

November 28, 2016

Rod Simpson, Associate Planner  
**CITY OF SAN PABLO**  
13831 San Pablo Avenue  
San Pablo, CA 94806

**RE: ENVIRONMENTAL DOCUMENTATION FOR THE PLAZA SAN PABLO PROJECT**

Dear Mr. Simpson:

Michael Baker International has reviewed the proposed Plaza San Pablo Project (project) to determine the appropriate level of environmental review required under the California Environmental Quality Act (CEQA). As documented below, we have determined that the project is consistent with the San Pablo General Plan and the San Pablo Avenue Specific Plan and that additional environmental review is not required.

**PROJECT DESCRIPTION**

**REGIONAL AND LOCAL SETTING**

The project site is located in the southern portion of San Pablo in Contra Costa County (**Figure 1**). The Assessor's Parcel Number (APN) is 417-130-034. The project site is bordered by San Pablo Avenue to the north, a lot with a vacant building proposed for redevelopment into a new San Pablo Library to the west, Chattleton Lane to the south, and Luna Lane to the east.<sup>1</sup> Land uses in the project vicinity include a retail shopping center to the north, commercial retail and multi-family housing to the northeast, a commercial lot to the east, vacant land to the south and southwest, and public and institutional uses (i.e., San Pablo City Hall, Alvarado Adobe Museum, and a community center) across Church Lane to the west.

Regional access to the project site is via Interstate 80, located approximately 0.6 mile east of the project site. Local access is provided by San Pablo Avenue from the north, Luna Lane from the east, and Chattleton Lane from the south.

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

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<sup>1</sup> Luna Lane is marked as Pinewood Terrace on Google Maps.

**PROJECT DESCRIPTION**

The project would develop the site south of San Pablo Avenue, adjacent to the proposed San Pablo Library. The project site is approximately 34,000 square feet and is currently vacant, save for cracked concrete pavement and a grassy area in the northeast corner of the lot.

The project would construct 8 single-family “zero lot line” residences (approximately 1,700 square feet per unit) facing Chattleton Lane. The proposed residence heights are shown in **Appendix A, Sheet A6**. Each of the two-story residences would have the same floor plan, as described in **Table 1**.

| Table 1: Floor Plan  |   |
|--|---|
| First Floor  | Second Floor  |
| <ul style="list-style-type: none"><li>• 1 patio</li><li>• 1 study</li><li>• 1 family room</li><li>• 1 kitchen</li><li>• 1 living room</li><li>• 1/2 bathroom</li></ul> | <ul style="list-style-type: none"><li>• 1 balcony</li><li>• 3 bedrooms</li><li>• 2 bathrooms</li><li>• 1 laundry room</li></ul> |

The residences would also have individual garages; access to the garages would be via a common driveway/access easement (**Appendix A, Sheet A2**).

The project would construct a retail shell building (approximately 3,600 square feet) on the corner of San Pablo Avenue and Luna Lane. The retail building’s proposed height is shown in **Appendix A, Sheet A8**. The building would be leased to three tenants, consisting of two restaurant uses and one retail use. The individual retail spaces would range in size from 1,022 to 1,158 square feet. The retail building would have dining patios on the east and west sides, and an enclosed trash area to the rear facing the residences (**Appendix A, Sheet A2**). A parking lot consisting of 13 parking spaces would be located on the northeast corner of the project site, and 9 parking spaces would be located along the south side of the retail building.

The project site is included in the San Pablo Avenue Specific Plan, adopted by the City in September 2011. As shown in **Figure 2**, the project site is located in the northwest corner of the former Circle S focus area, now called the Mixed Use Center South area.<sup>2</sup> The project site is zoned SP 2, San Pablo Avenue Specific Plan/Mixed Use Center South. This designation is described in the Specific Plan as a new high-intensity mixed-use zone specific to the Mixed Use Center South area. The Mixed Use Center South area proposes to construct a major new activity center and a new citywide and regional destination for the City of San Pablo (San Pablo 2011b). The Specific Plan buildout expectations for the Mixed Use Center South are compared to the project in **Table 2**.

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<sup>2</sup> Referred to as the Mixed Use Center South area in the rest of this document.

Table 2: Mixed Use Center South Development vs. Plaza San Pablo Development

| Buildout Condition   | Mixed Use Center South | Plaza San Pablo    |
|----------------------|------------------------|--------------------|
| Size                 | 16.1 acres             | 0.8 acre           |
| Residential Units    | 129                    | 8                  |
| Commercial           | 460,000 square feet    | 20,370 square feet |
| Estimated Population | 379                    | 27*                |
| Employment           | 938                    | 45**               |

Source: San Pablo 2011b

\* Based on San Pablo average household size of 3.3 persons (San Pablo 2016).

\*\* Assumes 15 employees per business.

The architectural style of the proposed buildings would be "Modern" to reflect the new Walgreens across Luna Lane to the east, the proposed library building to the west, and the other proposed buildings in the Mixed Use Center South area. Stormwater would be collected in the common driveway and filtered through a bioswale before discharging to Chattleton Lane (Appendix A, Sheet L1).

The project would be connected to existing utility providers in San Pablo. Electricity would be provided by Pacific Gas and Electric Company (PG&E). Water services would be provided by the East Bay Municipal Utility District. Garbage pickup services would be provided by the Richmond Sanitary Service. The West County Wastewater District would provide sewer services (San Pablo 2016).

## BACKGROUND AND LEGAL STANDARDS

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

The Specific Plan's Environmental Impact Report (EIR) and Mixed Use Center South Area Mitigated Negative Declaration (MND) analyze the respective physical impacts of Specific Plan implementation and Mixed Use Center South buildout.<sup>3</sup> The EIR and MND address impacts related to aesthetics, agriculture, air quality, biological resources, cultural resources, greenhouse gas emissions, hazardous materials, hydrology and water quality, land use, noise, population, public services, utilities, and transportation. The Specific Plan EIR is a program EIR, pursuant to CEQA Guidelines Section 15168.

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

<sup>3</sup> Originally referred to as "The Avenue" Mitigated Negative Declaration.

subsequent activity. Three sets of provisions in CEQA and the CEQA Guidelines address the requisite analysis.

### CEQA GUIDELINES SECTIONS 15162 AND 15163

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

### CEQA GUIDELINES SECTION 15183

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

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

### CONSISTENCY ANALYSIS

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

| Table 3: Allowed vs. Proposed Uses |   |  |            |
|------------------------------------|---|--|------------|
|                                    | Existing Regulations  | Proposed Development   | Consistent |
| General Plan Designation           | Mixed Use Center<br>Permitted uses include commercial, office (including medical offices), residential, institutional, and hotel. | Mixed Use Center   | Yes        |
| Zoning                             | SP-2<br>Permitted uses include a mix of retail, commercial, office, residential, public/institutional, and hotel uses.            | SP-2   | Yes        |
| Height                             | 60 feet maximum   | Residential Units: 21 feet 11 inches<br>Retail Building: 25 feet | Yes        |
| Density                            | 60 dwelling units per acre maximum  | 10 dwelling units per acre                                       | Yes        |

## ENVIRONMENTAL IMPACTS

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

Overall, the Specific Plan EIR estimated that the proposed land uses in the Mixed Use Center South area would result in approximately 129 new residential units and 460,000 square feet of new commercial floor area within the approximately 16.1 acres of project area. The proposed project would construct 8 units of the 129 assumed in the EIR; to date, no other units have been built in the project area.

