



2015 Blake Street Residential Project

Draft Environmental Impact Report

SCH#2021010078

prepared by

City of Berkeley

Planning & Development Department, Land Use Division

1947 Center Street, 2nd Floor

Berkeley, California 94704

Contact: Sharon Gong, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.

449 15th Street, Suite 303

Oakland, California 94612

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Executive Summary

This document is an Environmental Impact Report (EIR) analyzing the environmental effects of the proposed 2015 Blake Street Residential Project (proposed project). This section summarizes the characteristics of the proposed project, alternatives to the proposed project, and the environmental impacts and mitigation measures associated with the proposed project.

Project Synopsis

Project Applicant

Laconia Development, LLC
1981 North Broadway Suite 145
Walnut Creek, California 94596

Lead Agency Contact Person

City of Berkeley Planning & Development Department, Land Use Division
Sharon Gong, Senior Planner
1947 Center Street, 2nd Floor
Berkeley, California 94704
(510) 981-7429
sgong@cityofberkeley.info

Project Description

This EIR has been prepared to examine the potential environmental effects of the proposed 2015 Blake Street Residential Project. The following is a summary of the project description, which can be found in Section 2, *Project Description*. The proposed project would involve the following major components:

- Merging the existing seven parcels within the site into two parcels: “Parcel 1,” 7,261 square feet, at the north portion of the site with frontage along Dwight Way, and “Parcel 2,” 34,485 square feet, at the south portion of the site with frontages along Blake Street and Milvia Street.
- Demolition of the four existing buildings in the southern portion of the site at 2001, 2011, 2015, and 2019 Blake Street.
- Relocation and restoration of the two existing residential buildings at 2012 and 2020 Dwight Way within proposed Parcel 1 (the existing seven dwelling units within the two buildings would be retained).
- Construction of two new multi-family residential buildings within proposed Parcel 2, including one three-story building with six dwelling units and one seven-story building with 155 dwelling units. Primary vehicular access would be from a driveway on Blake Street.

Project Objectives

The objectives for the proposed project are to:

1. Redevelop a site containing underutilized commercial buildings and surface parking lots to create a vibrant residential address with an attractive pedestrian environment.
2. Construct high-density in-fill residential development near existing public transit and commercial goods and services.
3. Construct new housing, including affordable housing, that would help the City satisfy its regional housing needs.
4. Preserve existing residential uses on the site.

Alternatives

As required by Section 15126.6 of the *CEQA Guidelines*, the Alternatives section of the EIR examines a range of reasonable alternatives to the proposed project. The following alternatives are evaluated in this EIR:

- Alternative 1: No Project
- Alternative 2: Retain the Existing 2019 Blake Street Building, Relocate the Existing 2012 and 2020 Dwight Way Buildings, and Construct New Buildings
- Alternative 3: Retain the Existing 2019 Blake Street Building, Demolish the Existing 2012 and 2020 Dwight Way Buildings, and Construct New Buildings

Based on the alternatives analysis, overall, Alternative 2 and Alternative 3 are environmentally superior because they would eliminate the unavoidably significant cultural resources impact associated with demolition of an eligible historical resource.

Refer to Section 6, *Alternatives*, for the complete alternatives analysis.

Areas of Known Controversy

The EIR scoping process identified several areas of known controversy for the proposed project including traffic congestion and safety, pedestrian and bicycle facilities, and impacts to historical resources. Responses to the Notice of Preparation of a Draft EIR and input received at the EIR scoping meeting held by the City are summarized in Section 1, *Introduction*.

Issues to be Resolved

There are no issues to be resolved that have been identified.

Issues Not Studied in Detail in the EIR

As indicated in the Initial Study (Appendix IS of this EIR), there is no substantial evidence that significant impacts would occur in the following issue areas: Agricultural Resources, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology, Land Use and Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, and Wildfire. Impacts related to those issue areas would be less than significant without mitigation. As indicated in the Initial Study, impacts related to Geology and Soils would be less than significant with mitigation incorporated, and further analysis was not required in an EIR. Mitigation measures identified in the Initial Study

and this EIR are listed below in Table 1 and will be carried forward into the Mitigation Monitoring and Reporting Program. Impacts related to Cultural Resources were found to be potentially significant and are addressed in this EIR.

