

## Responses to Comments

---

This document includes the comments received during the circulation of the Draft Initial Study – Mitigated Negative Declaration (IS-MND) prepared for the 3516 San Pablo Dam Road Self-Storage Project (Project), and responses to those comments relevant to the environmental analysis.

The Draft IS-MND was circulated for a public review period that began on November 18, 2021 and ended on December 8, 2021, for a total public review period of 20 days. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15074(b), the City of San Pablo’s decision makers must consider the IS-MND together with comments received during the public review process prior to approving the project. The City of San Pablo received one individual comment letter during the public review period. The commenter and the date the comment was received is listed in the table below.

Letter No. and Commenter	Date received
1 East Bay Municipal Utility District	December 2, 2021

---

The response to this comment follows. Responses relevant to the CEQA process, analysis or conclusions presented in the IS-MND have been summarized by environmental resource area. Other comments not relevant to the CEQA process or environmental analysis are responded to as appropriate.

# Response to Comments

---

## East Bay Municipal Utility District

### **Response EBMUD-1**

*The East Bay Municipal Utility District (EBMUD) noted that the project would be served by EBMUD's Road 24 Pressure Zone. EBMUD recommended the project sponsor coordinate with EBMUD's New Business Office once the project development plans are finalized to determine the cost and time necessary to provide water and fire service to the proposed development.*

This comment is acknowledged. Although this comment does not relate to the analysis or conclusions of the Draft IS-MND, it will be forwarded to the decision makers for their consideration.

### **Response EBMUD-2**

*EBMUD requested the City include a condition of approval that requires the project sponsor to comply with Assembly Bill 325 "Model Water Efficient Landscape Ordinance."*

As stated in Section 8, *Greenhouse Gas Emissions*, on pages 69 through 70 of the IS-MND, the project would comply with the City Water Conservation Ordinance and the latest Title 24 Green Building Code which includes compliance with water efficient landscaping and irrigation practices. Compliance with the latest Title 24 Green Building Code which includes Section 5.304.1 which states that "Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance, whichever is more stringent" would ensure the project's compliance with Assembly Bill 325. Therefore, a condition of approval requiring project compliance with Assembly Bill 325 would not be necessary.



December 2, 2021

Libby Tyler, Community Development Director  
City of San Pablo  
1000 Gateway Avenue  
San Pablo, CA 94806

Re: Notice of Intent to Adopt an Initial Study and Mitigated Negative Declaration for  
3516 San Pablo Dam Road Self-Storage Project, San Pablo

Dear Ms. Tyler:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Initial Study and Mitigated Negative Declaration (IS/MND) for the 3516 San Pablo Dam Self-Storage Project located at 3516 San Pablo Dam Road in the City of San Pablo (City). EBMUD has the following comments.

### **WATER SERVICE**

EBMUD's Road 24 Pressure Zone, with a service elevation between 100 and 200 feet, will serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water and fire service to the proposed development. Engineering and installation of water and fire services require substantial lead time, which should be provided for in the project sponsor's development schedule.

### **WATER CONSERVATION**

The project presents an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

Libby Tyler, Community Development Director  
December 2, 2021  
Page 2

If you have any questions concerning this response, please contact Timothy R. McGowan,  
Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom  
Manager of Water Distribution Planning

DJR:KTL:djr  
sb21\_335 3516 San Pablo Dam Road Self-Storage Project MND Response