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

- **Air Quality:** The Specific Plan EIR analyzed the Specific Plan's full development potential, including the project site. Project buildout would be consistent with the uses envisioned in the Specific Plan EIR. The EIR determined that development consistent with the Specific Plan is also consistent with the 2010 Bay Area Air Quality Management District (BAAQMD) Clean Air Plan Traffic Control Measures and with the Association of Bay Area Governments' (ABAG) transit-oriented development (TOD) goals (San Pablo 2011c). Under these goals, urban development is directed toward existing urban infill sites near transit corridors to avoid the loss of open space and achieve greenhouse gas reductions as required by Assembly Bill 32 and Senate Bill 375 (San Pablo 2011c). As stated in **Table 4**, the project would comply with Specific Plan and General Plan policies that implement the 2010 Clean Air Plan control strategies for the San Francisco Bay Area Air Basin.

Emissions generated during construction are considered short-term and would be limited to the construction period. Short-term emissions would be generated by the use of heavy equipment, the transport of materials, and construction employee commute trips; project emissions are included in the emissions inventory that is the basis for regional air quality plans. Short-term emissions are not expected to impede attainment or maintenance of air quality standards in the Bay Area (EMC Planning Group 2011). General Plan Action OSC-I-20 requires developers to use best management practices (BMPs) to reduce particulate emissions and dust during construction. BMPs include vehicle tire watering, covering, and dust prevention measures during clearing, grading, earth-moving, or excavation operations. Implementation of General Plan and Specific Plan policies, as outlined in **Table 4**, would reduce impacts to a less than significant level. Thus, no further analysis is needed.

- **Cultural Resources:** The project site is vacant and does not contain any historical structures. Grading and other ground-disturbing activities would be required during project construction. General Plan Policy OSC-1-15 requires the project to conduct environmental analysis prior to

construction to prevent disturbance of cultural or archaeological resources during ground-disturbing activities and development at the project site. To determine the cultural sensitivity of the site prior to construction, condition of approval CUL-1 is recommended. Compliance with existing national and state laws, as well as with the General Plan and Specific Plan policies outlined in **Table 4**, would reduce any potential impacts on cultural resources.

#### ***Condition of Approval***

**CUL-1:** Prior to any site disturbance or construction activity, a qualified cultural resources professional will conduct a cultural records search to determine the archaeological and paleontological sensitivity of the site.

- **Greenhouse Gases:** The Specific Plan EIR analyzed greenhouse gas (GHG) emissions for the full buildout potential of the Specific Plan area. The Specific Plan EIR estimated that GHG emissions would be approximately 5.99 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) for full buildout of the Specific Plan focus areas, using no policy reductions. If policy-related reductions are implemented, emissions are expected to be 4.4 MTCO<sub>2</sub>e. Both buildout potentials would fall below the BAAQMD threshold of significance for plan-level impacts of 6.6 MTCO<sub>2</sub>e. The project would be consistent with the land use designations in the Specific Plan and would not result in impacts greater in magnitude than those studied in the Specific Plan EIR. Therefore, no further evaluation is needed.
- **Noise:** The Specific Plan EIR and Mixed Use Center South MND analyzed potentially significant impacts related to noise levels and the placement of sensitive receptors near noise sources that could expose residential populations to significant ambient noise levels. The project includes the construction of residential units adjacent to San Pablo Avenue. The Specific Plan EIR and Mixed Use Center South MND determined that compliance with the General Plan and Specific Plan policies and noise reduction measures, as outlined in **Table 4**, would reduce noise impacts to a less than significant level. No further evaluation is needed.
- **Public Services:** Analysis in the Specific Plan EIR shows that the City could provide adequate public services to the Specific Plan area without significant environmental impacts. Although Specific Plan implementation would require an increased level of police and fire protection and emergency response services, the increased level would not trigger the need to construct new facilities that could significantly impact the environment (San Pablo 2011c). As stated in the Mixed Use Center South MND, while buildout of the Mixed Use Center South area would increase the number of schoolchildren in the area, it would not exceed the capacity of existing schools (EMC Planning Group 2011). As such, the project's impacts were adequately analyzed in the Specific Plan EIR and Mixed Use Center South MND. No additional analysis is needed.
- **Transportation/Traffic:** Michael Baker (2016) performed a traffic analysis for the project to determine whether the traffic characteristics would be consistent with the San Pablo Avenue Specific Plan (**Appendix B**). The traffic analysis determined that the project would use 0.8 acre, or 5 percent, of the total Mixed Use Center South area. The project would develop 6.2 percent of the total planned residential units and 1.5 percent of the total planned retail floor area in the Mixed Use Center South area. In comparison, the project would generate only 2.7 percent of the total daily and PM peak-hour trips and only 1.8 percent of the total AM peak-hour trips (Michael Baker 2016). As such, the project would generate less than the proportionate share of trips

relative to the acreage developed. The project would reserve more trips for future development within the Mixed Use Center South area and allow for higher-density development.

The Mixed Use Center South area is largely undeveloped, and the project would not have any additional impacts on circulation systems on the project area. Egress from the project would be clearly marked; therefore, no new road hazards would be added. The project would be consistent with the Specific Plan; no further evaluation is needed.

- **Utilities**

- Wastewater

- Wastewater utilities would be provided to the project site by the West County Wastewater District. To ensure that the project does not significantly affect the wastewater conveyance system, the project would abide by General Plan Policy PSCU-I-31. As stated in **Table 4**, the policy requires Specific Plan development projects to contribute to the cost of new wastewater facilities in proportion to the demand generated by the project. Implementation of Policy PSCI-I-31 would reduce the project impact to a less than significant impact; no further evaluation is needed.

- Solid Waste

- The Richmond Sanitary Service would provide refuse and recycling collection services for the project site; waste produced at the project site would be diverted to the West Contra Costa Sanitary Landfill. The Specific Plan EIR determined that implementation of the General Plan and Specific Plan policies outlined in **Table 4** would reduce residential and commercial waste streams within the city to a less than significant level. No further evaluation is needed.

- Water Supply

- The Specific Plan EIR determined that the East Bay Municipal Utility District would be able to meet water demand for the Specific Plan in a non-drought year, but expects shortfalls during multiple drought years. The Specific Plan EIR determined that buildout of the Specific Plan area would require the construction of new water supply systems and may trigger the need for infrastructure improvements. Compliance with Specific Plan policies that promote water conservation (listed in **Table 4**) would reduce the impact to a less than significant level; no further evaluation is needed.

