRecycle) introduced a new system of measuring diversion rates, using a per capita disposal threshold equivalent to the 50 percent diversion requirement. Thus, the State no longer determines diversion rates, and only per capita disposal rates have been measured since 2007. While disposal rates are not available at the municipal level for San Pablo, the jurisdiction covered by RecycleMore has hit its target for per capita disposal rates for the past several years. Table 5-4 shows the disposal rates for within RecycleMore’s jurisdiction, which are below its target amounts.

Table 5-4: Waste Disposal Rates

Year	Population Disposal Rate (ppd) ¹		Employment Disposal Rate (ppd) ¹	
	Target Rate	Actual Annual Rate	Target Rate	Actual Annual Rate
2016	5.4	4.3	22.1	16.8
2017	5.4	4.9	22.1	19.0
2018	5.4	5.0	22.1	19.0
2019	5.4	4.9	22.1	19.0

Notes:

1. Ppd = pounds per person per day.

Source: California Department of Resources Recycling and Recovery (CalRecycle), 2021; Dyett & Bhatia, 2021.

In 2013, RecycleMore entered a contractual agreement with West County Resource Recovery, West Contra Costa Sanitary Landfill, Golden Bear Transfer Services, Richmond Sanitary Service, and Keller Canyon Landfill Company for post-collection recycling and disposal services.⁶ As mandated by the Integrated Waste Management Act, this agreement helps meet waste diversion goals and ensures that RecycleMore can maintain at least 15 years of solid waste disposal capacity to preserve the health, safety, and wellbeing of the public. The agreement has been in effect from January 1, 2014 and is set to expire on June 30, 2025. The agreement also affirms the State’s recycling rate goal of 75 percent established by AB 341 (see below).

In recent years the State has passed a number of laws aimed at reducing the quantity of waste sent to landfills, which RecycleMore has managed on the City’s behalf. In addition to AB 939, these laws include the following:

- AB 341 (2011) places requirements on businesses that generate four cubic yards of commercial solid waste and multi-family property owners of residences with five units or more to arrange for recycling services and requires jurisdictions to implement a Mandatory Commercial Recycling program.
- AB 1826 (2014) requires businesses that generate four cubic yards of commercial solid and organic waste per week and multifamily property owners of residences with five units or more to arrange for recycling services for that waste.

⁶ West Contra Costa Integrated Waste Management Authority, Post Collection Agreement, October 10, 2013, <https://recyclemore.com/wp-content/uploads/sites/4/2021/12/WCCIWMA-Post-Collection-Svcs-Agmt-10-10-13-Final.pdf>, accessed March 30, 2023.

- AB 1826 also requires jurisdictions to implement a Mandatory Commercial Organics Recycling program to divert organic waste from businesses that are subject to the law. Organics like food scraps, yard trimmings, paper, and cardboard make up half of what Californians dump in landfills and reducing this contribution will have one of the fastest impacts on mitigating the climate crisis.

State Bill (SB) 1383, the Short-lived Climate Pollutant Reduction Act of 2016, requires CalRecycle to develop regulations to reduce organics in landfills as a source of methane. The regulations place requirements on multiple entities including jurisdictions, residential households, commercial businesses, commercial edible food generators, haulers, and food recovery organizations to support achievement of Statewide Organics Waste disposal reduction targets. SB 1383 is intended to also help reduce food insecurity by requiring commercial edible food generators to arrange to have the maximum amount of their edible food, that would otherwise be disposed, be recovered for human consumption. Jurisdictions were required to adopt and to begin enforcing a local ordinance or other enforceable mechanism to implement relevant provisions of SB 1383 regulations. The City of San Pablo amended its Municipal Code to reflect these provisions in 2021.

ELECTRICITY AND GAS

Pacific Gas and Electric Company (PG&E) is the primary provider of natural gas and electric service for a majority of California, with a service area stretching from Eureka in the north to Bakersfield in the south, and from the Pacific Ocean in the west to the Sierra Nevada in the east. As of 2021, PG&E operates more than 108,000 circuit miles of electric distribution lines and 18,000 circuit miles of electric transmission lines in addition to 43,800 miles of gas distribution main pipelines and 6,400 miles of backbone and local gas transmission pipelines. There are about 1.4 miles of electric transmission lines and a 60-kilovolt (kV) electric substation adjacent to the Grocery Outlet on Brookside Drive within the Planning Area. According to data from Bay Area Energy Atlas, San Pablo's total residential consumption of electricity and gas in 2018 was 445 giga British thermal units (G Btu), and commercial consumption was less than half of that amount at 212 G Btu. Residential energy consumption increased slightly in 2019 to 451 G Btu.⁷ Energy consumption in San Pablo is primarily in the form of natural gas.

