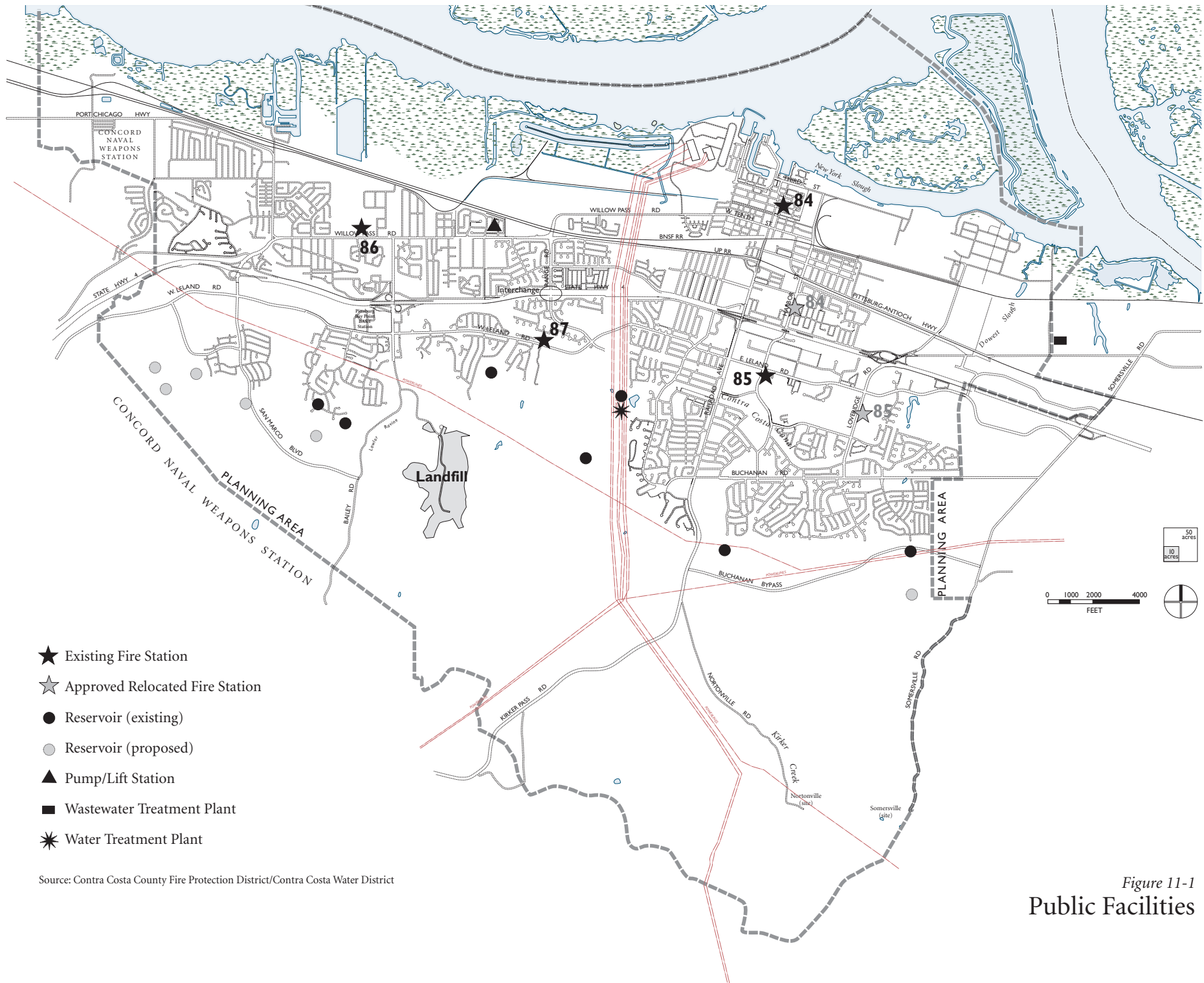


11 PUBLIC FACILITIES

This element addresses the provision of public services and facilities, including water supply and distribution, wastewater collection and treatment, solid waste collection and disposal, fire protection, and public utility corridors. Figure 11-1 illustrates major public facilities within the City's Planning Area. Parks and recreation facilities are discussed in Chapter 8: Youth and Recreation.