Table 4: Relevant Project Impacts and Policies

| Section     | Impact  | General Plan/Specific Plan Policy   |
|-------------|---|---|
| Air Quality | 3.3-1 Implementation of the proposed San Pablo Avenue Specific Plan could result in an increase in vehicle miles travelled at a rate that would exceed the rate of population increase within the City. | <p><b>OSC-I-20</b> Require developers to use best management practices (BMPs) to reduce particulate emissions and dust associated with construction activities as a condition for approval of subdivision maps, site plans, and grading permits. These BMPs include, but are not limited to, regular materials and vehicle tire watering, covering, and dust prevention measures during clearing, grading, earth-moving, or excavation operations.</p> <p><b>OSC-I-23</b> Continue to support the Bay Area Air Quality Management District's efforts to monitor and control air pollutants from stationary sources.</p>   |
|             | 3.3-2 Implementation of the proposed San Pablo Avenue Specific Plan could result in an implementing document that is inconsistent with the goals and control measures of the Clean Air Plan.            | See <b>Table 3.3-5</b> in the Specific Plan for Specific Plan Consistency with Control Strategies of the 2010 Clean Air Plan.   |
|             | 3.3-2 Implementation of the proposed San Pablo Avenue Specific Plan could result in an increase in VMT at a rate that would exceed the rate of population increase within the City.                     | <p><b>8-G-4</b> Ensure that infill and redevelopment in the San Pablo Avenue Specific Plan corridor minimize exposure to hazardous materials and toxic air contaminants.</p> <p><b>8-I-8</b> Require new residential projects within the Specific Plan Planning Area, and other potential projects in the area which may also be categorized as sensitive receptors (such as nursing home facilities, retirement living facilities, school or daycare facilities), to be located an adequate distance from existing and potential sources of toxic air contaminants (TAC) and odors, in accordance with the BAAQMD's Air Quality and Land Use Handbook (2005) recommendations, or the latest resource the air district has available. Existing stationary TAC sources in the Planning Area are mapped in Figure 8-1 of the Specific Plan; however, project proponents are expected to check BAAQMD databases for the latest data on stationary TAC sources.</p> |



Table 4: Relevant Project Impacts and Policies

| Section            | Impact  | General Plan/Specific Plan Policy   |
|--------------------|---|---|
| Cultural Resources | <p><b>3.11-1</b> Implementation of the proposed San Pablo Avenue Specific Plan would cause a substantial adverse change in the significance of an archaeological or historic resource, or disturb any human remains, including those interred outside of formal cemeteries.</p>   | <p><b>OSC-1-15</b> Help to ensure that new development analyzes and avoids potential impacts to historic, archaeological, and paleontological resources by:</p> <ul style="list-style-type: none"> <li>• Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive;</li> <li>• Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historic or archaeological sensitivity;</li> <li>• Implementing appropriate measures as a condition of project approval—measures such as avoidance, preservation in place, excavation, documentation, and/or data recovery—in order to avoid any identified cultural resource impacts.</li> </ul> <p><i>In the event that historical, archaeological, or paleontological resources are accidentally discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures or appropriate mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that may be used as guidelines.</i></p> <p><b>OCS-1-16</b> Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites, and to educate developers and the community-at-large about the connections between Native American history and the environmental features that characterize the local landscape.</p> <p><i>Native American cultural resources in the Planning Area have been found near sources of water including perennial and intermittent streams and springs, on mid-slope terraces and elevated knolls above the floodplain, and near ecotones and other productive environments. There is a high likelihood that additional unrecorded Native American cultural sites also exist in the Planning Area.</i></p> |
| Greenhouse Gas     | <p><b>3.4-2</b> Implementation of the proposed Specific Plan, combined with citywide and regional growth, could cause the City of San Pablo to exceed the per service population (residents + jobs) greenhouse gas emissions threshold of 6.6 metric tons of carbon dioxide emissions/year established by BAAQMD for plan level impacts, or the 4.6</p> | <p><b>OSC-I-17</b> Prepare a Greenhouse Gas Emissions Reduction Plan that focuses on feasible actions the City can take to minimize the adverse impacts of growth and development on climate change and air quality. The plan would include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• A baseline inventory of all known or reasonably discoverable sources of greenhouse gases (GHGs) that currently exist in the city and sources that existed in 1990.</li> <li>• A projected inventory of the GHGs that can reasonably be expected to be emitted in the city in the year 2030 in accordance with discretionary land use decisions pursuant to this Specific Plan update and foreseeable communitywide and municipal operations.</li> </ul>  |

Table 4: Relevant Project Impacts and Policies

| Section | Impact  | General Plan/Specific Plan Policy  |
|---------|---|--|
|         | MTCO <sub>2</sub> e/year threshold established for project level impacts.   | <ul style="list-style-type: none"> <li>• A target for the reduction of emissions from those identified sources reasonably attributable to the City's discretionary land use decisions and municipal operations, in line with site goals and targets established by the Air Resources Board.</li> <li>• A list of feasible GHG reduction measures whose purpose shall be to meet the established local reduction target, including energy conservation and "green building" requirements in municipal buildings and private development.</li> </ul>   |
| Noise   | 3.9-2 Implementation of the proposed San Pablo Avenue Specific Plan, combined with regional growth and development, could expose persons to or generate outdoor noise levels in excess of standards in the San Pablo 2030 General Plan Noise Element. | <p><b>SN-I-36</b> Use the Community Noise Level Exposure Standards, shown in General Plan Table 9.6-1, as review criteria for new land uses. Require all new development that would be exposed to noise greater than the "normally acceptable" noise level range to reduce interior noise through design, sound insulation, or other measures.</p> <p><b>SN-I-37</b> Require proposed industrial, commercial, and other uses with potential noise and vibration producing activities to submit a noise study report identifying noise and vibration mitigation measures that would reduce the adjacent noise level to acceptable ranges based on the Community Noise Environment Standards.</p> <p><b>SN-I-39</b> Establish standards for noise reduction for new housing exposed to noise levels above 65 decibels (dB), including but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• All facades must be constructed with substantial weight and insulation;</li> <li>• Sound-rated windows with enhanced noise reduction for habitable rooms;</li> <li>• Sound-rated doors with enhanced noise reduction for all exterior entries at habitable rooms;</li> <li>• Minimum setbacks and exterior barriers;</li> <li>• Acoustic baffling of vents is required for chimneys, attic and gable ends; and</li> <li>• Installation of a mechanical ventilation system affording comfort and fresh air under closed window conditions is required. Alternative acoustical designs that achieve the prescribed noise level reduction may be approved, provided a certified Acoustical Engineer submits information demonstrating that the required reductions can be achieved and maintained.</li> </ul> <p><b>SN-I-41</b> Require that all new residential building designs for sites where the noise levels will exceed 65 A-weighted decibels achieve noise level reductions through acoustical design and construction of the building elements:</p> <ul style="list-style-type: none"> <li>• Residential building designs must be based upon a minimum interior design noise level reduction of 35 dB in all habitable areas (i.e., garages, storage areas, etc. are exempted). The 35</li> </ul> |

