

**Summary Form for Electronic Document Submittal****Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080040Project Title: 2128 Oxford Street Mixed Use ProjectLead Agency: City of BerkeleyContact Name: Sharon GongEmail: SGong@berkeleyca.gov Phone Number: 510-981-7429Project Location: City of Berkeley, Alameda County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Please see attachment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attachment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Please refer to Table 1-1 of the EIR for a summary of comments received for the NOP, and refer to Appendix A for copies of written comments received. Responses to the NOP on the EIR are summarized in Section 1, Introduction, of the EIR.

Provide a list of the responsible or trustee agencies for the project.

None.

## 1. Project Description

The project site is on a hazardous materials list compiled pursuant to Government Code Section 65962.5. The project would involve demolition of the existing on-site buildings (including the 2142 Center Street building which was found individually eligible for local designation and is a contributor to the CRHR-eligible Shattuck Avenue Commercial Corridor Historic District) and construction of a new 26-story (approximately 285-foot) mixed-use building. The project would include 456 units as currently proposed; however, because the project would be allowed up to 463 units under the Density Bonus, the analysis in this EIR conservatively assumes up to 463 residential units with 40 of the units at below market rate located on floors 2 through 25, including six extremely low-income units and 34 very-low-income units. The proposed project would also include approximately 15,000 square feet of retail and restaurant space. Approximately 10,500 square feet of retail and restaurant space would be on the ground floor and 4,500 square feet of restaurant space would be located on the roof.

The proposed project would also include a below-ground basement level which would include mail and package rooms, an office, and mechanical and utility storage rooms and equipment. A 36-space parking garage would be located at-grade, with access from a driveway on Oxford Lane and would include mechanical lifts in a pit that extend into the basement. There would also be an exterior amenity roof deck on level 25 and a restaurant on level 26. The exterior design of the new building would be modern, with rectangular forms, and would include a combination of cementitious panels, storefront systems, and metal panels.

## 2. Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts related to air quality, geology and soils, hazards and hazardous materials, utilities and service systems, and tribal cultural resources would be significant but mitigable to a less than significant level. Impacts to cultural resources and construction noise would be significant and unavoidable even with mitigation.

The following mitigation measures are required:

**Air Quality:** DAP EIR MM AIR-2 (Buffer TAC and Odor Emission Sources and Sensitive Land Uses); DAP EIR MM AIR-3 (Implement BAAQMD-Recommended Measures to Control PM10 Emissions during Construction)

**Cultural Resources:** DAP EIR MM CUL-3 (Halt Work/Archaeological Evaluation/Site-Specific Mitigation); DAP EIR MM CUL-5 (Halt Work/Coroner's Evaluation/Native American Heritage Consultation/Compliance with Most Likely Descendent Recommendations); Project MM CR-1 (Building Documentation); Project MM CR-2 (Shattuck Avenue Commercial Corridor Historic District Update); Project MM CR-3 (Preparation of a Cultural Resources Mitigation and Monitoring Plan); Project MM CR-4 (Preparation of an Interpretive and Educational Plan); Project MM CR-5 (Archaeological Monitoring)

**Geology and Soils:** DAP EIR MM CUL-4 (Halt Work/Paleontological Evaluation/Site-Specific Mitigation); Project MM GEO-1 (Implementation of Geotechnical Report Recommendations)

**Hazards and Hazardous Materials:** Project MM HAZ-1 (Remediation of Contaminated Soils); Project MM HAZ-2 (Disposal of Groundwater); Project MM HAZ-3 (Vapor Intrusion Mitigation System)

**Noise:** DAP EIR MM NOI-1 (Site-Specific Noise Studies/Site Planning/Noise Control Treatments); DAP EIR MM NOI-2 (Site-Specific Noise Studies/Activities Scheduling); DAP EIR MM NOI-3 (Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications Traffic Calming/Sound Insulation); DAP EIR MM NOI-4 (Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications Traffic Calming/Sound Insulation); DAP EIR MM NOI-5 (Develop Site-Specific Noise-Reduction Programs and Implement Noise Abatement Measures During Construction); DAP EIR MM NOI-6 (Avoidance of Pile-Driving/Site-Specific Vibration Studies/Monitoring/Contingency Planning)

**Utilities and Service Systems:** DAP EIR MM UTIL-1 (Site-Specific Analysis of Project-Related Effects on the Sanitary Sewer Conveyance System/Project-Related Contribution to Necessary Capacity Expansion)

**Tribal Cultural Resources:** Project MM TCR-1 (Native American Monitoring); Project MM TCR-2 (Strawberry Creek Ohlone Past and Present Interpretive Display)