



City of San Pablo

**Addendum to the San Pablo 2030  
General Plan EIR for the San Pablo  
Rumrill Corridor Plan and General  
Plan 2035 Update**

Adopted July 7, 2025

Volume 2

## **CEQA Addendum**

Addendum to the San Pablo 2030 General Plan EIR for  
the San Pablo Rumrill Corridor Plan and General Plan  
Update

**Adopted July 7, 2025**

Volume 2

Appendix A

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# **Air Quality and Greenhouse Gas Emissions**



**Rincon Consultants, Inc.**  
66 Franklin Street, Suite 300  
Oakland, California 94607  
510-834-4455

April 25, 2025  
Project No: 20-09554

Andrew Hill, MUP  
Principal  
Dyett & Bhatia  
4001 Howe Street  
Oakland, California 94611  
Via email: [andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com)

**Subject: Air Quality and Greenhouse Gas Emissions Assessment for the Rumrill Corridor Plan, San Pablo, California**

Dear Mr. Hill:

Rincon Consultants, Inc. (Rincon) is presenting this Air Quality and Greenhouse Gas (GHG) Emissions Assessment for the proposed Rumrill Corridor Plan (“plan”) in San Pablo, California. Rincon understands that the study will be used to support the CEQA findings in an addendum to the San Pablo General Plan 2030 EIR.

## Project Description

The Rumrill Corridor Plan serves as a blueprint for the revitalization of the Rumrill Corridor Priority Development Area (PDA) in San Pablo, the southern portion of Rumrill Boulevard between Brookside Drive and Costa Avenue. A predominantly young Hispanic neighborhood, the area is home to the Rumrill Sports Park, multifamily apartments, a mobile home park, and several small locally-owned businesses across various sectors such as food and restaurant services, personal businesses, and small-scale manufacturing amongst other uses. Building on this profile and extensive community feedback, the Plan envisions the area as a highly livable corridor and a destination for “food and fun”, with a projected growth of 408 new housing units and 369 new jobs by 2035. It incorporates new land use designations and other policies that promote mixed density and mixed use infill development along the Corridor. This would result in a wider variety of housing choices for people of all ages and incomes, stimulate economic development and job creation, create new recreational opportunities, improve environmental conditions, and establish the Rumrill Corridor as a new “Gateway to San Pablo”. Additionally, the Plan provides a comprehensive set of anti-displacement and parking strategies to supplement the evolution of the Rumrill Corridor in the future.

## Environmental Setting

The plan area is in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). As the local air quality management agency, the BAAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

The City of San Pablo is located in the eastern portion of the SFBAAB and the proximity to the San Francisco Bay influences the climate in the city and surrounding region. Wind speeds are generally low and air temperatures are cooler in the winter and warmer in the summer.



## Impact Analysis

### Clean Air Plan Consistency

The 2030 General Plan EIR (City of San Pablo 2011) analyzed air quality impacts under Section 3.3, *Air Quality*. The EIR determined that implementation of the General Plan would be consistent with goals and control measures of the Clean Air Plan, and impacts would be less than significant.

A plan that would not support the Clean Air Plan's goals would not be considered consistent with the plan. The plan would include placing high density housing along key commercial corridors in proximity to transit and services. By focusing development in established areas next to existing transit and services, development facilitated by the plan would reduce the use of personal vehicles and subsequent mobile emissions than if development were placed further from transit and services.

In addition, development facilitated by the plan would be required to comply with the latest Title 24 regulations, including requirements for residential indoor air quality. The analysis is based on compliance with 2022 Title 24 requirements (individual projects developed under the plan would be required to comply with the most current version of Title 24 at the time of project construction). These requirements currently mandate Minimum Efficiency Reporting Value (MERV) 13 (or equivalent) filters for heating/cooling systems and ventilation systems in residences or implementation of future standards that would be anticipated to be equal to or more stringent than current standards. Therefore, the plan would improve air quality compared to development farther from transit and services through reducing VMT per capita compared to the existing condition and would protect public health through stringent requirements for MERV-13 filters or equivalent indoor air quality measures, which would be consistent with the primary goals of the Clean Air Plan. Therefore, the plan would conform to this determination of consistency for the Clean Air Plan and would not result in new or substantially more significant impacts than those identified in the 2030 General Plan EIR.

### Criteria Pollutant Emissions

The 2030 General Plan EIR (City of San Pablo 2011) analyzed criteria pollutant emissions under Section 3.3, *Air Quality*. The analysis determined that implementation of the proposed San Pablo General Plan could result in an increase in VMT at a rate that would exceed the rate of population increase, which would exceed the BAAQMD plan-level threshold. The EIR discussed how General Plan policies would assist in reducing VMT and thus reducing emissions; however, impacts were assessed as significant and unavoidable.

According to the BAAQMD 2022 CEQA Air Quality Guidelines, the threshold for criteria air pollutants and precursors includes an assessment of the rate of increase of plan VMT versus population growth. To result in a less than significant impact, the analysis must show that the plan's projected VMT increase would be less than or equal to its projected population increase. Table 1 summarizes the net increase in population versus VMT based on VMT modeling conducted by Kittleson & Associates. Population under the plan would increase at a rate of 11 percent, while VMT would increase at a rate of 6 percent. Therefore, under the proposed plan, the VMT per capita is more efficient than the existing condition. This would result in a less than significant impact per the BAAQMD threshold, and the plan would not result in new or substantially more significant impacts than those identified in the 2030 General Plan EIR.



**Table 1 Increase in Population Compared to VMT Under Plan**

Scenario	Existing (2020)	Plan (2031)	Net Increase	Percent Change
Population	36,414	40,582	4,168	11%
Vehicle Miles Traveled	841,253	894,661	53,408	6%

Source: Data provided by Kittleson & Associates 2025

## Substantial Pollutant Concentrations

The 2030 General Plan EIR (City of San Pablo 2011) analyzed TACs under Section 3.3, *Air Quality*. Citing implementation of land use diagrams to identify health risk overlay zones around existing and planned sources of toxic air contaminants (TACs) and policies to require site-specific project design improvements to reduce public health risks for projects within a health risk overlay zone, impacts were determined to be less than significant. The EIR did not analyze construction TAC emissions.

Future projects facilitated by the plan would also be required to be consistent with the applicable 2017 Clean Air Plan, BAAQMD regulatory requirements and control strategies, and the CARB In-Use Off-Road Diesel Vehicle Regulation, which are intended to reduce emissions from construction equipment and activities. Therefore, construction-related TACs exposure impacts would be less than significant, and the plan would not result in new or substantially more significant construction impacts than those identified in the 2030 General Plan EIR.

Future development would be required to comply with San Pablo General Plan 2030 Policy OSC-I-18, which calls for the City to work with BAAQMD to develop and implement a Community Risk Reduction Plan (CRRP) to address the exposure of sensitive populations to toxic air contaminant emissions in San Pablo. Therefore, operational impacts from TAC emissions would be less than significant, and the plan would not result in new or substantially more significant operational impacts than those identified in the 2030 General Plan EIR.

## Odors

Odors were not discussed in the 2030 General Plan EIR. Since the proposed plan would not include major facilities and operations likely to cause substantial odors, development facilitated by the plan would not generate objectionable odors affecting a substantial number of people during operation, and impacts would be less than significant. Therefore, the plan would not result in new or substantially more significant impacts than those identified in the 2030 General Plan EIR.

## Greenhouse Gas Emissions

The 2030 General Plan EIR (City of San Pablo 2011) analyzed GHG emissions under Section 3.4, *Energy and Greenhouse Gases*. The criteria used for GHG emissions included exceeding the per service population (residents plus employees) threshold of 6.6 MT CO<sub>2</sub>e per year or conflicting with existing local, regional, or state efforts to implement AB 32 or SB 375. The EIR analysis determined that the GHG emissions per service population would not exceed the threshold, which would also make the General Plan consistent with GHG regulations. Therefore, impacts were determined to be less than significant.

As discussed above, under the proposed plan, the VMT per capita is more efficient than the existing condition. Therefore, per capita GHG emissions are anticipated to be less than analyzed under the 2030 General Plan EIR. Future development facilitated by the plan would also be located in proximity to transit. Additionally, future development would receive electricity from PG&E, which complies with



SB 100 that requires renewable portfolio standards of the utility to reach 60 percent by December 31, 2030 and 100 percent of retail sales from eligible renewables and zero-carbon resources by December 31, 2045. Therefore, the proposed project would have a less than significant impact on GHG emissions and with consistency with GHG plans and regulations, and the plan would not result in new or substantially more significant impacts than those identified in the 2030 General Plan EIR.

\* \* \*

This concludes our assessment of air quality and greenhouse gas emissions impacts from the proposed plan. Please do not hesitate to let us know if you wish to discuss this assessment.

Sincerely,

**Rincon Consultants, Inc.**

A handwritten signature in black ink that reads "Josh Carman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Josh Carman, INCE  
Director of Technical Services

Appendix B

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# **Supporting Materials for Cultural Resources**



## ACCESS AGREEMENT SHORT FORM

File Number:

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	<input style="width: 95%;" type="text" value="Claire Villegas"/>	Date:	<input style="width: 95%;" type="text"/>
Signature:	<input style="width: 100%;" type="text"/>		
Affiliation:	<input style="width: 100%;" type="text" value="Dyett &amp; Bhatia"/>		
Address:	<input style="width: 35%;" type="text"/>	City/State/ZIP:	<input style="width: 30%;" type="text"/>
Billing Address (if different from above):	<input style="width: 100%;" type="text"/>		
Special Billing Information	<input style="width: 100%;" type="text"/>		
Telephone:	<input style="width: 20%;" type="text"/>	Email:	<input style="width: 40%;" type="text" value="claire@dyettandbhatia.com"/>
Purpose of Access:	<input style="width: 100%;" type="text"/>		
Reference (project name or number, title of study, and street address if applicable):	<input style="width: 100%;" type="text"/>		
	<input style="width: 100%;" type="text" value="City of San Pablo General Plan/Housing Element Update"/>		
County:	<input style="width: 15%;" type="text" value="CCO"/>	USGS 7.5' Quad:	<input style="width: 25%;" type="text" value="Richmond"/>



January 13, 2023

NWIC File No.: 22-0803

Claire Villegas  
Dyett & Bhatia  
1330 Broadway, Ste. 604  
Oakland, CA 94612

Re: Record search results for the proposed City of San Pablo (GP/HEU) General Plan/Housing Element Update

Dear Claire Villegas:

Per your request received by our office on the 16<sup>th</sup> of November, 2022, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Contra Costa County. An Area of Potential Effects (APE) map was not provided; in lieu of this, the sphere of influence was provided depicting the City of San Pablo GP/HEU project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

San Pablo is an incorporated city in Contra Costa County, located approximately 15 miles north of Oakland. The Planning Area encompasses approximately 1,900 acres. The General Plan and Housing Element Update project involves a targeted update to several "elements" (chapters) of the General Plan: Land Use, Housing, Safety, and Public Health. Updates are needed to respond to changing conditions in the community and new State laws. An important objective of the project is to stimulate housing construction and new jobs in the city to provide a greater variety of choices for people of all ages, abilities, and income levels. The project also involves a new Corridor Plan for Rumrill Boulevard that will be incorporated into the General Plan to describe the community's vision for the future of the areas and guide change over time. The project could result in the development of up to 1,623 new housing units, primarily on vacant and underused properties within the City's three designated Priority Development Areas, located along the commercial corridors of San Pablo Avenue, 23rd Street, and Rumrill Boulevard. No zoning map changes are needed to accommodate new development.

Review of this information indicates that there have been eighty-seven (87) cultural resource studies that cover approximately ¼ of the City of San Pablo GP/HEU project area. See attached Report Listing. This City of San Pablo GP/HEU project area contains ten (10) recorded Native American archaeological resources including tool processing sites, habitation sites, hearth or pits, and burials, and two (2) historic-period archaeological resources, including landscaping, fences, and a 1906 Earthquake Refugee camp. In addition, there are two recorded Archaeological Districts, including the Alvarado Park- Grand Canyon Park District, P-07-001320, and the Lower San Pablo Creek Archaeological District, P-07-004534. See attached Resource List.

The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists one hundred four (104) recorded buildings or structures within or adjacent to the proposed City of San Pablo GP/HEU project area. See attached BERD Listing and California Historical Resource Status Codes List. In addition to these inventories, the NWIC base maps show thirty (30) recorded buildings or structures within the proposed City of San Pablo GP/HEU project area, and two recorded Districts, including Circle S Mobile Home Historic District, P-07-002678, and Chattleton Housing District, P-07-002681. See attached Resource List.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Chochenyo language, part of the Costanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed project area is located within the lands of the Xucyun or Huchiun, that seem to have extended over a large area along the East Bay shore, from Temescal Creek opposite the Golden Gate, North at least to the lower San Pablo and Wildcat Creek drainages in the present area of [San Pablo] Richmond (Milliken 1995:243, Levy 1978:485).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Contra Costa County have been found in areas marginal to the San Pablo Bayshore and inland on ridges, midslope benches, in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The City of San Pablo GP/HEU project area is located in Contra Costa County approximately  $\frac{3}{4}$  mile inland from the margins of the southeastern shore of San Pablo Bay. The project area is situated along the hill to valley interfaces of the bases of El Sobrante and San Pablo Ridges and includes the opening of the San Pablo Creek Valley. The project area is bisected by portions of San Pablo Creek and Wild Cat Creeks. Aerial maps indicate an area with many buildings and structures, ball fields, parking lots, areas with creeks surrounded by riparian environs, and a few open space areas with low grasses and scattered trees. Given the similarity of these environmental factors, there is a high potential for unrecorded Native American resources to be within the proposed City of San Pablo GP/HEU project area.

Review of historical literature and maps indicated historic-period activity within the City of San Pablo GP/HEU project area. Early Contra Costa County maps indicated several roads, buildings and structures, as well as a portion of the California and Nevada Railroad (1895, 1899, and 1915 San Francisco USGS 15-minute topographic quadrangles). With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed City of San Pablo GP/HEU project area.

The 1942 San Francisco USGS 15-minute topographic quadrangle depicts numerous buildings or structures within the City of San Pablo GP/HEU project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There are twelve (12) recorded archaeological resources in the proposed Town of Woodside HEU project area, as well as two recorded Archaeological Districts, Alvarado Park-Grand Canyon Park District, P-07-001320, and the Lower San Pablo Creek Archaeological

District, P-07-004534. There have been eight-seven (87) cultural resource studies covering approximately 1/4 of the City of San Pablo HEU project area. According to our research there is a high potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in unsurveyed portions of the project area.

Given that the proposed City of San Pablo Housing Element Update project area covers such a large area with known sensitivity, and the proposed improvements will guide future projects, it is recommended that these future projects be considered on an individual basis under the Northwest Information Center's Project Review Program. This Program is organized to aid cities and counties in meeting their CEQA obligations on a project-by-project basis. These reviews result in project specific information and recommendations. Please contact the NWIC Coordinator at 707/588-8455 for additional information.

2) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

3) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

4) As per Senate Bill 18 (Chapter 905, Statutes of 2004), local governments are required to consult with California Native American tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. **These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.)**. Each time a local government considers a proposal to adopt or amend the general plan, they are required to contact the appropriate tribes identified by the Native American Heritage Commission at 916/373-3710.