Table 4: Relevant Project Impacts and Policies

| Section         | Impact  | General Plan/Specific Plan Policy   |
|-----------------|---|---|
|                 |   | <p>dB criteria must provide a minimum constructed noise level reduction of 30 dB; and</p> <ul style="list-style-type: none"> <li>• Residential building designs must also be based upon a minimum design noise level reduction of 40 dB in all bedrooms. The 40 dB criteria must provide a minimum constructed noise level reduction of 35 dB.</li> </ul> <p><b>SN-I-42</b> Require that all residential building designs for sites where the noise levels will exceed 65 dBA include supporting information for City review and approval demonstrating that an acoustical design providing the necessary noise level reduction has been prepared by a Board Certified Acoustical Engineer for each dwelling unit prior to construction. Elements of this acoustical review process shall include:</p> <p>A letter by a Board Certified Engineer approving the acoustical design of each dwelling unit (or group of units, if identical), submitted to the City with building permit applications. This letter must be received and approved prior to the issuance of a building permit; Following construction, a letter by the Board Certified Engineer showing noise level reduction test results for a minimum of two habitable areas within each dwelling unit (or group of units, if identical), submitted to the City for review and approval prior to the issuance of an occupancy permit. Acoustical analysis pursuant to General Plan noise standards shall be the financial responsibility of the project applicant. All acoustical engineering and measurement must be conducted under the direction of an Acoustical Engineer who is currently Board Certified by the Institute of Noise Control Engineering, USA. General review and approval of groups of buildings or prototype designs may be sufficient to meet these requirements.</p> <p><b>8-I-5</b> Use General Plan policies and noise standards contained in The Safety and Noise Element to ascertain need for acoustical analysis for noise-sensitive land uses, including residential uses and mixed-use projects containing residential uses. Ensure that adequate noise attenuation methods are incorporated in new development prior to the issuance of building permits.</p> <p><b>8-I-6</b> For parcels where redevelopment in the San Pablo Avenue corridor will occur adjacent to existing low density residential development, place careful consideration for noise compatibility in project design, including location and orientation of driveways and parking areas, location of loading areas, location and shielding of noise-producing heating, venting, and air conditioning equipment, landscape planting buffers, and other design considerations.</p> |
| Public Services | <b>3.8-1</b> Implementation of the proposed San Pablo Avenue Specific Plan would require additional police and fire | <b>5-G-2</b> Maintain a safe and livable environment in the Planning Area by ensuring that building design and site planning adequately address public safety.  |

Table 4: Relevant Project Impacts and Policies

| Section   | Impact  | General Plan/Specific Plan Policy  |
|-----------|---|--|
|           | protection services that exceed current staffing and facilities.  | <p><b>5-I-8</b> Coordinate with the San Pablo Police Department on project site design to increase public safety.</p> <p><b>5-I-9</b> Work with the Contra Costa County Fire Protection District to ensure that new development projects in the Planning Area have adequate emergency access.</p> <p><b>5-I-10</b> Ensure that fire flow capacity is adequate for new development and that necessary improvements, such as fire access roadways and fire hydrants, are installed and in service prior to building construction.</p>  |
| Utilities | <p><b>3.5-3</b> Implementation of the proposed San Pablo Avenue Specific Plan could result in additional runoff exceeding the capacity of existing stormwater facilities and increasing potential flooding of receiving waters and areas in downstream.</p> | <p><b>PSCU-I-31</b> Require, as a condition of project approval, stormwater drainage and sewer improvements in proportion to a project's impacts, including upgrades, replacements, or repairs to older stormwater collection systems, as necessary.</p> <p><b>PSCU-I-32</b> Maintain master storm drain system maps that identify locations where easements should be reserved for eventual installation of pipes and structures to ensure appropriate storm drainage management.</p> <p><b>PSCU-I-33</b> Coordinate with the West County Wastewater District to address planning capacity and identify deficiencies in the waste water collection system.</p>  |
|           | <p><b>3.8-5</b> Implementation of the proposed San Pablo Avenue Specific Plan will increase the demand for public water which may exceed supply.</p>  | <p><b>PSCU-I-23</b> Coordinate with East Bay Municipal Utilities District (EBMUD) to provide an adequate and clean water supply.</p> <p><i>The City will work with East Bay Municipal Utility District to update and support compliance with its Water Supply Management Program.</i></p> <p><b>PSCU-I-24</b> Establish water saving and conservation standards for new development. Standards may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Require new residential developments to install low-flush toilets and water saving shower heads;</li> <li>• Require new commercial, retail, and industrial developments to install low-flush toilets and auto shut-off faucets in public bathrooms; and</li> <li>• Require the installation of water meters on all new multifamily residential units, mobile homes, and common interest developments, whether owner-occupied or rented, as well as on existing multifamily units at the time of sale, or at the time of condominium conversion as a part of the subdivision mapping process.</li> </ul> <p><i>The City will work with property owners to increase awareness of both the environmental and the economic advantages of sub-metering. Properly done, sub-metering of multifamily buildings can cut apartment resident demand by 15 percent.</i></p> <p><b>PSCU-I-26</b> Adopt a Water Conservation Ordinance to conserve water and reduce water waste in San Pablo. The Water</p> |

Table 4: Relevant Project Impacts and Policies

| Section | Impact | General Plan/Specific Plan Policy  |
|---------|--------|--|
|         |        | <p>Conservation Ordinance will establish restrictions on water uses such as lawn and landscape watering and the filling of fountains and swimming pools, as well as penalties for violations. It also will establish consumption reduction measures to be adopted when State or countywide water rationing is in effect. Landscape water conservation standards will apply to new development of more than 10,000 square feet. This ordinance also will:</p> <ul style="list-style-type: none"> <li>• Require commercial and public right-of-way projects to submit planting plans, irrigation plans, irrigation schedules and water use estimates for City approval prior to issuance of building permits; and</li> <li>• Require industrial projects to submit plans for water recycling and explain how water use will meet requirements of the National Pollutant Discharge Elimination System program during the plan review process. They are also required to submit irrigation plans for proposed landscaping.</li> </ul> <p><b>H-4.1.6</b> Promote water conservation in San Pablo homes by:</p> <ul style="list-style-type: none"> <li>• Requiring all new and remodeled housing units to install high efficiency toilets;</li> <li>• Offering water efficiency surveys by trained staff that will make recommendations tailored to household needs;</li> <li>• Promoting the use of drought-resistant plants in gardens, sub-surface lawn irrigation systems; and</li> <li>• Promoting the use of gray-water (water recycling) systems and rainwater catchment systems, consistent with the Building Code.</li> </ul> <p><b>5-I-1</b> Maintain successful cooperation with independent agencies to continue adequate utility service throughout the San Pablo Avenue Specific Plan Planning Area.</p> <p><b>5-I-2</b> Promote efficient use and conservation of water in the design of new residential and commercial development. This includes the installation of water meters and low-flow showerheads, faucets and toilets.</p> <p><b>DG-25</b> Encourage sustainable landscape design with the use of hardy, native, low-water consumption, drought-tolerant planting, as well as stormwater management systems. Utilize bioswales and rain gardens in street medians or landscape buffers. Employ moisture-sensitive irrigation systems.</p> <p><b>DG-26</b> Refer to "Bay-Friendly Landscaping Guidelines" published by Stopwaste.org for a list of landscape materials that are appropriate for the climate and Contra Costa's Clean Water Program for stormwater management best practices.</p> <p><b>DG-43</b> Install water saving appliances and systems such as gray water systems, moisture-sensitive irrigation rainwater cisterns, low-flow toilets and faucets.</p> |

## CONCLUSION

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

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

Please contact me at (510) 213-7914 or [dkremin@mbakerintl.com](mailto:dkremin@mbakerintl.com) with any questions regarding this analysis.