- ★ Existing Fire Station
- ☆ Approved Relocated Fire Station
- Reservoir (existing)
- Reservoir (proposed)
- ▲ Pump/Lift Station
- Wastewater Treatment Plant
- ✳ Water Treatment Plant

Source: Contra Costa County Fire Protection District/Contra Costa Water District

Figure 11-1
Public Facilities

II.1 WATER SUPPLY AND DISTRIBUTION

Pittsburg obtains raw water from the Contra Costa Water District (CCWD), through the Central Valley Project (CVP). The CCWD's current contract for its entire service area is for 195,000 acre-feet per year (af/y), or 174 million gallons per day (mgd). However, these allocations are subject to regulatory or other temporary restrictions that may be imposed arising from drought or other conditions. In addition to its CVP contract, CCWD has negotiated water rights with a number of local districts and private entities, including the East Contra Costa Irrigation District. These agreements bring CCWD's total annual supply to 242,700 af/y. The City also supplements its CCWD water supply with two wells, located at City Park and at Dover Way and Frontage Road. Combined yield of both wells in Pittsburg is 1,500 af/y.

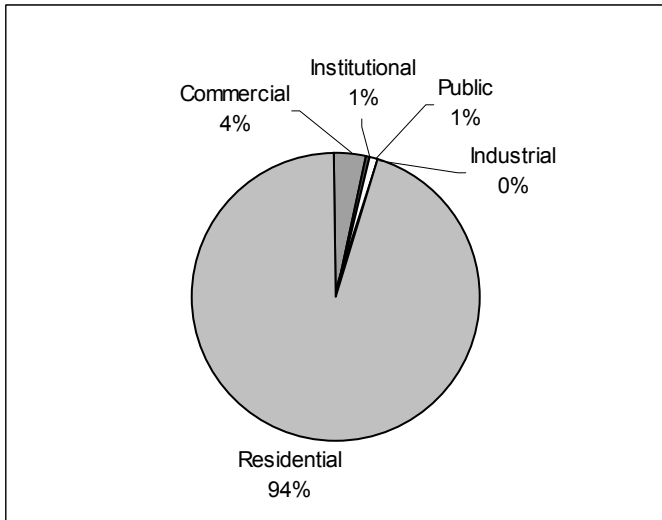
The City operates its own water treatment plant and associated infrastructure facilities, which primarily serve customers within City limits. The Pittsburg treatment plant currently operates at 16 to 18 mgd for City accounts. Although it is restricted to 24 mgd by State Health Department permitting and stringent water quality regulations, the plant has a hydraulic design capacity of 32 mgd. This design capacity is sufficient to meet the 2020 maximum day requirements of 30.5 mgd.

Treated water is distributed throughout Pittsburg via a 122-mile system of pipeline, in addition to several pump stations and seven reservoirs. Recent construction of the Oak Hills IV Reservoir and Highlands Reservoir, both along the City's southern boundary, bring the City's year 2000 reservoir capacity to 16.9 mgd.

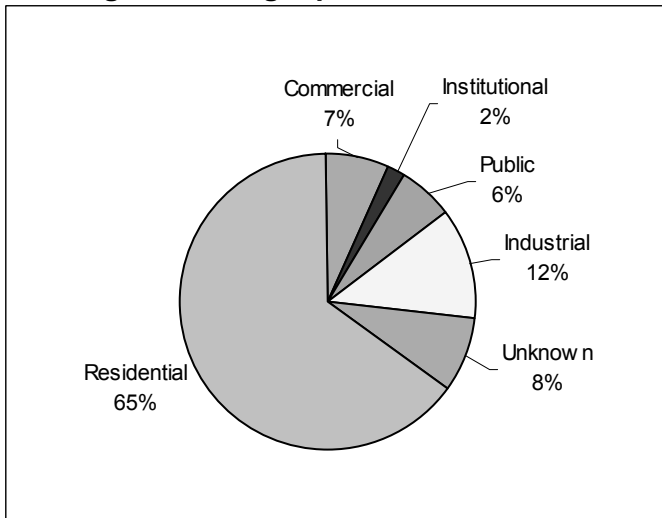
HISTORIC WATER USE

In the last decade, water consumption in Pittsburg ranged from a high of 208 gallons per capita per day (gpcd) in 1988 to a drought-induced low of 138 gpcd in 1991. The greatest amount of water use occurs during the summer months, when usage is heavily influenced by extensive landscape irrigation. Population growth is the primary factor affecting the City's water demand. In 1995, per capita water use

**Chart 11-1
Pittsburg Water Accounts by Land Use**



**Chart 11-2
Pittsburg Water Usage by Land Use**



Note: "Unknown" water usage is the difference between water production and customer metering, less internal service.

Source: 1995 Pittsburg Urban Water Management Plan; Dyett & Bhatia.

was approximately 170 gallons per day, totaling 3,000 million gallons per year (mgy).