5) Our research indicates that there are one hundred four (104) recorded buildings and structures included in the OHP BERD within the City of San Pablo General Plan/ Housing Element Update. NWIC Base Maps show thirty (30) recorded buildings and structures, and two recorded Districts; the Circle S Mobile Home Historic District, P-07-002678, and Chattleton Housing District, P-07-002681. The Caltrans Bridge Inventory also includes twelve (12) bridges. Additionally, the project area has the potential to contain other unrecorded buildings or structures that meet the minimum age requirement.

Therefore, prior to commencement of project specific activities, it is recommended that the above listed resources, and any other ones that have yet to be inventoried, be assessed by a

professional familiar with the architecture and history of Contra Costa County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

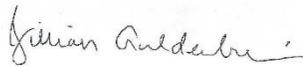
6) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Bennyhoff, James

1977 *Ethnogeography of the Plains Miwok*. Center for Archaeological Research at Davis Publication Number 5. University of California, Davis.

Bowman, J.N.

1951 *Adobe Houses in the San Francisco Bay Region*. Geologic Guidebook of the San Francisco Bay Counties, Bulletin 154. California Division of Mines, Ferry Building, San Francisco, CA.

Contra Costa County Planning Department

1976 Preliminary Historic Resources Inventory, Contra Costa County, California. Prepared by Contra Costa County Planning Department, n.p.

Cook, S.F.

1957 *The Aboriginal Population of Alameda and Contra Costa Counties*. University of California Anthropological Records 16(4):131-156. Berkeley and Los Angeles.

Fickewirth, Alvin A.

1992 *California Railroads*. Golden West Books, San Marino, CA.

General Land Office

1863, 1872 Survey Plat for Rancho San Pablo, Townships 1 & 2 North/Range 4 West.

Heizer, Robert F., editor

1974 *Local History Studies*, Vol. 18., "The Costanoan Indians." California History Center, DeAnza College, Cupertino, CA.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hope, Andrew

2005 *Caltrans Statewide Historic Bridge Inventory Update*. Caltrans, Division of Environmental Analysis, Sacramento, CA.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

Levy, Richard

1978a Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

1978b Eastern Miwok. In *California*, edited by Robert F. Heizer, pp. 398-413. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Meyer, Jack

2011 Buried Archaeological Site Assessment and Extended Phase 1 Subsurface Explorations for the I-80 Integrated Corridor Mobility Project, Caltrans District 04, Alameda and Contra Costa Counties, California. Submitted by Far Western Anthropological Research Group, Inc. Submitted to Kimley-Horn Associates, Inc.

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Myers, William A. (editor)

1977 *Historic Civil Engineering Landmarks of San Francisco and Northern California*. Prepared by The History and Heritage Committee, San Francisco Section, American Society of Civil Engineers. Pacific Gas and Electric Company, San Francisco, CA.

Nelson, N.C.

1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964)

Nichols, Donald R., and Nancy A. Wright

1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

Sanborn Map Company

1913 San Pablo, California.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation \*\*

2022 *Built Environment Resources Directory*. Listing by City (through September 23, 2022). State of California Office of Historic Preservation, Sacramento.

Wagner, Theodore and George Sandow

1894 Map Showing Portions of Alameda and Contra Costa Counties, City and County of San Francisco, California. (Photo Lith Britton and Rey SF)

Welch, Lawrence E.

1977 *Soils Survey of Contra Costa County, California*. United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of California Agricultural Experiment Station. n.p.

Williams, James C.

1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.

1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco.

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State in 1939* by Books, Inc., distributed by Hastings House Publishers, New York.)

**\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.**

# Report List

## NWIC File # 22-0803 City of San Pablo General Plan/Housing Element Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-000871	Agency Nbr - DACW07-77-E-1320	1977	Peter Banks, David A. Fredrickson, Lai-Ning Lee, and Susan	Cultural Resource Survey of the Wildcat and San Pablo Creeks Water Resources Project, Contra Costa County, California.	Anthropology Laboratory, Sonoma State College
S-001248		1977	Benjamin F. Ananian	An Archaeological Field Survey, San Pablo Avenue Widening, San Pablo, California	Ecumene Associates
S-001254		1978	E. Breck Parkman	Archaeological Assessment of the Senior Citizen's Center and Sear's Building Site, San Pablo, California.	Institute of Cultural Resources, California State University, Hayward
S-001262		1978	Robert A. Stillinger and David A. Fredrickson	An Archaeological Survey of the Proposed North Richmond Bypass, Contra Costa County, California.	The Anthropology Laboratory, Sonoma State University
S-001295		1978	Benjamin F. Ananian, Joseph S. Eisenlauer, and George R. Miller	Archeological Testing for the Proposed San Pablo Avenue Widening Project, San Pablo, California	Institute of Cultural Resources, California State University, Hayward
S-001535		1979	Peter M. Banks	An Archaeological Investigation of the El Rancho Drive-In Property, San Pablo, Contra Costa County, California	California Archaeological Consultants, Inc.
S-001610		1979	Peter M. Banks	An Archaeological Investigation of a Parcel on El Portal Drive, San Pablo, Contra Costa County, California.	California Archaeological Consultants, Inc.
S-001611		1979	Peter M. Banks	An Archaeological Investigation of the Sheffield Redevelopment Project, San Pablo, Contra Costa County, California.	California Archaeological Consultants, Inc.
S-001716		1979	Peter M. Banks	An Archaeological Investigation of the Rummill Bridge Widening Project and the Giant Highway Bridge Replacement Project, San Pablo, Contra Costa County, California	California Archaeological Consultants, Inc.
S-001716a		1979		Historic Properties Survey Report for the Proposed Giant Highway Bridge Replacement in San Pablo, California. Bridge Number 28C-326, 04-CC-SAU-A773-SPb	City of San Pablo Public Works Department
S-001718		1979	Peter M. Banks	An Archaeological Investigation of the Baaba Project, San Pablo, Contra Costa County, California.	California Archaeological Consultants, Inc.
S-001719		1979	Peter M. Banks	An Archaeological Investigation of the Central Addition to El Portal Redevelopment Project, San Pablo, Contra Costa County, California.	California Archaeological Consultants, Inc.

# Report List

## NWIC File # 22-0803 City of San Pablo General Plan/Housing Element Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-001768	Agency Nbr - DACW07-78-6-0016	1979	Peter M. Banks and Robert I. Orlins	Final Report of the Testing of Cultural Resources within the Wildcat and San Pablo Creeks Flood Control and Water Resources Project, Contra Costa County, California	California Archaeological Consultants, Inc.
S-001929		1979	Peter M. Banks	An Archaeological Investigation of a Prehistoric Cultural Resource at the Weigmann and Rose Property (Parcel #408-070-001), Giant Highway, Richmond, Contra Costa County, California	California Archaeological Consultants, Inc.
S-002373		1980	David Chavez	Archaeological Impact Evaluation for the Tank Farm Hill General Plan Amendment for the Tank Farm Hill General Plan Amendment E.I.R., Richmond, Contra Costa County, California	David Chavez & Associates
S-002434		1980	Peter M. Banks	Archaeological monitoring of the excavation of a sewer line located near the prehistoric site CA-CCO-267 at the Weigmann and Rose property, Richmond (letter report)	California Archaeological Consultants, Inc.
S-002832		1981	Peter M. Banks	Augering along a Proposed Fence Line, at CA-CCO-267, on the Weigmann and Rose Property, Richmond, Contra Costa County, California	California Archaeological Consultants, Inc.
S-004950	Caltrans - EA 04135-400211; Caltrans - EA 04209-400211; Caltrans - EA 04209-400211; Caltrans - EA 04225-180241; Voided - S-5750	1982	Margaret Buss	Archaeological Survey Report for Proposed High Occupancy Vehicle Lanes from Bay Bridge to Carquinez Bridge, 04-ALA/CC-80 2.0/8.0, 0.0/14.1, EA 04209-400211	California Department of Transportation, District 4
S-004950a		1982	Mara Melandry	First Addendum Archaeological Survey Report for Proposed High Occupancy Vehicle Lanes from the Bay Bridge to Carquinez Bridge in Alameda and Contra Costa Counties, 04-ALA/CC 80 2.0/8.0; 0.0/14.1, 04209-400211	California Department of Transportation, District 4
S-004950b		1991		Addendum Historic Property Survey Report for Operational Improvements to Route I-80 in Alameda and Contra Costa Counties (ALA-80, P.M. 1.3/8.0; CC-80 0, P.M. 0/10.6) 04135-400211	California Department of Transportation, District 4

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-004950c		1991	Glenn Gmoser	Second Addendum Archaeological Survey Report: Cutting Boulevard (04-ALACC-80 20-8-.9; 0.0/14.1 04209-400211)	California Department of Transportation, District 4
S-004950d		1991	Elizabeth Krase	Historic Architecture Survey Report for the Proposed Operational Improvements to Interstate 80 at the Cutting Boulevard Interchange. 04-CC-80 P.M. 1.8/2.5, Within the City Limits of Richmond and El Cerrito, Contra Costa County, 04225-180241	California Department of Transportation, District 4
S-004950e		1991	Glenn Gmoser	Third Addendum Archaeological Survey Report: Richmond Parkway/Atlas Road 04-CC-80, PM 6.2/7.4, EA 04135-400211 (Segment of Ala/CC 80 Route 2.0/8.0; PM 0.0/14.1, EA 04209-400211	California Department of Transportation, District 4
S-004950f		1991	Judy D. Tordoff	Field Evaluation of Historic Period Remains in Contra Costa County (letter report)	California Department of Transportation, District 4
S-005661	Voided - S-5662	1982	Randy S. Wilberg	An Archaeological Evaluation of Subdivision 6190, City of San Pablo (letter report)	Holman & Associates
S-005661a		1982	Miley Paul Holman	Further Archaeological Auger Boring Inside the Area of Subdivision 6190 (letter report)	Holman & Associates
S-006377		1984	Peter M. Banks and Gary F. Wirth	A Cultural Resource Investigation and Historic Property Survey Report for the Marin Bridge Replacement Project, San Pablo, Contra Costa County, California.	California Archaeological Consultants, Inc.
S-006614		1984	Peter Banks	Subsurface Archaeological Investigations at Subdivision 6367, Road 20, San Pablo, Contra Costa County, California	California Archaeological Consultants, Inc.
S-007286		1985	Robert Cartier	Cultural Resource Evaluation of the El Portal Shopping Center/Road 20 Improvement Project in the City of San Pablo, County of Contra Costa.	Archaeological Resource Management
S-007350		1985	Matthew R. Clark	Marin Bridge Replacement Project/PO 811850 (letter report)	Holman & Associates
S-008037		1986	Matthew R. Clark	Additional Archaeological Testing in the Vicinity of the Marin Avenue Bridge Replacement Project for the City of San Pablo, Contra Costa County, California	Holman & Associates

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-008037a		1986	Mathew R. Clark	More Additional Archaeological Testing in the Vicinity of the Marin Avenue Bridge Replacement Project for the City of San Pablo, Contra Costa County, California	Holman & Associates
S-008224		1983	Wiley Paul Holman, Randy Wiberger, and Mathew Clark	A Report of Findings of an Archaeological Field Reconnaissance of the EBRPD Lands Inside of Wildcat Canyon, Tilden and Alvarado Parks, Contra Costa County, California	Holman & Associates
S-010229		1988	Alice F. Wood	The Archaeological Monitoring of Trench Excavations in the Vicinity of CCC-374, at 17th Street, San Pablo, Contra Costa County, California	California Archaeological Consultants, Inc.
S-011056		1989	Rene Peron	An Archaeological Investigation of the E.A.H. Church Lane Senior Housing, 1924-1928 Church Lane, San Pablo, Ca.	
S-014347	Submitter - SSU 50001-62/92	1992	Thomas Martin	An Archaeological Study of the Port Development and Construction/Lao Family Community Development Property (AP# 409-030-020) Located along Rumnill Blvd., in San Pablo, Contra Costa County, California	Anthropological Studies Center, Sonoma State University
S-015029		1993	Randy S. Wiberger	Report of Archaeological Auger Testing for the Wildcat Creek Stream Restoration Project, Alvarado Park, San Pablo, California	Holman & Associates
S-015172		1993	Susan Lehmann and Beth Padon	Historical/Architectural Report for Richmond Parkway Project	LSA Associates, Inc.
S-018038		1994	Wiley Paul Holman	Mechanical Subsurface Testing for Cultural Resources at the Proposed Church Lane Apartment Project Area, San Pablo, Contra Costa County, California (letter report)	Holman & Associates
S-019741	Submitter - 50001- 47/97	1997	Seana L. S. Gause	An Archaeological Survey Report for the Bridge Widening on Rumnill Boulevard, San Pablo, Contra Costa County, California	Anthropological Studies Center, Sonoma State University
S-020683		1997	Lawrence G. Desmond	Report on Archaeological Monitoring at Alvarado Area, Wildcat Canyon Regional Park, Richmond, California, 1997	Holman & Associates

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-021174		1997	Colin I. Busby	Cultural Resources Review-Marin Avenue Trail Bridge Project, Wildcat Creek Regional Park, City of San Pablo, Contra Costa County, California (letter report)	Basin Research Associates, Inc.
S-021587		1998	Colin I. Busby	Archaeological Monitoring Closure Report - Marin Avenue Trail Project, Wildcat Creek Regional Park, City of San Pablo, Contra Costa County, California	Basin Research Associates, Inc.
S-021588		1998	Colin I. Busby	Archaeological Monitoring Closure Report - Marin Avenue Bridge Pipeline Replacement Project, City of San Pablo, Contra Costa County, California (letter report)	Basin Research Associates, Inc.
S-022295		1999	Shelly Davis-King	Historic Properties Survey Report for the Lytton Band of Pomo Indians (Negative), Conveyance of Fee Land to Trust Status and Proposed Gaming Facility Acquisition, Sonoma and Contra Costa Counties, California	Davis-King & Associates
S-023397		2000	Colin I. Busby	Cultural Resources Assessment, Parkway Commerce Center (APN # 408-06-16), Collins Avenue in the Vicinity of Stanton Avenue between the Santa Fe Railroad and Union Pacific Railroad Tracks, City of Richmond, Contra Costa County (letter report)	Basin Research Associates, Inc.
S-024266		2001	Carolyn Losee	Survey for Sprint Spectrum's Personal Communication Services (PCS) Wireless "Pt. Pinole" Site (Ref #SF54XC006E): Positive Results (letter report)	Archaeological Resources Technology
S-024455		2001	Carolyn Losee	Site Recording and Analysis for Sprint PCS "Pt. Pinole" Site (Ref #SF54XC006E) (letter report)	Archaeological Resources Technology
S-024464	OHP PRN - FEMA010706C	2001	Sandro Amaglio	Riverside Elementary School Classroom Building Relocation Project, West Contra Costa Unified School District, FEMA-1155-DR-CA, DSR #06602 (letter report)	Federal Emergency Management Agency
S-024464a		2001	Knox Mellon	FEMA010706C; FEMA-1155-DR-CA DSR 06602	Office of Historic Preservation

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-024464b		2001	Rachael Egherman	Monitoring Report, Riverside Elementary School Classroom Building Relocation Project, West Contra Costa Unified School District, FEMA-1155-DR-CA, DSR #06602 (letter report)	URS Coporation
S-027940		2004	Kevin M. Bartoy	Archaeological Survey and Record Search for 2832 Giant Road, San Pablo, Contra Costa County, California (letter report)	Pacific Legacy, Inc.
S-028222		2004	Kevin M. Bartoy, Ellie Reese, Katy Killackey, John Holson, and Trish Fernandez	Extended Survey and Historic Architectural Evaluation for the EBALDC Giant Road Project, San Pablo, Contra Costa County	Pacific Legacy, Inc.
S-029043		2004	Carolyn Losee	Cultural Resources Analysis for Cingular Wireless Site BA-752-06 "San Pablo/I-580" Richmond, Contra Costa County, California (letter report)	Archaeological Resources Technology
S-029368			Lorna Billat	Nextel Communications Wireless Telecommunications Service Facility - Contra Costa County (letter report)	Earth Touch, Inc.
S-029696		2004	John Kelley and Benjamin Matzen	A Cultural and Paleontological Resources Study for the Circle S Housing Development Project, San Pablo, Contra Costa County, California.	LSA Associates, Inc.
S-031068		2005	Scott Billat	Collocation ("CO") Submission Packet, FCC Form 621, EI Portal, CA-4056B	EarthTouch, Inc
S-033237		2006	Wiley Paul Holman	Cultural Resources Study of the Brentz Lane Park Project, San Pablo, Contra Costa County, California (letter report)	Holman & Associates
S-033548		1995	Robert Bruce Anderson	Historic Property Survey Report and Finding of No Adverse Effect, Rehabilitation of Historic Resources in Alvarado Park, Wildcat Canyon Regional Park, Richmond, California	Urban Conservation & Urban Design
S-033596	OHP PRN - USA070613A; Submitter - Contract No. W912C8-05-P-0052	2007	Mary L. Mantery and Cindy L. Baker	Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities; Contract No. W912C8-05-P-0052	PAR Environmental Services, Inc.

