

6

PARKS, SCHOOLS, COMMUNITY FACILITIES & UTILITIES

Parks, schools, and public utility services like water, stormwater, sanitary sewers and solid waste management are a vital part of a livable, sustainable San Pablo. While they are essential in any city, they become even more important in areas of high population density where open space is scarce. The purpose of this element is to help document existing infrastructure and services, identify areas of improvement, and ensure that these services meet the needs of community members as the city grows.

6.1 Parks and Recreation

Parks and recreation facilities provide opportunities for relaxation, informal sports, passive and active recreation, appreciation of nature, and a break from the stresses of everyday life. Besides their recreational function, well-designed parks can create a positive image for the city and help to foster a sense of community. To be successful, however, these facilities need to be accessible to all, safe to use, and well-maintained. This section will guide the development of San Pablo's parks and recreation facilities. Goals and policies provide a framework to improve existing facilities and develop new facilities to meet the needs of the community.

EXISTING PARKS AND RECREATION FACILITIES

As of 2024, San Pablo's Recreation Division maintains eight community and neighborhood parks. These parks range in size from the small (0.1-acre) 14th Street Park to the large (11.6-acre) Davis Park. All parks provide valuable recreation opportunities to San Pablo's residents. The types of parks in the city are classified as follows:

- **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.

As shown on **Table 6.1-1**, the total amount of public parkland is approximately 26.5 acres. (This does not include parks that are located on school and college campuses.) The City has a joint-use agreement with West Contra Costa School District and Contra Costa College, allowing the use of their facilities for recreation purposes during non-school hours.

In addition to the parks listed below, two additional parks are in design as of 2025. These include the 4.8-acre McNeil Park, located near Contra Costa College, and a small open space that will be created as part of the San Pablo Avenue Bridge replacement project, which will also include a redesign of Kennedy Plaza. Additionally, a publicly-accessible 0.1-acre playlot is under construction as part of a private townhome development on Chattleton Lane. The completion of these park will bring the total park acreage in San Pablo to 31.4 acres, providing a park ratio of 1.02 acres of parkland per 1,000 residents.

In addition to the operation of the parks, the City also operates a community center co-located at the Helms Middle School. Additionally, the San Pablo Senior Center offers social services and recreational activities. Additional facilities are available at the Wanlass and Davis Park community halls, as well as Maple Hall, which is housed within the new City Hall. Together, these facilities offer a diverse range of services to meet the needs of the community.

Table 6.1-1 Existing Public Parks

<i>Name</i>	<i>Type</i>	<i>Size (Acres)</i>
14th Street Park	Neighborhood Park	0.1
Brentz Lane Park	Neighborhood Park	0.8
Kennedy Plaza	Community Park	1.8
Wanlass Park	Community Park	4.6
Davis Park	Community Park	11.6
Wildcat Creek Trail	Linear Park	3.2
Rumrill Sports Park	Community Park	4.4
Happy Friday Park	Neighborhood Park	0.1
Total		26.6
Park Ratio (Acres per 1,000 residents)		0.82

Source: City of San Pablo, 2024.



Davis Park is the largest park in San Pablo and a popular destination for residents.

PARK DEMAND

A major goal of this General Plan is to increase the amount of park and recreation areas in the city. Currently, San Pablo has a ratio of 0.82 acres of parkland per 1,000 residents, which is expected to increase to 0.98 acres per 1,000 residents in the near term, – but this is still far below the goal of three acres of parkland per 1,000 residents that is an industry standard and is referenced in the City’s Subdivision Code. The process for determining future land uses for this General Plan specifically addresses this parkland

deficiency. **Figure 6-1** illustrates existing and planned parks and recreational spaces for the City of San Pablo. The number of new parks and open spaces allocated under the General Plan is intended to provide parkland not only to meet demand by new residents, but also to make up the existing deficiency in parkland for current residents. While the exact locations of all of the future parks cannot be determined at this point, seven potential generalized park locations are presented. These include:

1. Near the junction of Road 20 and Rumrill Boulevard;
2. At the junction of Bush Avenue and 17th Street in Old Town (now developed as Happy Friday Park);
3. Near the existing Fire Station along San Pablo Avenue;
4. At the proposed Mixed Use Center at the Circle S/New City Hall site (note that open spaces already developed at the North of Giant Trade Center along Giant Road);
5. Wildcat Creek trail and planned at Chattleton Townhomes lot);
6. On the hill behind Princeton Plaza; and
7. Rumrill Boulevard between Chesley and Market Avenue.

Successful development of parks or open spaces at all of these target locations will add about 24.4 new acres of parkland to the city (see **Table 6.1-2**). This potential development along with the 4.9 acres that are currently being planned or under construction at McNeil Park and Chattleton Townhomes will help increase the parkland ratio from the anticipated 0.98 acres of parkland per 1,000 residents to 1.74 acres of parkland per 1,000 residents. While the proposed future ratio is still lower than the goal established in the City’s Municipal Code, it is an appreciable improvement over existing conditions and a more realistic goal for this planning period.



Located at the Southeast corner of Morrow Drive and Brentz Lane, Brentz Lane Park serves the residents of San Pablo hill.