The rate of water consumption by different uses in the City is not proportional to the number of accounts by corresponding uses. As shown in Charts 11-1 and 11-2, residential users represented 95 percent of total accounts, but only 65 percent of total water usage in 1995. Although industrial users held less than one percent of all accounts, they represented 12 percent of total water consumption. Such disparities in usage should be considered when analyzing the potential impacts of different types of development on the City's water supply.

PROJECTED WATER DEMAND

Water demand projections are primarily dependent on increases in the City's population base (see Table 11-1). Average demand per day (gpcd) is based on the per capita water consumption rate of 180 gpcd, established by the Pittsburg Water System Master Plan (2000). By 2020, Pittsburg residents will be demanding approximately 16.8 mgd and 504 million gallons per month (mgm), for a total annual water demand of 6,132 mgy. Maximum daily demand during peak season is anticipated to reach 35.3 mgd, or 39,559 af/y, by 2020.

According to the Pittsburg Water System Master Plan (2000), additional storage needs by year 2020 include a minimum combined capacity of 7 million gallons in order to meet operational, fire flow, and emergency storage demands. Water storage capacity will total 23.9 million gallons by General Plan buildout.

Expansion of Water Service Area

For new areas outside of CCWD to be serviced by CCWD water supplies, annexation must be approved by the Local Agency Formation Commission (LAFCo). Additionally, inclusion of the new areas into the CVP contractual service area must be approved by the U.S. Bureau of Reclamation (USBR). CCWD annexation is normally included as part of a reorganization application by the City of Pittsburg to the LAFCo. USBR's review of the inclusion application includes meeting federal statutes and regulations, including the Endangered Species Act.

Table 11-1
Water Demand Projections, Pittsburg: 1990-2020

Year	Population	Average Demand per Day (mgd)*	Maximum Demand per Day (mgd)	Average Demand per Month (mgm)	Total Demand per Year (mgy)
1990	46,500	8.7	n/a	260	2,700
1995	51,500	8.8	n/a	265	3,000
2000	56,800	10.2	21.5	307	3,732
2005	68,980	12.4	26.1	372	4,532
2010	77,100	13.9	29.1	416	5,065
2015	82,513	14.9	31.2	446	5,421
2020	93,340	16.8	35.3	504	6,132

* Based on assumed 180 gallons per capita per day (gpcd).

** Calculated by applying a multiplier of 2.10 to the Average Day Demand.

Source: Pittsburg Water System Master Plan, 2000, Dyett & Bhatia, May 2004, and Census 2000.

For CCWD to issue a Confirmation Letter (of water supply) to the City of Pittsburg for new annexation areas, CCWD needs: (1) inclusion approval from USBR, and (2) issuance of a *de minimis* determination that the cumulative increase in water demand does not exceed 5 percent of the projected buildout water demands as presented in the Los Vaqueros Project (LVP) EIR/S (1993; Table 1). The projected buildout water demands for the eight areas currently outside the LVP Planning Area is 930 af/y, or half of one percent (.005) of LVP critical year buildout demand. This demand, when combined with other known projects, currently falls within the acceptable five percent deviation; however, development timing with respect to other future projects will be a factor for issuance of *de minimis* determinations for future Pittsburg projects.¹

¹ Written correspondence: Gregory Gartrell, Contra Costa Water District, March 12, 2001, “Comment on Draft EIR for the Pittsburg General Plan Revision”.

WATER CONSERVATION

Water conservation first became an issue during the 1976-77 drought, and then again with the 1991 drought. Initial conservation measures involved requiring the installation of water meters and increasing the use of drought-tolerant plants in public landscaping. In addition, residents voluntarily reduced water use. The City also implements various Best Management Practices aimed at water conservation, as a signatory to the Urban Water Management Council.

Pittsburg's current water conservation program includes education and public information, municipal water management programs, regulations involving landscaping and requirements for efficient water use during shortages, and an increased capacity of its water treatment plant. Six additional conservation measures are currently being implemented by the City, including a water rate structure to encourage conservation, stricter plumbing codes, public education, water-efficient landscaping, studying expanded reclaimed water usage, and a leak detection survey and repair program. Finally, the construction of the new Delta Diablo Sanitation District Reclamation Plant will provide residential, business, and City-owned properties with recycled water supplies for landscaping.