Sincerely,



Darcy Kremin, AICP

## REFERENCES

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

Michael Baker International. 2016. *Plaza San Pablo Project Traffic Considerations and Consistency Review*.

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

———. 2011a. *San Pablo General Plan 2030*.

———. 2011b. *San Pablo Avenue Specific Plan*.

———. 2011c. *San Pablo Avenue Specific Plan Draft Environmental Impact Report*.

———. 2016. San Pablo Demographics Quick Facts. Accessed November 2016. <http://www.ci.san-pablo.ca.us/532/Demographics>.

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## **APPENDICES**

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## **APPENDIX A – SITE PLANS**

- A1 COVER SHEET
- A2 CONCEPTUAL SITE PLAN
- A3 UNITS 1-7 FLOOR PLANS
- A4 UNITS 8 FLOOR PLANS
- A5 RESIDENCE ELEVATIONS
- A6 RESIDENCE SECTIONS
- A7 RETAIL FLOOR PLAN
- A8 RETAIL SECTIONS
- A9 PHOTOS OF SITE
- L1 LANDSCAPE PLAN
- TH1 TENTATIVE MAP
- TH2 TENTATIVE PLANS
- TH3 PRELIMINARY GRADING AND DRAINAGE PLAN
- TH4 STORMWATER CONTROL PLAN

• SINGLE FAMILY HOMES &  
A NEW 3,000 SQUARE FOOT RETAIL SHELL BUILDING

ADN  
ZONING


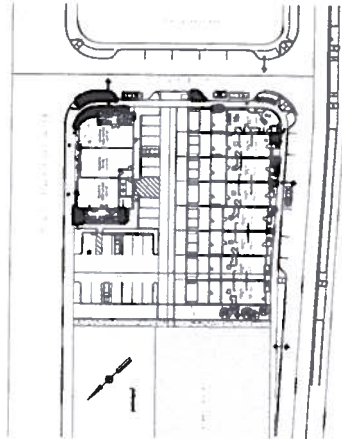
| TOTAL SITE AREA |           | TOTAL BUILDING AREA: 17,402 SF |          |
|-----------------|-----------|--------------------------------|----------|
| RETAIL          | 20,571 SF | BLDG. 1                        | 3,607 SF |
| RESIDENCE 1     | 1,625 SF  | BLDG. 2                        | 1,713 SF |
| RESIDENCE 2     | 1,638 SF  | BLDG. 3                        | 1,713 SF |
| RESIDENCE 3     | 1,984 SF  | BLDG. 4                        | 1,713 SF |
| RESIDENCE 4     | 1,691 SF  | BLDG. 5                        | 1,713 SF |
| RESIDENCE 5     | 1,717 SF  | BLDG. 6                        | 1,713 SF |
| RESIDENCE 6     | 1,763 SF  | BLDG. 7                        | 1,713 SF |
| RESIDENCE 7     | 1,789 SF  | BLDG. 8                        | 1,604 SF |
| RESIDENCE 8     | 1,747 SF  |                                |          |

**OWNER**  
PALM PLAZA DEVELOPMENT, INC.  
411 WEST 10TH STREET  
PITTSBURGH, CA 94065  
825.437.7248 FAX  
825.437.1845 FAX

**ARCHITECT**  
1480 BROADBLVD. SUITE A  
WEST SACRAMENTO, CA 95691  
916.231.0881 TEL  
916.231.0887 FAX

**LANDSCAPE ARCHITECT**  
CANADA  
203 BROAD STREET  
DORSET, IL 67070  
316.231.0881 TEL  
203.343.1988 FAX

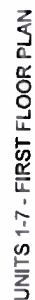
**CIVIL ENGINEER**  
KISTER SAVIO & REI INC  
8257 84TH AVE SW  
VANCOUVER, BC V6N 1A6  
604.222.4020



**KEY SITE PLAN**  
NOT TO SCALE

 VICINITY MAP  
NOT TO SCALE





A3

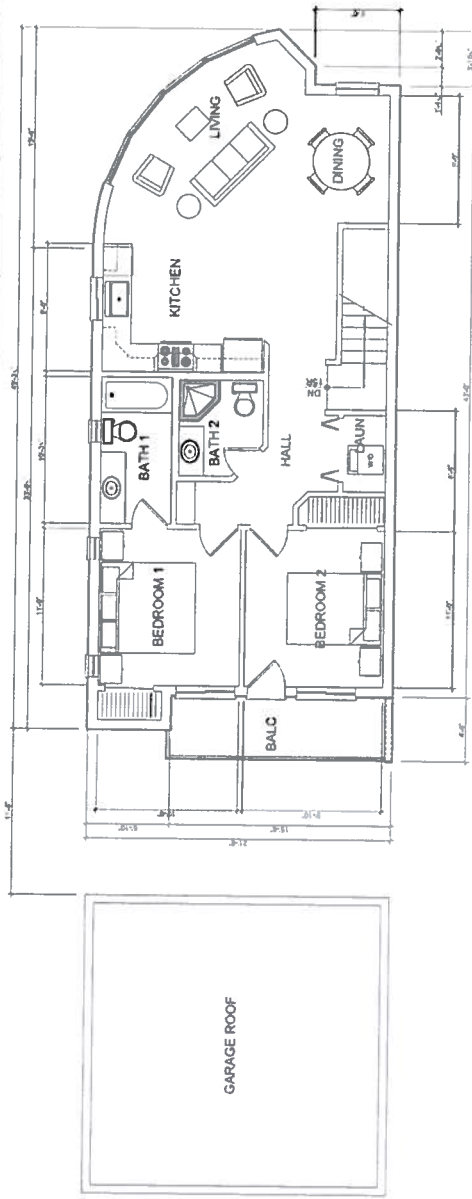
SAN PABLO AVE. & LUNA LANE

**BLO AVE. & LOND  
SAN PABLO, CA**

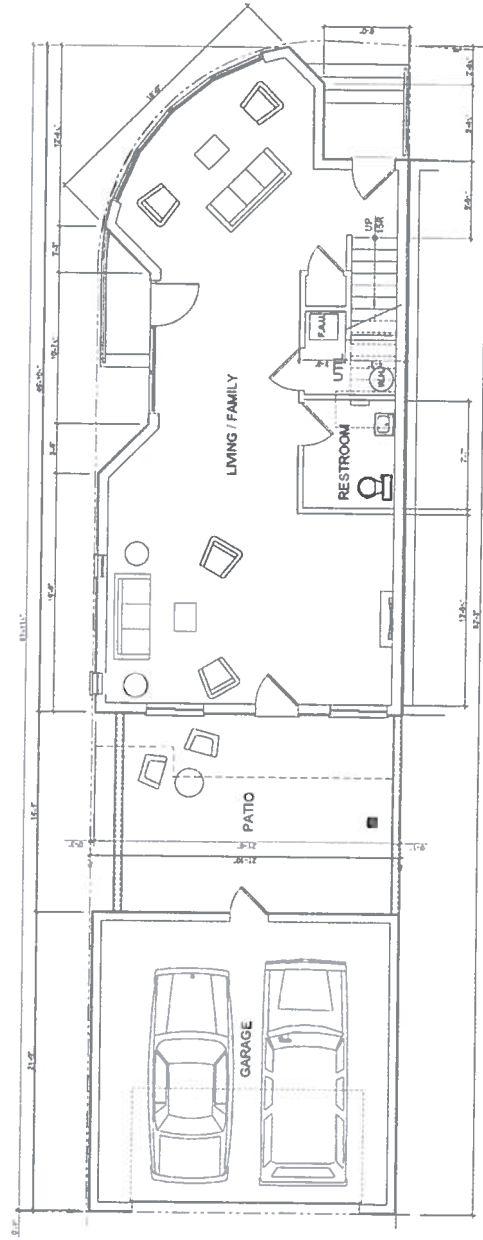


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OCTOBER 18, 2018  
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UNIT 8 - SECOND FLOOR PLAN