Table 6.1-2 Summary of Proposed Parks in San Pablo	
Type	Acreage
Existing Parks	26.07
Parks in planning/construction	4.9
Proposed Parks	24.4
Total Parkland at Buildout	55.37
Park Ratio (Acres per 1,000 residents)	1.74

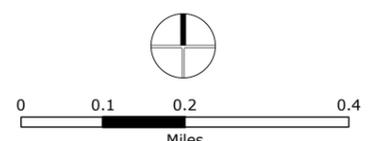
Source: Dyett & Bhatia, 2010, 2025

Figure 6-1:

Existing and Planned Parks and Recreational Facilities



- Neighborhood Park
- Community Park
- Linear Park
- Sports Complex
- Open Space
- Planned Park
- Park Expansion/Improvements
- Existing Trail
- Park Service Area**
 - Parks Quarter Mile Service Radius
 - Parks Half Mile Service Radius
- School/College
- City Limits
- Sphere of Influence
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2024; Contra Costa County GIS, 2024; Dyett & Bhatia, 2024

LINEAR PARKS

In addition to new parks described above, the General Plan proposes a network of linear parks throughout San Pablo. This will be achieved by developing selected parts of Wildcat Creek and San Pablo Creek into green trails. Where possible, existing buffer areas surrounding the creeks will be expanded and provided with a creekside path. In some locations, currently covered creeks can be day-lighted and restored to their natural state. The goal is to help preserve this ecological resource and promote the enjoyment of the creeks. This has already happened at the Davis Park location, but the remaining location is under a shopping center parking lot and may not feasibly be uncovered.

In 2020, the City completed construction of the State and locally funded 2,200-foot-long Wildcat Creek Restoration and Greenway Trail Project, extending from Church Lane on the north to Vale Road to Vale Road on the south. Project benefits include refuge areas for fish, a modified floodplain to accommodate larger flow volumes, a widened creek corridor and the re-planting of native plants on the restored bank. In addition to the in-stream benefits of creating a more natural creek habitat, this project also provides a Class I shared-use path for cyclist and pedestrians.

Once completed, the linear park system will accommodate both pedestrians and bicyclists, and offer amenities such as benches, mileage markers, exercise stations, and/or water fountains. The linear parks will provide additional open space over and above the city's existing and proposed parkland.

COMMUNITY GARDENS

Another proposal in the General Plan is the creation of a system of community gardens. The goal is to provide residents with access to fresh vegetables and help instill a sense of community and connection to the environment. Two community gardens currently exist in San Pablo, with one located at Davis Park and one at Wanlass Park. The General Plan proposes to improve upon and expand this network. One possible community plot could be located at Contra Costa College, on a site to be determined jointly by the College and the City Council. Other gardens may be located on school sites.

Additional details on community gardens is found in the Community Health & Environmental Justice Element (Chapter 8).



Many families living in the city would like to grow some of their own fruits or vegetables. Community gardens allow them to do that, help beautify neighborhoods, and bring neighbors closer together.

GUIDING POLICIES

PSCU-G-1 Provide an expanded, high quality, and diversified park system which allows varied recreational opportunities for the entire community.

IMPLEMENTING POLICIES

PSCU-I-1 Seek to achieve a standard of 3.0 acres of parkland per 1,000 residents.

In addition to parkland dedication by developers, the City will also acquire or re-develop parkland to work towards meeting the goal of 3.0 acres of park per 1,000 residents, subject to availability of funding and availability of suitable sites. Specialized recreational facilities, such as school facilities, may be counted as part of the parkland total if they become publicly accessible.

PSCU-I-2 Prepare and adopt a Parks and Recreation Master Plan. The Master Plan should include the following components:

- Clearly defined categories for facilities, such as parks, recreational buildings, and open space areas;
- An assessment of existing and future recreational needs including the needs of special user groups, such as children, the multi-cultural population, the disabled, and the elderly;
- Identification of potential linkages and access between City parks and recreation facilities and regional park facilities;
- Sustainable construction and park maintenance strategies;
- Development of an action plan to prioritize the City's needs, identify preferred sites for new facilities, identify staffing needs, and present a plan for acquisition and improvement of future facilities; and
- Development of a comprehensive financing strategy for park and recreation facilities.

PSCU-I-3 Develop new park and recreation facilities and continue to upgrade existing ones with universal accessibility, durability, and low maintenance in mind.

PSCU-I-4 Require residential developers to contribute to the City's parks and open space system based on their proportional share of needs generated by new residents.

PSCU-I-5 Periodically update park impact fees to assure the City's ability to maintain park and recreation infrastructure and facilities.

PSCU-I-6 Provide security lighting to illuminate communal areas and pathways in all parks to ensure safety and where feasible, select DarkSky-compliant lighting fixtures that will not produce glare or illuminate the night sky.

Whenever possible, the City will select lighting fixtures that are shielded, are solar-powered, and/or can turn on automatically in low light conditions.

PSCU-I-7 Continue joint-use park and recreation agreements with West Contra Costa Unified School District and Contra Costa College to improve the community's access to park and recreation facilities with minimal or no financial commitments by the City.

Joint use agreements with schools and the College are especially important since San Pablo has few public parks available.

PSCU-I-8 Involve citizens, especially youth, in maintaining park areas through participating in park watches, resident-based graffiti watch, trash removal efforts, and clean up and repair. Coordinate with the San Pablo Shines program for implementation.

