

May 25, 2018

Charles Ching, Community & Economic Development Director

CITY OF SAN PABLO

13831 San Pablo Avenue
San Pablo, CA 94806

RE: ENVIRONMENTAL DOCUMENTATION FOR THE SAN PABLO BLOCK E PROJECT

Dear Mr. Ching:

In a memorandum dated June 28, 2017, Michael Baker International (Michael Baker) reviewed a development application for the Block E site and determined that since that project was consistent with the San Pablo General Plan and the San Pablo Avenue Specific Plan, additional environmental review was not required. Subsequently, the applicant submitted a revised proposal with changes to the development program and site plan layout. Michael Baker has reviewed the revised Block E project to determine the appropriate level of environmental review required under the California Environmental Quality Act (CEQA). As documented below, we have determined that the revised project is also consistent with the San Pablo General Plan and the San Pablo Avenue Specific Plan and that additional environmental review is not required for the revised project.

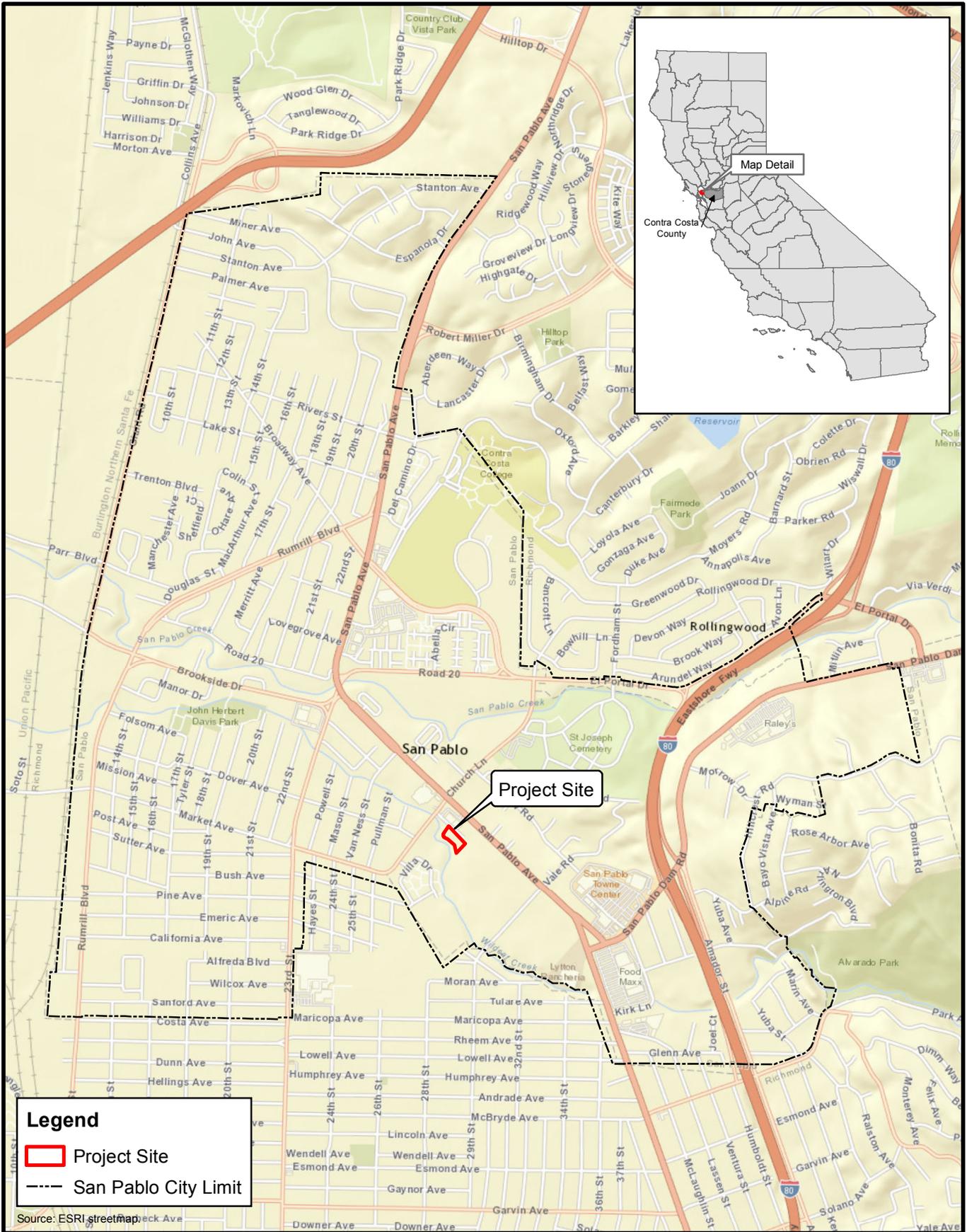
PROJECT DESCRIPTION

REGIONAL AND LOCAL SETTING

The project site is in the southern portion of San Pablo in Contra Costa County (**Figure 1, Regional Location**). The project site is bordered by Chattleton Lane to the north, Luna Lane to the east, and Wildcat Creek across the proposed Wildcat Creek trail to the south and west (**Figure 2, Project Location**). Land uses in the project vicinity include a lot with a vacant building proposed for redevelopment into a new San Pablo library and a vacant lot on Chattleton Lane to the northwest, a vacant lot proposed for development into Plaza San Pablo residential and commercial development across Chattleton Lane to the northeast, residential development across Wildcat Creek to the south, and public and institutional uses (i.e., San Pablo City Hall, Alvarado Adobe Museum, and a community center) across Church Lane 0.2 mile to the northwest.

Regional access to the project site is via Interstate 80, approximately 0.6 mile east of the project site. Local access is via Chattleton Lane from the north.

The nearest transit station to the project site is the Richmond Bay Area Rapid Transit (BART) station, approximately 2.0 miles to the southwest. Local bus service to the site from the Richmond BART station is available on the Alameda-Contra Costa (AC) Transit District's Line 72R.



T:\GIS\Contra_Costa\MXD\San Pablo\Lot_E\Figure 2 Project Location.mxd (6/16/2017)

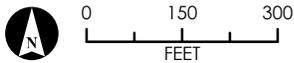


FIGURE 2
Project Location

PROJECT DESCRIPTION

The project site was formerly used as a mobile home park, but it is now a vacant lot covered with sporadic grass and dirt patches, as well as patches of broken asphalt (**Figure 3, Project Site Groundcover**). The asphalt on the project site would be crushed and recycled for project use. As shown in **Figure 3**, there are abandoned clothes and junk items adjacent to the creek from a homeless encampment, which would be removed prior to project construction. A broken white picket fence running along the southern border of the project site (**Figure 4, Existing Fence Along Wildcat Creek**), separating the site from Wildcat Creek, would also be removed prior to project construction.

The project construct 26 individually owned single-family residence townhomes on lot number 4 in the former Circle S focus area, now called the Mixed Use Center South area.¹ The Mixed Use Center South area was identified as an opportunity site in the San Pablo Avenue Specific Plan, adopted by the City in September 2011, and was analyzed in the San Pablo Avenue Specific Plan EIR (SCH#2010112062). In June 2017, Michael Baker also analyzed a proposal for a 14-unit residential development on the site. The June 2017 analysis determined that the previously proposed project was consistent with the San Pablo General Plan and the San Pablo Avenue Specific Plan and that additional environmental review was not required.

