

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 2136-2154 San Pablo Avenue Mixed-Use Project

Lead Agency: The City of Berkeley Contact Person: Sharon Gong
Mailing Address: 1947 Center Street, 2nd Floor, Phone: (510) 981-7429
City: Berkeley Zip: 94704 County: Alameda

Project Location: County: Alameda City/Nearest Community: Berkeley

Cross Streets: San Pablo Avenue and Allston Way Zip Code: 94702

Longitude/Latitude (degrees, minutes and seconds): 37 0 52 ' 0.84 " N / 122 0 17 ' 30.12 " W Total Acres: 0.53

Assessor's Parcel No.: 056-1977-011-01 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-80, I-580, SR13, SR123 Waterways: San Francisco Bay, Strawberry Creek

Airports: N/A Railways: BART and Union Pacific Schools: (see attached document for full list)

Document Type:

- CEQA: [x] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [x] Residential: Units 123\* Acres
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[x] Commercial: Sq.ft. 1,245 Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other: \*plus three live-work units

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [x] Other: Cultural Resources

Present Land Use/Zoning/General Plan Designation:

West Berkeley Commercial (C-W) and Avenue Commercial (AC)

Project Description: (please use a separate page if necessary)

See attached document for description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date August 17, 2022 Ending Date September 19, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Urban Planning Partners, Inc.</u>	Applicant: <u>San Pablo Investors Two LLC</u>
Address: <u>388 17th Street, Suite 230</u>	Address: <u>200 Spectrum Center Drive, Suite 1450</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Lynette Dias</u>	Phone: <u>(949) 748-6285</u>
Phone: <u>(510) 251-8210</u>	

Signature of Lead Agency Representative: Sharon Gong Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**SCHOOLS WITHIN 2 MILES OF PROJECT SITE:** Berkeley Highschool, The Berkeley School, Berkeley Independent Study, Berkeley Little School, Berkeley Technology Academy, Black Pine Circle School, The Crowden School, Fusion Academy, Garden Day Montessori School, Longfellow Middle School, Magnolia Children’s School, Malcolm X Middle School, Marin Elementary School, Ocean View Elementary, Oxford Elementary School, Rosa Parks Elementary, Ruth Acty Elementary School, Shu Ren Elementary School, Walden Center and School, Washington Elementary School.

**PROJECT DESCRIPTION:** The project would demolish the existing 9,000-square-foot one-story building on the project site and construct a new six-story mixed-use building. The proposed building has the following characteristics:

1. 6 stories and 69 feet 6 inches in height;
2. 123 dwelling units and three live/work units;
3. 82,083 square feet of gross floor area with Density Bonus;
4. A parking garage with 50 vehicle parking spaces;
5. A secure ground-floor bicycle storage room with long-term parking for 64 bicycles and short-term parking for eight bicycles; and
6. 6,319 square feet of open space.

The three live/work units and six lofts would be at the ground floor, with the live/work units fronting San Pablo Avenue and the loft units facing the back of the lot to the west. Each of the live/work units would have a mezzanine for exclusively residential space. In addition to housing the live/work and loft units, the ground floor would include a community room, lounge, mail room, trash room, parking garage, and bicycle storage room, as shown in Figure 3. Floors 2 through 5 would be comprised of 117 dwelling units, consisting of 36 studios, 76 one-bedroom units, and 5 two-bedroom units, as shown in Figure 5. The building’s massing would step down from six stories at the front facing San Pablo Avenue to four stories at the rear towards the west. West-facing rooftop gardens would be accessed via the fourth and sixth floors. The proposed project also features a common open space area at the podium level (level 2) facing west the rear of the property.