6.2 Schools and Community Facilities

This section focuses on the needs of the City with respect to community-and public-serving facilities. It addresses schools, libraries, the hospital, City Hall, and other cultural and community facilities.

PUBLIC SCHOOLS

The City of San Pablo falls within the service area of the West Contra Costa Unified School District (WCCUSD). The WCCUSD is responsible for providing elementary, middle, and high school education in West Contra Costa County. It operates five elementary schools, one middle school, and one high school within the Planning Area. Outside the Planning Area, two other elementary schools and one high school have attendance areas that include portions of the city. **Figure 6-2** illustrates the locations of these schools.

The combined 2023-2024 enrollment of schools with attendance areas in San Pablo was 2,688 elementary school students, 579 middle school students, and 1,624 high school students. **Table 6.2-1** summarizes enrollment and capacity counts. Due to declining enrollments, all schools within the attendance area are under capacity.



Downer Elementary is one of the seven elementary schools with attendance areas within San Pablo's Planning Area.

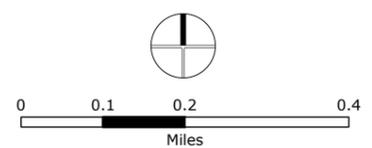
Figure 6-2:

Educational and Community Facilities



- ✳ Community Centers
- ★ City Hall
- P Existing/Future Police Station
- F Fire Station
- S Senior Center
- L Library
- H Hospital
- W Contra Costa County San Pablo WIC
- Elementary School
- Middle School
- Private School
- College

- Existing Parks
- Cemetery
- City Limits
- Sphere of Influence
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2024; Contra Costa County GIS, 2024; Dyett & Bhatia, 2024

The WCCUSD is in the process of re-constructing Lake Elementary School, with the new main school building open as of Fall 2024. In recent years, Downer Elementary, Dover Elementary, Riverside Elementary, Helms Middle, and Ford Elementary schools have all undergone either full or partial modernization.

Table 6.2-1 Existing Public Schools in San Pablo

<i>School</i>	<i>2023-24 Enrollment</i>	<i>Total Capacity</i>
Elementary (K-6)		
Bayview Elementary	332	649
Dover Elementary	485	725
Downer Elementary	405	800
Lake Elementary	346	528
Riverside Elementary	345	380
Ford Elementary ¹	368	532
Highland Elementary ¹	407	637
<i>Elementary School Subtotal</i>	<i>2,688</i>	<i>4,251</i>
Middle (7-8)		
Helms Middle School	579	1,141
<i>Middle School Subtotal</i>	<i>579</i>	<i>1,141</i>
High School (9-12)		
Middle College	283	315
Richmond High ¹	1,341	1,853
<i>High School Subtotal</i>	<i>1,624</i>	<i>2,168</i>
Total	4,891	7,560

¹ Schools that are not physically within the Planning Area but have attendance areas that include parts of the Planning Area.

Source: West Contra Costa Unified School District, 2024; Education Data Partnership, 2024

St Paul’s School, a parish school located on Church Lane, provides private elementary and middle school education in San Pablo. Salesian College Preparatory is a private, Roman Catholic, co-educational, college-preparatory high school, with part of its campus located within San Pablo. Additionally, Middle College, which is located at Contra Costa College is a highly rigorous academic program structured to provide successful and challenging experiences for high achieving students in the area. It is highly ranked and was a 2023 National Blue-Ribbon School, according to the U.S. Department of Education.

Buildout of the General Plan is expected to result in an additional 940 households, representing a net new population of approximately 2,750. Student generation factors by household type shown in **Table 6.2-2** are used to calculate additional students that will result from this growth.

Table 6.2-2 Student Generation Factors		
Type	Household Type	
	Single Family	Multifamily
Elementary School (K-6)	0.32	0.08
Middle School (7-8)	0.05	0.00
High School (9-12)	0.08	0.06
Total	0.45	0.14

Source: West Contra Costa Unified School District, 2016.

These projections use school size assumptions for each grade range as follows:

- K-6: 750 students per school
- 7-8: 900 students per school
- 9-12: 1,800 students per school

Table 6.2-3 shows the buildout student population and school demand in 2035. According to the projections, buildout of the General Plan in 2035 will add approximately 175 elementary school students, 75 middle school students, and 93 high school students. Since existing schools in the area are currently under capacity, they are expected to accommodate the new students. Therefore, no new schools are anticipated under the General Plan. This conclusion holds true in 2025 as well.

Table 6.2-3 Buildout Student Population and School Demand

Type	Additional Students at Buildout	Current Students	Total Students at Buildout	Current Capacity	Percent Remaining Capacity
Elementary School (K-6)	175	2,688	2,863	4,251	33%
Middle School (7-8)	75	579	654	1,141	43%
High School (9-12)	93	1,624	1,717	2,168	21%
Total	344	4,891	5,234	7,560	31%

Source: West Contra Costa Unified School District, 2008; Dyett & Bhatia, 2010; 2025.

CONTRA COSTA COLLEGE

Contra Costa College (CCC) is a regional community college located in San Pablo. The College encompasses 22 buildings on 80 acres of land, and had a student enrollment (both full-time and part-time) of over 5,800, as of 2022. Student enrollment has shrunk in recent years due to the region's high prices and funding constraints. Most students come from the cities of San Pablo, Richmond, El Cerrito, Hercules, Pinole, El Sobrante, and Rodeo. The CCC does not have dormitory facilities, and all students arrange their own housing. Under the CCC Facilities Master Plan Project, the College plans to create a new student commons and community building and a new maintenance and operations building, as well as to renovate several existing buildings. The Facilities Master Plan indicates that the college may explore building student and staff housing in the future, but no concrete plans are established at this time.