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-033596a		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Heroic War Dead USAR Center/Area Maintenance Support Activity 85 (G), Oakland, California; P-01-0108311, 63D Regional Readiness Command Facility CA036, Contract No. W912C8-05-P	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596b		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Oakland USAR Center #2, Oakland, California; P-01-01830, 63D Regional Readiness Command Facility CA-125, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596c		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Bacciglieri Armed Forces Reserve Center, Concord, California; P-07-002752, 63 D Regional Readiness Command Facility CA007, Contract No. W912C8-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596d		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Col. Hunter Hall USAR Center, San Pablo, California; P-07-002753, 63D Regional Readiness Command Facility CA 070, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596e		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Fort Ord USAR Center, Marina, California; 63D Regional Readiness Command Facility CA012, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596f		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Moss Landing Local Training Area, Moss Landing, California; 63D Regional Readiness Command Facility CA189, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596g		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Jones Hall USAR Center, Mountain View, California; P-43-001836, 63D Regional Readiness Command Facility CA031, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-033596h		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Richey Hall USAR Center, San Jose, California; P-43-000728, 63D Regional Readiness Command Facility CA069, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596i		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve Moffett USAR Center, Mountain View, California; P-43-001837, 63D Regional Readiness Command Facility CA120, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596j		2007		Cultural Resources Inventory and Evaluation of the United States Army Reserve PFC Young USAR Center, Vallejo, California; P-[48-000752], 63D Regional Readiness Command Facility CA-090, Contract No. W912C8-05-P-0052	U.S. Army Reserve; PAR Environmental Services, Inc.
S-033596k		2007	Milford Wayne Donaldson and James O. Anderson	USA070613A; Inventory and Evaluation of Historic Resources at 63D Regional Readiness Command, US Army Reserve Center in California	California Office of Historic Preservation; U.S. Army
S-034157		2007	Wiley Paul Holman	Cultural Resources Study of the Wanlass Park Project, San Pablo, Contra Costa County, California (letter report)	Holman & Associates
S-035001		2008	Wiley Paul Holman	Results of Mechanical Subsurface Presence/Absence Testing for Cultural Resources at the Wanlass Park Project, San Pablo, Contra Costa County, California (letter report)	Holman & Associates
S-035030		2008	Sean Dexter	Archaeological Survey Report for Davis Park, City of San Pablo, Contra Costa County, California (letter report)	Condor Country Consulting
S-035664	Submitter - Project #CTD0802	2008	E. Timothy Jones and Michael Hilma	A Cultural and Paleontological Resources Study for the Contra Costa College Facilities Master Plan Project, San Pablo, Contra Costa County, California	LSA Associates, Inc.

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-036936		2009	Bai "Tom" Tang	Historic Property Survey Report, proposed construction of approximately 1.25 miles of connector railway between the existing Burlington Northern Santa Fe Railway (BNSF) and Union Pacific Railway (UPRR) lines in the City of Richmond, Contra Costa County, California	CRM TECH
S-036936a		2009	Bai "Tom" Tang, Michael Hogan, and Terri Jacquemain	Archaeological Survey Report, Rheem BNSF and UPRR Connection Track Project, BNSF MP 1185.9 to UPRR MP 14.2, City of Richmond, Contra Costa County, California, Caltrans District 10	CRM TECH
S-038197	Other - LSA Project #CCC1102, Task 1	2011	Heather Blind	Archaeological Presence/Absence Subsurface Investigation for the West County Health Center Project, San Pablo, Contra Costa County, California	LSA Associates, Inc.
S-038230	OHP PRN - DOE110103A	2011	Kimberly But	Historic Resources Evaluation, 1901 Church Lane, San Pablo, California	Interactive Resources, Inc.
S-038230a		2011	Susan K. Stratton and Robert T. Calkins	DOE110103A: Section 106 for Energy Upgrades, 1901 Church Lane, San Pablo, CA	Office of Historic Preservation, Department of Conservation & Development
S-038237	Other - LSA Project No. NCE1001	2011	Heather Blind	Cultural Resources Study for the Via Verde Sinkhole Repair Project, Richmond, Contra Costa County, California	LSA Associates, Inc.
S-038251	Caltrans - EA 3A7761; Caltrans - EA 3A7771	2011	Jack Meyer	Buried Archaeological Site Assessment and Extended Phase I Subsurface Explorations for the I-80 Integrated Corridor Mobility Project, Caltrans District 04, Alameda and Contra Costa Counties, California, 04-ALA-CC-80, P.M. ALA 1.99/P.M. ALA 8.04, P.M. CC.0.0/P.M. CC 13.49, EA 3A7761 / EA 3A7771	Far Western Anthropological Research Group, Inc.
S-040596		2012	Bai "Tom" Tang	Historic Property Survey Report, proposed construction of an approximately 1.25-mile at-grade connection track between the Burlington Northern Santa Fe Railway's (BNSF) Stockton Subdivision and the Union Pacific Railroad's (UPRR) Martinez Subdivision, BNSF MP 1185.9 to UPRR MP 14.2, Contra Costa County, California	CRM TECH

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-040596a		2012	Michael Hogan Michael Hogan	Archaeological Survey Report, Richmond Rail Connector Project, BNSF MP 1185.9 to UPRR MP 14.2, City of Richmond and North Richmond Area, Contra Costa County, California, Caltrans District 4	CRM TECH
S-040631		2013	Heidi Koenig	West of Hills Northern Pipelines Project, East Bay Municipal Utility District, Contra Costa and Alameda Counties, Cultural Resources Survey Report	Environmental Science Associates
S-040631a		2019	Heidi Koenig	Supplement to the Cultural Resources Study for the East Bay Municipal Utility District, Wildcat Pipeline Improvement Project, El Cerrito	Environmental Science Associates
S-041082	Agency Nbr - Contract No.: HSEHQ-09-D-1128; OHP PRN - FEMA110207A	2013	Gloriella Cardenas, Clint Helton, Megan Venno, and Natalie Lawson	Cultural Resources Inventory Report for the Hazardous Fire Risk Reduction Environmental Impact Statement, East Bay Hills, California	CH2M HILL
S-041082a		2011	Mifford Wayne Donaldson and Carol Roland-Nawi	FEMA110207A; Four Hazardous Fire Risk Reduction Projects, East Bay Hills, PDM-PJ-09-CA-2005-011, PDM-PJ-09-CA-2006-004, PDM-PJ-09-CA-2005-003, and FEMA-HMG-P-1731-16-34	California Office of Historic Preservation
S-043442	OHP PRN - FHWA071212C	2013	Mathew R. Clark	Rumrill Boulevard Bridge Replacement Project Final Report, Section 1: Archaeological Testing and Evaluation, Monitoring of Construction and Data Recovery, Completion of National Historic Preservation Act Section 106 Compliance	Holman and Associates Archaeological Consultants
S-043442a		2013	Sunshine Psota	Section II: Rumrill Historic and Recent Artifacts	Holman and Associates

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-043527	Caltrans - EA 0A0800; Caltrans - EA 0A0811; Other - EFIS 0413000365	2008	Dean Martorana	Archaeological Survey Report Interstate 80 / San Pablo Dam Road Interchange Project, Contra Costa County, California, 4-CC-80 PM 3.8/5.3 EA 0A0800	URS Group Inc.
S-043527a		2008	Stephen Wee	Historical Resources Evaluation Report Interstate 80/San Pablo Dam Road Interchange Project Contra Costa County, California EA 0A0800 4-CC-80 PM 3.8/5.3	JRP Historical Consulting, LLC
S-043527b		2014	Kathleen Kubal	Supplemental Historic Property Survey Report Interstate 80/ San Pablo Dam Road Interchange Project Contra Costa County, California EA 0A0811; EFIS 0413000365 4-CC-80, PM 3.8/5.3	URS Group Inc.
S-043533	Submitter - ESA Project # D121021; Voided - S-45726	2013	Heidi Koenig	West County Wastewater District Capital Improvement Plan, First SRF Application Projects, Contra Costa County, Cultural Resources Survey Report	Environmental Science Associates
S-043533a		2014	Heidi Koenig	West County Wastewater District Water Pollution Control Plant, Richmond, Contra Costa County, Cultural Resources Survey Report	Environmental Science Associates
S-045358		2014	Lorna Bilal and Dana Supernowicz	Collocation Submission Packet, Brookside / CCL00009, 2000 Vale Road, San Pablo, Contra Costa County	EnviroWest
S-045358a		2014	Dana E. Supernowicz	Architectural Evaluation Study of the Brookside Project AT&T Mobility Site No. CCL00009, 2000 Vale Road, San Pablo, Contra Costa County, California 94806	Historic Resource Associates
S-046251	OHP PRN - HUD 2015_0316_007	2015	Michelle C. Cross	Cultural Resources Inventory, Extended Phase I Testing (XPI) and Evaluation Report for the Laurel Terrace Development Project, San Pablo, Contra Costa County, California (FINAL)	Stantec Consulting Services, Inc.
S-046251a		2015	Michelle C. Cross	Amendment 1 to the Cultural Resources Inventory, Extended Phase I Testing (XPI) and Evaluation Report for the Laurel Terrace Development Project, San Pablo, Contra Costa County, California (FINAL)	Stantec Consulting Services, Inc.

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-046251b		2015	Carol Roland-Nawi and Kristin Sheik	HUD 2015_0316_007- Multifamily Development Project Located at Southeast Corner San Pablo Avenue/Church Lane, San Pablo	Office of Historic Preservation, Department of Conservation and Development
S-047514	Submitter - 30968147	2014	Darryl Dang	Cultural Resources Constraints Report, Gas Main Standard & Mason, San Pablo, Contra Costa County, PM Number 30968147	Garcia and Associates
S-047514a		2016	Brandon Patterson	Archaeological Monitoring Summary Report for 30968147 Gas Main Standard & Mason, San Pablo, Contra Costa County (letter report)	Garcia and Associates
S-049138	Agency Nbr - FA # CML5303(016)	2016	Neal Kaptain	Historic Property Survey Report: San Pablo Complete Streets Project, San Pablo and Richmond, Contra Costa County, California, Caltrans District 4, Federal ID # CML5303(016)	LSA Associates, Inc.
S-049138a		2016	Neal Kaptain	Archaeological Survey Report: San Pablo Complete Streets Project, San Pablo and Richmond, Contra Costa County, California, Caltrans District 4, Federal ID # CML5303(016)	LSA Associates, Inc.
S-049682	OHP PRN - USA_2017_0206_002	2017	Julianne Polanco, Laura M. Caballero, and Susan K. Stratton	Colonel Hunter Hall, United States Army Reserve Center, Facility ID No. CA070	Office of Historic Preservation, Department of the Army
S-049682a		2017	Julianne Polanco, Laura M. Caballero, and Susan K. Stratton	USA_2017_0206_002, Real Property Exchange of Hunter Hall Army Reserve Center, 2600 Castro Road, San Pablo, California	Office of Historic Preservation, Department of the Army
S-050069	Submitter - Project Number 17-365; Submitter - Report Number 17-394	2018	Christina Alonso, Stacy Kozakavich, and Nazih Fino	Cultural Resources Assessment Report, Wildcat Creek Restoration and Greenway Trail, San Pablo, California, Project Number 17-365, Report Number 17-394	William Self Associates, Inc
S-051181			Daniel L. Young	Archaeological Survey Report for Sound Barrier Wall on 4-CC-80-4, 0/4, 1	Caltrans
S-051831		1991	Wiley Paul Holman	Report of Findings of Mechanical Auguring of Two Parking Lots at Alvarado Park, Contra Costa County, California (letter report)	Holman & Associates
S-051913		2018	Justin Wisely	Randy Lane Cultural Resources Monitoring (letter report)	Far Western Anthropological Research Group, Inc.