In line with State objectives, PG&E has been transitioning toward a greater supply of clean (not emitting greenhouse gas) energy. In 2021, their electric power mix (estimated total net delivery of electricity to customers) was comprised of over 90 percent greenhouse-gas-free sources including primarily renewable and nuclear, supplemented by some large hydroelectricity.⁸ PG&E has also continued to improve their system by increasing resilience to flooding due to sea level rise and wildfire, including undergrounding powerlines in Contra Costa County. PG&E offers energy efficiency programs to help customers reduce their energy use and save money, in addition to several financial assistance programs to help customers who are facing financial challenges, who live in disadvantaged communities, or who face issues of environmental and social justice. Some of these programs include the California Alternate Rates for Energy (CARE) Program, Relief for Energy Assistance through Community Help plan, and Family Electric Rate Assistance (FERA) Program.

Marin Clean Energy (MCE), a not-for-profit public agency that offers clean energy to Contra Costa, Marin, Napa, and Solano counties, is an alternative energy provider available to San Pablo residents since 2010. Pursuant to AB 117 (2002), residents within a service area of a Community Choice Aggregation program (such as MCE) are automatically enrolled in the program unless they choose not to participate by opting

⁷ Bay Area Energy Atlas, BayREN Energy Atlas Map – Building Type, California Center for Sustainable Communities (University of California, Los Angeles), 2020, https://bayarea.energyatlas.ucla.edu/map/usage_bld, accessed March 29, 2023.

⁸ Pacific Gas and Electric Company, “About PG&E and Our Triple Bottom Line” [Corporate Sustainability Report 2022], 2022, https://www.pgecorp.com/corp_responsibility/reports/2022/su03_triple_bottom_line.html, accessed March 29, 2023.

out. MCE buys and builds cleaner energy by choosing less carbon-intensive power sources; however, PG&E continues to deliver the electricity, maintain power lines, provide repairs, and handle billing. MCE customers can choose from three service options that vary in electric power generation mix (e.g., the amount of renewable power or type of renewable sources) offered at rates that are competitive with those of PG&E. Energy affordability is subsidized by State-funded efforts such as the Clean Energy Project Revenue Bonds as well as MCE's community reinvestment programs such as those that help residents and small businesses reduce energy costs. Financial assistance programs like CARE and FERA are also available.

Key Findings and Policy Implications

1. **West Contra Costa Unified School District (WCCUSD) schools serving the Planning Area are at an overall enrollment capacity of only 69 percent.** Schools serving the Planning Area have capacity for over 3,000 additional students across elementary, middle, and high school facilities. This indicates that new housing units in much of the Planning Area will likely not overburden WCCUSD school capacities. Coordination with WCCUSD may be needed to ensure that all schools continue to have the capacity needed for any additional housing planned for its enrollment area.
2. **Contra Costa College is a major asset to the City.** The City should work with the College to capitalize and to better serve its population. Provision of housing targeted to students located close to the campus will build upon this anchor institution and bring vitality, culture, and consumers to the San Pablo.
3. **At 0.95 acres of parkland per 1,000 residents, San Pablo is currently well below its targeted park acreage service standard of three acres per 1,000 residents, as established in the existing General Plan.** The City is working to address this low parkland ratio, as evidenced by the addition of one of the proposed parks included in the existing General Plan, and plans for two new park facilities. However, given San Pablo's urban setting and the fact that the city is largely built out, it is unlikely that large park spaces can be added to substantially increase parkland acreage. Careful planning is needed to provide park space in this context, such as through pocket parks or tot lots. Planning for smaller parks can increase open space access and walkability in areas that are otherwise park poor. This type of planning will also be critical if higher-density housing is to be added in the City's more commercial areas, such as at San Pablo Towne Center, which are currently far outside of the ten-minute walkshed of any parks.
4. **The City should continue to coordinate with agencies providing critical public utilities to San Pablo residents, to ensure that adequate coverage is maintained for any new growth.** Agencies such as the Contra Costa County Fire Protection District, East Bay Municipal Utility District, West County Wastewater District, West Contra Costa Integrated Waste Management Authority (also known as RecycleMore), and Pacific Gas and Electric Company/Marin Clean Energy provide key services within San Pablo. As demand for services increases and climate change brings greater uncertainty or threats to existing infrastructure, cooperative planning efforts with these agencies are critical.