COMMUNITY FACILITIES

Community facilities are the network of public and private institutions that support the civic and social needs of the population. They offer a variety of recreational, artistic, and educational programs and special events. New community facilities are not specifically sited on the General Plan Land Use Diagram. Small-scale facilities are appropriately sited as integral parts of neighborhoods and communities, while existing larger-scale facilities are generally depicted as public/semi-public land use. Other types of important social and community services, such as child day care and elder care, are typically provided by the private sector and the Contra Costa County Health Services Department.

The facilities in San Pablo can be grouped into the following categories:

- *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 and operates the new Community Center located next to Helms Middle School on Road 20, the former Senior Center and Multi-use Room at Davis Park, the San Pablo Senior Center on Church Lane, the Community Room at Wanlass Park, and the Maple Hall multi-purpose room at the new City Hall. It also has access to the Wildcat Creek Community Room at the San Pablo Library. 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.



City policies will continue to support and preserve historical resources, such as the Blume House.

- *Civic Buildings.* This category of facilities includes City administrative and public buildings. City Hall, located at 1000 Gateway Avenue, falls under this category. Under construction in 2025 is the new San Pablo Police Headquarters and Regional Training Facility, also on Gateway Avenue. Additional facilities house City's Public Works Maintenance Division.

- *Libraries.* These facilities house literary, artistic, and reference materials for public use and circulation. The newly constructed San Pablo Public Library also offers a meeting room, study room, public computers, and the Wildcat Creek Community Room. It has one of the highest visitor and circulation rates in the County.
- *Medical Facilities.* This category of community facilities includes hospitals, public and private clinics, residential care facilities, and medical offices. Lifelong Urgent Care and the West County Medical Center have been major providers of health services since Doctors Medical Center closed in 2015.
- *Religious Facilities.* Religious facilities include houses of worship and other related uses.

GUIDING POLICIES

- PSCU-G-2* *Facilitate the provision of a broad range of community-serving facilities to meet local needs, including, but not limited to, schools, community centers, and libraries.*
- PSCU-G-3* *Support sustainable standards and practices in the City's community-serving facilities.*
- PSCU-G-4* *Promote equitable distribution of and access to community-serving facilities throughout San Pablo.*

IMPLEMENTING POLICIES

- PSCU-I-9* *Work to make improvements to the recently acquired Rollingwood Community Center, and to the community rooms at Davis Park, perhaps as an arts or cultural center to serve the entire community, subject to availability of funding.*
- The recently developed Community Center provides an important hub for community education, recreation, and the arts. Improvements to the newly acquired Rollingwood Community Center and renovations to the community room at Davis Park could provide further opportunities for the expansion*

of a cultural and arts center or other community-serving goals. One goal of the new and renovated centers could be to serve as a liaison between the local multi-cultural community and the City in the translation and distribution of materials, the promotion of community building, and the advancement of local multi-cultural activities and events.

PSCU-I-10 Pursue funding to develop an indoor Sports Complex or gymnasium in San Pablo to meet the recreational needs of residents.

Additional recreational facilities could be built or renovated at Davis Park or in the Rollingwood Community Center. This may include indoor facilities as well as outdoor facilities.

PSCU-I-11 Ensure equal access to City facilities and services and other buildings offering health and social services, consistent with Americans with Disabilities Act (ADA) requirements.

PSCU-I-12 Promote artistic and cultural activities – such as art exhibitions and dance performances – by facilitating the use of City venues for art performances by non-profit groups and encouraging community participation in these events.

PSCU-I-13 Create incentives, such as reduced fees or streamlined development review, to attract adult education and vocational schools to the city.

Specialized schools offering training and vocational skills can complement the programs offered by Contra Costa Community College to support the City's labor force and enhance its competitiveness in the region. Vocational or adult educational schools may be located within mixed-use redevelopment projects.

PSCU-I-15 Continue to work with West Contra Costa Unified School District and local schools to improve school quality and ensure continued upgrades to school facilities in San Pablo.

Coordinate with the school district to ensure school facilities continue to be upgraded as necessary.

- PSCU-I-16 Continue to support initiatives to improve library services and residents' access to the library.
The City will continue to support the newly constructed and highly successful local library. It will continue to help improve access and publicize library services by promoting library events on its website and in the City newsletter.
- PSCU-I-17 Promote sustainable practices in the design, construction, and renovation of both public and private community-serving facilities.
- PSCU-I-18 Facilitate high quality health care and equal access to health care services in San Pablo.
The City will work with West County Health Center and other health care providers to maintain a full range of health care facilities and services to meet regional and community needs.
- PSCU-I-19 Continue to support and assist in the efforts of local institutional and civic organizations to provide basic food, shelter, and clothing to residents in need.
- PSCU-I-20 Facilitate the provision of safe, affordable, conveniently-located, and high quality adult care and child-care facilities with flexible hours.
The City will encourage the incorporation of new adult care or child care facilities as stand-alone projects or as part of major new development, and work with private and non-profit organizations to support the provision of adult care and child care facilities.
- PSCU-I-21 Prioritize the development of new, upgraded, or revitalized community facilities and infrastructure in neighborhoods that are currently underserved or where they can be put to maximum use.
The City will consider special needs groups, such as low-income groups, the elderly, and persons with disabilities, in selecting locations for new community facilities or expanded services.