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-051998		2016	Carrie D. Willis and Kathleen Crawford	Cultural Resources Records Search Results for T-Mobile West, LLC Candidate BA11752A (BA752 Security Storage) 3415 San Pablo Dam Road, San Pablo, Contra Costa County, California (letter report)	Environmental Assessment Specialists, Inc.
S-052106		1976	Daniel L. Young	Archaeological Survey Report on Excess Parcel No. 008526-01-01 on 4-C-C-80-3.9+/- Lt.	California Department of Transportation
S-054309	Submitter - LSA Project #CPZ1501	2016	Lora Holland and Michael Hibma	Cultural Resources Review for the City of Richmond Wastewater Treatment Plant and Sewer Collection System Improvements, Richmond, Contra Costa County, California (LSA Project #CPZ1501)	LSA

# Resource List

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by
P-07-000074	CA-CCO-000132	Resource Name - [none]	Site	Prehistoric	AP02; AP15	1940 (Gert Daniels, [none]); 1977 (Peter Banks, [none])
P-07-000128	CA-CCO-000247	Resource Name - Nelson Map #433; Other - Loud's #433	Site	Prehistoric	AP15	1910 (A. Pilling, Nelson Map, [none]); 1940 (Gert Daniels, [none])
P-07-000146	CA-CCO-000267	Other - Barker's San Pablo; Other - Utah Construction Co.; Resource Name - Nelson No. 267; Other - Nelson's Survey 267	Site	Prehistoric	AP02; AP09; AP15	1907 (N. C. Nelson, University of California); 1949 (A.R. Pilling, University of California); 1952 (Pilling, University of California); 1978 (Peter Banks)
P-07-000150	CA-CCO-000271	Other - Batha Site; Resource Name - Nelson No. 271; OHP PRN - COE840214A	Site, Element of district	Prehistoric	AP09; AP15	1907 (N. C. Nelson, University of California); 1977 (Peter Banks); 1978 (Peter Banks); 1997 (Seana Gause, Anthropological Studies Center, Sonoma State University); 2017 (Liz Spurlock, FWARG)
P-07-000151	CA-CCO-000272	Resource Name - Nelson No. 272	Site	Protohistoric	AP09; AP11; AP15	1907 (N.C. Nelson, [none]); 1979 (R.M., [none])
P-07-000323	CA-CCO-00053/H	Resource Name - Alvarado Park, Wildcat Regional Park; Voided - CA-CCO-125; Voided - CA-CCO-274; Voided - CA-CCO-349; Voided - CA-CCO-353; Voided - CA-CCO-373; Other - Nelson's 274; Other - Petroglyph site; Other - ASC-59-11-01	Site, Element of district	Prehistoric, Historic	AH03; AH11; AH16; AP09; AP11; AP15; HP29	(D.W. L., [none]); 1907 (N.C. Nelson, [none]); 1940 (Gert Daniels, [none]); 1951 (DWL, [none]); 1971 (George R. Coles, Jr., [none]); 1974 (Teresa Miller, Reed Haslam, [none]); 1975 (Teresa Miller, Reed Haslam, [none]); 1978 (Wm. Lindenu, [none]); 1978 (Peter Banks, [none]); 1978 (Peter Banks, [none]); 1984 (Peter Banks, [none]); 1988 (A. Praetzelis, ASC, SSU); 2011 (Annamarie Leon Guerrero, ASC, SSU); 2012 ([none], CH2M Hill); 2017 (Annamarie Leon Guerrero, AECOM)

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Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by
P-07-000466	CA-CCO-000357	Resource Name - Field No. 132-B	Site	Prehistoric	AP02; AP15	1977 (P. Banks, [none])
P-07-000467	CA-CCO-000358H	Resource Name - Field No. H-3	Building	Historic	AH15	1977 (P. Banks, [none])
P-07-000471	CA-CCO-000374	Resource Name - [none]	Site	Prehistoric	AP09; AP15	1978 (P. Banks, [none])
P-07-000672	CA-CCO-000246	Resource Name - Nelson #432, Loud #432	Site	Prehistoric	AP15	1910 (Pilling/Nelson, [none])
P-07-000866		Resource Name - American Standard; Other - Giant Trade Center	Building	Historic	HP08	2001 ([none], Archaeological Resources Technology)
P-07-001182		Resource Name - St Pauls Catholic Church & Graveyard; OHP PRN - 4806-0002-0000 ZN; OTIS Resource Number - 415637;	Building	Historic	HP16; HP40	1976 ([none], CCO Planning Dept)
P-07-001183		OHP Property Number - 012809 Resource Name - 1906 Earthquake Refugee Camp	Building, Site	Historic	HP39; HP41	1975 ([none], San Pablo Historical Society)
P-07-001186		OHP Property Number - 12813; OHP PRN - 4806-006-0000; Resource Name - Andrata House	Building	Historic	HP02	1975 (Charles A. Forren, Contra Costa Planning Department)
P-07-001190		Resource Name - Mello Residence	Building	Historic	HP02	1975 (Charles A. Farren, CCO Planning Dept.)
P-07-001192		Resource Name - Old Rectory; OHP Property Number - 012819; 012812; Other - 1901 Church Lane, 1841 Pullman Street; OHP PRN - 4806-0014-0000 [property # 012819] [1875-1930s]; OHP PRN - 4806-0012-0000 [property # 012819] [1979-present]; OHP PRN - 4806-0005-0000 [property # 012812] [1930s-1979]; OHP PRN - DOE-07-97-0011-0000; OHP PRN - HUD950522F; OTIS Resource Number - 415647	Building	Historic	HP16	1975 (Charles A. Farren, Contra Costa Planning Department); 1980 (Gerald S. Feagley, [none])

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NWIC File 22-0803 City of San Pablo

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by
P-07-001320		Resource Name - Alvarado Park; Other - Grand Canyon Park; Other - CA-Coo-553H; OHP Property Number - 073329; OHP PRN - NPS-92000313-9999; Other - Grand Canyon, Alvarado Park; OHP Property Number - 012791; Voided - P-07-001167; OHP PRN - 4802-0008-0000; Voided - S-013893	District	Historic	AH02; AH03; AH11	1975 (Charles A. Farren, Contra Costa County Planning Department); 1989 (Adrian Praetzellis, ASC)
P-07-002678		Resource Name - Circle S Mobile Home Park	District	Historic	HP02; HP03; HP04	2004 (John Kelley, LSA Associates, Inc.); 2015 (Michelle Cross, Meagan O'Deegan, Stantec Consulting Services, Inc.)
P-07-002679		Resource Name - Fisk Termitte Control Building	Building	Historic	HP06	2004 (John Kelley, LSA Associates, Inc.); 2015 (Michelle Cross, Meagan O'Deegan, Stantec Consulting Services, Inc.)
P-07-002680		Resource Name - San Pablo Redevelopment Agency Warehouse	Building	Historic	HP08	2004 (John Kelley, LSA Associates, Inc.); 2015 (Michelle Cross, Meagan O'Deegan, Stantec Consulting Services, Inc.)
P-07-002681		Resource Name - Chattleton Housing District	Building, District	Historic	HP02	2004 (John Kelley, LSA Associates); 2015 (Michelle Cross, Meagan O'Deegan, Stantec Consulting Services, Inc.)
P-07-002753		Resource Name - Col. Hunter Hall USAR Center; Other - San Pablo USAR Center, Facility ID no. CA 070	Building	Historic	HP34	2006 (Inone], PAR Environmental Services, Inc.)
P-07-004534		Resource Name - Lower San Pablo Creek Archaeological District; OHP PRN - COE 840214A; OHP Z-number - CCO-Z00002	District	Prehistoric, Protohistoric	AP02; AP09; AP15	1978 (Peter M. Banks, California Archaeological Consultants, Inc.)
P-07-004598		Resource Name - Map Reference #16; Other - 1175 Joel Court	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting, LLC.)

# Resource List

NWIC File 22-0803 City of San Pablo

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by
P-07-004599		Resource Name - Map Reference #7; Other - 1180 Joel Court	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting, LLC.)
P-07-004600		Resource Name - Map Reference #12; Other - 1424 Humboldt Avenue	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting, LLC.)
P-07-004601		Other - Map Reference #11; Resource Name - 3024 Avon Lane	Building	Historic	HP02; HP04	2007 (Bryan Larson, JRP Historical Consulting)
P-07-004602		Other - Map Reference #10; Resource Name - 3030 Avon Lane	Building	Historic	HP02; HP04	2007 (Bryan Larson, JRP Historical Consulting)
P-07-004603		Other - Map Reference #9; Resource Name - 3036 Avon Lane	Building	Historic	HP02; HP04	2007 (Bryan Larson, JRP Historical Consulting)
P-07-004604		Other - Map Reference #8; Resource Name - 3040 Avon Lane	Building	Historic	HP02; HP04	2007 (Bryan Larson, JRP Historical Consulting)
P-07-004605		Other - Map Reference #7; Resource Name - 3058 Judith Court	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting)
P-07-004606		Other - Map Reference #6; Resource Name - 3066 Judith Court	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting)
P-07-004607		Other - Map Reference #5; Resource Name - 3072 Judith Court	Building	Historic	HP02	2008 (Bryan Larson, JRP Historical Consulting)
P-07-004608		Other - Map Reference #4; Resource Name - 3144 Rollingwood Drive	Building	Historic	HP02	2008 (Bryan Larson, JRP Historical Consulting)
P-07-004609		Other - Map Reference #3; Resource Name - 3152 Rollingwood Drive	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting)
P-07-004610		Other - Map Reference #2; Resource Name - 3160 Rollingwood Drive	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting)
P-07-004611		Other - Map Reference #1; Resource Name - 3168 Rollingwood Drive	Building	Historic	HP02	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting)
P-07-004612		Resource Name - Map Reference #13; Other - 5286-5290 Riverside Avenue	Building	Historic	HP02; HP03	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting)

## Resource List

NWIC File 22-0803 City of San Pablo

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by
P-07-004613		Resource Name - Map Reference #14; Other - 5296-5300 Riverside Avenue	Building	Historic	HP02; HP03	2007 (Cheryl Brookshear, Damany Fisher, JRP Historical Consulting)
P-07-004614		Resource Name - Map Reference #15; Other - Riverside Elementary School	Building	Historic	HP15	2008 (Bryan Larson, JRP Historical Consulting, LLC.)
P-07-004615		Resource Name - Doctors Medical Center; Other - Brookside Hospital	Building	Historic	HP41	2012 (Dana E. Supernowicz, Historic Resource Associates)
P-07-004817		Resource Name - 2023 Vale Road; Other - Bldgs A and B, 2023 Vale Road, San Pablo, CA	Building	Historic	HP06	2018 (Stacy Kozakavich, WSA/PaleoWest)





OHP BERD dated September 23, 2022

Primary #	OTIS ID	Name	St #	St Name	City	Evaluation Info	Circa
	565828		2900	ARUNDEL WY	SAN PABLO	6Y, 07/19/2002, DOE-07-02-0001-0000   6Y, 07/19/2002, HUD020705Q	1943
	688995	3024 Avon Ln, San Pablo	3024	Avon Ln	San Pablo	6Y, 10/02/2008, FHWA080905C	
	688994	3030 Avon Ln, San Pablo	3030	Avon Ln	San Pablo	6Y, 10/02/2008, FHWA080905C	
	688992	3036 Avon Ln, San Pablo	3036	Avon Ln	San Pablo	6Y, 10/02/2008, FHWA080905C	
	688990	3040 Avon Ln, San Pablo, CA	3040	Avon Ln	San Pablo	6Y, 10/02/2008, FHWA080905C	
	562376		2445	Bancroft Ln	San Pablo	6Y, 01/06/2003, DOE-07-02-0006-0000   6Y, 01/06/2003, HUD021216M	1943
	565977		6211	BAYVIEW AVE	SAN PABLO	6Y, 07/10/2002, DOE-07-02-0024-0000   6Y, 07/10/2002, HUD020702D	1951
	536110		150	BONNIE DR	SAN PABLO	6Y, 05/03/2006, HUD060428A	1954
	531674		321	BONNIE DR	SAN PABLO	6Y, 07/06/2007, HUD070702S	1954
	552396		1300	BROOKSIDE AVE	SAN PABLO	6Y, 02/03/2004, DOE-07-04-0001-0000   6Y, 02/03/2004, HUD040120B	1949
	564131		1811	BUSH AVE	SAN PABLO	6Y, 10/01/2002, DOE-07-02-0067-0000   6Y, 10/01/2002, HUD020926I	1940

OHP BERD dated September 23, 2022

Primary #	OTIS ID	Name	St #	St Name	City	Evaluation Info	Circa
	528047	COLONIAL HUNTER HALL USAR CENTER	2600	CASTRO RD	SAN PABLO	6Y, 07/16/2007, USA070613A	1952
	528048	ORGANIZATIONAL MANTAINANCE SHOP	2600	CASTRO RD	SAN PABLO	6Y, 07/16/2007, USA070613A	1952
	687276		16	Christine Ct	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687277		24	Christine CT	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687278		32	Christine Ct	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687279		48	Christine Ct	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687275		8	Christine Ct	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687280		102	Christine Dr	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687281		114	Christine Dr	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687282		126	Christine Dr	San Pablo	6Y, 06/03/2010, FHWA100506B	1953
	687283		138	Christine Dr	San Pablo	6Y, 06/03/2010, FHWA100506B	
	516494		468	CHRISTINE DR	SAN PABLO	6Y, 03/16/2011, HUD110309F	1963
07-001182	415637	ST PAULS CATHOLIC CHURCH & GRAVEYARD, ST PAULS CAT	1825	Church Ln	San Pablo	7N, , 4806-0002-0000	1863
	514832	ST PAUL CHURCH	1845	CHURCH LN	SAN PABLO	6Y, 02/25/2010, FCC091123E	1931



OHP BERD dated September 23, 2022

Primary #	OTIS ID	Name	St #	St Name	City	Evaluation Info	Circa
	559165		1807	EMERIC AVE	SAN PABLO	6Y, 04/15/2003, DOE-07-03-0022-0000   6Y, 04/15/2003, HUD030411B	1935
	561886		2201	EMERIC AVE	SAN PABLO	6Y, 01/27/2003, DOE-07-03-0013-0000   6Y, 01/27/2003, HUD030115A	1930
	510218		2322	GALWAY RD	SAN PABLO	6Y, 04/25/2012, HUD120413D	1959
	688997	1424 Humboldt Ave, San Pablo	1424	Humboldt Ave	San Pablo	6Y, 10/02/2008, FHWA080905C	
	516287		179	JENNIFER DR	SAN PABLO	6Y, 04/25/2011, HUD110419E	1946
	562377		1108	JOHN AVE	SAN PABLO	6Y, 01/06/2003, DOE-07-03-0007-0000   6Y, 01/06/2003, HUD021210B	1942
	688988	3058 Judith Court, San Pablo	3058	Judith Ct	San Pablo	6Y, 10/02/2008, FHWA080905C	
	688987	3066 Judith Court, San Pablo	3066	Judith Ct	San Pablo	6Y, 10/02/2008, FHWA080905C	
	688985	3072 Judith Court, San Pablo	3072	Judith Ct	San Pablo	6Y, 10/02/2008, FHWA080905C	
	679355		1217	Karen Rd	San Pablo	6Y, 01/30/2013, HUD_2013_0129_001	1953
	539486		1439	KAREN RD	SAN PABLO	6Y, 12/30/2005, HUD051216M	1954
	526722		1110	LETTIA RD	SAN PABLO	6Y, 04/25/2008, HUD080410A	1953

OHP BERD dated September 23, 2022

Primary #	OTIS ID	Name	St #	St Name	City	Evaluation Info	Circa
	553505		240	LINDA DR	SAN PABLO	6Y, 10/20/2003, DOE-07-03-0037-0000   6Y, 10/20/2003, HUD031003B	1953
	519092		2664	Macarthur Ave	SAN PABLO	6Y, 04/23/2010, HUD100330G	1943
	560173		1601	MANOR DR	SAN PABLO	6Y, 03/07/2003, DOE-07-03-0017-0000   6Y, 03/07/2003, HUD030303E	1943
	659403		1720	MANZANILLA DR	SAN PABLO	6Y, 08/27/2015,	
	559166		1830	MASON ST	SAN PABLO	6Y, 04/15/2003, DOE-07-03-0023-0000   6Y, 04/15/2003, HUD030411C	1951
07-001184	415639	BOUQUET CHATEAU	5739	MCBRYDE AVE	SAN PABLO	7R, , 4806-0004-0000	1911
	519386		2639	MERRITT AVE	SAN PABLO	6Y, 02/03/2010, HUD100203A	1944
	676771		1314	Miner Ave	San Pablo	6Y, 06/05/2017, HUD_2017_0519_005	1957
	565978		24	MONTALVIN DR	SAN PABLO	6Y, 07/10/2002, DOE-07-02-0025-0000   6Y, 07/10/2002, HUD0207021	1950
	562375		2584	O'HARTE RD	SAN PABLO	6Y, 01/06/2003, DOE-07-03-0005-0000   6Y, 01/06/2003, HUD021216E   6Y, 04/19/2019, HUD_2019_0418_001	1952







## CALIFORNIA HISTORICAL RESOURCE STATUS CODES

(effective 5/1/2017)

### **1 Listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR.
- 1S Individually listed in the NR by the Keeper. Listed in the CR.
- 1CD Contributor to a multi-component resource listed in the CR by the SHRC.
- 1CS Individually listed in the CR by the SHRC.
- 1CL State Historical Landmarks (CHL) numbered 770 and above, or SHRC reevaluated CHLs that also meet CR criteria. Listed in the CR.
- 1CP State Points of Historical Interest (CPHI) nominated after December 1997 and recommended for listing by the SHRC or SHRC reevaluated CPHIs that also meet CR criteria. Listed in the CR.