GOALS: WATER SUPPLY AND DISTRIBUTION

- 11-G-1 Available water supply and distribution capacity should grow proportionally with development patterns and water usage trends. Update City's Water Master Plan to implement General Plan growth projections.*
- 11-G-2 Continue to implement water conservation policies to ensure adequate supplies of water in the future.*

POLICIES: WATER SUPPLY AND DISTRIBUTION

- 11-P-1 Continue using the Urban Water Management Plan as the mechanism for detailed water supply planning, implementation, and conservation.*
- 11-P-2 Implement, as needed, replacements and/or expansions to the existing system of water mains through the City's Capital Improvement Program.*

11-P-3 Continue water district and user conservation efforts to help reduce demand in light of recent Contra Costa Water District raw water reductions.

In an attempt to preserve Delta species and habitat, the Central Valley Project mandated reductions in the amount of raw water available to the CCWD. Current water conservation efforts in the City include:

- Implementation of a water rate structure that encourages conservation;
- Implementation of plumbing code changes requiring ultra-low-flow toilets in new construction;
- Continuance of public education on water conservation;
- Passage of a Water-Efficient Landscape Ordinance for new large-scale landscaping;
- Study of expanded reclaimed water usage; and
- System-wide water audit/leak detection survey and repair program.

11-P-4 Work with Contra Costa Water District to develop a program ensuring adequate provision of raw water supplies during potential emergency water demands.

Although the current available supply is adequate to accommodate future growth under normal conditions, the City should continue to stress water conservation policies in case of unforeseen shortfalls or periods of drought.

11-P-5 Work with Contra Costa Water District in planning the development of new pressure zones as needed to ensure adequate fire flows in hillside areas.

As the City expands into the southern hills, additional water pressure zones may be required to provide higher elevations with sufficient water for fire protection, particularly as these areas are more susceptible to urban/wildland fire hazards. The need for these should be examined as part of the next update of the Urban Water Management Plan.

11-P-6 Continue water conservation efforts from industrial facilities.

Water conservation efforts by industrial users can significantly decrease water consumption, especially during peak demand periods. Measures relevant to industrial users include continued enforcement of the 1992 Water-Efficient Landscape Ordinance and participation in a wastewater reclamation feasibility study. If proven feasible, implementation of the Landscape Ordinance in conjunction with use of reclaimed wastewater for landscape irrigation can help to reduce industrial water demand.

11-P-7 Ensure that new residential, commercial, and industrial development equitably shares costs associated with providing water services to areas of urban expansion within the Planning Area.

11-P-8 Develop and implement a Recycled Water Ordinance, requiring the installation and use of recycled water supplies from the new Delta Diablo Sanitation District Reclamation Plant.

11-P-9 Cooperate with Contra Costa Water District to ensure compliance with District regulations and State law for new development requiring annexation to the Contra Costa Water District service area. Cooperate with Contra Costa Water District in processing all necessary information to allow a determination if Los Vaqueros facilities can be used to service new annexation areas.

11-P-10 Cooperate with federal agencies to ensure that new development requiring inclusion in the Contra Costa Water District Central Valley Project contract service area addresses all requirements of federal statutes and regulations, including the National Environmental Policy Act and Endangered Species Act. Encourage project developers to provide all required information for consultation purposes, if necessary, under Endangered Species Act Sections 7 or 10, or a Habitat Conservation Plan.

11.2 WASTEWATER COLLECTION AND TREATMENT

Sewer services in the Planning Area are provided by the City and the Delta Diablo Sanitation District (DDSD). The City maintains and owns the local sewage collection system, and DDSD owns and operates the collection system in Bay

Point. The District also owns and operates regional interceptors and the sewage treatment plant located north of the Pittsburg-Antioch Highway. DDSD’s service area encompasses Pittsburg, Bay Point, and Antioch.

The oldest portions of Pittsburg's sewage collection system were constructed in the early part of this century to serve what is now Downtown. The system has since evolved into two distinct sections: the older portion north of State Route 4, and the portion serving newer areas south of the highway. Sewer lines serving residential, commercial, and industrial development north of State Route 4 drain to DDSD’s Pittsburg Pump Station located south of Marina Park; wastewater from developments south of State Route 4 enters the DDSD interceptor system on Pittsburg-Antioch Highway.

The City’s collection system consists of approximately 95 miles of sewer lines ranging in diameter from 6 to 36 inches, and one sewage lift station. The DDSD treatment plant—located north of Pittsburg-Antioch Highway, just east of Pittsburg City limits—has the capacity to treat approximately 16.5 million gallons of sewage per day (mgd). The annual average flow treated in 1999 was 13.6 mgd. The DDSD has adopted a district Master Plan that includes phased treatment plant expansion to ultimately provide 24.0 mgd (average dry weather flow) capacity in order to accommodate anticipated General Plan buildout for the communities of Pittsburg, Antioch, and unincorporated Bay Point.