6.3 Public Utilities

This section addresses San Pablo’s infrastructure and utility needs, specifically water, wastewater, stormwater, electricity and gas, and solid waste collection. It is essential to note that except for storm drain infrastructure, all the other utilities are administered by independent agencies or service providers. As such, Plan policies focus on cooperative planning efforts with these agencies and providers, with the goal of ensuring that public utilities have the capacity to meet growth demands under the General Plan.

WATER SUPPLY AND DEMAND

Water supply to 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. This water is transmitted, via aqueduct, to storage and treatment facilities throughout EBMUD’s service area, and then distributed to customers. EBMUD operates five terminal reservoirs within the East Bay: Briones, Chabot, Lafayette, Upper San Leandro, and San Pablo.¹⁰ The San Pablo Reservoir is located in a valley north of Orinda, south of El Sobrante and Richmond, and east of the Berkeley Hills.

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. According to EBMUD’s 2020-2021 Annual Report, the total average water production was 181 million gallons per day (mgd). San Pablo’s estimated share of the total, calculated using proportionate share of the total service population, is only 4.2 mgd or about 2.3 percent of the total.

Water Quality

EBMUD water supply quality consistently surpasses the standards set by the California Department of Health Services and the U.S. Environmental Protection Agency. This is because its primary water source of the Mokelumne River comes from the remote Sierra Nevada region and requires only minimal treatment to meet health standards.



EBMUD’s Mokelumne Aqueducts carry high quality water from the Sierra ranges to the East Bay.

¹⁰ EBMUD Urban Water Management Plan 2020, page 17

Projected Demand

The demand for water by East Bay communities is expected to increase over the next 30 years. According to EBMUD's 2020 Urban Water Management Plan, EBMUD required approximately 238 mgd of water to supply all its service areas in 2020. After taking into account conservation and other water recycling programs that each city is expected to adopt on their own, EBMUD still required 181 mgd of water to meet demand (see **Table 6.3-1**). By 2040, this demand is expected to increase by 16 percent to 277 mgd.

EBMUD evaluated several different scenarios to assess its need for water under potential future conditions. The results of evaluation indicate that under base condition assumptions, EBMUD can meet customer demand out to 2050 during normal years and single dry years; however, during multi-year droughts, even with customer demand reduction measures in place, EBMUD will need to obtain supplemental supplies to meet customer demands, including Central Valley Project water from the American River.

To improve water supply reliability in future droughts, EBMUD is adopting a multi-pronged approach to reduce water demand, increase water storage capacity, and find alternative sources of water supply. Some ongoing programs include Seawater Desalination Research, and Groundwater Banking.

Table 6.3-1 Projected Water Demand and Supply in EBMUD Service Area¹

	2020	2030	2040
Population			
EBMUD Service Area Population	1,405,000	1,542,000	1,704,000
San Pablo Population	32,127	33,580	34,950
Percent of San Pablo to EDMUD Population	2.3%	2.2%	2.1%
Demand			
Total EBMUD Water Demand (mgd)	238	254	277
Adjustment for Conservation (mgd)	-48	-58	-61
Adjustment for Recycled Water (mgd)	-5	-6	-9
EBMUD Planning Demand	181	190	201
San Pablo's Planning Demand ² (mgd)	4.2	4.3	4.3

¹ EBMUD service areas include both incorporated and unincorporated areas in Alameda and Contra Costa counties.

² San Pablo-specific water demand data were not available from EBMUD. Therefore, San Pablo existing and future water demand was estimated to be proportionate to the city's share of total service area population. E.g. In 2020, San Pablo's population is 2.3 percent of the service area total, so water demand is also estimated to be 2.3 percent of the total demand.

Source: East Bay Municipal Utilities District, Urban Water Management Plan 2020; City of San Pablo, 2024.

Water Conservation

Water conservation and recycling measures are critical elements of EBMUD’s water management plan. The agency takes a rigorous approach to water conservation, and expects to conserve and recycle about 66 mgd of water annually, equivalent to a 37.5 percent reduction of the annual demand by 2050. EBMUD promotes water conservation through education and outreach as well as offering water conservation programs that help residential and business customers save money and increase efficiency. Its water conservation programs include free water audits, rebates for water-conserving faucets, aerators, and showerheads, rebates for high- efficiency irrigation equipment upgrades, and grants for drought- tolerant landscaping in public areas. In addition to its residential and business customers, EBMUD also works directly with schools, civic groups, and cities to help them reduce water use and recycle.

While the City of San Pablo does not offer financial incentives as EBMUD does, it promotes water conservation through other means, including city regulations requiring new and remodeled homes to install high-efficiency toilets and showerheads, requiring drought-tolerant landscaping on new development projects, and incentives such as rebates for lawn conversions, irrigation equipment, and grey water usage amongst others. The City also regularly publishes water conservation and recycling information in its newsletters to promote the use of water recycling systems and remind residents of EBMUD rebate and grant programs.