### **2 Determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for the NR both individually and as a contributor to a NR eligible multi-component resource like a district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a multi-component resource determined eligible for the NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a multi-component resource determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a multi-component resource determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individually determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individually determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2S3 Individually determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individually determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2CB Determined eligible for CR both individually and as a contributor to a CR eligible multi-component resource by the SHRC.
- 2CD Contributor to a multi-component resource determined eligible for CR by the SHRC.
- 2CS Individually determined eligible for CR by the SHRC.

### **3 Appears eligible for National Register (NR) or California Register (CR).**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.
- 3S Appears eligible for NR individually through survey evaluation.
  
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation.
- 3CS Appears eligible for CR individually through survey evaluation.

### **4 Appears eligible for National Register (NR) or State Historical Landmark (CHL) through PRC§ 5024**

- 4CM State agency owned resource added to Master List - appears to meet NR and/or CHL criterion.

### **5 Recognized as Historically Significant by Local Government**

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.
- 5D1 Contributor to a multi-component resource that is listed or designated locally.
- 5D2 Contributor to a multi-component resource that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.
- 5S1 Individually listed or designated locally.
- 5S2 Individually eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

### **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register (CR) by the SHRC.
- 6CD Determined ineligible for or removed from CR by the SHRC as a component of a CR listed multi-component resource. [Code to differentiate a resource that has more than one CR evaluation. Example, a resource that is on the CR as both contributor to a district and individually would still be on the CR if the district was removed/determined ineligible. This code would convey the change of a specific evaluation rather than the resource's CR status.]
- 6J State Historic Landmarks (CHL) or State Points of Historical Interest (SPHI) determined ineligible for or removed as a CHL or SPHI by the SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for NR by the SHRC or the Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing.
- 6Z Found ineligible for NR, CR or local designation through survey evaluation.
- 6WM Removed from Master List because no longer state owned.
- 6XM Removed from Master List because of historic feature loss or further evaluation.
- 6YM State agency owned resource determined ineligible for Master List.

### **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Re-evaluation**

- 7E Treated as eligible for the purpose of OHP review.
- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Submitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 – that do not meet CR criteria.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.
- 7N1 Needs to be reevaluated (former status code 4) - may become NR eligible with restoration or other specific conditions.
- 7P State Point of Historical Interests that do not meet CR criteria.
- 7R Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.
- 7W Submitted to OHP for action – withdrawn or inactive.

Caltrans Bridge Inventory for San Pablo, Hope 2005

Bridge #	RTE	Name	Fac	City	Year Bt	Notes
28 0089	80	SAN PABLO DAM ROAD OC	SAN PABLO DAM ROAD	San Pablo	1956	Does not meet significance criteria.
28 0159	80	RIVERSIDE AVENUE POC	INTERSTATE RTE 80	San Pablo	1996	
28 0175	80	WILDCAT CREEK	INTERSTATE RTE 80	San Pablo	1956	Culvert - treated as categorically ineligible.
28C0057		SAN PABLO CREEK	SAN PABLO AVE	San Pablo	1926	Does not meet significance criteria.
28C0160		WILDCAT CREEK	23RD ST (SAN PABLO	San Pablo	1940	Culvert - treated as categorically ineligible.
28C0321		WILDCAT CREEK	VALE RD	San Pablo	1960	
28C0322		WILDCAT CREEK	CHURCH LANE	San Pablo	1973	
28C0323		SAN PABLO CREEK	CHURCH LANE	San Pablo	1955	Does not meet significance criteria.
28C0324		WILDCAT CREEK	13TH ST.	San Pablo	0	Culvert - treated as categorically ineligible.
28C0325		SAN PABLO CREEK	RUMILL BLVD	San Pablo	1934	Does not meet significance criteria.
28C0326		SAN PABLO CREEK	GIANT HWY	San Pablo	1981	
28C0327		RHEAM CREEK	GIANT HWY	San Pablo	1935	Culvert - treated as categorically ineligible.



Appendix C

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# **Supporting Materials for Tribal Cultural Resources**



## NATIVE AMERICAN HERITAGE COMMISSION

December 6, 2022

Elizabeth Tyler  
City of San Pablo

Via Email to: [libbyt@sanpabloca.gov](mailto:libbyt@sanpabloca.gov)

**Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, General Plan and Housing Element Update Project, Contra Costa County**

Dear Ms. Tyler:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1 (d), is to do the following:

*Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.*

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
  - Any report that may contain site forms, site significance, and suggested mitigation measures.  
  
All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission was positive. Please contact the tribes on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address:

[Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,

*Cody Campagne*

Cody Campagne  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Tribal Consultation List  
Contra Costa County  
12/6/2022**

***Amah Mutsun Tribal Band of  
Mission San Juan Bautista***

Irene Zwierlein, Chairperson  
3030 Soda Bay Road  
Lakeport, CA, 95453  
Phone: (650) 851 - 7489  
Fax: (650) 332-1526  
amahmutsuntribal@gmail.com  
Costanoan

***The Ohlone Indian Tribe***

Andrew Galvan, Chairperson  
P.O. Box 3388  
Fremont, CA, 94539  
Phone: (510) 882 - 0527  
Fax: (510) 687-9393  
chochenyo@AOL.com  
Bay Miwok  
Ohlone  
Patwin  
Plains Miwok

***Guidiville Indian Rancheria***

Donald Duncan, Chairperson  
P.O. Box 339  
Talmage, CA, 95481  
Phone: (707) 462 - 3682  
Fax: (707) 462-9183  
admin@guidiville.net  
Pomo

***The Confederated Villages of  
Lisjan***

Corrina Gould, Chairperson  
10926 Edes Avenue  
Oakland, CA, 94603  
Phone: (510) 575 - 8408  
cvltribe@gmail.com  
Bay Miwok  
Ohlone  
Delta Yokut

***Indian Canyon Mutsun Band of  
Costanoan***

Kanyon Sayers-Roods, MLD  
Contact  
1615 Pearson Court  
San Jose, CA, 95122  
Phone: (408) 673 - 0626  
kanyon@kanyonconsulting.com  
Costanoan

***Indian Canyon Mutsun Band of  
Costanoan***

Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, CA, 95024  
Phone: (831) 637 - 4238  
ams@indiancanyons.org  
Costanoan

***Muwekma Ohlone Indian Tribe  
of the SF Bay Area***

Monica Arellano, Vice  
Chairwoman  
20885 Redwood Road, Suite 232  
Castro Valley, CA, 94546  
Phone: (408) 205 - 9714  
monicavarellano@gmail.com  
Costanoan

***Muwekma Ohlone Indian Tribe  
of the SF Bay Area***

Charlene Nijmeh, Chairperson  
20885 Redwood Road, Suite 232  
Castro Valley, CA, 94546  
Phone: (408) 464 - 2892  
cnijmeh@muwekma.org  
Costanoan

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed General Plan and Housing Element Update Project, Contra Costa County.

December 8, 2022

Monica Arellano  
20885 Redwood Road, Suite 232  
Castro Valley, CA 94546

**Re: Native American and Tribal Consultation under SB 18 and AB 52**

Dear Ms. Arellano,

The City of San Pablo to Pablo is preparing a targeted update to its General Plan and Housing Element. The project also involves a new Corridor Plan for Rumrill Boulevard that will be incorporated into the General Plan to describe the community's vision for the future of the areas and guide change over time. An important objective of the project is to stimulate housing construction and new jobs in the city to provide a greater variety of choices for people of all ages, abilities, and income levels. The project could result in the development of up to 1,623 new housing units, primarily on vacant and underused properties within the City's three designated Priority Development Areas, located along the commercial corridors of San Pablo Avenue, 23rd Street, and Rumrill Boulevard. No zoning map changes are needed to accommodate new development.

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Decemeber 8, 2022

Kindest Regards,

Elizabeth "Libby" Tyler  
Community Development Director  
City of San Pablo  
Tel. 510-215-3036  
[LibbyT@sanpabloca.gov](mailto:LibbyT@sanpabloca.gov)

Attachments:

- Figure 1 - Planning Area Map
- Figure 2 - USGS 7.5' Quadrangle Map

December 8, 2022

Donald Duncan  
P.O. Box 339  
Talmage, CA, 95481

**Re: Native American and Tribal Consultation under SB 18 and AB 52**

Dear Mr. Duncan,

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December 8, 2022

Andrew Galvan, Chairperson  
P.O. Box 3388  
Fremont, CA, 94539

**Re: Native American and Tribal Consultation under SB 18 and AB 52**

Dear Mr. Galvan,

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December 8, 2022

Corrina Gould  
10926 Edes Avenue  
Oakland, CA, 94603

**Re: Native American and Tribal Consultation under SB 18 and AB 52**

Dear Ms. Gould,

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December 8, 2022

Charlene Nijmeh  
20885 Redwood Road, Suite 232  
Castro Valley, CA, 94546

**Re: Native American and Tribal Consultation under SB 18 and AB 52**

Dear Ms. Nijmeh,

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December 8, 2022

Kanyon Sayers-Roods  
1615 Pearson Court  
San Jose, CA, 95122

**Re: Native American and Tribal Consultation under SB 18 and AB 52**

Dear Ms. Sayers-Roods,

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Ann Marie Sayers  
P.O. Box 28  
Hollister, CA, 95024

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Irene Zwierein  
3030 Soda Bay Road  
Lakeport, CA, 95453

**Re: Native American and Tribal Consultation under SB 18 and AB 52**

Dear Ms. Zwierein,

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Appendix D

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# Noise Data



## Rincon Consultants, Inc.

66 Franklin Street, Suite 300  
Oakland, California 94607  
510-834-4455

April 26, 2025  
Project No: 20-09554

Andrew Hill, MUP  
Principal  
Dyett & Bhatia  
4001 Howe Street  
Oakland, California 94611  
Via email: [andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com)

### **Subject: Noise Assessment for the Rumrill Corridor Plan, San Pablo, California**

Dear Mr. Hill:

Rincon Consultants, Inc. (Rincon) is presenting this Noise Assessment for the proposed Rumrill Corridor Plan (“plan”) in San Pablo, California. Rincon understands that the study will be used to support the CEQA findings in an addendum to the San Pablo General Plan 2030 EIR. Attachment A contains noise fundamentals and common definitions.

## **Project Description**

The Rumrill Corridor Plan serves as a blueprint for the revitalization of the Rumrill Corridor Priority Development Area (PDA) in San Pablo, the southern portion of Rumrill Boulevard between Brookside Drive and Costa Avenue. A predominantly young Hispanic neighborhood, the area is home to the Rumrill Sports Park, multifamily apartments, a mobile home park, and several small locally-owned businesses across various sectors such as food and restaurant services, personal businesses, and small-scale manufacturing amongst other uses. Building on this profile and extensive community feedback, the Plan envisions the area as a highly livable corridor and a destination for “food and fun”, with a projected growth of 408 new housing units and 369 new jobs by 2035. It incorporates new land use designations and other policies that promote mixed density and mixed use infill development along the Corridor. This would result in a wider variety of housing choices for people of all ages and incomes, stimulate economic development and job creation, create new recreational opportunities, improve environmental conditions, and establish the Rumrill Corridor as a new “Gateway to San Pablo”. Additionally, the Plan provides a comprehensive set of anti-displacement and parking strategies to supplement the evolution of the Rumrill Corridor in the future.

## **Environmental Setting**

The predominant source of noise in the plan area is motor vehicles. Motor vehicle noise is characterized by a high number of individual events that can create a sustained noise level in proximity to noise-sensitive uses. Roadways with the highest traffic volumes and speeds produce the highest noise levels. The roadway in the plan area with the highest traffic volumes and, thus, the highest noise levels is Rumrill Boulevard. Ambient noise level measurements were conducted in San Pablo by Rincon on Wednesday, May 31, 2023. As part of the ambient noise survey, a 15-minute noise measurement was conducted between 4:40 and 4:55 p.m. on the east side of Rumrill Boulevard, midway between California Avenue and Regina Avenue, approximately 20 feet from vehicle traffic. The results of noise monitoring indicate that noise levels along Rumrill Boulevard are in the range of 67 dBA Leq and 85 dBA Lmax.



## Impact Analysis

### Construction

The 2030 General Plan EIR (City of San Pablo 2011) analyzed noise impacts under Section 3.9, *Noise*. The 2030 General Plan EIR found that noise generated by construction activity could expose noise-sensitive receptors to temporary noise. This impact was determined to be less than significant if development under the proposed General Plan complies with General Plan policies and with limitations on construction activity in the City’s Municipal Code which specifically prohibits construction operations between 10 p.m. and 7 a.m. unless there is an emergency.

Noise from individual construction projects facilitated by the project would temporarily increase noise levels at nearby noise-sensitive receivers. Since at this stage of planning, project-level details are not available for future projects that would be carried out under the plan, it is not possible to determine exact noise levels or time periods for construction of such projects, or construction noise at adjacent properties. Nevertheless, the City would require construction contractors to implement construction noise reduction measures to prevent exceedance of the significance thresholds. Therefore, implementation of the plan would not result in new or substantially more significant impacts than those identified in the 2030 General Plan EIR.

### Operation

Implementation of the project would allow additional buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to operational traffic noise. Traffic data provided by Kittleson & Associates indicates that the 2022 average daily traffic (ADT) along the Rumrill Boulevard corridor was 16,080. Based on the VMT assessment for the plan (Kittleson & Associates 2025), the plan would increase VMT citywide by 6 percent. Conservatively assuming that all new vehicle trips would occur on Rumrill Boulevard, this would result in a traffic volume of approximately 17,045 ADT, and an increase of approximately 0.3 dBA DNL noise level, which would not exceed the most stringent traffic noise threshold of 1.5 dBA DNL for ambient noise environments of 65 dBA DNL and higher. Therefore, implementation of the plan would not result in new or substantially more significant impacts than those identified in the 2030 General Plan EIR.

\* \* \*

This concludes our assessment of noise impacts from the proposed plan. Please do not hesitate to let us know if you wish to discuss this assessment.