The project site, Lot 4, is approximately 1 acre fronting Chattleton Lane. The project would construct 26 townhomes, each with 3 bedrooms, 2.5 bathrooms, and a 2-car-garage, of approximately 1,700 square feet each. As shown in **Figure 5, Proposed Site Plan**, two driveways would extend onto the site from Chattleton Lane, each providing access to 13 townhomes. The driveways would terminate at the location of the proposed Wildcat Creek trail; over time, this trail is expected to be expanded on adjoining properties to connect the overall area. The trail would allow access to two public park areas on the site, including a playground in the southern portion of the site and an exercise area in the northern portion. Additional public access would be via a pedestrian walkway that would bisect the project site, connecting from a sidewalk along Chattleton Lane to the creek-side trail. Public parking would not be provided on the project site but would be available in the City right-of-way as 14 parallel parking spaces along Chattleton Lane, which would be paved and striped as part of the project.

Construction

Project construction would last approximately 12 months and would entail site preparation, grading, building construction, asphalt and hardscape paving, landscaping, and architectural coating (e.g., painting). Site grading and project construction is anticipated to begin in December 2018 and end in December 2019.

Construction vehicles would access the site via Chattleton Lane. Roads would not be closed during construction, and all road access would be maintained.

¹ Referred to as the Mixed Use Center South area in the rest of this document.



Source: Michael Baker International, 2017

FIGURE 3
Project Site Groundcover



Source: Michael Baker International, 2017

FIGURE 4
Existing Fence Along Wildcat Creek

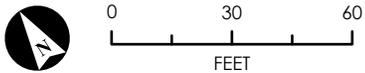


FIGURE 5
Proposed Site Plan

Comparison with Prior Project

Compared to the prior project considered in the June 2017 memorandum, the revised project would contain 12 more residential units and have a different site layout. The previous proposal included 14 residential units, similar public open space features, public parking, and an extension of a City street—Luna Lane—to provide site access.

Comparison with Mixed Use Center South Development Standards

The project site is zoned SP-2, San Pablo Avenue Specific Plan/Mixed Use Center South. This zoning district is described in the Specific Plan as a new high-intensity mixed-use zone specific to the Mixed Use Center South area. The Mixed Use Center South Master Plan (2012) includes a detailed development framework and concept plan for the Mixed Use Center South area identified in the Specific Plan. The Mixed Use Center South area proposes to construct a major new activity center and a new citywide and regional destination for the city (San Pablo 2011b). The approved buildout for the Mixed Use Center South area as compared to the project is shown in **Table 1**. The project would be consistent with the buildout expectations for the Mixed Use Center South area as defined in the Master Plan and the Specific Plan. The status of other projects in the Mixed Use Center South Master Plan is detailed in **Table 2**.

Table 1: Mixed Use Center South Development vs. Block E Development

Buildout Condition	Mixed Use Center South	Block E Development	Remainder
Size	16.1 acres	1 acre	15.1 acres
Residential Units	129	26	103
Commercial	459,000 square feet	0	459,000 square feet
Population*	379	85	294
Estimated Employment	938	0	938

Sources: San Pablo 2011b, 2012

* Based on San Pablo average household size of 3.28 persons (San Pablo 2012)

Table 2: Project Status (as of May 2018)

Project Status	Project Name	Commercial	Residential
Approved Project Not Yet Constructed	Plaza San Pablo Mixed Use	3,600 square feet	8 units
	West County Health Center Medical Office Building	37,800 square feet	
Projects Built Since Specific Plan or Under Construction	Walgreens	22,000 square feet	
	Library	22,000 square feet*	
	West County Health Center and Garage	53,600 square feet	
	Women, Infants and Children Clinic	7,500 square feet	
	San Pablo City Hall	42,000 square feet	
Total		166,500 square feet	8 units

* Rehabilitating existing structure; square footage not included in calculations

BACKGROUND AND LEGAL STANDARDS

As stated above, the project site is located in the Mixed Use Center South area of the San Pablo Avenue Specific Plan. The project would not change the existing land use designation of Mixed Use Center South area, as identified in the Specific Plan, which is consistent with the City's 2030 General Plan (2011a). The proposed buildout of the Specific Plan is included as part of the City's General Plan buildout plan and policies for the provision of services. General Plan Policy LU-I-40 requires future uses in the Mixed Use Center South area to be guided by the Specific Plan.

The Specific Plan's Environmental Impact Report (EIR) and Mixed Use Center South Area Mitigated Negative Declaration (MND) analyze the respective physical impacts of Specific Plan implementation and Mixed Use Center South buildout.² The EIR and MND address impacts related to aesthetics, agriculture, air quality, biological resources, cultural resources, greenhouse gas emissions, hazardous materials, hydrology and water quality, land use, noise, population, public services, utilities, and transportation. The Specific Plan EIR is a program EIR, pursuant to CEQA Guidelines Section 15168.

CEQA provides that after a public agency certifies an EIR (including a program EIR, such as for a General Plan or another comprehensive land use plan like the Specific Plan), the agency shall consider whether further environmental review is required for a subsequent discretionary decision. Whether a supplemental EIR or other environmental document must be prepared depends on an analysis of the subsequent activity. Three sets of provisions in CEQA and the CEQA Guidelines address the requisite analysis.

CEQA GUIDELINES SECTIONS 15162 AND 15163

CEQA Guidelines Sections 15162 and 15163 provide that the agency shall not prepare a subsequent or supplemental EIR unless the agency determines, on the basis of substantial evidence, that certain conditions exist that will lead to a new significant impact or substantial increase in the severity of a previously identified impact, or that a new or previously rejected mitigation measure or alternative would substantially reduce significant effects. (See also Public Resources Code Section 21166.)

CEQA GUIDELINES SECTION 15183

CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review **"are consistent with the development densities established by existing zoning, community plan, or general plan policies for which an EIR was certified,"** the agency **"shall not prepare additional environmental review,** except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site" [emphasis added]. Additionally, Section 15183(c) states:

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e), then an additional EIR need not be prepared for the project solely on the basis of that impact.

² Originally referred to as "The Avenue" Mitigated Negative Declaration (EMC Planning Group, Inc. 2011).

CONSISTENCY ANALYSIS

The project is located in the Specific Plan Mixed Use Center South area. The Specific Plan identifies development of the Mixed Use Center South area as a priority for the City and includes the area in the five-year implementation plan. The Specific Plan states that residential and commercial uses are permitted within the Mixed Use Center South land use designation. As shown in **Table 3**, the proposed project is consistent with the regulations for the Mixed Use Center South area in the Specific Plan.

Table 3: Allowed vs. Proposed Uses

	Existing Regulations	Proposed Project	Consistent
General Plan Designation	Mixed Use Center Permitted uses include commercial, office (including medical offices), residential, institutional, and hotel	Mixed Use Center	Yes
Zoning	SP-2 Permitted uses include a mix of retail, commercial, office, residential, public/institutional, and hotel uses	SP-2	Yes
Height	60 feet maximum	40 feet	Yes
Floor Area Ratio (FAR)	2.5 maximum FAR	0.58 FAR	Yes
Density	60 dwelling units per acre maximum	26 dwelling units per acre	Yes

Sources: San Pablo 2011a, 2016

Table 4 lists the General Plan policies and Specific Plan policies that would be applicable to the project. The project would implement the relevant policies to reduce potential project impacts.