PROJECTED WASTEWATER DEMAND

Wastewater flow projections are based on the amount of residential units, commercial and industrial acreage, and student population estimated at buildout of the General Plan (see Table 11-2). The City’s Collection System Master Plan (September 1990) identifies the wastewater flow units factors used for the

**Table 11-2
Wastewater Flow Projections, Pittsburg**

<i>Land Use</i>	<i>Unit</i>	<i># of Units at Buildout</i>	<i>Unit Flow Factor (gpd/ unit)</i>	<i>Total GPD at Buildout</i>
Single Family	dwelling units	25,421	220	5,592,620
Multi-Family	dwelling units	6,271	170	1,066,070
Commercial	acre	921	1,000	921,000
Industrial	acre	1,337	600	802,200
Schools	student	16,953	15	254,295
Total				8,636,185

Source: Pittsburg Collection System Master Plan, September 1990; Dyett and Bhatia, May 2004.

projection. Residential units are projected to generate 5.8 mgd, while commercial and industrial users are projected at 1.7 mgd.

The City has an agreement with DDSDD that provides for the concurrent annexation on new urban lands into both City and District boundaries, and authorizes the City to collect annexation fees on the District's behalf.

GOALS: WASTEWATER COLLECTION AND TREATMENT

- 11-G-3 Plan for expansion of the City's wastewater collection system, in order to provide necessary infrastructure for projected urban growth through 2020.*
- 11-G-4 Maintain environmentally appropriate wastewater management practices.*
- 11-G-5 Reduce rainfall-dependent infiltration and inflow, in order to maintain capacity of existing collection system, and prevent Sanitary Sewer Overflows (SSO).*

POLICIES: WASTEWATER COLLECTION AND TREATMENT

- 11-P-11 Work with Delta Diablo Sanitation District in planning the expansion of the wastewater treatment plant.*
- 11-P-12 Pursue replacement and/or expansion of the City's trunk sewer system, as demand increases, particularly in newer portions of the system south of State Route 4.*

New development south of State Route 4 places increased demand on the City's aging sewer collection system. The expansion of the trunk sewer system would ensure adequate capacities for future growth, particularly during heavy rainfall when inflow/infiltration levels are high.

- 11-P-13 Address deficiencies in the capacity, safety and reliability of the collection system as identified in the 1990 and subsequent Collection System Master Plans.*

- 11-P-14 Restrict construction of sensitive receptors, such as residential units, schools or churches, within 1000 feet of wastewater treatment units. Prohibit construction of sensitive receptors within 0.5 miles of the wastewater treatment plant.*

This policy maintains the District's current buffer for both safety and odor impacts. Although not currently in use, the District stores large volumes of acutely hazardous materials on-site for potential use in wastewater treatment that could cause extensive harm to receptors upon accidental release. Furthermore, this policy will contribute to the reduction of costs the District pays for extensive odor control.

- 11-P-15 Work with Delta Diablo Sanitation District to promote the use of recycled water for irrigation of large planted areas, such as business/industrial campus projects, City parks, and street medians.*

The District is constructing a Reclamation Plant and significant pipelines, with a scheduled start-up date in late 2000, to deliver recycled water to two power plants and several parks in the City of Pittsburg. Discovery of safe uses of reclaimed wastewater will ultimately result in using less potable water for landscape irrigation and reducing overall raw water demands. Both the Delta Energy Center and the Los Medanos Energy Center will use large amounts of DDSD reclaimed water, while the City will be using it for irrigation at Central Park, the Pittsburg-Antioch Highway, and the Eighth Street Corridor.

- 11-P-16 Work with Delta Diablo Sanitation District to ensure that industrial discharge is monitored and that wastewater quality continues to meet various Federal, State, and regional standards.*

- 11-P-17 Require that all wastewater dischargers within the City conform to the ordinances of the Delta Diablo Sanitation District.*

- 11-P-18 Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.*



Pittsburg's diverted waste is processed at the Contra Costa Recycling Center and Transfer Station on Loveridge Road.

11.3 SOLID WASTE

Solid waste pickup and disposal for Pittsburg and a small portion of Bay Point is provided by Pittsburg Disposal Services (PDS). Allied Industries provides disposal services for the remaining areas of Bay Point. Residential and commercial solid waste is disposed at Potrero Hills Landfill, located east of Suisun City, while non-recyclable industrial waste is transported to Keller Canyon Landfill, located southeast of City limits within the Planning Area. These landfills replaced the now closed Contra Costa Sanitary Landfill.

