

Planning and Development Department
Land Use Planning Division

NOTICE OF PREPARATION (NOP) OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 3100 SAN PABLO AVENUE MEDICAL OFFICE AND RESEARCH AND DEVELOPMENT PROJECT

The City of Berkeley is preparing a Draft Supplemental Environmental Impact Report (SEIR) for the project identified below. An Initial Study checklist is also being prepared and will be released with the Draft SEIR. Project plans and other information are available at the City of Berkeley Planning and Development Department, Land Use Planning Division, 1947 Center Street, 2nd Floor, Berkeley, California or online at:

[https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/3100_San_Pablo_\(2019\).aspx](https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/3100_San_Pablo_(2019).aspx)

The City of Berkeley, as the Lead Agency for the project, invites you to comment on the proposed scope of the Draft SEIR. This notice is also being sent to the State Clearinghouse, the Alameda County Clerk, the cities of Oakland and Emeryville, and other interested agencies and parties. Please direct comments on this NOP to: *Nicholas Armour, Associate Planner, Planning and Development Department, Land Use Planning Division, 1947 Center Street, Berkeley, California 94704; or NArmour@cityofberkeley.info.* Comments on the NOP must be received **on or before January 17, 2020**. Comments should focus on possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project.

PROJECT LOCATION: The project site is an existing 177,455 square-foot parcel at 3100 San Pablo Avenue, on the west side of San Pablo Avenue between Folger Avenue and 67th Street, in the southern part of West Berkeley. The Emeryville Greenway bicycle path is adjacent to the property's western boundary. Portions of the building are in three cities: Berkeley (northern and majority portion), Oakland (most of the southern portion), and Emeryville (a small part of the westernmost portion). An executed Memorandum of Understanding (April 2013) between the Cities of Oakland, Emeryville, and Berkeley establishes Berkeley as the lead city for land use approvals. The assessor's parcel number (APN) for the project site is 052-151200103. The attached figure shows the project site location and immediate surroundings.

EXISTING CONDITIONS and BACKGROUND: The site is developed with one existing building, a 492,706 gross (360,389 net) square-foot mixed use commercial and light industrial building. Current building tenants include an Amazon Fulfillment Center

warehouse and offices (23,500 square feet), TCHO chocolates manufacturing / warehouse (34,122 square feet), and Clif Bar manufacturing/commercial/ kitchen (15,900 square feet). A 42,479-square-foot health club (City Sports) occupies portions of the first and second floor. In addition, the BayHealth Outpatient Center occupies 97,443 square-feet of former office space on portions of the first and second floor and all of the third and fourth floors. Most recently, 49,000 square-feet of office and research and development space was occupied by Premier Nutrition Corporation (PNC) on the second floor, in portions of the building within the City of Oakland and Emeryville. The building is split between the West Berkeley Commercial (C-W) (along San Pablo Avenue) and Mixed Use – Light Industrial (MU-LI) (west of the C-W portion) zoning districts. The basement currently has 103 parking spaces and the roof top has 374 parking spaces. Adjacent off-site parking lots used by building tenants provide additional parking capacity.

The City of Berkeley Zoning Adjustments Board (ZAB) certified the Final EIR (State Clearinghouse [SCH] # 2017012056) for the BayHealth Outpatient Center Project in July 2017 (2017 EIR). The 2017 EIR determined that significant unavoidable impacts would occur in the issue areas of operational noise as a result of traffic, GHG emissions, and transportation. Therefore, the City adopted a Statement of Overriding Considerations for these significant and unavoidable impacts per CEQA Guidelines Section 15093.

PROJECT APPLICANT: Darrell de Tienne, de Tienne Associates, 3435 Cesar Chavez Street, #312, San Francisco, CA 94110

PROJECT DESCRIPTION: The proposed project would establish new uses in two vacant suites (Suite 180 and Suite 200) within the existing building. The proposed uses would be 1) an extension of the BayHealth Outpatient Center in Suite 180 with an Oncology laboratory and office, laboratory, and 2) R&D uses within Suite 200. The combined square footage of the two suites is 87,495 square feet. Suite 180 is located on the first floor and Suite 200 is located on the second floor, and both suites are located in the northern portion of the existing building, adjacent to Folger Avenue. There would be no retail sales in or public access to either suite. Tenant improvements would not increase the size, lot coverage, or building height of the existing building.

When an EIR has been adopted and a project is modified or expanded upon, additional CEQA review may be necessary. The key considerations in determining the need for the appropriate type of additional CEQA review are outlined in Section 21166 of the Public Resources Code (CEQA) and Sections 15162, 15163 and 15164 of the State CEQA Guidelines. The City of Berkeley, as the lead agency, proposes to prepare a Supplemental EIR to the 2017 EIR to support the proposed medical office and R&D project for establishing new uses in Suites 180 and 200 of the Foundry 31 building.

REQUESTED APPROVALS: The proposed project is subject to approvals by the City of Berkeley's Zoning Adjustments Board. The project would require the following discretionary entitlements from the City of Berkeley:

- **Use Permit** to establish a Testing Laboratory over 10,000 square feet in the C-W District under BMC Section 23E.64.030

- **Use Permit** to establish an Office use over 5,000 square feet in the C-W District under BMC Section 23E.64.030
- **Use Permit** to establish an Office use over 20,000 square feet in the MU-LI District under BMC Section 23E.80.030
- **Use Permit** to establish a Laboratory use between 20,000 and 30,000 square feet in the MU-LI District under BMC Section 23E.80.030
- **Variance** to allow a medical use within the MU-LI zone in Suite 180.

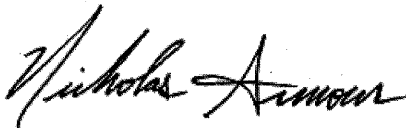
POTENTIAL ENVIRONMENTAL EFFECTS: Based on site-specific characteristics and City standard conditions of approval, the project is not anticipated to have significant impacts related to the CEQA issue topics listed below. It is anticipated that these issue topics will only be analyzed in an Initial Study checklist, which will be included as an appendix to the Draft SEIR.

- Aesthetics
- Agriculture and Forest Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

It is anticipated that the following topics will be analyzed in the Draft SEIR.

- Greenhouse Gas Emissions

However, the Initial Study Checklist analysis will confirm which topics ultimately require study in the Draft SEIR. The Draft SEIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects while generally meeting the project objectives.



Nicholas Armour, Associate Planner

Date of Distribution: December 18, 2019

Attachments: Figure 1: Project Location Map

Project Location