Table 4: Relevant Project Impacts and Policies

Impact	General Plan/Specific Plan Policy	Compliance
Biological Resources		
<p>3.6-1 Implementation of the San Pablo Avenue Specific Plan could result in negative effects, either directly or through habitat modifications, on special-status species.</p>	<p>OSC-G-3 Protect and enhance wetlands, creek systems, and rare and endangered species and their habitats.</p> <p>OSC-G-4 Ensure both access and ecological functionality of the creek system in San Pablo.</p> <p>OSC-G-5 Protect water supply and quality through conservation and good stormwater management practices.</p> <p>OSC-I-4 Require protection of sensitive habitat areas and “special status” species through measures implemented in new development in the following order: 1) avoidance, 2) on-site mitigation, and 3) offsite mitigation, and require assessments of biological resources prior to approval for any development within 300 feet of any creeks, wetlands, or other sensitive habitat areas.</p> <p>The City will coordinate with the U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife, and Regional Water Quality Control Board to ensure City staff is providing developers with the best guidance and standards for project design to avoid impacts to creeks, wetland features, woodlands, or other sensitive natural features.</p> <p>OSC-I-11 Require property owners with properties adjacent to creeks to pay for creek improvement maintenance.</p> <p>OSC-I-20 Require developers to use best management practices (BMPs) to reduce particulate emissions and dust associated with construction activities as a condition for approval of subdivision maps, site plans, and grading permits. These BMPs include, but are not limited to, regular materials and vehicle tire watering, covering, and dust prevention measures during clearing, grading, earth-moving, or excavation operations.</p>	<p>Although the biological resources assessment found that no special-status species were expected to occur on the project site, the project would implement Policies OSC-G-3, OSC-G-4, OSC-G-5, OSC-I-4, OSC-I-11, and OSC-I-20 to further reduce impacts on potential special-status species. See the Biological Resources discussion below.</p>
<p>3.6-2 Implementation of the San Pablo Avenue Specific Plan could result in the direct loss of nesting birds.</p>	<p>OSC-I-8 If site work or construction (i.e., ground clearing or grading, including removal of trees or shrubs) activities are to occur during the nesting bird breeding season (February 1 through August 31), the City will require a pre-construction survey by a qualified wildlife biologist, assessing potential special-status bird nesting habitat within 500 feet of the project site, no more than two weeks in advance, of the planned activity. All</p>	<p>The project would implement Policy OSC-I-8 as a condition of approval to reduce potential impacts on nesting bats and migratory birds. See the Biological Resources discussion below.</p>

Impact	General Plan/Specific Plan Policy	Compliance
	<p>identified nests should be buffered from the construction activity as recommended by the biologist and confirmed by City staff, in accordance with the nature of the construction and nesting activities.</p> <p>OSC-I-9: For any development project involving removal of mature trees and/or demolition of vacant buildings (both potential habitats for special-status bats), require a pre-construction survey by a qualified wildlife biologist to determine if bats are present using an acoustic detector. Require implementation of feasible recommendations of biologist on removal of trees with signs of bat activity during a period least likely to adversely affect the bats, or the creation of a “no disturbance” buffer, if a viable alternative.</p>	
<p>3.6-3 Implementation of the San Pablo Avenue Specific Plan has the potential to affect migratory and breeding birds through building collisions and increases in nighttime lighting.</p>	<p>PSCU-I-7 Provide security lighting to illuminate communal areas and pathways in all parks to ensure safety, and where feasible, select 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.</p>	<p>The project would implement Policy PSCU-I-7 to reduce potential impacts on migratory and breeding birds. See the Biological Resources discussion below.</p>
<p>3.6-6 Implementation of the proposed San Pablo Avenue Specific Plan could interfere substantially with the movement of native resident or migratory fish or wildlife species.</p>	<p>SN-I-13 Cooperate with the County Flood Control District, California Department of Transportation, and the Army Corp of Engineers to mitigate potential flooding risks, including flood control projects on Wildcat and San Pablo creeks and the maintenance of drainage facilities and infrastructure.</p>	<p>The project would implement Policy SN-I-13 to mitigate potential flooding risks on Wildcat Creek. See the Biological Resources and Hydrology and Water Quality discussions below.</p>
Cultural Resources		
<p>3.11-1 Implementation of the proposed San Pablo Avenue Specific Plan would cause a substantial adverse change in the significance of an archaeological or historic resource, or disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>OSC-1-15 Help to ensure that new development analyzes and avoids potential impacts to historic, archaeological, and paleontological resources by:</p> <ul style="list-style-type: none"> • Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive; • Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historic or archaeological sensitivity; • Implementing appropriate measures as a condition of project approval—measures such as avoidance, preservation in place, excavation, documentation, and/or data recovery—in order to avoid any identified cultural resource impacts. 	<p>The project would implement Policies OSC-1-15 and OSC-1-16 as conditions of approval to reduce impacts on historic, archaeological, paleontological, and Native American resources. See the Cultural Resources discussion below.</p>

Impact	General Plan/Specific Plan Policy	Compliance
	<p>In the event that historical, archaeological, or paleontological resources are accidentally discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures or appropriate mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that may be used as guidelines.</p> <p>OCS-1-16 Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites, and to educate developers and the community-at-large about the connections between Native American history and the environmental features that characterize the local landscape.</p> <p>Native American cultural resources in the Planning Area have been found near sources of water including perennial and intermittent streams and springs, on mid-slope terraces and elevated knolls above the floodplain, and near ecotones and other productive environments. There is a high likelihood that additional unrecorded Native American cultural sites also exist in the Planning Area.</p>	
Hydrology and Water Quality		
<p>3.5-2 Implementation of the proposed San Pablo Avenue Specific Plan could result in degradation of water quality and depletion of groundwater supplies by increasing nonpoint source pollutants.</p>	<p>PSCU-G-6 Support the efficient use and conservation of water.</p> <p>OSC-G-3 Protect and enhance wetlands, creek systems, and rare and endangered species and their habitats.</p> <p>OSC-G-4 Ensure both access and ecological functionality of the creek system in San Pablo.</p> <p>OSC-G-5 Protect water supply and quality through conservation and good stormwater management practices.</p> <p>OSC-I-11 Require property owners with properties adjacent to creeks to pay for creek improvement maintenance.</p>	<p>The project would implement Policies PSCU-G-6, OSC-G-3, OSC-G-4, OSC-G-5, and OSC-G-11 in addition to NPDES Provision C.3 requirements and prepare a project-specific stormwater pollution prevention plan (SWPPP). The SWPPP would include best management practices to reduce project impacts on hydrology and water quality. See the Hydrology and Water Quality discussion below.</p>
<p>3.8-5 Implementation of the proposed San Pablo Avenue Specific Plan will</p>	<p>PSCU-I-24 Establish water saving and conservation standards for new development. Standards may include, but are not limited to, the following:</p>	<p>The project would implement Policies PSCU-I-24, PSCU-I-26, and DG-43 to reduce project impacts related to public water demand. See the</p>

Impact	General Plan/Specific Plan Policy	Compliance
<p>increase the demand for public water which may exceed supply.</p>	<ul style="list-style-type: none"> • Require new commercial, retail, and industrial developments to install low-flush toilets and auto shut-off faucets in public bathrooms; and • Require 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. <p>PSCU-I-26 Adopt a Water Conservation Ordinance to conserve water and reduce water waste in San Pablo. 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. Landscape water conservation standards will apply to new development of more than 10,000 square feet. This ordinance also will:</p> <ul style="list-style-type: none"> • 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. <p>PSCU-I-31: 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.</p> <p>DG-43 Install water saving appliances and systems such as gray water systems, moisture-sensitive irrigation rainwater cisterns, low-flow toilets and faucets.</p>	<p>Hydrology and Water Quality discussion below.</p>
	<p>DG-25 Encourage sustainable landscape design with the use of hardy, native, low-water consumption, drought-tolerant planting, as well as stormwater management systems. Utilize bioswales and rain gardens in street medians or landscape buffers. Employ moisture-sensitive irrigation systems.</p>	<p>The project would be in compliance with Policy DG-25, as the landscape design consists of hardy and native plants (Figure 4). See the Hydrology and Water Quality discussion below.</p>

Sources: San Pablo 2010, 2011c

ENVIRONMENTAL IMPACTS

The General Plan EIR, Specific Plan EIR, and Mixed Use Center South MND analyzed potentially significant impacts from buildout of the Mixed Use Center South area. The Specific Plan EIR is a program EIR in that it studied a plan for the future development of the Specific Plan area, including the Mixed Use Center South area, rather than, for example, a specific development on a particular parcel for which a developer sought land use entitlements. However, per GCS 65453 in Section 1.3 of the EIR, “The more detailed impacts of future site-specific development projects that may be undertaken in accordance with the Specific Plan [would undergo] CEQA-required project specific environmental review...[and] determination by the City.”