Potrero Hills Landfill, a regional waste disposal facility, serves portions of Solano and Contra Costa Counties. A Class III landfill, it began operation in 1986 and has a projected life of 17 to 20 years. However, Potrero Hills Landfill Company owns adjacent acreage that may allow expansion of the existing facility. In 1996, 53 percent (194,157 tons) of waste disposed at Potrero Hills Landfill originated from the Contra Costa Recycling Center and Transfer Station located in Pittsburg. Of this amount, approximately 62,010 tons were from Pittsburg.

Keller Canyon Landfill services eastern and central portions of Contra Costa County. A Class II facility, it opened in 1990 and has a projected lifespan of 40-years. Of the 244 acres permitted for disposal, 40 acres are currently in use. Pittsburg disposes approximately 3,000 tons of industrial solid waste annually at this site.

CURBSIDE RECYCLING

A voluntary curbside recycling program is in place in Pittsburg. The program is operated by PDS, which expanded in 1990 to serve 11,000 single-family households. Materials accepted for recycling include plastic, glass, aluminum, tin, newspaper, white and colored paper, magazines, and cardboard. Recyclables are picked up once a week along with regular waste, and then processed at a facility owned by PDS. In addition, yard waste collection services are provided every other week.

The City’s Source Reduction and Recycling Element (SRRE), pursuant to the California Integrated Waste Management Act (1989), documents how source reduction, recycling, composting, and public education will contribute to the diversion of solid wastes from local landfills. In 1990, the curbside recycling program diverted 10.5 percent (2,350 tons) of the residential waste stream and five percent of waste generated by all uses. Table 11-3 describes diversion rates for specific materials.

The City has been aggressive in implementing the programs outlined in the SRRE to reach the mandated 50 percent diversion goal set by the California Integrated Waste Management Act of 1989. The City has reached this goal, but continues to use source reduction, recycling, composting, and public education programs to maintain this goal.

GOALS: SOLID WASTE

- 11-G-6 Continue reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.*
- 11-G-7 Manage solid waste so that State diversion goals are met.*

POLICIES: SOLID WASTE

- 11-P-19 Support the implementation of program tasks within the Source Reduction and Recycling Element.*
- 11-P-20 Work with Pittsburg Disposal Services to increase participation in curbside recycling programs for residential neighborhoods.*
- 11-P-21 Promote the importance of recycling industrial and construction wastes.*

Industrial and commercial uses create significantly higher waste streams than do residential uses. The diversion of recyclable materials from commercial and industrial uses would greatly reduce the waste tonnage sent to local landfills each day.

**Table 11-3
Pittsburg Recycling Diversion Rates, 1990**

<i>Material</i>	<i>Diversion Rate</i>	<i>Tons</i>	<i>Percent of Waste Stream</i>
Newspaper	62%	1490	3.2%
Glass	53%	419	0.9%
PET Plastic	41%	31	0.07%
Aluminum Cans	49%	77	0.2%

Source: Pittsburg Source Reduction and Recycling Element, 1992

11-P-22 Prepare and distribute informational handouts to the public regarding opportunities to reduce waste at homes and businesses, as well as methods of safe disposal of hazardous materials.

11-P-23 Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.



Fire Station #87 on West Leland Road serves both Pittsburg and Bay Point residents.

11.4 FIRE PROTECTION

The risk of both urban and wildland fires exists in the Planning Area. The Contra Costa County Fire Protection District (CCCFPD), which provides fire protection services to the Pittsburg Planning Area, receives approximately 42,000 urban fire calls per year from within the district. About 10,500, or 25 percent, of these calls are from East County, which includes Pittsburg. The District operates out of 29 fire stations located throughout its jurisdictional area. CCCFPD also maintains mutual-aid agreements with the East Diablo Fire Protection District, East Bay Regional Park District, California Department of Forestry, and private industrial companies located within its jurisdiction. These agreements provide the CCCFPD with emergency response assistance on an as-needed basis.

The response time goal for the CCCFPD is to provide service within five minutes of notification. Generally, service can be provided in this time frame to areas located within 1.5 miles of a fire station. The Insurance Service Office (ISO)—a private organization that surveys fire departments in cities and towns across the United States—awarded the CCCFPD a Class Three ratio (One being highest and Ten being lowest). This rating considers a community's fire defense capacity versus fire potential, and then uses the score to set property insurance premiums for homeowners and commercial property owners.

Fire Protection Facilities

Battalion 8 of the CCCFPD provides fire protection and suppression services for Pittsburg, Antioch, and surrounding unincorporated areas such as Bay Point. There are a total of eight stations in the battalion. Four fire stations—Stations 84,

85, 86, and 87—currently serve Pittsburg and Bay Point. While Table 11-4 lists station facilities, Figure 11-2 shows station locations and 1.5-mile response radii.

