

TABLE OF CONTENTS

	<u>Page</u>
CHAPTER 1.0 INTRODUCTION	
1.1 Overview	1-1
1.2 Purpose of EIR	1-1
1.3 Environmental Review Process	1-2
1.4 Scope of EIR.....	1-2
1.5 Overview of Mitigation Monitoring.....	1-3
1.6 Organization of the Document	1-4
CHAPTER 2.0 EXECUTIVE SUMMARY	
2.1 Project Summary	2-1
2.2 Areas of Controversy.....	2-1
2.3 Issues to Be Resolved.....	2-3
2.4 Summary of Alternatives	2-3
2.5 Summary of Impacts Addressed in Initial Study and Prior Documents.....	2-4
2.6 Summary of Project Impacts and Mitigations	2-7
CHAPTER 3.0 PROJECT DESCRIPTION	
3.1 Introduction	3-1
3.2 Project Background	3-4
3.3 Setting.....	3-4
3.4 Project Objectives.....	3-11
3.5 Project Components and Characteristics	3-12
CHAPTER 4.0 ENVIRONMENTAL ANALYSIS	
4.1 Introduction	4.1-1
4.2 Circulation and Parking	4.2-1
4.3 Historic Resources	4.3-1
4.4 Land Use and Aesthetics	4.4-1
4.5 Noise.....	4.5-1
CHAPTER 5.0 CEQA CONSIDERATIONS	
5.1 Cumulative Impacts	5-1
5.2 Growth Inducing Impacts.....	5-2
5.3 Significant Irreversible Environmental Changes	5-3
5.4 Alternatives Analysis	5-3
CHAPTER 6.0 REPORT PREPARATION	
6.1 Report Authors.....	6-1
6.2 Bibliography	6-1
6.3 Persons Contacted	6-3

CHAPTER 7.0 APPENDICES

- 7.1 Notice of Preparation/Initial Study
- 7.2 Revised NOP
- 7.3 NOP Comments
- 7.4 Data Tables
- 7.5 California Historic Resource Status Codes
- 7.6 Secretary of Interior Standards for Rehabilitation
- 7.7 Overview of Noise Mitigation Options
- 7.8 State Cultural Resource Data Base Search

TECHNICAL APPENDICES (separately bound and available upon request through the Community Development Department)

- T-1 Traffic Modeling Output
- T-2 Historic Research and Cultural Resources Evaluation

LIST OF FIGURES

Figure 2-1	Aerial Map.....	2-2
Figure 3-1	Existing Uses.....	3-5
Figure 3-2	Location Map.....	3-6
Figure 3-3	CASP Boundary Map.....	3-8
Figure 3-4	Zoning and Planned Development Districts.....	3-9
Figure 3-5	CASP Land Use Designations.....	3-10
Figure 3-6	Proposed Building Heights.....	3-16
Figure 3-7	Project Land Uses.....	3-19
Figure 4.2-1	Project Site and Study Intersection Locations.....	4.2-2
Figure 4.2-2	Existing Bicycle Facilities.....	4.2-4
Figure 4.2-3	Existing Bus Routes.....	4.2-5
Figure 4.2-4	On-Street Parking Restrictions.....	4.2-8
Figure 4.2-5	Mid-Day Study Area Parking Supply and Occupancy.....	4.2-9
Figure 4.2-6	Evening Study Area Parking Supply and Occupancy.....	4.2-10
Figure 4.2-7	Existing Conditions Intersection Lane Geometries and Peak Hour Volumes.....	4.2-12
Figure 4.2-8	Near Term Trip Distributions -- Inbound.....	4.2-26
Figure 4.2-9	Near Term Trip Distributions -- Outbound.....	4.2-27
Figure 4.2-10	Project Trip Assignment.....	4.2-29
Figure 4.2-11	Existing Plus Project Volumes.....	4.2-30
Figure 4.2-12	Existing Plus No Project Volumes.....	4.2-31
Figure 4.2-13	Project Trip Distribution for Cumulative Analysis -- Inbound.....	4.2-42