Overall, the Specific Plan EIR estimated that the proposed land uses in the Mixed Use Center South area would result in approximately 460,000 square feet of new floor area within the project area’s approximately 16.1 acres. Approximately 166,500 square feet of floor area and 8 of 129 residential units have been developed, or are proposed for development, in the Mixed Use Center South area (see **Table 1**). The project would construct an additional 31,200 square feet and 26 residential units assumed in the EIR, which would not exceed the remaining designated floor area or number of residential units available.

Upon review of the project’s biological assessment and traffic analysis, included as **Appendix A** and **Appendix B**, respectively, it was determined that the project’s impacts would be mitigated to a less than significant level through implementation of the General Plan and Specific Plan policies outlined in **Table 4**. Following is a brief explanation of the project-relevant resource areas studied in the EIRs and the MND.

- **Biological Resources:** Michael Baker (2017) performed a biological resources assessment for the prior project on May 4, 2017, to determine potential impacts on biological resources and consistency with the City’s General Plan and Specific Plan. Since the condition of the project site has not changed since the completion of the 2017 biological resources assessment, the information and analyses therein remain valid for consideration of the revised project. The project site contains developed areas that include old asphalt and concrete with some weedy species. The project site also contains disturbed habitat, which includes the unpaved areas dominated by nonnative annual, weedy forbs, grasses, and other upland plants, including Scotch broom (*Cytisus scoparius*), wild oats (*Avena* sp.), barley (*Hordeum* sp.), and prickly lettuce (*Lactuca serriola*).

Wildcat Creek is located along the southern side of the project site. There is some wooden and chain-link fencing along portions of the top of the creek. Tree and shrub species within the riparian area along the creek include eucalyptus (*Eucalyptus* spp.), pine (*Pinus* sp.), and other mature trees. Even though the project is not in the creek area, it is in close proximity to the trees and creek and therefore subject to the bird protection requirements.

The habitat types within the project site have the potential to support several special-status species. The disturbed habitat provides suitable foraging habitat for raptors and migratory birds, and also provides nesting habitat for ground-nesting birds such as killdeer (*Charadrius vociferous*). The disturbed habitat also provides suitable foraging habitat for special-status bats including the big free-tailed bat (*Nyctinomops macrotis*), pallid bat (*Antrozous pallidus*), Townsend’s big-eared bat (*Corynorhinus townsendii*), and western red bat (*Lasiurus blossevillii*). The mature trees along Wildcat Creek provide suitable nesting habitat for migratory birds and raptors, and may provide suitable roosting habitat for the above-mentioned bat species.

Grading, vegetation clearing, demolition, and other construction activities have the potential to affect nesting birds protected under the Migratory Bird Treaty Act, and for nesting raptors, under the California Fish and Game Code. While the disturbed habitat on the project site may provide suitable habitat for burrowing owl, no small mammal burrows (i.e., home of primary prey species, and preferred starting point for burrowing owl burrows) were observed during the site visit. Therefore, this species would not be expected to occur on the project site.

The General Plan EIR and the Specific Plan EIR identify avoidance, minimization, and mitigation measures to reduce potential impacts to nesting birds and bats. These measures include preconstruction surveys for nesting birds and bats, and the use of buffers for active nests and bats within the project area, as outlined above in **Table 4**. Adherence to the measures in the General Plan EIR and the Specific Plan EIR would reduce impacts on special-status species. The project would be consistent with the General Plan EIR, Specific Plan EIR, and Mixed Use Center South MND, which were found to have less than significant impacts on biological resources. No further analysis is required.

- **Cultural Resources:** The project site is vacant and does not contain any historical structures. Grading and other ground-disturbing activities would be required during project construction. General Plan Policy OSC-1-15 requires the project to conduct environmental analysis prior to construction to prevent disturbance of cultural or archaeological resources during ground-disturbing activities and development on the project site. The policy also requires that should archaeological or paleontological resources or human remains be accidentally discovered during construction, grading activity in the immediate area must cease, and materials may not be altered until they can be evaluated by a qualified professional archaeologist. Compliance with existing federal and state laws, as well as with the General Plan and Specific Plan policies outlined in **Table 4**, would reduce any potential impacts on cultural resources. The General Plan EIR, Specific Plan EIR, and Mixed Use Center South MND determined that impacts associated with proposed buildout in the city and for the Mixed Use Center South area would be less than significant. As such, no further analysis is needed and the project would be consistent with the City's General Plan EIR, Specific Plan EIR, and Mixed Use Center South MND.

Hydrology and Water Quality: The project site has a slight gradient toward Wildcat Creek. The project would increase impervious surface area on the project site by approximately 39,000 square feet. An existing bioretention area on the northeast corner of the project site receives stormwater from Chattleton Lane. Project runoff would be directed to the existing bioretention area as well as to the landscaped areas on the project site, including the two proposed park areas.

Demolition/Construction Water Quality Impacts

Demolition and construction activities would disturb and expose soils to erosion, increasing the amount of silt and debris entering downstream waterways. In addition, refueling and parking of construction equipment and other vehicles on-site during construction could result in oil, grease, or related pollutant leaks and spills that may discharge into storm drains. Improper handling, storage, or disposal of fuels and materials or improper cleaning of machinery close to on-site drainages could cause water quality degradation.

The project would be designed to comply with San Pablo Municipal Code Chapter 8.40, Storm Water Management and Discharge Control, which is intended to protect the water quality of water bodies in the city. The ordinance implements the legal requirements of the National

Pollutant Discharge Elimination System (NPDES) permit issued to the City of San Pablo by the San Francisco Bay Regional Water Quality Control Board (Permit No. CA0029831). The ordinance requires the implementation of best management practices (BMPs) during construction, such as site preparation and management, erosion control, runoff control, and sediment retention, which would prevent unwanted material from entering storm drains in the project vicinity. The effectiveness of BMPs has been recognized in the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks.

The General Plan EIR, Specific Plan EIR, and Mixed Use Center South MND found that impacts related to construction water quality would be less than significant. As such, no further analysis is needed, and the project would be consistent with the City's General Plan EIR, Specific Plan EIR and Mixed Use Center South MND.

Operational Water Quality Impacts

Project operation could result in direct surface water quality impacts from landscaping activities associated with the use of fertilizers, herbicides, and pesticides, as well as from motor vehicle/truck operation or the use/disposal of industrial materials on the project site. The project would replace approximately 5,000 square feet of impervious surface and would therefore be required to comply with the San Francisco Bay Region Municipal Regional Stormwater NPDES (Permit No. CAS612008) administered by the San Francisco Bay Regional Water Quality Control Board. Provision C.3 of the NPDES requires new and redevelopment projects that create or replace 10,000 square feet or more of impervious surface to implement certain measures to protect water quality and prevent erosion by minimizing sediment and other pollutants in site runoff, so that post-project runoff will not exceed pre-project rates and durations.