The CCCFPD operates a countywide early warning system for industrial fires. Called the Community Warning System (CWS), sirens installed at industrial facilities automatically sound when an incident occurs. The system alerts residents via television and radio announcements.

Table 11-4
Fire Station Locations and Facilities, Pittsburg Planning Area

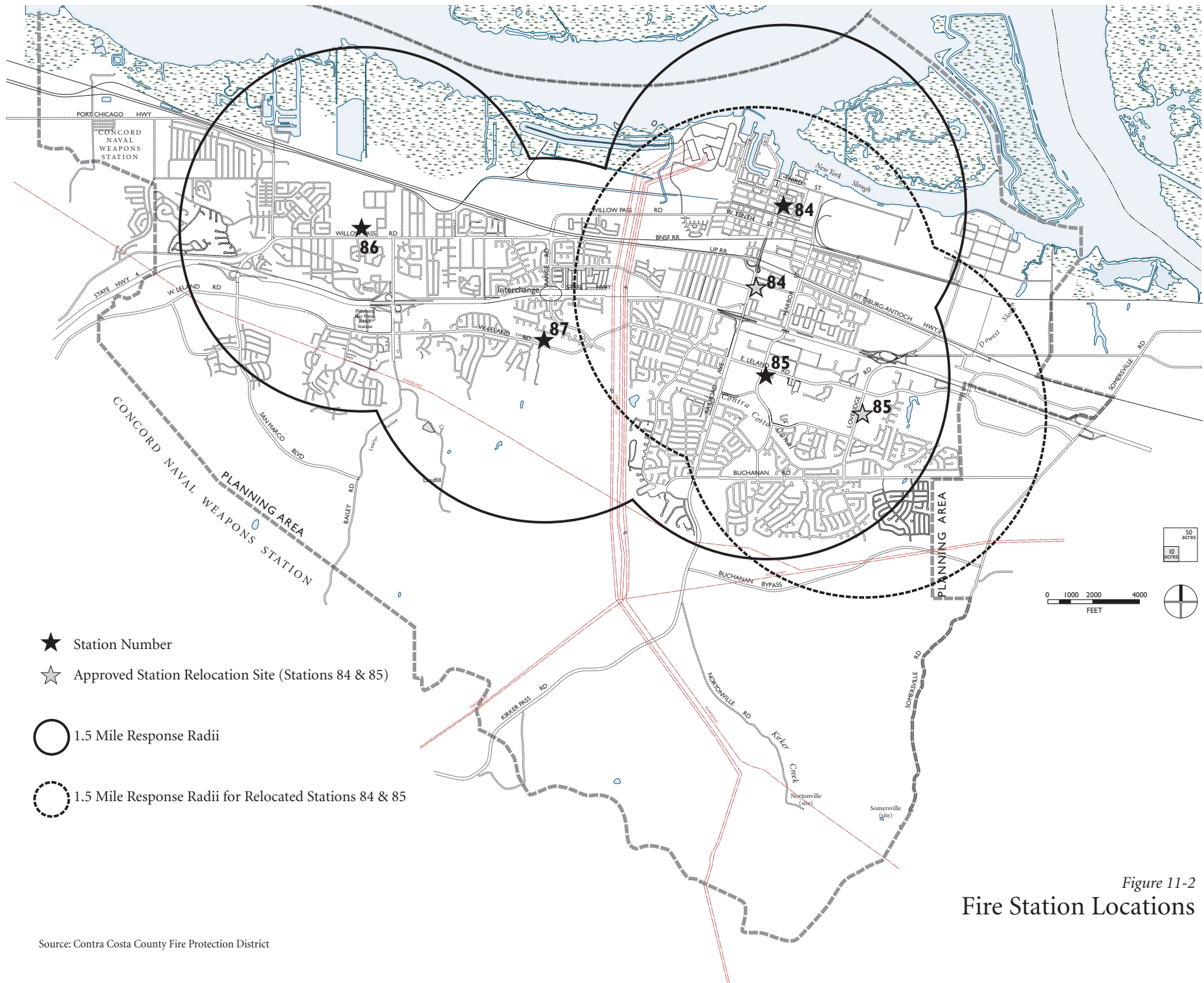
	<i>Location</i>	<i>Facilities</i>
Station 84	200 East Sixth Street, Pittsburg	Quint, Powerwagon
Station 85	2555 Harbor Street, Pittsburg	Engine, Powerwagon
Station 86	3000 Willow Pass Road, Bay Point	Engine, Powerwagon
Station 87	800 West Leland Road, Pittsburg	Engine, Powerwagon

Source: Contra Costa County Fire Protection District

Fire Hazard Areas

Wildland fire risk can be determined through a system developed by the California Division of Forestry. The system rates fire risk by analyzing three conditions:

- Frequency of critical fire weather;
- Percentage of slope within a given area; and
- Existing vegetation (density and type).