Sincerely,

**Rincon Consultants, Inc.**

Josh Carman, INCE  
Director of Technical Services

### Attachments

Attachment 1 Fundamentals of Noise

# **Attachment 1**

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Fundamentals of Noise

Noise is most often defined as unwanted sound; whether it is loud, unpleasant, unexpected, or otherwise undesirable. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as “noisiness” or “loudness.”

## Noise Descriptors

The following are brief definitions of terminology used in this chapter:

- **Sound.** A disturbance created by a vibrating object, which, when transmitted by pressure waves through a medium such as air, is capable of being detected by a receiving mechanism, such as the human ear or a microphone.
- **Noise.** Sound that is loud, unpleasant, unexpected, or otherwise undesirable.
- **Decibel (dB).** A unitless measure of sound, expressed on a logarithmic scale and with respect to a defined reference sound pressure. The standard reference pressure is 20 micropascals (20  $\mu\text{Pa}$ ).
- **A-Weighted Decibel (dBA).** An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
- **Equivalent Continuous Noise Level ( $L_{\text{eq}}$ ); also called the Energy-Equivalent Noise Level.** The value of an equivalent, steady sound level which, in a stated time period (often over an hour) and at a stated location, has the same A-weighted sound energy as the time-varying sound. Thus, the  $L_{\text{eq}}$  metric is a single numerical value that represents the equivalent amount of variable sound energy received by a receptor over the specified duration.
- **Statistical Sound Level ( $L_n$ ).** The sound level that is exceeded “n” percent of time during a given sample period. For example, the  $L_{50}$  level is the statistical indicator of the time-varying noise signal that is exceeded 50 percent of the time (during each sampling period); that is, half of the sampling time, the changing noise levels are above this value and half of the time they are below it. This is called the “median sound level.” The  $L_{10}$  level, likewise, is the value that is exceeded 10 percent of the time (i.e., near the maximum) and this is often known as the “intrusive sound level.” The  $L_{90}$  is the sound level exceeded 90 percent of the time and is often considered the “effective background level” or “residual noise level.”
- **Maximum Sound Level ( $L_{\text{max}}$ ).** The highest RMS sound level measured during the measurement period.
- **Root Mean Square Sound Level (RMS).** The square root of the average of the square of the sound pressure over the measurement period.
- **Day-Night Sound Level ( $L_{\text{dn}}$  or DNL).** The energy-average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the sound levels occurring during the period from 10:00 PM to 7:00 AM.
- **Community Noise Equivalent Level (CNEL).** The energy average of the A-weighted sound levels occurring during a 24-hour period, with 5 dB added from 7:00 PM to 10:00 PM and 10 dB from 10:00 PM to 7:00 AM. NOTE: For general community/environmental noise, CNEL and  $L_{\text{dn}}$  values rarely differ by more than 1 dB (with the CNEL being only slightly more restrictive – that is, higher than the  $L_{\text{dn}}$

value). As a matter of practice,  $L_{dn}$  and CNEL values are interchangeable and are treated as equivalent in this assessment.

- **Sensitive Receptor.** Noise- and vibration-sensitive receptors include land uses where quiet environments are necessary for enjoyment and public health and safety. Residences, schools, motels and hotels, libraries, religious institutions, hospitals, and nursing homes are examples.

## Characteristics of Sound

When an object vibrates, it radiates part of its energy in the form of a pressure wave. Sound is that pressure wave transmitted through the air. Technically, airborne sound is a rapid fluctuation or oscillation of air pressure above and below atmospheric pressure that creates sound waves.

Sound can be described in terms of amplitude (loudness), frequency (pitch), or duration (time). Loudness or amplitude is measured in dB, frequency or pitch is measured in Hertz [Hz] or cycles per second, and duration or time variations is measured in seconds or minutes.

### *Amplitude*

Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale. Because of the physical characteristics of noise transmission and perception, the relative loudness of sound does not closely match the actual amounts of sound energy. Table 1 presents the subjective effect of changes in sound pressure levels. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud). Changes of 1 to 3 dB are detectable under quiet, controlled conditions, and changes of less than 1 dB are usually not discernible (even under ideal conditions). A 3 dB change in noise levels is considered the minimum change that is detectable with human hearing in outside environments. A change of 5 dB is readily discernible to most people in an exterior environment, and a 10 dB change is perceived as a doubling (or halving) of the sound.

**Table 1** Noise Perceptibility

Change in dB	Noise Level
± 3 dB	Barely perceptible increase
± 5 dB	Readily perceptible increase
± 10 dB	Twice or half as loud
± 20 dB	Four times or one-quarter as loud

Source: California Department of Transportation (Caltrans). 2013, September. Technical Noise Supplement ("TeNS").

### *Frequency*

The human ear is not equally sensitive to all frequencies. Sound waves below 16 Hz are not heard at all, but are "felt" more as a vibration. Similarly, though people with extremely sensitive hearing can hear sounds as high as 20,000 Hz, most people cannot hear above 15,000 Hz. In all cases, hearing acuity falls off rapidly above about 10,000 Hz and below about 200 Hz.

When describing sound and its effect on a human population, A-weighted (dBA) sound levels are typically used to approximate the response of the human ear. The A-weighted noise level has been found to correlate well with people's judgments of the "noisiness" of different sounds and has been used for many years as a

measure of community and industrial noise. Although the A-weighted scale and the energy-equivalent metric are commonly used to quantify the range of human response to individual events or general community sound levels, the degree of annoyance or other response also depends on several other perceptibility factors, including:

- Ambient (background) sound level
- General nature of the existing conditions (e.g., quiet rural or busy urban)
- Difference between the magnitude of the sound event level and the ambient condition
- Duration of the sound event
- Number of event occurrences and their repetitiveness
- Time of day that the event occurs

### *Duration*

Time variation in noise exposure is typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called  $L_{eq}$ ), or alternately, as a statistical description of the sound level that is exceeded over some fraction of a given observation period. For example, the  $L_{50}$  noise level represents the noise level that is exceeded 50 percent of the time; half the time the noise level exceeds this level and half the time the noise level is less than this level. This level is also representative of the level that is exceeded 30 minutes in an hour. Similarly, the  $L_2$ ,  $L_8$  and  $L_{25}$  values represent the noise levels that are exceeded 2, 8, and 25 percent of the time or 1, 5, and 15 minutes per hour, respectively. These “n” values are typically used to demonstrate compliance for stationary noise sources with many cities’ noise ordinances. Other values typically noted during a noise survey are the  $L_{min}$  and  $L_{max}$ . These values represent the minimum and maximum root-mean-square noise levels obtained over the measurement period, respectively.

Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, state law and many local jurisdictions use an adjusted 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL) or Day-Night Noise Level ( $L_{dn}$ ). The CNEL descriptor requires that an artificial increment (or “penalty”) of 5 dBA be added to the actual noise level for the hours from 7:00 PM to 10:00 PM and 10 dBA for the hours from 10:00 PM to 7:00 AM. The  $L_{dn}$  descriptor uses the same methodology except that there is no artificial increment added to the hours between 7:00 PM and 10:00 PM. Both descriptors give roughly the same 24-hour level, with the CNEL being only slightly more restrictive (i.e., higher). The CNEL or  $L_{dn}$  metrics are commonly applied to the assessment of roadway and airport-related noise sources.

### **Sound Propagation**

Sound dissipates exponentially with distance from the noise source. This phenomenon is known as “spreading loss.” For a single-point source, sound levels decrease by approximately 6 dB for each doubling of distance from the source (conservatively neglecting ground attenuation effects, air absorption factors, and barrier shielding). For example, if a backhoe at 50 feet generates 84 dBA, at 100 feet the noise level would be 79 dBA, and at 200 feet it would be 73 dBA. This drop-off rate is appropriate for noise generated by on-site operations from stationary equipment or activity at a project site. If noise is produced by a line source, such as highway traffic, the sound decreases by 3 dB for each doubling of distance over a reflective (“hard site”) surface such as concrete or asphalt. Line source noise in a relatively flat environment with ground-level absorptive vegetation decreases by an additional 1.5 dB for each doubling of distance.

## **Psychological and Physiological Effects of Noise**

Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and the nervous system. Extended periods of noise exposure above 90 dBA results in permanent cell damage, which is the main driver for employee hearing protection regulations in the workplace. For community environments, the ambient or background noise problem is widespread, though generally worse in urban areas than in outlying, less-developed areas. Elevated ambient noise levels can result in noise interference (e.g., speech interruption/masking, sleep disturbance, disturbance of concentration) and cause annoyance. Since most people do not routinely work with decibels or A-weighted sound levels, it is often difficult to appreciate what a given sound pressure level number means. To help relate noise level values to common experience, Table 2 shows typical noise levels from familiar sources.

**Table 2 Typical Noise Levels**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Onset of physical discomfort	120+	
	110	Rock Band (near amplification system)
Jet Flyover at 1,000 feet		
	100	
Gas Lawn Mower at three feet		
	90	
Diesel Truck at 50 feet, at 50 mph		Food Blender at 3 feet
	80	Garbage Disposal at 3 feet
Noisy Urban Area, Daytime		
	70	Vacuum Cleaner at 10 feet
Commercial Area		Normal speech at 3 feet
Heavy Traffic at 300 feet	60	
		Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room (background)
Quiet Suburban Nighttime		
	30	Library
Quiet Rural Nighttime		Bedroom at Night, Concert Hall (background)
	20	
		Broadcast/Recording Studio
	10	
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

Source: California Department of Transportation (Caltrans). 2013, September. Technical Noise Supplement ("TeNS").

Appendix E

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# Transportation Data

# Technical Memorandum

April 28, 2025

Project# 25147

To: Andrew Hill, Principal  
Dyett & Bhatia  
1330 Broadway, Suite 604  
Oakland, CA 94612

From: Damian Stefanakis and Fernando Sotelo, Kittelson & Associates, Inc.

CC: Karen Chavez, Dyett & Bhatia

RE: **San Pablo General Plan Buildout Addendum EIR – VMT Assessment - DRAFT**

## INTRODUCTION

Kittelison has prepared this DRAFT memorandum on VMT metrics for the buildout of the San Pablo General Plan. Previously, as part of the Housing Element EIR, Kittelson had presented a memorandum of VMT guidelines and thresholds for the City to consider. These were based on compliance with CCTA VMT Guidelines for project VMT impacts.

Similar to the Housing Element, Kittelson prepared forecasts for the General Plan Buildout condition to evaluate the general plan update for VMT. Now, the City as the lead agency, is planning to environmentally clear the general plan buildout as an addendum to the 2014 general plan update.

Under Senate Bill 743, local agencies may no longer rely on roadway/intersection delay and capacity-based analyses for the California Environmental Quality Act (CEQA) purposes, but rather, agencies must analyze transportation impacts utilizing vehicle miles travelled ("VMT"), which measures the number of vehicle trips generated by a project and the average distance of travel to and from the project. This is a change from the prior method of analyzing transportation impacts, which measured levels of service ("LOS") at intersections and roadway segments, graded from LOS A to LOS F. Travel delay as measured by LOS is no longer used as a metric to evaluate transportation impacts under CEQA but it's often used to assess roadway capacity and conformance with desired LOS targets.

This memorandum describes the recommended approach to evaluate VMT impacts to clear the General Plan Update as an addendum under CEQA.

## VMT METRICS AND THRESHOLDS

VMT is determined by multiplying the number of vehicular trips by the trip distance in miles. For example, one vehicle that travels ten miles in a day generates ten VMT. Normally VMT is expressed on a daily basis for a typical weekday. VMT can be expressed in several ways such as Total VMT or based on efficiency metrics such as VMT per capita (aka per resident), VMT per worker (a.k.a. per employee), and VMT per service population (service population is the sum of residents plus employees). VMT for land use projects are typically calculated and assessed on a per rate basis – per capita for residential projects or per employee for employment-generating projects. It should be noted that for the purposes of evaluating transportation impact under CEQA, only VMT from automobiles (not trucks) is to be considered.

For land plans such as the San Pablo General Plan update, VMT is calculated for the full length of a given trip and are not truncated at jurisdiction boundaries. Additionally, these VMT values are for trips beginning or ending in the city (i.e., are associated with land uses within San Pablo). Trips passing through the city without stopping are not included in these VMT estimates, as the city has little or no control over such trips.

Although the absolute amount of VMT may be reported, transportation impact analysis is typically based on VMT expressed as an efficiency metric. VMT efficiency metrics, such as VMT per resident and VMT per employee, allow the VMT performance of different land use quantities to be compared. Such metrics provide a measure of travel efficiency and help depict whether people are traveling by vehicle more or less over time, across different areas, or across different planning scenarios. A per-capita or per-employee decline in VMT compared to a baseline condition indicates that the land use patterns and transportation network are operating more efficiently.

Usually, projects are assessed against the baseline condition. However, since the general plan is being cleared as an addendum, and since existing land uses are technically cleared for VMT under CEQA, the general plan will be assessed under the cumulative effect of the additional buildout land uses.

## CCTA VMT Analysis Methodology Guidance

CCTA published an implementation guide<sup>1</sup> to assist lead agencies in their CEQA VMT analysis consistent with new requirements of the CCTA Growth Management Program (GMP). The guidance is intended to apply to the VMT evaluation of land use projects under CEQA. Compliance with the requirements of the implementation guide is mandatory as part of fulfillment of local jurisdictions' requirements under the CCTA GMP. Local jurisdictions may choose to apply methods and thresholds that are more stringent than what is outlined in the guidance. The following discussed applicable methodologies to evaluate project impacts and cumulative impacts.

### Project Impacts

Since the general plan is not assessed as a project level impact, the CCTA recommended target reductions of 85% of baseline levels (which corresponds to 15% below baseline levels) will not apply for the Addendum.

### Cumulative Impacts

Per CCTA Guidelines, Projects that are unable to mitigate their project-specific VMT impacts to less-than-significant levels require a Cumulative VMT analysis. The cumulative analysis consists of measuring the project's effect on VMT of all roadways in the entire study area. To perform a cumulative VMT analysis, the CCTA future year model should be used for "without project" and "with project" conditions. The results would be extracted for the entire Bay Area region. A cumulative impact would occur if the total VMT under 2040 with project conditions would be higher compared to the total VMT under 2040 "without project" conditions. For cumulative impacts, the total VMT on all roadways will be used for the comparison without/with project. For San Pablo, a 2035 horizon was selected for the buildout.

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<sup>1</sup> Growth Management Program Implementation Documents Implementation Guide, Appendix F. CCTA, February 17, 2021.

## RECOMMENDED THRESHOLDS

To evaluate impacts from the General Plan Update, the recommended metrics and thresholds for an addendum is the net difference in residential and employment VMT, described below:

- **Residential:** A significant impact would occur if the VMT for a residential project (VMT/capita) is substantially higher than the prior General Plan for the 2035 Countywide average.
- **Employment-Generating:** A significant impact would occur if the VMT for an employment project (VMT/employee) is substantially higher than the prior General Plan for the 2035 Countywide average.

The general plan update would result in a significant impact if proposed new residential, office, or retail land uses would in aggregate exceed respective thresholds for the entire County.