The project would increase the amount of stormwater entering the city's stormwater system. Therefore, the project would be required to comply with General Plan Policy PSCU-I-31, listed in **Table 4**, which requires the project to complete improvements in proportion to the project's impacts to the water, sewer, storm drainage, and other infrastructure systems needed to serve the project.

Additional stormwater drainage could also result in an increase of urban runoff pollutants and other chemicals from landscaped areas. These pollutants could result in water quality impacts to on- and off-site drainage flows to area waterways. The goal of Provision C.3 is to include appropriate source control, site design, and stormwater treatment measures in new development and adaptive reuse projects to address both soluble and insoluble stormwater runoff pollutant discharges and prevent increases in runoff flows from new development and adaptive reuse projects. Pursuant to Chapter 8.40 of the San Pablo Municipal Code, all development and redevelopment projects are required to filter materials at the catch basin to retain debris and dirt flowing into the city's stormwater system for the life of the project. Compliance with Provision C.3 and the San Pablo Municipal Code would reduce potential water quality impacts associated with the proposed project.

The project would also comply with the NPDES Permit for Waste Discharge Requirements issued to the City of San Pablo, which would reduce potential impacts on water quality from operational activities. The NPDES permit ensures attainment of applicable water quality objectives and protection of the beneficial uses of receiving waters and associated habitats. The

permit also requires that discharges not cause exceedances of water quality objectives or cause certain conditions to occur that create a condition of nuisance or water quality impairment in receiving waters.

Compliance with the NPDES permit, the SWPPP, the City's Municipal Code regulations pertaining to stormwater management and discharge control, and General Plan Policy PSCU-I-31 would reduce surface water quality impacts associated with the project. The Specific Plan EIR found that the impacts associated with hydrology and water quality for Specific Plan buildout would be less than significant, and project impacts are similar in scope. As such, no further analysis is needed and the project would be consistent with the City's General Plan EIR, Specific Plan EIR, and Mixed Use Center South MND.

- **Transportation/Traffic:** The primary purpose of performing this review of traffic considerations is to determine if the proposed project traffic characteristics are consistent with those anticipated in the various area plans, including the San Pablo Avenue Specific Plan and Mixed Use Center South Master Plan, and in the Circle S Planning Area Urban Design and Building Development Standards. Since the traffic generation for the project is directly related to the proposed project land uses, both land use and trip generation were considered in the consistency review. Additional traffic analysis data for project can be found in **Appendix B** (Michael Baker 2018).

Land Use

The San Pablo Block E project depicted in **Figure 5** would include 26 attached dwelling units built on approximately 1.0 acre (43,600-square-foot lot). This project would be considered "medium density" according to the San Pablo Avenue Specific Plan. The project would be accessed by two driveways that would extend from Chattleton Lane. The proposed residential land use is entirely consistent with the uses allowed in the Mixed Use Center South Master Plan and the Mixed Use Center South area. As described above, the Mixed Use Center South Master Plan includes a detailed development framework and concept plan for the Mixed Use Center South area identified in the San Pablo Avenue Specific Plan.

The Mixed Use Center South Master Plan includes 129 residential dwelling units and 460,000 square feet of nonresidential uses. Nonresidential uses may include retail, general office, medical office, hotel, and institutional use. The plan does not provide a proportional breakdown of the various uses that are allowed. Existing uses in the Mixed Use Center South Master Plan area include the West County Health Center and a recently completed Walgreens drugstore (adjacent to the proposed Plaza San Pablo site).

Trip Generation

The documentation for the Mixed Use Center South Master Plan does not include an estimate of trip generation for the project. The proposed project would develop 20.2 percent of the total planned residential units in the Mixed Use Center South Master Plan area. It would generate approximately 151 daily trips, with 11 AM peak-hour trips and 14 PM peak-hour trips. This represents about 1.1 percent of the total daily trip generation (1.5 percent of the total AM peak-hour trips and 1.2 percent of the total PM peak-hour trips) estimated for the Mixed Use Center South Master Plan. The proposed project would not consume any of the planned and allotted nonresidential use.

No vehicle trips were estimated for the new public open space features proposed on the project site. Given their size and amenities, it is unlikely that more than 1–2 trips would occur during peak hours, which would be insignificant to the overall Plaza San Pablo analysis. In general, most users would be local and would arrive on foot, and would be dispersed throughout the day, typically during non-peak hours.

The development characteristics for the proposed project were combined with those for the existing land uses on-site (WCHC medical center and Walgreens), the land uses currently under construction (WIC Medical Building), and planned future uses (Plaza San Pablo, San Pablo City Hall, library, WCHC Medical Office Building expansion) in the Specific Plan area. The results are summarized in **Appendix B**. The cumulative projects will consume 11.34 acres or 70.4 percent of the total Mixed Use Center South Master Plan area while generating 74.3 percent of the total daily trip generation, 78.7 percent of the AM peak-hour trip generation, and 50.7 percent of the PM peak-hour trip generation estimated for the Mixed Use Center South Master Plan.

It should be noted that although the total cumulative land use acreage consumes 70.4 percent of the Master Plan area, this encompasses the entire developable parcels of the Mixed Use Center South Master Plan area. A County Office Building was previously proposed for a remaining developable parcel (1.3 acres). If and/or when this parcel is developed, the total acreage would be 12.64 acres (78.5 percent of Master Plan area). This total area does not account for the remaining nondevelopable 3.46 acres (21.5 percent of Master Plan area) of the site, which would include roads, landscaping, pedestrian circulation, etc.

This analysis shows that the overall planned development for the Specific Plan area would generate slightly fewer trips than estimated for the Mixed Use Center South Master Plan for daily trips, AM trips, and PM trips. As long as planned uses for Plaza San Pablo, San Pablo City Hall, the WCHC Medical Office Building expansion, and the new library do not significantly exceed the assumptions used in this analysis, the overall project trip generation should be within the trip generation thresholds that were reasonably assumed by the Master Plan.

CONCLUSION

Pursuant to CEQA Guidelines Section 15168(c)(4), the City used “a written checklist ... to determine whether the environmental effects of” the project’s site-specific operations were evaluated in the Specific Plan EIR. Pursuant to Section 15168(c)(2), the City evaluated whether further environmental review was required per the provisions of Section 15162(a). The City considered various technical studies prepared by environmental consultants hired by the City and the applicant (including a biological assessment, traffic analysis, and proposed site plans).

The proposed project would be consistent with the assumptions for the project site as presented in the General Plan and the Specific Plan. The project would not result in any new significant impacts or increase the severity of any significant impacts identified in the General Plan EIR, Specific Plan EIR, or Mixed Use Center South MND. The circumstances under which the project would be undertaken have not substantially changed such that new or more severe impacts would occur. Therefore, no further environmental analysis is required.

Please contact me at (510) 213-7915 or Gregory.Holisko@mbakerintl.com with any questions regarding this analysis.

Sincerely,



Gregory Holisko, AICP
Michael Baker International

REFERENCES

EMC Planning Group, Inc. 2011. *Regulating Plan for "The Avenue" Proposed Negative Declaration.*

Michael Baker International. 2017. *San Pablo Block E Project Assessment of Biological Resources.*

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San Pablo, City of. 2010. *San Pablo General Plan 2030 Draft Environmental Impact Report.*

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———. 2018. San Pablo Demographics Quick Facts. Accessed May 2018. <http://www.ci.san-pablo.ca.us/1290/Demographics>.