- ★ Station Number
- ☆ Approved Station Relocation Site (Stations 84 & 85)
- 1.5 Mile Response Radii
- 1.5 Mile Response Radii for Relocated Stations 84 & 85

Figure 11-2
Fire Station Locations

Source: Contra Costa County Fire Protection District

Areas in Pittsburg representing the greatest risk are in the hills south of the City, which are brown and dry for much of the year. Wildland fires in East Contra Costa County are a continuous threat, with the highest risk occurring during the wildland fire season, from June to October. Much of the threat is due to open grasslands abutting residential developments. As Pittsburg continues to expand, more of these urban-rural interface areas are created.

GOALS: FIRE PROTECTION

11-G-8 Require development in areas of high fire hazard to be designed and constructed to minimize potential losses and maximize the ability of fire personnel to suppress fire incidents.

POLICIES: FIRE PROTECTION

11-P-24 Amend the subdivision regulations to include a requirement for detailed fire prevention and control, including community firebreaks, for projects in high and extreme hazard areas.

Areas of high and extreme fire hazard include the Planning Area’s southern hills. Preparation of detailed fire prevention plans will ensure that new development in extreme hazard areas accounts for potential fire hazards and control measures. The construction of fire-breaks in areas of extreme fire hazard, such as estate residential development in hillside areas, will increase the District’s chances of halting and subduing a potential wildland fire incident.

11-P-25 Review and amend ordinances that regulate development in potentially hazardous locations to require adequate protection, such as fire-resistant roofing, building materials, and landscaping.

Using fire-resistant construction materials and landscaping will both slow the pace at which fire spreads and improve the likelihood that the structure will survive a fire incident.

11-P-26 Cooperate with Contra Costa County Fire Protection District to ensure that new or relocated fire stations are constructed on appropriate sites within the 1.5-mile response radii from new or existing development.

Further development in the southern hills may necessitate the construction of a new fire station by 2020. Additional fire protection facilities may be necessary to ensure the safety of residents within urban-rural interface hazard areas.

11-P-27 Cooperate with Contra Costa County Fire Protection District in obtaining sites to either relocate or establish new fire stations within City limits to provide more efficient response times.

11-P-28 Cooperate with Contra Costa County Fire Protection District in obtaining a site for a new fire station (or relocation of Station 86) in the vicinity of State Route 4 and west of Bailey Road.

11-P-29 Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.

11.5 PUBLIC UTILITIES

Construction of City-owned capital facilities and infrastructure must keep pace with the rate of urban development. The provision of public utilities, such as electricity, telephone, and cable connections, is integral to the development of urban land uses.

MULTI-USE OF UTILITY CORRIDORS

The existing PG&E power line corridor bisects the City of Pittsburg from the Mirant (formerly PG&E) Power Plant along Suisun Bay in the north to the rolling hills in the southern portion of the Planning Area. This corridor is currently used only as an open space area over which power transmission lines and towers stand. The City could work with Mirant to transform this underutilized corridor into more useful public space, such as open space habitat or trails, parks and playing fields.

GOALS: PUBLIC UTILITIES

- 11-G-9 Assess the adequacy of public utilities in existing developed areas, and program needed improvements to coordinate with developing portions of the Planning Area.*
- 11-G-10 Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.*

POLICIES: PUBLIC UTILITIES

- 11-P-30 Continue to rely on the five-year Capital Improvement Program to provide for needed utilities in relation to the City’s financial resources.*
- 11-P-31 Work with Mirant Power Plant to acquire and/or develop transmission line corridors for attractive, community-serving, compatible uses, such as:*
 - *Open space habitat.* More intensive planting would provide a wildlife habitat corridor within the City.
 - *Recreational uses.* Parks, playing fields, and trails linked to the regional network would be a tremendous opportunity for the City.
- 11-P-32 Ensure the designation of service corridor easements or routes when required for tentative map or specific plan approval.*

Ensure the provision of public utilities to all new urban development by requiring utility corridor easements in development plans.

- 11-P-33 As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.*

Undergrounding of all utilities in new and redeveloped areas will significantly improve the appearance of City streets and views.



PG&E’s power line corridor, which currently provides open space, could potentially be used for trails, parks, and playing fields in the future.

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