Single-family homes with lawns can help conserve water by watering in the morning when the sun is low and by avoiding windy days.

WASTEWATER

Wastewater treatment and disposal services in the city are provided by the West County Wastewater District (WCWD). WCWD has a service area of 16.9 square miles which includes the City of San Pablo. The wastewater treatment plant located in North Richmond has a capacity of 12.5 mgd. The average influent flow is about 6.9 mgd, but some months approached plant capacity as summarized in Table 6.3-2. The sewer lines in the city are generally made from vitrified clay pipe and some ductile iron. Most of the collection system infrastructure is more than 50 years old, but the oldest pipelines are progressively being replaced or rehabilitated through the District's Priority Pipes Project.

According to WCWD's District Engineer, there are no current or anticipated problems with treatment quality or standards and the current infrastructure is sufficient to meet existing demands. However, because infrastructure is designed based on current zoning classifications (which allow lower density than what is anticipated at buildout); larger pipes will be required if new developments generate higher flows than anticipated. The WCWD is continuously updating its facilities and has been replacing and upgrading defective and deficient pipelines in the San Pablo Planning Area in accordance with its 2023 Collection System Rehabilitation and Replacement Plan.

Table 6.3-2 Wastewater Flows in West County Wastewater District, 2009

<i>Month</i>	<i>Influent Flow</i>	
	<i>Average (mgd)</i>	<i>Total (million gallons)</i>
January	8.0	252.0
February	13.4	375.1
March	12.0	378.0
April	8.7	261.3
May	9.0	265.0
June	8.0	239.9
July	8.0	237.0
August	8.0	242.0
September	7.0	224.4
October	8.0	260.0
November	8.0	248.0
December	9.0	273.0
Average	8.9	271.3

mgd= million gallons per day

Source: West County Wastewater District, 2010.

WCWD has an industrial pre-treatment program and monitors all industrial discharges. The treated effluent from the plant is pumped to a de-chlorination facility at Point Richmond where it is combined with the City of Richmond's Municipal Sewer District (RMSD) effluent. The combined effluent is discharged in a deepwater outfall into San Francisco Bay at Point Richmond. Approximately 3.5 mgd of the WCWD effluent is recycled by EBMUD for reuse at the Chevron Refinery and 0.7mgd is recycled for irrigation at the Richmond Country Club Golf Course.

STORM DRAINAGE

In San Pablo, storm water runoff is conveyed via a combination of natural and man-made drainage infrastructure, including creeks and drains. Rainwater is transported via overland flow, gutters, storm drain inlets, bioretention facilities, pipes and outfalls to one of three creeks (Wildcat Creek, San Pablo Creek, or Rheem Creek). Creeks in San Pablo are prone to flooding due to their shallow bed and high water table. The City has limited control over the creek flow and capacity because large portions of the creeks are located on private property. In addition to creek flooding, the Old Town area of the City can be prone to flooding during the rainy season. To prevent flooding, the City encourages homeowners along the creeks to help keep the creeks clear of obstructions and to purchase flood insurance through the National Flood Insurance Protection program, in which the City is a participating jurisdiction. Also, all properties that are within the flood zone are required to design any construction projects to comply with the City's Flood Ordinance and federal and state requirements for floodproofing.

The City of San Pablo participates in the Contra Costa Clean Water Program, which assists countywide efforts in implementing the City's National Pollution Discharge Elimination System (NPDES) permit. The NPDES permit is issued by the San Francisco Bay Regional Water Quality Control Board to require actions that prevent the discharge of non-stormwater into the storm drain system and watercourse.

ELECTRICITY AND GAS

Pacific Gas & Electric (PG&E) currently provides gas and electric services to San Pablo homes and businesses. The utility company obtains its energy supplies from nuclear power plants, wind and solar farms, and other largely renewable sources in northern California and delivers electricity through high

voltage transmission lines. Electrical power is delivered to homes via various distribution feeders located throughout the city.

The availability of electricity and gas services is not expected to become an issue during the General Plan planning horizon since all homes are located within urban infill areas close to existing development.

SOLID WASTE COLLECTION AND RECYCLING

Solid waste collection service is provided by Richmond Sanitary Services, a subsidiary of Republic Services, Inc. The solid waste collection services agreement is managed by the City of San Pablo. Solid waste post-collection services (i.e., the processing of waste material after collection for recycling, composting or landfill) is managed by the West Contra Costa Integrated Waste Management Authority (WCCIWMA), also known as RecycleMore.

RecycleMore is a joint powers agency created by the Member Agencies which include the cities of El Cerrito, Hercules, Pinole, Richmond, San Pablo and portions of unincorporated Contra Costa County (i.e., El Sobrante, North Richmond, Tara Hills, Rollingwood, East Richmond Heights, Bayview, and Montalvin Manor). Within its jurisdiction, the Authority provides waste processing management services of the franchised waste stream which includes the landfill, recyclables, composting, and Household Hazardous Waste (HHW). RecycleMore is also charged with implementing and making sure the region is in compliance with California State Laws such as AB 939, AB 1826, and SB 1383, which mandate reducing the amount of waste materials going to landfill.

Republic Inc. owns and operates a 21-acre site in Richmond including the West Contra Costa County Sanitary Landfill, the Golden Bear Transfer Station, a household hazardous waste facility, and an integrated resource-recovery facility.