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APPENDIX A
BIOLOGICAL ASSESSMENT

MEMO

To: Michele Rodriguez

From: Brendan Cohen, Michael Baker International (Michael Baker)

Cc: Darcy Kremin, Michael Baker

Date: June 19, 2017

Re: Assessment of Biological Resources
San Pablo Block E Project

The City of San Pablo General Plan Policy OSC 1-4 requires an assessment of biological resources prior to the approval for any development within 300 feet of any creeks, wetlands, or other special-status habitat areas. In order to satisfy the requirements of General Plan Policy OSC 1-4, a Michael Baker biologist conducted a reconnaissance-level survey of the project site on May 1, 2017, to assess the habitat conditions of the site and its potential to support special-status species.

REVIEW METHODOLOGY

Michael Baker conducted a search of biological resources database records and performed a site visit. The database search included the United States Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) tool, the USFWS Critical Habitat Portal, the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB), and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California. The site visit was conducted in order to identify the vegetation and other land use types within the project site and determine their suitability to support special-status species identified in the database searches.

PROJECT SITE CONDITIONS

The project site contains developed areas that include old asphalt and concrete with some weedy species. The project site also contains disturbed habitat, which includes the non-paved areas dominated by non-native annual, weedy forbs, grasses, and other upland plants, including Scotch broom (*Cytisus scoparius*), wild oats (*Avena* sp.), barley (*Hordeum* sp.), and prickly lettuce (*Lactuca serriola*). Wildcat Creek occurs along the southern side of the project site. There are portions of wooden and chain-link fencing along portions of the top of the creek. Tree and shrub species within the riparian area along the creek include eucalyptus (*Eucalyptus* spp.), pine (*Pinus* sp.), and other mature trees.

June 19, 2017

RE: Assessment of Biological Resources

San Pablo Block E Project

Page 2

SPECIAL-STATUS SPECIES

The habitat types within the project site have the potential to support several special-status species. The disturbed habitat provides suitable foraging habitat for raptors and migratory birds, and also provides nesting habitat for ground-nesting birds such as killdeer (*Charadrius vociferous*). The disturbed habitat also provides suitable foraging habitat for special-status bats including the big free-tailed bat (*Nyctinomops macrotis*), pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and western red bat (*Lasiurus blossevillii*). The mature trees along Wildcat Creek provide suitable nesting habitat for migratory birds and raptors. In addition, the trees along Wildcat Creek may provide suitable roosting habitat for the above mentioned bat species.

Tree removal, grading, vegetation clearing, demolition, and other construction activities have the potential to affect nesting birds protected under the Migratory Bird Treaty Act, and California Fish and Game Code for nesting raptors. If maternity bat roost sites are located within the project area during construction activities, the proposed project has the potential to directly and indirectly affect special-status bat species.

While the disturbed habitat in the project site may provide suitable habitat for burrowing owl, no small mammal burrows (i.e., home of primary prey species, and preferred starting point for burrowing owl burrows) were observed during the site visit. Therefore, due to the lack of available burrows, this species is not expected to occur within the project site.

CONSISTENCY WITH APPLICABLE PLANS

The San Pablo Avenue Specific Plan EIR identifies avoidance, minimization, and mitigation measures to reduce potential impacts to nesting birds and bats. These measures include preconstruction surveys for nesting birds and bats, and the use of avoidance buffers for active nests and bats within the project area. Adherence to the measures prescribed in the San Pablo Avenue Specific Plan EIR would adequately reduce impacts to special-status species and no further analysis is required.

APPENDIX B

TRAFFIC ANALYSIS

May 25, 2018

Charles Ching, Community & Economic Development Director

City of San Pablo

13831 San Pablo Avenue

San Pablo, CA 94806

RE: San Pablo Block E Project Traffic Considerations & Consistency Review

Dear Mr. Ching:

Michael Baker International has completed the traffic considerations and consistency review for the proposed San Pablo Block E Project located off Chattleton Lane.

The primary purpose of performing this traffic considerations review is to determine whether the proposed project traffic characteristics are consistent with those anticipated in the various area plans, including the San Pablo Avenue Specific Plan and Mixed Use Center South (MUCS) Master Plan, and in the Circle S Planning Area Urban Design and Building Development Standards. Since the traffic generation for the project is directly related to the proposed project land uses, both land use and trip generation have been considered in the consistency review.

Land Use Consistency

The San Pablo Block E Project depicted in Exhibit 1 would include 26 attached dwelling units to be built on approximately 1.0 acre (43,600-square-foot lot). This development would be considered “medium density” according to the San Pablo Avenue Specific Plan. Access to the project would be via two driveways on Chattleton Lane. The proposed residential land use is entirely consistent with the uses allowed in the MUCS Master Plan and the Circle S Planning Area.

The Mixed Use Center South Master Plan includes the following land uses:

- 129 residential dwelling units
- 460,000 square feet of nonresidential uses

Nonresidential uses may include retail, general office, medical office, hotel, and institutional uses. The plan does not provide a proportional breakdown of the various uses that are allowed. Existing uses within the Mixed Use Center South Master Plan area include the West County Health Center and a recently completed Walgreens drugstore (adjacent to the proposed Plaza San Pablo site).

Trip Generation Consistency

The documentation for the Mixed Use Center South Master Plan does not include an estimate of trip generation for the project. For the purposed of this analysis, Michael Baker has reasonably assumed that the nonresidential portion the MUCS Master Plan consists of 30% (138,000 square feet [SF]) retail commercial and 70% (322,000 square feet) office. Of the office use, 40% (129,800 SF) was assumed to be general office and 60% (193,200 SF) was assumed to be medical office.

Table 1 summarizes the Institution of Transportation Engineers (ITE) standard trip generation rates for the land uses considered in this analysis. Also shown are the pass-by trip and internal trip capture assumptions that were used.

Since a significant portion of the Mixed Use Center South Master Plan area is undeveloped, it can be concluded that the addition of the proposed project, along with the existing Walgreens and WCHC medical center, as well as the WIC Medical Building which is under construction, will not exceed the land use quantities designated for the master plan area. For the purposes of this consistency assessment, Michael Baker considered a range of possible development alternatives that could be implemented on the 1.0-acre Block E site according to the Mixed Use Center South Master Plan and the Circle S Planning Area Urban Design and Building Development Standards. The development alternatives included one story of all retail, one story of all residential, one story of general office, one story of ground-level retail with one story of residential above, and one story of ground-level office with one story of residential above. The ground-floor footprint and lot coverage was estimated to be 14,500 square feet of building area. For the two-story alternatives, the total developable floor area was assumed to be 19,000 square feet.

Table 2 includes a summary of the trip generation associated with each of the development alternatives considered for the 1.0-acre site. Daily traffic generation for the one-story development alternatives ranged from 151 daily trips for residential (as proposed) to 579 trips for retail. The two-story mixed-use development alternatives would generate between 529 and 715 daily trips. The residential over ground-floor retail alternative generates the highest number of trips.

Table 3 includes an estimated of the trip generation for land uses in the Specific Plan area that are either existing, under construction, or planned future uses. The trip generation for the proposed 26-dwelling-unit Block E Project is shown at the top of Table 3. The proposed residential project would generate a total of 151 daily trips, with 11 AM peak-hour trips and 14 PM peak-hour trips. When compared to other development alternatives shown in Table 2, the proposed project trip generation is at the low end of the range of trip generation numbers that could be realized with other development alternatives which are also consistent with the area plan.