UNIT 8 - FIRST FLOOR PLAN

UNIT 8 FLOOR PLANS

A4

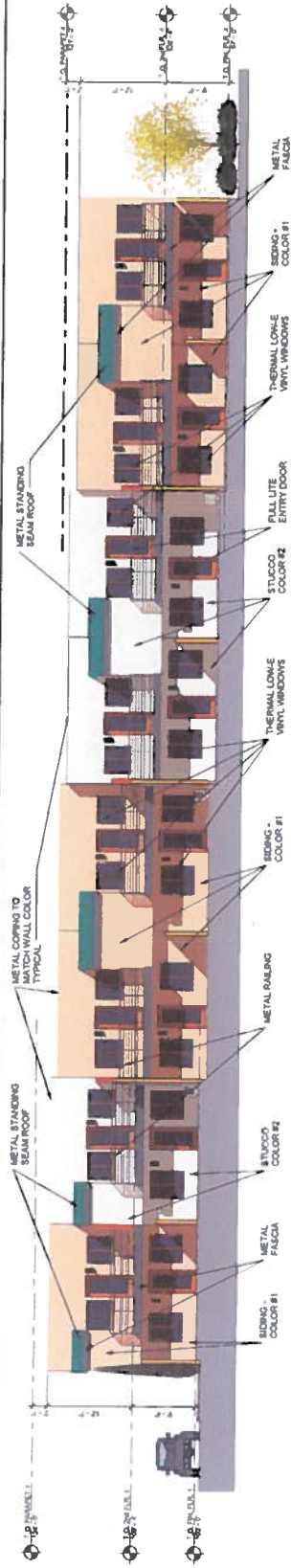


PLAZA SAN PABLO RESIDENCES / RETAIL

SAN PABLO AVE. & LUNA LANE  
SAN PABLO, CA

CSHQ

OCTOBER 18, 2016  
18144



RESIDENCES - SECTION THRU PATIO (REAR UNIT ELEVATION)

A6 RESIDENCE SECTIONS

PLAZA SAN PABLO RESIDENCES / RETAIL

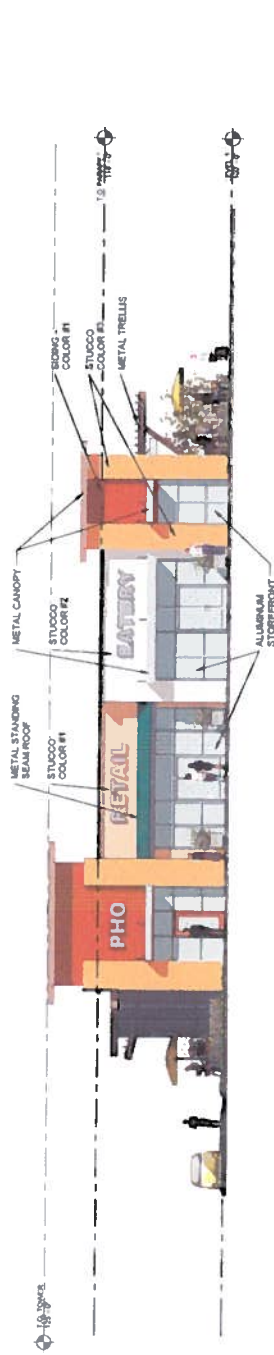
SAN PABLO AVE. & LUNA LANE  
SAN PABLO, CA

CSHQ4

OCTOBER 18, 2016  
18144





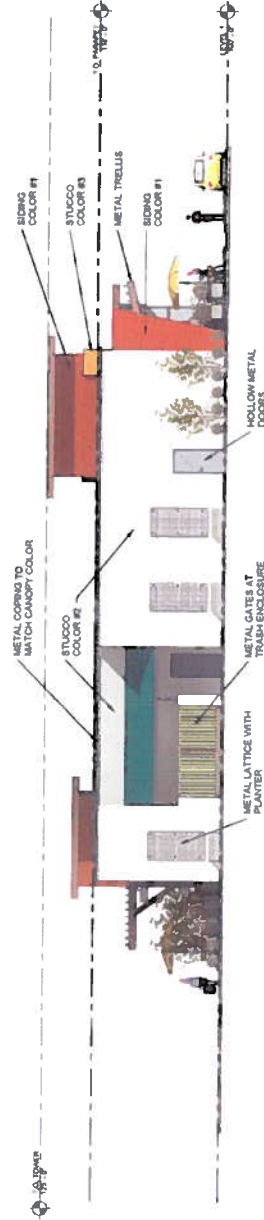


RETAIL - FRONT (SAN PABLO AVE.) ELEVATION



RETAIL - LEFT SIDE (LUNA LANE) ELEVATION

RETAIL - RIGHT SIDE ELEVATION



RETAIL - REAR ELEVATION

RETAIL ELEVATIONS

A8



PLAZA SAN PABLO RESIDENCES / RETAIL

SAN PABLO AVE. & LUNA LANE

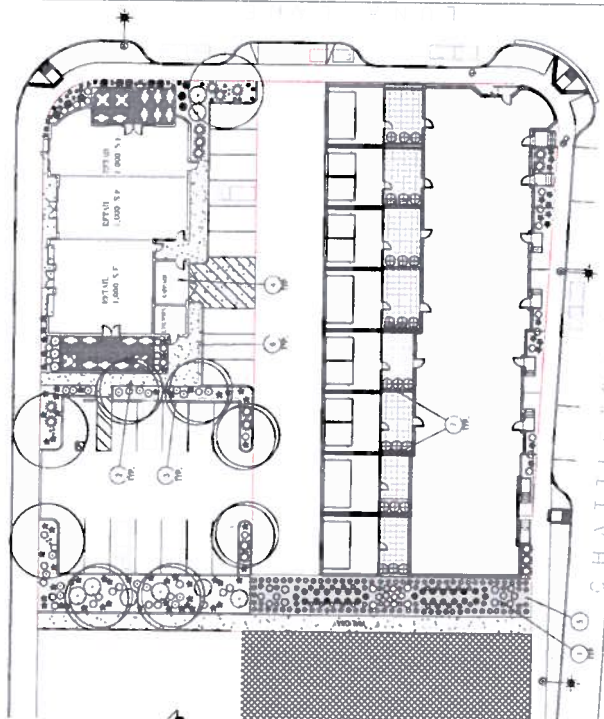
SAN PABLO, CA

CSHQ4

OCTOBER 16, 2016  
18544



SAN PABLO AVE



# KEYED NOTES

1. SEE SECTION SHEET FOR CIVIL DIMENSIONS FOR BOX, SPICE
2. SEE SECTION SHEET FOR CIVIL DIMENSIONS FOR BOX, SPICE
3. SEE SECTION SHEET FOR CIVIL DIMENSIONS FOR BOX, SPICE
4. SEE SECTION SHEET FOR CIVIL DIMENSIONS FOR BOX, SPICE
5. SEE SECTION SHEET FOR CIVIL DIMENSIONS FOR BOX, SPICE
6. SEE SECTION SHEET FOR CIVIL DIMENSIONS FOR BOX, SPICE
7. SEE SECTION SHEET FOR CIVIL DIMENSIONS FOR BOX, SPICE