Currently, the majority of West County's waste is brought to the Keller Canyon Landfill in Pittsburg. The Keller Canyon facility has a maximum capacity of 75 million cubic yards and has about 25 years of additional capacity.

While landfill capacity is not an issue, the service agreements between RecycleMore and Republic Services for solid waste disposal, recycling processing, and composting are due to expire on June 30, 2025. RecycleMore released an RFP in 2024 and is soliciting bids for post-collection services for the West County service area.



Trash collection in San Pablo is provided by Richmond Sanitary Services.

Recycling and Hazardous Wastes

Recycling and material sorting are carried out at the Richmond facility prior to sale and shipment to manufacturers. Richmond Sanitary Services currently offers weekly service for all collection carts. San Pablo has a three-bin sorting system with a comingled recyclable waste (blue cart), green/compost waste (green cart), and landfill waste.

The household hazardous waste facility at 101 Pittsburg Avenue, Richmond, accepts a variety of hazardous and universal wastes products such as paints, solvents, fuels, cleaners, and pesticides. There is no door-to-door hazardous waste collection service in San Pablo but residents and non-profits may drop off their household hazardous waste at no cost. A mobile collection service is available for disabled residents and seniors by appointment.

Solid Waste Diversion

Solid waste diversion is the process of diverting waste from landfills through reuse, recycling and composting. The State of California requires that all jurisdictions meet a 50 percent waste reduction mandate as established by the Integrated Waste Management Act of 1989. In 2007, the California Department of Resources Recycling and Recovery (CalRecycle) changed the method of calculating diversion rates to one based on the average per capita solid waste disposal rate. Since the goal is to reduce the amount of waste generated per person, a lower per capita rate is better than a higher per capita rate. The West County WMA had consistently been compliance with meeting the State requirement.

In 2022, the West County WMA had a residential per capita disposal rate of 4.2 pounds per person per day (PPD) and an employment per capita disposal rate of 15.5 PPD, which met the targets set for that year. In 2023, the West County WMA once again met and exceeded the targets by achieving the residential per capita and employment per capita disposal rates of 4.4 PPD and 16.3 PPD, respectively.



Household hazardous wastes such as paints, solvents, and thinners, maybe dropped off at no cost at the Richmond household hazardous waste facility.

Table 6.3-3 West Contra Costa Integrated Waste Management Authority Disposal Rates

Year	<i>Population Disposal (PPD)²</i>		<i>Employment Disposal (PPD)</i>	
	Target	Annual	Target	Annual
2021	5.4	4.2	22.1	16.6
2022	5.4	4.2	22.1	15.5
2023	5.4	4.4	22.1	16.3

² PPD = Pound per person per day.

Source: CalRecycle, 2023.

GUIDING POLICIES

- PSCU-G-5 Continue to ensure the successful provision, maintenance, and operation of City-owned public infrastructure and utilities.*
- PSCU-G-6 Support the efficient use and conservation of water.*
- PSCU-G-7 Maintain a comprehensive storm drainage system to protect life and property.*
- PSCU-G-8 Enhance waste reduction and recycling in San Pablo.*

IMPLEMENTING POLICIES

Water Supply and Conservation

- PSCU-I-22 Coordinate with East Bay Municipal Utilities District (EBMUD) to provide an adequate and clean water supply.

The City will work with EBMUD to update and support compliance with the District’s Water Supply Management Program.*
- PSCU-I-23 Establish water saving and conservation standards for new development in compliance with CalGreen, the Water Efficient Landscape Ordinance (WELO) and other codes. Standards may include, but are not limited to, the following:*
 - Requiring new residential developments to install low-flush toilets and water saving shower heads;

- Requiring new commercial, retail, and industrial developments to install low-flush toilets and auto shut-off faucets in public bathrooms; and
- Requiring the installation of water meters on all new multifamily residential units, mobile homes, and common interest developments, whether owner-occupied or rented, as well as on existing multifamily units at the time of sale, or at the time of condominium conversion as a part of the subdivision mapping process.

The City will work with property owners to increase awareness of both the environmental and the economic advantages of sub-metering. Properly done, sub-metering of multifamily buildings can cut apartment resident demand by 15 percent.

PSCU-I-24 Reduce water use in municipal buildings and City operations.

The City will develop a schedule and budget for the retrofit of older municipal buildings with water conservation features, such as auto shut-off faucets and water saving irrigation systems.

PSCU-I-25 Consider adoption of a Water Conservation Ordinance to promote the conservation of water and reduce water waste in San Pablo, beyond the water conservation measures already included in Water Efficient Landscape Ordinance (WELO), adopted in 2020.

- Require commercial and public right-of-way projects to submit planting plans, irrigation plans, irrigation schedules and water use estimates for City approval prior to issuance of building permits; and
- Require industrial projects to submit plans for water recycling and explain how water use will meet requirements of the National Pollutant Discharge Elimination System program during the plan review process. They are also required to submit irrigation plans for proposed landscaping.

The Water Conservation Ordinance will establish restrictions on water uses such as lawn and landscape watering and the filling of fountains and swimming pools, as well as penalties for violations.

It also will establish consumption reduction measures to be adopted when State or countywide water rationing is in effect.