### Analysis Scenarios

The following scenarios were analyzed using the Contra Costa Countywide travel demand model. Buildout of the existing (Adopted) General Plan was also reported in a separate scenario (as represented by the 2035 CCTA model) for cumulative comparison.

- **2035 Countywide No-Build.** Represents existing San Pablo General Plan and regional land use resulting from buildout as represented by the Contra Costa County General Plan.
- **2035 Proposed General Plan Buildout.** Projected 2035 land use resulting from the proposed San Pablo General Plan and added to the Contra Costa County General Plan.

## IMPACT ASSESSMENT

Based on the recommended approach and established thresholds for a cumulative assessment under this Addendum, **Table 1** summarizes the residential VMT results for San Pablo based on the cumulative 2035 County level no-build and 2035 County level buildout (of San Pablo). As shown in Table 1, with the San Pablo buildout, the VMT/Capita reduces from 16.9 to 16.7 VMT per capita.

**Table 1: Residential VMT per Capita Summary**

Year	Scenario	Area	VMT/Capita	Potential Impact?
2023	Existing	Contra Costa County	17.3	-
2035	No-Project	Contra Costa County	16.9	-
2035	With Project	Contra Costa County	<b>16.7</b>	No

Source: CCTA Model, Kittelson & Assoc. Inc., 2025

**Table 2** summarizes the employment VMT results for San Pablo based on the cumulative 2035 County level no-build and 2035 County level buildout plus San Pablo.

**Table 2: Employment VMT per job Summary**

Year	Scenario	Area	VMT/Employee	Potential Impact?
2023	Existing	Contra Costa County	14.9	-
2035	No-Project	Contra Costa County	15.3	-
2035	With Project	Contra Costa County	<b>15.3</b>	No

Source: CCTA Model, Kittelson & Assoc. Inc., 2025

As shown in Table 2, with the San Pablo buildout, the VMT/Employee remains at 15.3 at the county level.

## FINDINGS

Based on the recommended approach and VMT analysis for the San Pablo General Plan Buildout Addendum, the results indicate no substantial increase in VMT/Capita or VMT/Employee. Therefore, the VMT results conclude that the buildout results in a less than significant (LTS) impact for VMT.

Appendix F

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# **Buildout Projections for the Rumrill Corridor Plan**

M E M O R A N D U M

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To: Libby Tyler, Community Development Director, City of San Pablo  
From: Andrew Hill, Principal  
Re: Buildout Projections for the Rumrill Corridor Plan  
Date: December 30, 2024, revised January 6, 2025

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Dear Libby:

Developing buildout projections is a critical step in the process of plan development. Forecasting the growth in population, housing, and employment likely to result from implementation of the Rumrill Corridor Plan will inform key planning decisions and serve as the basis for environmental review under the California Environmental Quality Act (CEQA). Specifically, the buildout projections will be used to estimate future vehicle miles traveled, pollutant emissions, and utility demand that will in turn inform development of policies in the plan and quantify potential environmental impacts.

This memo summarizes the methodology and assumptions used to develop buildout projections for the Rumrill Corridor Plan and General Plan Update Project. It also outlines the purpose and uses of buildout projections and presents the findings of the analysis.

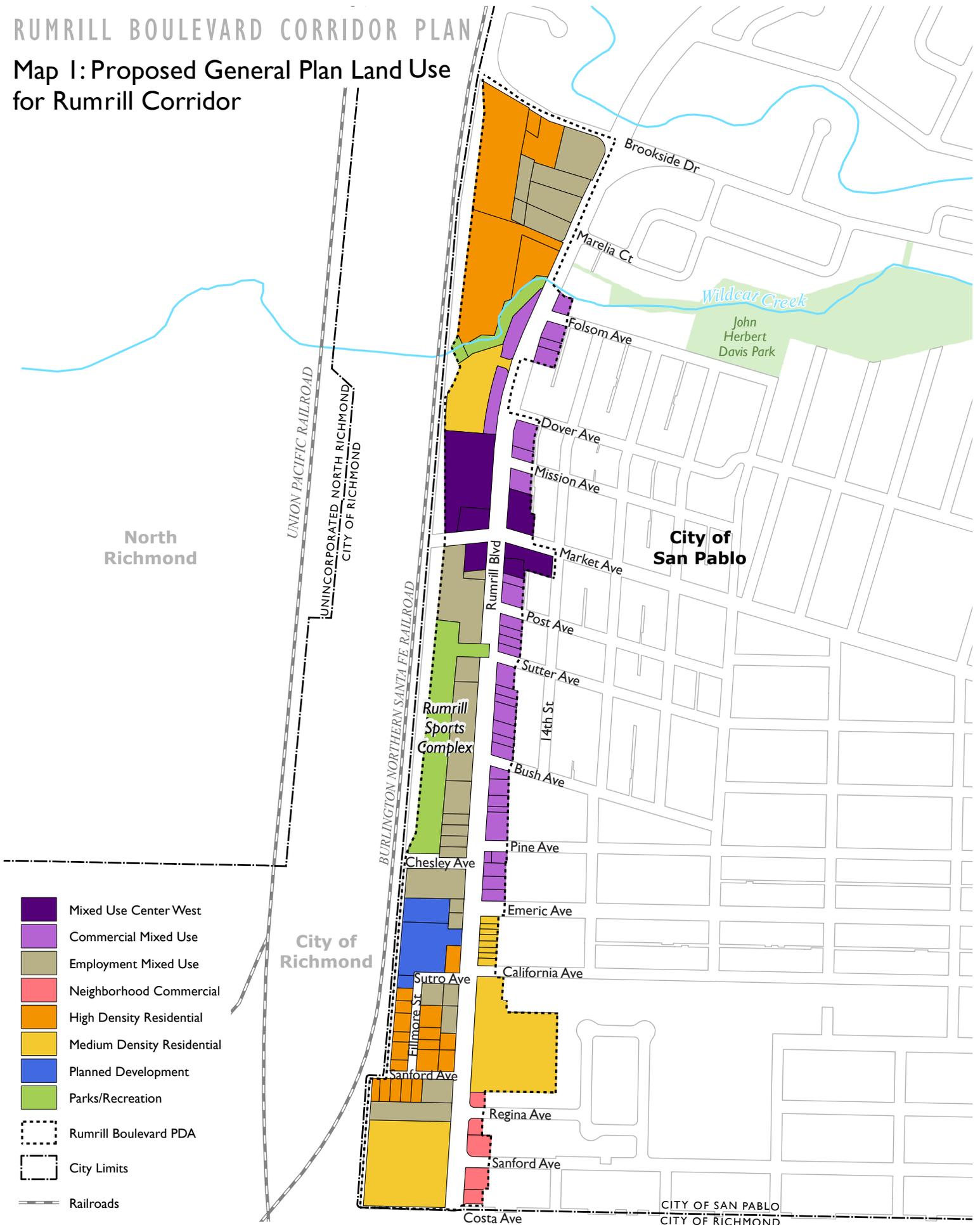
## **PARAMETERS FOR PROJECTIONS**

Map 1 shows the proposed General Plan land use designations for the Rumrill Corridor Plan Area. The development capacity of land within the planning area is determined by the maximum amount of development allowed under the land use and zoning regulations enacted by the City. Individual projects, however, are rarely approved at the upper limit of the permitted density or intensity range and thus cities are rarely if ever built out to full capacity. Market demand can also be a limiting factor - a city can zone for a large amount of retail space, but if underlying market demand factors do not support it, it will not get built. As such, buildout projections for the Rumrill Corridor Plan need to represent a reasonably foreseeable estimate of development potential, factoring in the capacity of land in the planning area and foreseeable market demand.

Additionally, the projections must reflect certain legal requirements, including the Regional Housing Needs Assessment (RHNA) allocations for the City, which define a minimum number of housing units that must be accommodated through local zoning during the 2023-31 planning period. The City's 2023-31 RHNA allocation is shown on Table 1. The City's adopted Housing Element plans for 354 new housing units in the Rumrill Corridor Plan Area by 2031, which represents a baseline for planning purposes.

# RUMRILL BOULEVARD CORRIDOR PLAN

## Map I: Proposed General Plan Land Use for Rumrill Corridor



- Mixed Use Center West
- Commercial Mixed Use
- Employment Mixed Use
- Neighborhood Commercial
- High Density Residential
- Medium Density Residential
- Planned Development
- Parks/Recreation
- Rumrill Boulevard PDA
- City Limits
- Railroads



Map Date: 1/7/2025

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

**Table 1: San Pablo Regional Housing Needs Assessment, 2023-2031**

<i>Income Level'</i>	<i>AMI</i>	<i>Needed Units</i>	<i>Percent of Needed Units</i>
Very-Low-Income	0-50%	173	23.2%
Low-Income	51-80%	100	13.4%
Moderate-Income	81-120%	132	17.7%
Above-Moderate-Income	>120%	341	45.7%
<b>Total</b>		<b>746</b>	<b>100.0%</b>

*Source: HCD State Income Limits, 2021; City of San Pablo, 2022; Dyett & Bhatia, 2022*

## **METHODOLOGY**

To develop a reasonably foreseeable projection of housing and job growth for the planning period, Dyett & Bhatia conducted a parcel-based analysis that considers development potential and market demand factors. The methodology for the projections is described below.

### **Pipeline Projects**

There are three projects currently in the development pipeline that are likely to be developed prior to 2030. In June 2023, a 40-unit affordable housing project was approved at 1820 Rumrill, on the northeast corner of Rumrill Boulevard and Market Avenue. Additionally, Rudy's Refrigeration has acquired the This N That site at 1701 Rumrill Boulevard and the owner plans to redevelop the property with an assembly facility, warehouse and office space employing up to 30 people, while the City is currently processing an application for re-tenanting of the Renewed Hope Church site at 1327 Rumrill Boulevard to accommodate a credit union employing 10 people. Buildout projections for the Rumrill Corridor Plan will assume the development of these projects.

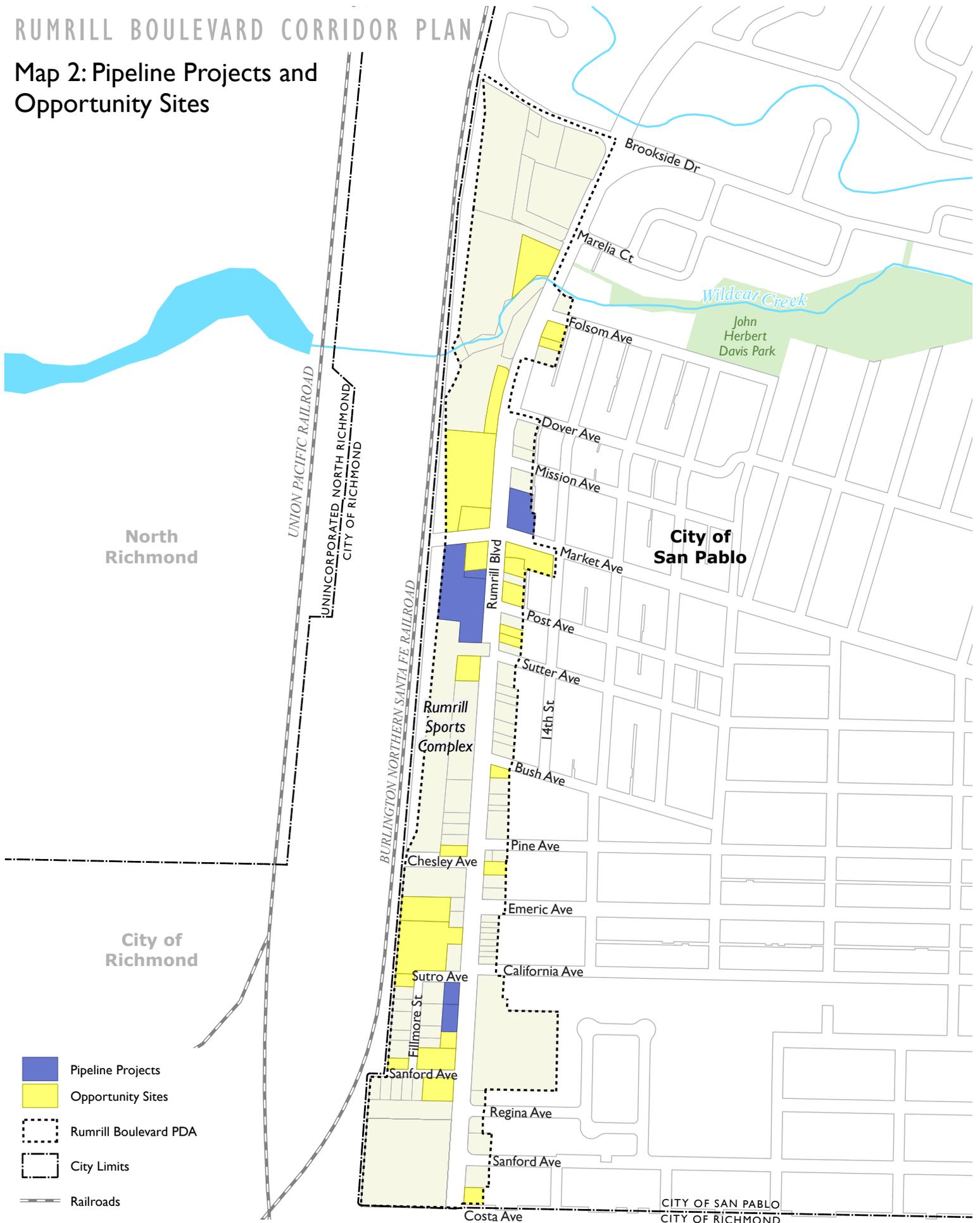
### **Opportunity Sites**

Using parcel data from the Contra Costa County Assessor, vacant and underutilized parcels were identified as opportunity sites, or locations where change (i.e., new development or redevelopment) is most likely to occur during the planning horizon. Underutilized sites were determined on the basis of assessed value (AV) ratio and/or low floor area ratios (FAR), both indicators of redevelopment potential. Low AV ratio occurs on properties where the value of the land is worth more than the buildings and structures on it, giving the owner an incentive to redevelop with new uses that command higher rents or sale prices. Similarly, low FAR can also indicate redevelopment potential. For example, a large surface parking lot with more spaces than are needed to serve the businesses at a shopping center could be considered underutilized and could be redeveloped with other uses to serve community needs, such as housing that in turn would provide more customers for the stores and restaurants on the site.

Parcels with low assessed value (AV) ratio, low floor area ratios (FAR), or both were considered underutilized and counted as opportunity sites. Properties under City ownership that may not be needed for municipal operations in the future were also taken into consideration. Using these criteria, a total of 24 opportunity sites (shown on Map 2) were

# RUMRILL BOULEVARD CORRIDOR PLAN

## Map 2: Pipeline Projects and Opportunity Sites



- Pipeline Projects
- Opportunity Sites
- Rumrill Boulevard PDA
- City Limits
- Railroads



Map Date: 1/7/2025

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

identified. The buildout calculations assume development on these parcels for the purpose of projecting a reasonably foreseeable estimate of development from the Rumrill Corridor Plan.