Also shown in Table 3 are the various land uses that will comprise the majority of the Specific Plan area. These include existing uses (WCHC clinic and Walgreens), projects under construction (WIC Medical Building), and planned future uses (Plaza San Pablo, San Pablo City Hall, library, WCHC Medical Office Building expansion). The total trip generation estimated for all existing and planned uses includes 9,979 daily trips, 598 AM peak-hour trips, and 594 PM peak-hour trips.

For comparison purposes, Table 4 shows the trip generation estimated for the MUCS Master Plan area. As discussed previously, Michael Baker assumed the composition of the nonresidential portion to be 30% retail commercial and 70% office. As shown, the MUCS Master Plan would generate 13,434 daily trips, with 760 AM peak-hour trips and 1,172 PM peak-hour trips.

The development proposal represented by the Block E Project was compared to the overall development plan for the MUCS Master Plan; the results are summarized in Table 5. The proposed project will consume 1.0 acre, or 6.2% of the total Mixed Use Center South Master Plan area. The proposed project will develop 20.2% of the total planned residential units in the MUCS Master Plan area. From a trip generation perspective, the proposed Block E Project will generate 1.1% of the total daily trip generation, 1.5% of the total AM peak-hour trips, and 1.2% of the total PM peak-hour trip generation estimated for the MUCS Master Plan. The proposed project will not consume any of the planned and allotted nonresidential use.

The development characteristics for the Block E Project were combined with those for the existing land uses on-site (WCHC medical center and Walgreens), projects currently under construction (WIC Medical Building), and planned future uses (Plaza San Pablo, San Pablo City Hall, library, WCHC Medical Office Building) in the Specific Plan area. The results are summarized in Table 6. As shown, the cumulative projects will consume 11.34 acres or 70.4% of the total MUCS Master Plan area while generating 74.3% of the total daily trip generation, 78.7% of the AM peak-hour trip generation, and 50.7% of the PM peak-hour trip generation estimated for the MUCS Master Plan.

It should be noted that although the total cumulative land use acreage consumes 70.4% of the Master Plan area, this encompasses the majority of the developable parcels of the MUCS Master Plan area. A County Office Building was previously proposed for a remaining parcel (1.3 acres). If and/or when this parcel is developed, the total acreage would be 12.64 acres (78.5% of Master Plan area). This total area does not account for the remaining nondevelopable 3.46 acres (21.5% of Master Plan area) of the site, which would include roads, landscaping, pedestrian circulation, etc.

This analysis shows that the overall planned development for the Specific Plan area would generate slightly fewer trips than the estimated MUCS Master Plan for daily trips, AM trips, and PM trips. As long as planned uses for Plaza San Pablo, San Pablo City Hall, the WCHC Medical Office Building expansion, and the new library do not significantly exceed the assumptions used in this analysis, the

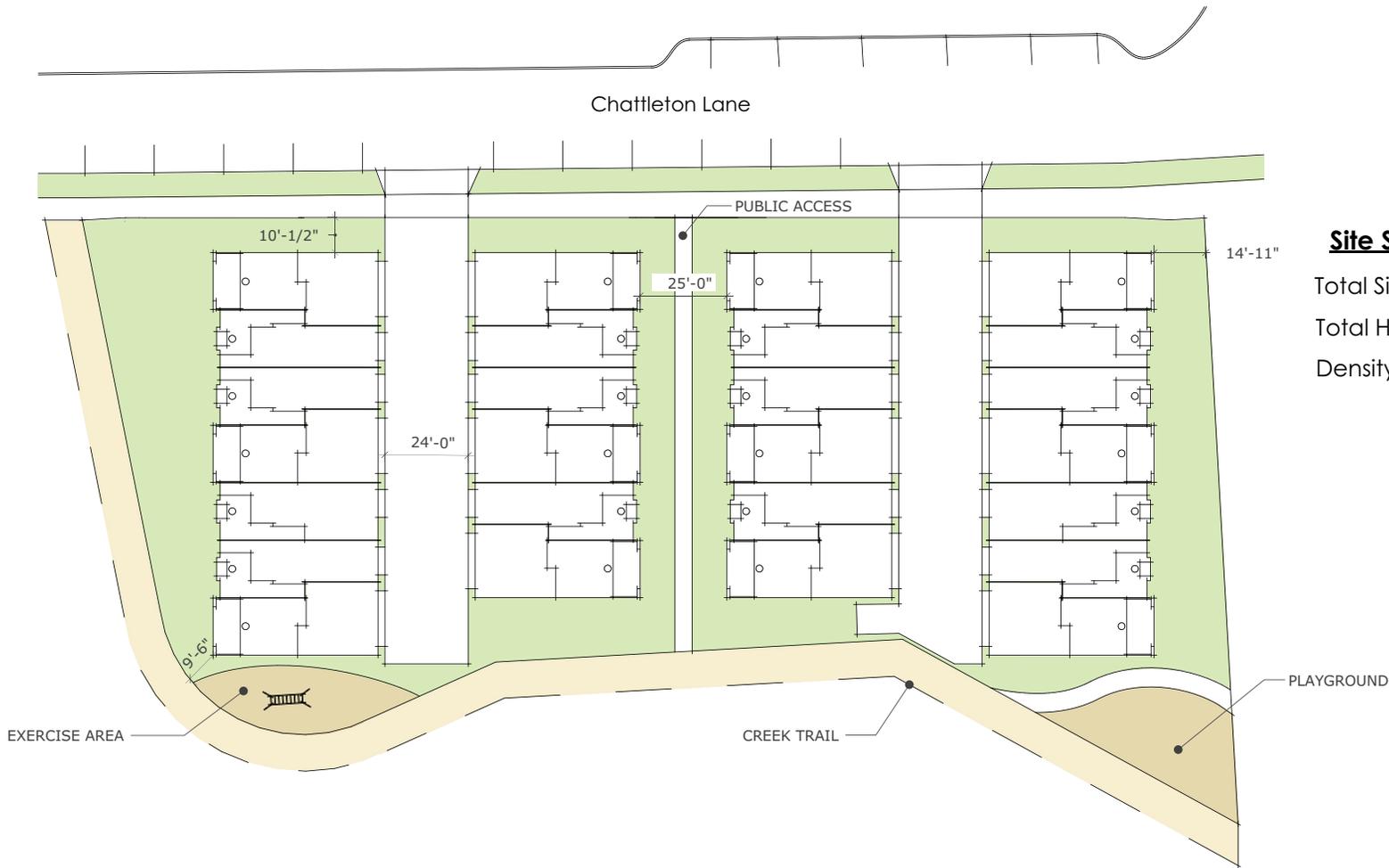
overall project trip generation should be within the trip generation thresholds that were reasonably assumed by the Master Plan.

If you have any questions pertaining to the analysis results summarized in this letter, please call me at (760) 603-6244.