PSCU-I-26 Promote water conservation through public education, including but not limited to the following:

- Encouraging educators to include water conservation in their curriculums;
- Promoting the use of drought resistant plants and turf in yards and gardens;
- Highlighting the availability of EBMUD water conservation programs to residents, including the Lawn Conversion Rebate, the Landscape Design Assistance Program, the Flowmeter and Graywater Rebates, and other programs; and
- Providing tips to households and businesses on water conservation.

The City will use its newsletter and website to promote water conservation, and may solicit assistance from EBMUD, environmental groups, and/or concerned residents to provide education materials or staff time to assist in public outreach efforts.

PSCU-I-27 Consult with EBMUD about starting a recycled water program for San Pablo to irrigate parks, recreational facilities, and landscaping.

Water recycling is part of EBMUD's water supply portfolio, as any demand met with recycled or non-potable water reduces the demand for high-quality potable water.

PSCU-I-28 Provide educational materials to support the development of safe and effective on-site gray water systems for local homes and businesses, consistent with State codes and the California Plumbing Code.

Gray water is generally defined as untreated household waste water that comes from bath tubs, showers, bathroom wash basins, and clothes-washing machines. Not only does the re-use of graywater conserve treated tap water, but gray water can also benefit plants because it

often contains nutrients such as nitrogen and phosphorus. The most current California gray water standard established in the State Plumbing Code allows single fixture systems to be installed without permits. The City will let residents know these systems do not require permits.

- PSCU-I-29 Provide educational materials to support the development of inexpensive and effective rainwater harvesting systems for local homes and businesses.

Rainwater harvesting systems may be as simple as a carefully contoured landscape that directs rainfall to planted areas and prevents water from leaving the property. The systems may also be more complex, with storage containers that collect runoff from roofs and other hard surfaces and distribution lines to apply the water elsewhere on the property. Similar to gray water, harvested rainwater may be applied directly for non-potable uses, such as toilet-flushing and non-edible landscape irrigation.

Wastewater and Stormwater

- PSCU-I-30 Require, as a condition of project approval, stormwater drainage and sewer improvements in proportion to a project's impacts, including upgrades, replacements, or repairs to older stormwater collection systems, as necessary and as indicated by agency and City Engineer review.

- PSCU-I-31 Maintain master storm drain system maps that identify locations where easements should be reserved for eventual installation of pipes and structures to ensure appropriate storm drainage management.

- PSCU-I-32 Coordinate with the West County Wastewater District to address planning capacity and identify deficiencies in the waste water collection system.

- PSCU-I-33 Update zoning standards to minimize storm water runoff rates and volumes, control water pollution, and maximize recharge of local groundwater aquifers. New development will be required to include features that reduce impermeable surface area and increase infiltration. Such features may include, but are not limited to:
- Canopy trees or shrubs to absorb rainwater;
 - Grading that lengthens flow paths and increases runoff travel time to reduce the peak hour flow rate;
 - Removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
 - Permeable paving and parking area design;
 - Stormwater detention and retention basins to facilitate infiltration; and
 - Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

Other Utilities

- PSCU-I-34 Continue to work with the Pacific Gas & Electric Company on undergrounding of electric lines where feasible.
- PSCU-I-35 Encourage utility agencies to use existing transmission corridors for future power transmission line development.
- PSCU-I-36 Review all new development for opportunities to incorporate high quality wiring, fiber optics, and adaptable systems, such as pre-wiring for photovoltaic and dual plumbing for recycled water use.
- PSCU-I-37 Encourage telephone and communication system providers to upgrade and incorporate state of the art communication technologies, such as wireless internet technology, throughout the city.

Solid Waste Collection and Recycling

PSCU-I-38 Per California State Law, require adequate recycling collection services in all residential and non-residential buildings.

PSCU-I-39 Promote the importance of waste reduction and recycling, as well as the safe disposal of hazardous materials, to San Pablo residents and businesses owners.

Avenues of communication of waste reduction and conservation measures may include online outreach, articles in local newsletters, , and the City website.

PSCU-I-40 In conformance with State Law, ensure that provisions for recycling are made part of the building design for new multifamily development

Require multifamily building property owners to provide recycling containers in refuse collection areas that are within buildings or screened so as not to be visible from public streets.

PSCU-I-41 Reduce construction waste in San Pablo by applying the State required Waste Reduction and Construction Debris Recycling measures under CalGreen that require developers to:

- Reuse building materials, or use materials with recycled content, to the maximum extent possible;
- Submit a 'Construction and Demolition Materials Management Plan' indicating the estimated volume or weight of project construction and demolition materials, by materials type, to be generated; the maximum volume or weight of materials the project will divert; the vendor or diversion facility; and the volume or weight of residual materials that would be transported for disposal in a landfill;
- Schedule time for deconstruction and recycling activities to take place during project demolition and construction phases; and

- Divert at least 65 percent of recyclable debris (such as paper-based boards, ceiling tiles, wood, or aluminum) generated from projects from landfill disposal to reuse or recycling options.

Construction and demolition materials constitute approximately 13 percent of the materials of the waste stream in the State and these materials have significant potential for waste reduction and recycling.

PSCU-I-42

Reduce waste production in all City operations by using post-consumer recycled paper and other recycled materials.

The City has an Environmentally Preferable Purchasing Policy in compliance with SB 1383 that requires specific post-consumer purchasing.

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