**Development Assumptions**

Recognizing that some opportunity sites are more "shovel ready" than others, the opportunity sites were ranked in a tiering system by their existing conditions (i.e., AV ratio, FAR, and vacant status) and assigned a development potential, or percentage of the parcel area that is likely to undergo development during the planning period. Table 2 summarizes the criteria and development potential assigned through the tiering system. These factors were applied to the total acreage of each parcel to determine potential new residential units and non-residential square footage, while accounting for some existing uses to remain.

**Table 2 - Development Assumptions**

<i>Tier</i>	<i>Criteria</i>	<i>% Capacity</i>
Tier 1	Vacant	100
Tier 2	Low AV and Low FAR	65
Tier 3	Low AV or Low FAR or other indicator	50

Next, the number of residential units and non-residential square feet of new development was projected for each site, based on the density and development intensity ranges in the applicable General Plan land use designation, applying the assumptions shown in Table 2. Non-residential square footage was translated into job projections using typical employment density factors for various uses from a survey of development trends in California.

**BUILDOUT PROJECTIONS**

Projections for housing units and jobs on opportunity sites in the Rumrill Corridor Plan Area are summarized below. The assumptions and calculations are presented by proposed General Plan land use designation first, and the cumulative area-wide results are shown in Table 3 at the end of this memo.

*High Density Residential*

There are four opportunity sites in the High Density Residential (HDR) designation. Two of the sites are vacant and two are underutilized. Additionally, the three adjacent City owned sites in the Planned Development designation are assumed to develop with high density residential uses for the purpose of these buildout projections. The HDR designation permits multifamily housing development at up to 60 du/ac. Buildout projections assume residential development at 48 du/ac, which is consistent with other recently approved and constructed developments on other sites in San Pablo within this designation, based on a review of recent development conducted as part of the Housing Element update. Overall, buildout of these sites is projected to result in 141 net new housing units within the planning period.

### *Commercial Mixed Use*

There are eight opportunity sites in the Commercial Mixed Use (CMU) designation, including three vacant sites and five underutilized sites. Two of the vacant sites are adjacent and under common ownership. The Commercial Mixed Use permits commercial development at up to 1.5 FAR and residential development at up to 50 du/ac. Buildout projections assume development and redevelopment of opportunity sites in either a horizontal or vertical mixed use format. For the vacant sites, non-residential uses were assumed on up to 75 percent of the ground floor area and an employment density factor of 300 square feet per job was applied to derive projected jobs, as is typical for restaurant and retail uses. Residential density was assumed at 45 dwelling units per acre (du/ac), which is consistent with other recently approved and constructed developments on other sites in San Pablo within this designation, based on a review of recent development conducted as part of the Housing Element update. For the underutilized sites, factors from Table 2 were applied based on the tier of the site and an employment density factor of 300 square feet per job was applied to the resulting square footage to project jobs. Existing jobs (based on data obtained from Esri Business Analyst) were subtracted from the projected total to calculate net new jobs likely to result with buildout of the underutilized sites. Residential density was assumed at 45 dwelling units per acre (du/ac) and existing units that would be replaced were netted out from the resulting total. Overall, buildout of these sites is projected to result in 35 net new housing units and 107 net new jobs within the planning period.

### *Employment Mixed Use*

The proposed Employment Mixed Use (EMU) designation is intended to foster a range of production, distribution, and repair-oriented businesses and provide jobs with good wages that don't require a college degree for local residents. Maximum permitted FAR is 0.6, and on sites over 0.25 acres, multiunit housing is permitted where adequate buffering and noise mitigation is provided. There are three opportunity sites in the EMU designation, all underutilized. Two of the sites are larger than 0.25 acres. Factors from Table 2 were applied based on the tier of the site and an employment density factor of 700 square feet per job was applied to the resulting square footage to project jobs. This employment density factor was established based on a review of sites with existing production, distribution, and repair-oriented businesses in the corridor, considering current building square footage and current number of employees. Existing jobs (based on data obtained from Esri Business Analyst) were subtracted from the projected total to calculate net new jobs likely to result with buildout of the underutilized sites. A residential density of 24 du/ac was applied to project housing units on the two larger sites, accounting for the fact that residential units would only be constructed on a portion of the sites. Overall, buildout of these sites is projected to result in 24 net new jobs and 9 new housing units within the planning period.

### *Neighborhood Commercial*

There is one underutilized opportunity site in the Neighborhood Commercial (NC) designation. The NC designation permits retail, restaurant, and commercial recreational uses at up to 1.0 FAR. Residential use are not permitted in the NC designation. Assuming development of a neighborhood serving restaurant on the site, the applicable development

assumption factor from Table 2 was applied and an employment density factor of 300 square feet per job was applied to derive projected jobs. Overall, buildout of this site is projected to result in 16 net new jobs within the planning period.

#### *Mixed Use Center - West*

This proposed Mixed Use Center - West (MUC-W) designation applies to properties at the prominent intersection of Rumrill Boulevard and Market Avenue, permitting residential development at up to 60 du/ac (prior to application of any bonus density) and non-residential development at up to 2.5 FAR. There are five opportunity sites in the MUC-W designation, all underutilized. Two of the five sites, located at the northwest corner of the intersection, are adjacent and under common ownership and the existing uses are the Food Barn grocery store and related surface parking lot. With a total area of 2.6 acres, this property has a unique development potential within the Plan area. Accordingly, special consideration was given to these sites. Projections assume that the property would redevelop with a 44,000 square foot grocery store (equivalent to existing Food Barn square footage), a 10,000 square foot commercial kitchen, and multifamily residential development, which could be provided above the commercial development onsite or in standalone buildings. Residential buildout was assumed at 60 dwelling units per acre (du/ac), which is within the maximum base density permitted within this designation but less than 1820 Rumrill, which was approved at 80 du/ac with a density bonus. The following employment density factors were used to project jobs on this property:

- For the new grocery store, 1,000 square feet per job, consistent with the employment density of other grocery stores in San Pablo, including FoodMaxx;
- For the commercial kitchen, 120 square feet per job, consistent with the typical employment density of other commercial kitchens in the Bay Area;
- For the restaurant and retail space, 300 square feet per job was applied to derive projected jobs, as is typical for restaurant and retail uses.

On the other three underutilized sites, ground floor commercial space was assumed with 3 to 4 stories of residential above. An employment density factor of 300 square feet per job was applied to derive projected jobs, and residential density was assumed at 60 dwelling units per acre (du/ac), as on other sites in the MUC-W designation. Existing jobs were subtracted from the projected total to calculate net new jobs likely to result. Overall, buildout of MUC-W opportunity sites is projected to result in 183 net new housing units and 182 net new jobs within the planning period.

#### **SUMMARY**

Table 3 presents a summary of projected net new job and housing growth for the Rumrill Corridor Plan Area. For the purpose of comparison, prior projections from the City's 2023-31 Housing Element and the 2030 General Plan are provided on Table 4 for reference. Overall, buildout of the proposed Rumrill Corridor Plan would result in 408 new housing units and 369 new jobs over the planning period. This represents more housing than envisioned in the Housing Element for the area, given the decision to rezone City-owned parcels for high density residential uses. It also represents more employment growth for the area than

envisioned in the 2030 General Plan, given the proposed land use changes which are intended promote development with uses that create good jobs for local residents.

**Table 3 - Net New Projected Housing Units and Jobs in the Rumrill Corridor Plan Area**

	<i>Housing Units</i>	<i>Jobs</i>
Pipeline	40	40
Mixed Use Center - West	183	182
High Density Residential	141	0
Commercial Mixed Use	35	107
Employment Mixed Use	9	24
Neighborhood Commercial	0	16
<b>Total</b>	<b>408</b>	<b>369</b>

**Table 4 - Comparison of Projections for the Rumrill Corridor Plan Area**

	<i>Housing Units</i>	<i>Jobs</i>
2030 General Plan	89	209
2050 Plan Bay Area	22	194
2023-31 Housing Element	354	n/a
Rumrill Corridor Plan	408	369

## Appendix A: Business Establishments and Estimated Workers in Rumrill PDA

Name	Address	NAICS	Category	Workers
Cerna's Tires and Repair	1291 Rumrill Blvd	441320	Auto Repair and Maintenance	3
Berto Auto Spa	1200 Rumrill Blvd	811192	Auto Repair and Maintenance	8
Najar's Custom Exhaust	1454 Rumrill Blvd	811121	Auto Repair and Maintenance	3
Arciniega's Auto Repair	1503 Rumrill Blvd	811111	Auto Repair and Maintenance	2
Pancho's Auto Repair	1620 Rumrill Blvd	811111	Auto Repair and Maintenance	2
Colima Auto Repair	1752 Rumrill Blvd	811111	Auto Repair and Maintenance	3
Luis Autosound	1852 Rumrill Blvd	811118	Auto Repair and Maintenance	1
CCS Auto Body	1868 Rumrill Blvd	811121	Auto Repair and Maintenance	2
Caliber Collision	2031 Rumrill Blvd	811121	Auto Repair and Maintenance	9
J&M Auto Repair	2145 Rumrill Blvd	811111	Auto Repair and Maintenance	2
<b>Total Auto Repair and Maintenance</b>				<b>35</b>
Rubenstein Plumbing Supply	1157 Rumrill Blvd	423720	Manufacturing/Wholesale	5
East Bay Brass Foundry Inc	1200 Chesley Ave	331110	Manufacturing/Wholesale	13
Navarro Iron Works	1317 Rumrill Blvd	332323	Manufacturing/Wholesale	4
Rudy's Commercial Refrigeration	1660 Rumrill Blvd	333415	Manufacturing/Wholesale	10
<b>Total Manufacturing/Wholesale</b>				<b>32</b>
Bay Area Moving and Storage	2025 Rumrill Blvd #1	48411	Personal/Business/Social Services	3
Golden State Taxes and Notary	1835 Rumrill Blvd	541213	Personal/Business/Social Services	1
Lao Family	1865 Rumrill Blvd	624190	Personal/Business/Social Services	4
Lao Family	1968 Rumrill Blvd	624190	Personal/Business/Social Services	na
C.M.B Mobile Welding Repair	1852 Rumrill Blvd	811310	Personal/Business/Social Services	1
Yvonne's	1524 Rumrill Blvd	811490	Personal/Business/Social Services	1
Miky's Wash House	1441 Rumrill Blvd	812310	Personal/Business/Social Services	na
P.S. Friendly Cleaners	1817 Rumrill Blvd	812310	Personal/Business/Social Services	2
Five Star Cleaners	2145 Rumrill Blvd	812320	Personal/Business/Social Services	22
Tony's Maintenance and Landscaping	1153 Rumrill Blvd #73	561730	Personal/Business/Social Services	1
Rossey's Barber and Beauty	1732 Rumrill Blvd	812112	Personal/Business/Social Services	3
Las Camelinas Beauty Salon	1758 Rumrill Blvd	812112	Personal/Business/Social Services	1
Pham/ Lupitas Station Men	1829 Rumrill Blvd	812112	Personal/Business/Social Services	1
Lupitas's Beauty Salon	1829 Rumrill Blvd	812112	Personal/Business/Social Services	3
Kathy Beauty Salon and Barber	2145 Rumrill Blvd	812112	Personal/Business/Social Services	1
Aloba Sf Inc	1732 Rumrill Blvd	517312	Personal/Business/Social Services	1
Dollex Dolalr Express, Inc	1754 Rumrill Blvd	522390	Personal/Business/Social Services	1
AG Auto Registration Services	1526 Rumrill	561990	Personal/Business/Social Services	1
D.F. Boxing Club	1839 Rumrill Blvd	713940	Personal/Business/Social Services	na
<b>Total Personal/Business/Social Services</b>				<b>47</b>
Iglesia Profetica Espiritu de dios	1732 Rumrill Blvd	813110	Religious	na
Renewed Hope Church	1327 Rumrill	813110	Religious	na
Family Church of God in Christ	1452 Rumrill	813110	Religious	na
Iglesia Evangelica Eben-Ezer	1472 Rumrill	813110	Religious	na
Iglesia Cristiana Dios Con Nostotros	1830-1840 Rumrill	813110	Religious	na
<b>Total Religious</b>				<b>na</b>
continued on next page				

## Appendix A, continued

Name	Address	NAICS	Category	Workers
R & R's Café	1260 Rumrill Blvd	722511	Restaurant/Food Services	11
Plaza Garibaldi 1	1537 Rumrill Blvd	722330	Restaurant/Food Services	1
Los Compadres Taqueria	1742 Rumrill Blvd	722511	Restaurant/Food Services	5
Restaurante Rosita	1762 Rumrill Blvd	722513	Restaurant/Food Services	11
Los Grullenses food truck	1777 Rumrill Blvd	722511	Restaurant/Food Services	2
Los Grullenses #2	1789 Rumrill Blvd	722511	Restaurant/Food Services	2
Tortas Y Jugos Los Chilangos	1801 Rumrill Blvd	722511	Restaurant/Food Services	8
Tacos El Amigo	1942 Rumrill Blvd	722513	Restaurant/Food Services	1
Pollos Asados Don Rafa	1835 Rumrill Blvd	722511	Restaurant/Food Services	5
<b>Total Restaurant/Food Services</b>				<b>46</b>
Carniceria La Esmeralda	1300 Market Ave	445210	Retail Food	6
La Fina Meat Market	1160 Rumrill Blvd	445210	Retail Food	2
Super Carniceria La Mejor	1634 Rumrill Blvd	445210	Retail Food	2
Green Valley Foods	2025 Rumrill Blvd #3	44529	Retail Food	1
Rumrill food and Liquor	1441 Rumrill Blvd	445310	Retail Food	3
Farmers Market	1160 Rumrill Blvd	445110	Retail Food	1
El Porvenir Produce	1537 Rumrill Blvd	445110	Retail Food	3
Mi Ranchito Market #1	1634 Rumrill Blvd	445110	Retail Food	3
Evergreen Market	1300 Market Ave	445110	Retail Food	5
Luangnamtha Market	1865 Rumrill Blvd	445110	Retail Food	2
Food Barn	1835 Rumrill Blvd	445120	Retail Food	8
La Esperanza Express	1852 Rumrill Blvd	445120	Retail Food	1
<b>Total Retail Food</b>				<b>37</b>
Top Gas	1522 Rumrill Blvd	447190	Retail Other	3
Leon Western Wear	1835 Rumrill Blvd	448140	Retail Other	1
Joyeria El Alacran	1537 Rumrill Blvd	448310	Retail Other	1
Variedades Guadalajara	1777 Rumrill Blvd	452319	Retail Other	na
This and That Building Supply	1701 Rumrill Blvd	453310	Retail Other	3
Paulo's Thrift store	1752 Rumrill Blvd	453310	Retail Other	1
Lucky Energy House	1542 Rumrill Blvd	453220	Retail Other	1
La Raza Party Supplies	1600 Rumrill Blvd	453220	Retail Other	5
Spacetell LLC	1835 Rumrill Blvd	517312	Retail Other	4
Angel Lopez	1835 Rumrill Blvd	45399	Retail Other	1
<b>Total Retail Other</b>				<b>20</b>
<b>Grand Total</b>				<b>217</b>

Note:

BAE estimates. Detailed industry and employment data were not available for the Plan Area. BAE estimated the total employees at each business establishment using information from Esri Business Analyst and other public online sources.

Sources: City of San Pablo; Esri Business Analyst; Dun & Bradstreet; BAE, 2022.