# PLANT LEGEND

| SYMBOL | COMMON NAME | RECOMMENDATION      | NOTES |
|--------|-------------|---------------------|-------|
| (A)    | Calliandra  | 15 gallon max. 100% |       |
| (C)    | Calliandra  | 15 gallon max. 100% |       |

| SYMBOL | COMMON NAME | RECOMMENDATION      | NOTES |
|--------|-------------|---------------------|-------|
| (A)    | Calliandra  | 15 gallon max. 100% |       |
| (C)    | Calliandra  | 15 gallon max. 100% |       |

# IRRIGATION STATEMENT

THE DESIGNER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE IRRIGATION SYSTEM IS ADEQUATE TO MEET THE WATER REQUIREMENTS OF THE PLANTING. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO THE PLANTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO THE PLANTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.

# GENERAL NOTES

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO THE PLANTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO THE PLANTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.

# L1 LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



# PLAZA SAN PABLO RESIDENCES/RETAIL

SAN PABLO AVE. & LUNA LN  
SAN PABLO, CA



OCTOBER 18, 2016  
#16146

## **APPENDIX B – TRAFFIC ANALYSIS**

November 23, 2016

JN: 156781

**Subject: Plaza San Pablo Project Traffic Considerations and Consistency Review**

Dear Rod Simpson:

Michael Baker International has completed the traffic considerations and consistency review for the proposed Plaza San Pablo Project located at San Pablo Avenue and Luna Lane in the City of San Pablo.

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

**Land Use Consistency**

The Plaza San Pablo Project depicted in Exhibit 1, proposed a mix of residential, retail commercial, and service commercial. The general mixed-use nature of the project land use is entirely consistent with the related plans. The residential component includes 8 dwelling units covering roughly 50 percent of the site or about 0.4 acres. This translates to a residential density of about 20 dwelling units per acre which is considered "medium density" the San Pablo Avenue Specific Plan. Both the retail (1,037 square feet) and restaurant (2,119 square feet) components of the project are commercial uses that are consistent with the uses allowed in the Mixed Use Center South Master Plan, and Circle S Planning Area.

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

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

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

### **Trip Generation Consistency**

The documentation for the Mixed Use Center South Master Plan does not include an estimate of trip generation for the project. For the purposes of this analysis, Michael Baker has assumed that the non-residential portion the Mixed Use Center South Master Plan consists of 50 percent (230,000 square feet) retail commercial and 50 percent (230,000 square feet) general office.

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

Since most of the Mixed Use Center South Master Plan area is undeveloped, it is clear that the addition of the proposed Plaza San Pablo Project land uses will not exceed the land use quantities designated for this area. For the purposes of this consistency assessment, Michael Baker considered a range of possible development alternatives that could be implemented on the 0.8-acre Plaza San Pablo site according to the Mixed Use Center South Master Plan, and Circle S Planning Area Urban Design and Building Development Standards. The development alternatives included: one story of all retail; one story of all residential; one story of ground level retail with one story of residential above; and one story of ground level office with one story of residential above. The ground floor lot coverage was assumed to be 25,000 square feet of building area. For the two-story alternatives, the total developable floor area was assumed to be 50,000 square feet.

Table 2 includes a summary of the trip generation associated with each of the development alternatives considered for the 0.8-acre property. Daily traffic generation for the one story development alternatives ranged from 116 trips for residential to 997 trips for retail. One story of office would generate approximately 276 daily trips. The two story development alternatives would generate between 392 daily trips and 1,101 daily trips. The residential over ground floor retail generated the highest number of trips.

The trip generation for the proposed Plaza San Pablo Project is summarized in Table 3. The proposed project would generate a total of 313 daily trips based on the mix of residential, retail and restaurant uses. It is important to note that the trip generation rates for restaurant are higher than for retail and the alternative development alternatives did not include a separate restaurant component that would be allowed within the retail land use category. This results in a conservatively high estimate of trip generation for the proposed project in comparison to the other development alternatives. This notwithstanding, the Plaza San Pablo Project trip generation is well within the range of trip generation numbers that could be realized with other development alternatives that are also consistent with the area plans.

The development proposal represented by the Plaza San Pablo Project has been compared to the overall development plan for the Mixed Use Center South Master Plan and the results are summarized in Table 5. The Plaza San Pablo Project will consume 0.8 acres or 5 percent of the total Mixed Use Center South Master Plan area. The proposed project will develop 6.2 percent of the total planned residential units and 1.5 percent of the total planned retail floor area in the Mixed Use Center South Master Plan area. The proposed project will consume none of the planned office use.

In comparison, the proposed Plaza San Pablo Project will generate only 2.7 percent of the total daily and P.M. peak hour trips and only 1.8 percent of the total A.M. peak hour trips. This shows that the project will be generating less than the proportionate share of trips relative to the acreage consumed. This will reserve more trips for future development within the Mixed Use Center South Master Plan area that may choose to develop at a higher density.

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

Sincerely,

A handwritten signature in cursive script that reads "Robert A. Davis".

Robert Davis  
Senior Project Manager  
Transportation Planning Services

**Table 1**  
**ITE Trip Generation Rates**

| Land Use                    | ITE Code         | Daily Trip Rate | AM Peak Hour Trips |           |     | PM Peak Hour Trips |           |     |
|-----------------------------|------------------|-----------------|--------------------|-----------|-----|--------------------|-----------|-----|
|                             |                  |                 | Rate               | In        | Out | Rate               | In        | Out |
| Residential Condo/Townhouse | 230              | 5.81 /DU        | 0.44 /DU           | 17% : 83% |     | 0.52 /DU           | 67% : 33% |     |
| General Office Building     | 710              | 11.03 /KSF      | 1.56 /KSF          | 88% : 12% |     | 1.49 /KSF          | 17% : 83% |     |
| Specialty Retail            | 826 <sup>1</sup> | 44.32 /KSF      | 6.84 /KSF          | 48% : 52% |     | 2.71 /KSF          | 44% : 56% |     |
| High-Turnover Restaurant    | 932              | 127.15 /KSF     | 10.8 /KSF          | 55% : 45% |     | 9.85 /KSF          | 60% : 40% |     |

