



Planning and Development Department  
Land Use Planning Division

**NOTICE OF INTENT TO ADOPT AN  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THELAB PROJECT**

Date: March 9, 2022  
To: Public Agencies, Organizations and Interested Parties  
From: City of Berkeley, Land Use Planning Division  
Subject: **Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration**

Pursuant to the *State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act*, as most recently amended, this is to advise that the City of Berkeley has prepared an Initial Study to evaluate the environmental effects of the project identified below:

**Project Title:** TheLAB Project

**Applicant:** W-SW WBLS West Owner IX, L.P. and W-SW WBLS East Owner IX, L.P., c/o Steelwave CDS, LLC, 999 Baker Way, Suite 200, San Mateo, CA 94404

**Project Location:** The approximately 3.02-acre Project site is made up of portions of two contiguous blocks (the East Block and the West Block) in the City of Berkeley, Alameda County. The Project site is bisected by Fourth Street and generally bordered by Allston Way to the north, Fifth Street to the east, Bancroft Way to the south, and the Union Pacific Railroad (UPRR) and Amtrak heavy rail corridor to the west.

The East Block consists of four existing one- to two-story buildings with addresses at 2212 and 2216 Fifth Street and 2213 and 2221 Fourth Street (Assessor's Parcel Numbers [APNs] 056-1958-00604, 056-1958-01401, and 056-1958-00400). The West Block consists of four separate parcels currently occupied by a surface parking lot and six single-story buildings with addresses at 701, 703, 705, 705A, and 747 Bancroft Way and 2220 Fourth Street (APNs 056-1957-00701, 056-1957-00301, 056-1957-00204, and 056-1957-00800).

**Project Description:** The Project sponsor is proposing to redevelop the East and West blocks to create a "life sciences" campus oriented toward Fourth Street, through a combination of new construction, increased open space, and enhancements to the public realm. The proposed Project would result in the demolition of all existing buildings on the site and construction of a new research and development (R&D) building and surface parking lot on the West Block (also referred to as 787 Bancroft Way) and an above-ground parking garage on the East Block (also referred to as 2213 Fourth Street), totaling approximately 283,810 gross square feet of building area and a total of 491 parking spaces.

Based upon the conclusions set forth in the Initial Study, the City of Berkeley proposes to adopt a Mitigated Negative Declaration. The project site is on a list of sites as described by Government Code 65962.5 (LUST Site, State Water Resources Control Board).

**Public Review Period:** A 30-day public review period will begin on March 9, 2022. Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. April 7, 2022.

**CEQA Project Status:** An Initial Study-Mitigated Negative Declaration (IS-MND) has been prepared for this project pursuant to the provisions of CEQA. The IS-MND determined that the proposed project would have no impact and therefore a Mitigated Negative Declaration is proposed. The Draft IS/MND and all related analysis are available on the City's website at:

[https://www.cityofberkeley.info/Planning\\_and\\_Development/Zoning\\_Adjustment\\_Board/theLAB\\_Phase\\_II\\_and\\_Phase\\_III\\_-\\_2213\\_Fourth\\_and\\_787\\_Bancroft.aspx](https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/theLAB_Phase_II_and_Phase_III_-_2213_Fourth_and_787_Bancroft.aspx).

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