	<u>Page</u>
Figure 4.2-14	Project Trip Distribution for Cumulative Analysis – Outbound..... 4.2-43
Figure 4.2-15	Cumulative No Project Volumes..... 4.2-45
Figure 4.2-16	Project Trip Assignment for Cumulative Analysis..... 4.2-47
Figure 4.2-17	Cumulative Plus Project Volumes 4.2-48
Figure 4.3-1	Location Map..... 4.3-3
Figure 4.4-1	Existing Building Heights..... 4.4-2
Figure 4.5-1	Project Aerial and Noise Measurement Sites 4.5-7
Figure 4.5-2	Continuous Noise Measurement Results Site A 4.5-8
Figure 4.5-2	Continuous Noise Measurement Results Site B 4.5-9
Figure 4.5-2	Continuous Noise Measurement Results Site C 4.5-10
Figure 5-1	Alternative 1 Land Uses 5-5
Figure 5-2	Alternative 2 Land Uses 5-11
Figure 5-3	Alternative 3 Land Uses 5-18
Figure 5-4	Alternative 4 Land Uses 5-26

LIST OF TABLES

Table 2-1	Summary of Project Impacts and Mitigations 2-8
Table 3-1	Existing Parcels and Land Uses 3-2
Table 3-2	Proposed Changes to Land Use and Zoning 3-15
Table 3-3	Development Projections 3-17
Table 3-4	Project Change by Subarea..... 3-20
Table 4.2-1	Signalized Intersection Level of Service Definitions 4.2-13
Table 4.2-2	Unsignalized Intersection Level of Service Definitions 4.2-14
Table 4.2-3	Existing Intersection Levels of Service..... 4.2-15
Table 4.2-4	Proposed Project Net Trip Generation Estimates..... 4.2-24
Table 4.2-5	Alternative 1 (No Project) Net Trip Generation Estimates 4.2-24
Table 4.2-6	Trip Generation Comparison Project versus Alternative 1 (No Project)..... 4.2-25
Table 4.2-7	Existing With Project Intersection Levels of Service..... 4.2-32
Table 4.2-8	Transit Ridership 4.2-36
Table 4.2-9	Project Parking Supply 4.2-38
Table 4.2-10	Cumulative No Project Intersection Levels of Service 4.2-44
Table 4.2-11	Cumulative With Project Intersection Levels of Service 4.2-49

	<u>Page</u>
Table 4.3-1	Historic Status of the 17 Pre-1945 Properties in Project Area / Relocation Priority 4.3-11
Table 4.5-1	Acoustical Terminology 4.5-2
Table 4.5-2	Existing Traffic Noise Levels and Distances to Contours..... 4.5-6
Table 4.5-3	Existing Ambient Noise Monitoring Results..... 4.5-11
Table 4.5-4	Subjective Reaction to Changes in Noise Levels of Similar Sources 4.5-14
Table 4.5-5	Existing Traffic Noise Levels With and Without Project 4.5-17
Table 4.5-6	Cumulative Traffic Noise Levels With and Without Project 4.5-18
Table 4.5-7	Cumulative With Project Traffic Noise Levels Adjacent to B Street..... 4.5-19
Table 4.5-8	Construction Equipment Noise 4.5-22
Table 5-1	Comparison of Project to “Build-out” in the CASP Area 5-1
Table 5-2	Alternative 1 (No Project, Existing Conditions) 5-6
Table 5-3	Alternative 1 (No Project, Existing Conditions) Net Trip Generation Estimates..... 5-7
Table 5-4	Trip Generation Comparison – Project Versus Alternative 1 (No Project) 5-7
Table 5-5	Project Parking Supply 5-8
Table 5-6	Alternative 2 (Lower Intensity) 5-12
Table 5-7	Alternative 2 (Lower Intensity) Net Trip Generation Estimates 5-13
Table 5-8	Trip Generation Comparison – Project Versus Alternative 2 (Lower Intensity) 5-13
Table 5-9	Alternative 2 (Lower Intensity) Parking Supply 5-14
Table 5-10	Alternative 3 (Higher Intensity) 5-19
Table 5-11	Alternative 3 (Higher Intensity) Net Trip Generation Estimates 5-20
Table 5-12	Trip Generation Comparison – Project Versus Alternative 3 (Higher Intensity) 5-21
Table 5-13	Cumulative With Project Intersection Level of Service Proposed Project Versus Alternative 3 (Higher Intensity) 5-21
Table 5-14	Alternative 3 (Higher Intensity) Parking Supply 5-22
Table 5-15	Alternative 4 (Neighbors’ Alternative) 5-27
Table 5-16	Alternative 4 (Neighbors’ Alternative) Net Trip Generation Estimates..... 5-28
Table 5-17	Trip Generation Comparison – Project Versus Alternative 4 (Neighbors’ Alternative) 5-28
Table 5-18	Alternative 4 (Neighbors’ Alternative) Parking Supply..... 5-29
Table 5-19	Alternatives Description Comparison Table 5-32
Table 5-20	Alternatives Impacts Comparison Table..... 5-33