Source: 2012 ITE Trip Generation Manual, 9<sup>th</sup> Edition

Notes:

<sup>1</sup> Assumes peak hour of generator

Retail Pass-By Capture = 10%

High-Turnover Restaurant = 20%

Mixed Use Internal Capture = 5%-20%

**Table 2**  
**Land Use Alternatives and Trip Generation per Circle S Specific Plan**  
**(Total Coverage = 25,000 SF)**

| Potential Development Alternatives | Land Use                                | Intensity | ADT | AM Peak Hour Trips |           |            | PM Peak Hour Trips |           |            |    |
|------------------------------------|---|-----------|-----|--------------------|-----------|------------|--------------------|-----------|------------|----|
|                                    |   |           |     | Volume             | In Volume | Out Volume | Volume             | In Volume | Out Volume |    |
| Single Story                       |   |           |     |                    |           |            |                    |           |            |    |
| 1                                  | 100% Specialty Retail                   | 25        | KSF | 1,108              | 171       | 82         | 89                 | 68        | 30         | 38 |
|                                    | Pass-By Trip Reduction (10%)            |           |     | -111               | -17       | -8         | -9                 | -7        | -3         | -4 |
|                                    | Alt. 1 Subtotal                         |           |     | 997                | 154       | 74         | 80                 | 61        | 27         | 34 |
| 2                                  | 100% Residential Condo / Townhouse      | 20        | DU* | 116                | 9         | 1          | 7                  | 10        | 7          | 3  |
| Two Story                          |   |           |     |                    |           |            |                    |           |            |    |
| 3                                  | 1st Floor Specialty Retail              | 25        | KSF | 1,108              | 171       | 82         | 89                 | 68        | 30         | 38 |
|                                    | 2nd Floor Residential Condo / Townhouse | 20        | DU* | 116                | 9         | 1          | 7                  | 10        | 7          | 3  |
|                                    | Pass-By Trip Reduction (10%)            |           |     | -111               | -17       | -8         | -9                 | -7        | -3         | -4 |
|                                    | Internal Trip Reduction (5%)            |           |     | -12                | -1        | 0          | -1                 | -1        | -1         | 0  |
|                                    | Alt. 3 Subtotal                         |           |     | 1,101              | 162       | 76         | 86                 | 70        | 33         | 37 |
| 4                                  | 1st Floor General Office                | 25        | KSF | 276                | 39        | 34         | 5                  | 37        | 6          | 31 |
|                                    | 2nd Floor Residential Condo / Townhouse | 20        | DU* | 116                | 9         | 1          | 7                  | 10        | 7          | 3  |
|                                    | Alt. 4 Subtotal                         |           |     | 392                | 48        | 36         | 12                 | 48        | 13         | 34 |

\* Assumes 1,200 SF per DU on 25,000 SF lot

**Table 3**  
**Proposed Plaza San Pablo Project Trip Generation**

| Land Use  | Intensity | ADT | AM Peak Hour Trips |           |            | PM Peak Hour Trips |           |            |
|---|-----------|-----|--------------------|-----------|------------|--------------------|-----------|------------|
|   |           |     | Volume             | In Volume | Out Volume | Volume             | In Volume | Out Volume |
| Specialty Retail                                  | 1.16 KSF  | 51  | 8                  | 4         | 4          | 3                  | 1         | 2          |
| High-Turnover Restaurant                          | 2.12 KSF  | 269 | 23                 | 13        | 10         | 21                 | 13        | 8          |
| Residential Condo/Townhouse                       | 8 DU      | 46  | 4                  | 1         | 3          | 4                  | 3         | 1          |
| Total Project Trip Generation                     |           | 367 | 35                 | 17        | 17         | 28                 | 17        | 11         |
| Pass-by Trip Reduction (20%) <sup>1</sup>         |           | -54 | -5                 | -3        | -2         | -4                 | -3        | -2         |
| Pass-by Trip Reduction (10%) <sup>2</sup>         |           | -5  | -3                 | -2        | -2         | -1                 | -1        | -1         |
| Internal Capture Trip Reduction (5%) <sup>3</sup> |           | -5  | -1                 | 0         | 0          | 0                  | 0         | 0          |
| Net Total Project Trip Generation                 |           | 313 | 30                 | 14        | 15         | 24                 | 14        | 9          |

<sup>1</sup> Pass-By Trip Reduction applied Restaurant only

<sup>2</sup> Pass-By Trip Reduction applied to Specialty Retail only

<sup>3</sup> Internal Capture Trip Reduction applied to Specialty Retail and Residential Only

**Table 4**  
Mixed Use Center South (MUCS) Master Plan Trip Generation

| Land Use   | Intensity | ADT    | AM Peak Hour Trips |           |            | PM Peak Hour Trips |           |            |
|--|-----------|--------|--------------------|-----------|------------|--------------------|-----------|------------|
|  |           |        | Volume             | In Volume | Out Volume | Volume             | In Volume | Out Volume |
| Specialty Retail                                   | 230 KSF   | 10,194 | 1,573              | 755       | 818        | 623                | 274       | 349        |
| General Office Building                            | 230 KSF   | 2,537  | 359                | 316       | 43         | 343                | 58        | 284        |
| Residential Condo/Townhouse                        | 129 DU    | 749    | 57                 | 10        | 47         | 67                 | 45        | 22         |
| Total (MUCS) Trip Generation                       |           | 13,480 | 1,989              | 1,081     | 908        | 1,033              | 377       | 656        |
| Pass-by Trip Reduction (10%) <sup>1</sup>          |           | -1,019 | -157               | -76       | -82        | -62                | -27       | -35        |
| Internal Capture Trip Reduction (5%) <sup>2</sup>  |           | -510   | -79                | -38       | -41        | -31                | -14       | -17        |
| Internal Capture Trip Reduction (10%) <sup>3</sup> |           | -329   | -42                | -33       | -9         | -41                | -10       | -31        |
| Net Total MUCS Trip Generation                     |           | 11,622 | 1,711              | 934       | 776        | 899                | 326       | 573        |

<sup>1</sup> Pass-By Trip Reduction Applied to Specialty Retail only

<sup>2</sup> Internal Capture Trip Reduction Applied to Specialty Retail only

<sup>3</sup> Internal Capture Trip Reduction Applied to Residential and Office only

**Table 5**  
Land Use and Trip Generation Comparison

|                 |                                     | MUCS Master Plan | Plaza San Pablo | Percent of Master Plan |
|-----------------|-------------------------------------|------------------|-----------------|------------------------|
| Land Use        | Acres                               | 16.1             | 0.8             | 5.0%                   |
|                 | Residential (DU)                    | 129              | 8               | 6.2%                   |
|                 | Commercial Retail (SF) <sup>1</sup> | 230              | 3.38            | 1.5%                   |
|                 | Office (SF)                         | 230              | 0               | 0.0%                   |
| Trip Generation | Daily                               | 11,622           | 313             | 2.7%                   |
|                 | AM                                  | 1,711            | 30              | 1.8%                   |
|                 | PM                                  | 899              | 24              | 2.7%                   |

<sup>1</sup> Includes Restaurant Use