Sincerely,



Robert Davis
Senior Project Manager
Transportation Planning Services



Site Summary:

Total Site Area: 1.0 Acres
 Total Homes: 26
 Density: 26.0 Du / Ac



Conceptual Yield Study



Block "E" Site
 San Pablo, CA
 11/17/17

Kevin L. Crook
Architect
 Inc

Michael Baker
 INTERNATIONAL

May 2018

"Block E" Townhomes Site Plan

Exhibit 1

Table 1
ITE Trip Generation Rates

Land Use	ITE Code	Daily Trip Rate	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	In	Out	Rate	In	Out
Residential Condo/Townhouse	230	5.81 /DU	0.44 /DU	17% : 83%	0.52 /DU	67% : 33%		
General Office Building	710	11.03 /KSF	1.56 /KSF	88% : 12%	1.49 /KSF	17% : 83%		
Specialty Retail	826	44.32 /KSF	0.96 /KSF ¹	62% : 38%	2.71 /KSF	44% : 56%		
High-Turnover Restaurant	932	127.15 /KSF	10.8 /KSF	55% : 45%	9.85 /KSF	60% : 40%		
WCHC Medical Office Building	720	36.13 /KSF	2.39 /KSF	79% : 21%	3.57 /KSF	28% : 72%		
Walgreens/Pharmacy/Drugstore w/ Drive Thru	881	96.91 /KSF	3.45 /KSF	52% : 48%	9.91 /KSF	50% : 50%		
Government Office Building	730	68.93 /KSF	5.88 /KSF	84% : 16%	1.21 /KSF	31% : 69%		
Library	590	56.24 /KSF	0.28 /KSF	86% : 14%	0.02 /KSF	16% : 84%		

Source: 2012 ITE Trip Generation Manual, 9th Edition

Notes:

¹ Assumes Shopping Center (ITE Code 820) AM Peak Hour of Adjacent Street Traffic Rate.

KSF = 1,000 Square Feet

DU = Dwelling Unit

Retail Pass-By Capture = 10%

High-Turnover Restaurant = 20%

Mixed Use Internal Capture = 5%-20%

Drugstore Pass-By Capture = 15% Daily & AM / 30% PM

Table 2
Proposed Project Site Land Use Alternatives & Trip Generation
per MUCS Plan and Circle S Urban Design and Building Development Standards

Potential Development Alternatives	Land Use	Intensity	ADT	AM Peak Hour Trips			PM Peak Hour Trips		
				Total Volume	In Volume	Out Volume	Total Volume	In Volume	Out Volume
Single Story									
1	100% Residential Condo / Townhouse	26 DU	151	11	2	9	14	9	4
2	100% Specialty Retail	14.5 KSF	643	14	9	5	39	17	22
	Pass-By Trip Reduction (10%)		-64	-1	0	-1	-4	-2	-2
	Alt. 2 Total		579	13	9	4	35	15	20
3	100% Office ¹	15 KSF	378	30	25	5	40	10	30
Two Story									
4	1st Floor Specialty Retail	14.5 KSF	643	14	9	5	39	17	22
	2nd Floor Residential Condo / Townhouse	26 DU	151	41	36	5	39	7	32
	Pass-By Trip Reduction (10%)		-64	-1	0	-1	-4	-2	-2
	Internal Trip Reduction (5%)		-15	-4	-4	0	-4	-1	-3
	Alt. 3 Total		715	49	41	9	70	21	49
5	1st Floor Office ¹	14.5 KSF	378	30	25	5	40	10	30
	2nd Floor Residential Condo / Townhouse	26 DU	151	41	36	5	38	6	32
	Alt. 4 Total		529	70	60	10	78	16	62

¹ Assumes a blended trip rate of 40% General Office and 60% Medical Office.

**Table 3
Estimated Cumulative Specific Plan Trip Generation**

Land Use	Intensity	ADT	AM Peak Hour Trips			PM Peak Hour Trips		
			Total Volume	In Volume	Out Volume	Total Volume	In Volume	Out Volume
Proposed "Block E" Project								
Residential Condo/Townhouse	26 KSF	151	11	2	9	14	9	4
Sub Total Proposed Project Trip Generation		151	11	2	9	14	9	4
Existing Land Uses								
WCHC Medical Office Building	53.6 KSF	1,937	128	101	27	192	54	138
Walgreens/Pharmacy/Drugstore w/ Drive Thru	22 KSF	1,812	65	34	31	152	76	76
Sub Total Existing Trip Generation		3,749	193	135	58	344	130	214
Under Construction¹								
WIC Medical Building	7.2 KSF	260	18	14	4	26	7	19
Sub Total Under Construction Trip Generation		260	18	14	4	26	7	19
Planned Future								
Plaza San Pablo	3,277 KSF 8 DU	313	30	14	15	24	14	9
San Pablo City Hall	42 KSF	2,895	247	207	40	51	16	35
Library	22 KSF	1,237	6	5	1	0	0	0
WCHC Medical Office Building	37.8 KSF	1,366	90	71	19	135	38	97
Sub Total Planned Future Trip Generation ²		5,820	376	377	79	211	209	142
SPECIFIC PLAN TOTAL		9,980	598	528	150	594	355	379

¹ Under construction as of May 2018.

² No Trip Reductions were taken.

ADT = Average Daily Trip; KSF = 1,000 Square Feet; DU = Dwelling Unit

**Table 4
Mixed Use Center South Master Plan Trip Generation**

Land Use	Intensity	ADT	AM Peak Hour Trips			PM Peak Hour Trips		
			Volume	In Volume	Out Volume	Volume	In Volume	Out Volume
Specialty Retail	138 KSF	6,116	132	82	50	374	165	209
Office Building ¹ - General	129 KSF	1,421	201	177	24	192	33	159
Office Building ¹ - Medical	193 KSF	6,980	462	365	97	690	193	497
Residential Condo/Townhouse	129 DU	749	57	10	47	67	45	22
Total (MUCS) Trip Generation		15,267	852	634	218	1,323	435	887
Pass-by Trip Reduction (10%) ²		-612	-13	-8	-5	-37	-16	-21
Internal Capture Trip Reduction (5%) ³		-306	-7	-4	-3	-19	-9	-10
Internal Capture Trip Reduction (10%) ⁴		-915	-72	-55	-17	-95	-27	-68
Net Total MUCS Trip Generation		13,434	760	567	193	1,172	383	788

¹ Office Use Assumes 40% General and 60% Medical

² Pass-By Trip Reduction Applied to Specialty Retail only

³ Internal Capture Trip Reduction Applied to Specialty Retail only

⁴ Internal Capture Trip Reduction Applied to Residential and Office only

**Table 5
Proposed Project Land Use & Trip Generation Comparison**

		MUCS Master Plan	"Block E" Townhomes	Percent of Master Plan
Land Use	Acres	16.1	1	6.2%
	Residential (DU)	129	26	20.2%
	Non-Residential (KSF) ¹	460	0	0.0%
Trip Generation	Daily	13,434	151	1.1%
	AM	760	11	1.5%
	PM	1,172	14	1.2%

¹ Includes office, medical, retail, restaurant, service commercial, etc

**Table 6
Cumulative Land Use & Trip Generation Comparison**

		MUCS Master Plan	Existing Uses ²	Under Construction ³	Planned Future Uses ⁴	"Block E" Townhomes	Cumulative Proposed	Percent of Master Plan
Land Use	Acres	16.1	3.9	0.93	5.51	1.0	11.34	70.4%
	Residential (DU)	129	0	0	8	26	34	26.4%
	Non-Residential (KSF) ¹	230	54.9	7.2	105.077	0.0	167.177	72.7%
Trip Generation	Daily	13,434	3,749	260	5,820	151	9,980	74.3%
	AM	760	193	18	376	11	598	78.7%
	PM	1,172	344	26	211	14	594	50.7%

¹ Includes general office, government office, medical office, retail, restaurant, service commercial, etc

² Includes existing Walgreens, WCHC Medical Center, and WCHC Parking Structure (non trip generating)

³ Includes WIC Building

⁴ Includes future Plaza San Pablo, San Pablo City Hall, WCHC Office Building, Library.