Summary of Impacts and Mitigation Measures

Table 1 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved pursuant to Section 15093 of the *CEQA Guidelines*.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the *CEQA Guidelines*.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table 1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure (s)	Residual Impact
Cultural Resources		
Impact CR-1. The project site contains a building that is eligible for listing as a historical resource. Construction of the proposed project would involve demolition of the building located at 2019 Blake Street. Due to this irreversible loss of a historical resource, this impact would be significant and unavoidable	<p>CR-1 Building Recordation. The applicant shall prepare archival documentation of as-built and as-found conditions of the property at 2019 Blake Street. Prior to issuance of demolition permits, the City of Berkeley shall ensure that documentation of the buildings and structures proposed for demolition is completed that follows the general guidelines of Historic American Building Survey (HABS)-Level III documentation. The documentation shall include high resolution digital photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's <i>Professional Qualifications Standards</i> for History and/or Architectural History (36 CFR Part 61). The original archival-quality documentation shall be offered as donated material to organizations and repositories that will make it available for current and future generations, including the City of Berkeley, the Environmental Design Library at University of California, Berkeley, and the Berkeley Architectural Heritage Association, where it would be available to local researchers. Prior to issuance of building permits for demolition, the applicant shall provide to City Land Use Staff documentation that the materials have been offered and submitted or declined.</p> <p>CR-2 Blake Street Hawkeyes Recordation. The applicant shall prepare additional archival documentation of the history of the Blake Street Hawkeyes and its individual members. The documentation shall include research and collection of available information about the Blake Street Hawkeyes, including the HABS-level documentation required under Mitigation Measure CR-1, interviews with former members of the Blake Street Hawkeyes, and additional relevant materials such as memorabilia, photographs, and newspaper articles. The documentation effort shall not be completed for less than \$10,000 and shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's <i>Professional Qualifications Standards</i> for History and/or Architectural History (36 CFR Part 61). The original archival-quality documentation and associated materials shall be offered as donated material to the Berkeley Historical Society that will make it available for current and future generations, including local researchers. The City of Berkeley shall ensure that donation of the documentation to the Berkeley Historical Society is completed prior to issuance of the certificate of occupancy for the new residential buildings.</p> <p>CR-3 Interpretive Installation The applicant shall install an interpretive installation, such as a plaque and/or other permanent exhibit or display at the site discussing the history of the building, its significance, and important details and features, but with an emphasis on the history of the Blake Street Hawkeyes. The installation shall be at a location on the site that is publicly accessible and easily visible from a street frontage, either on an exterior wall or façade of a building or in an outdoor location on the site. The installation shall include images and details from the HABS documentation and collected research pertaining to the historical resource. The content shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's <i>Professional Qualifications Standards</i> for History and/or Architectural History (36 CFR Part 61). The location and design of the installation shall be presented to the Civic Arts Commission for review and comment prior to review and approval of building permits by City of Berkeley Planning Division staff, including the Landmarks Preservation Commission Secretary. Incorporation of the installation shall be completed prior to issuance of the certificate of occupancy for the new residential building.</p>	Although Mitigation Measure CR-1 would reduce the impact related to historical resources, such impacts would remain Significant and Unavoidable.

Impact	Mitigation Measure (s)	Residual Impact
	<p>CR-4 Project Branding and Signage. The applicant shall incorporate the name “Hawkeye” or other words that would invoke the cultural history of the site into project branding, including building names, on-site signage, and marketing materials to make the history of the site more visible in the City of Berkeley. Draft materials shall be presented to the Civic Arts Commission for review and comment prior to review and approval of building permits by City of Berkeley Planning Division staff, including the Landmarks Preservation Commission Secretary. The approved branding and signage shall be maintained for at least the first ten years of the operation of the residential development.</p>	
Geology and Soils		
<p>Since the project site is underlain by geologic units assigned a high paleontological sensitivity at depths of three feet and deeper, paleontological resources may be encountered during ground-disturbing activities associated with project construction. Impacts to paleontological resources would be less than significant with mitigation incorporated. (See Section 6, <i>Geology and Soils, of the Initial Study</i>)</p>	<p>GEO-1 Paleontological Resources.</p> <ol style="list-style-type: none"> 1. Qualified Paleontologist. The project applicant shall retain a Qualified Paleontologist prior to excavations or ground disturbance that will exceed three feet in depth. The Qualified Paleontologist shall direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). 2. Paleontological Worker Environmental Awareness Program (WEAP). Prior to ground disturbance, the applicant shall incorporate information on paleontological resources into the Project’s Worker Environmental Awareness Training (WEAP) materials, or a stand-alone Paleontological Resources WEAP shall be submitted to the Department of Planning and Development at the City of Berkeley. The Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The Paleontological WEAP training shall be fulfilled simultaneously with the overall WEAP training, or at the first preconstruction meeting at which a Qualified Paleontologist attends prior to ground disturbance. Printed literature (handouts) shall accompany the initial training. Following the initial WEAP training, all new workers and contractors must be trained prior to conducting ground disturbance work. 3. Paleontological Monitoring. The extent of required paleontological monitoring for the project shall be determined by the Qualified Paleontologist based on an evaluation of the previously undisturbed geologic units exposed during ground disturbing activity. The Qualified Paleontologist shall conduct an initial spot check and evaluation of geologic conditions for ground disturbing activity for excavations between 5-10 feet below ground surface (BGS). The evaluation shall be based on field evidence including lithology of geologic units and results of microscreening or other inspections for fossil resources. If the paleontologist determines that geologic units exposed between 5-10 feet BGS have high paleontological sensitivity, then full-time monitoring shall be conducted for the duration of ground disturbing activity. If sediments between 5-10 feet BGS are determined to not be paleontological sensitive, spot checks should be conducted again for ground disturbance between 10-15 feet BGS and again for ground disturbance between 15-20 feet BGS, and again to the full depth of ground disturbance. If spot checks indicate low or no paleontological sensitivity, or if full time monitoring results in no fossil discoveries once the full depth of ground disturbance has been reached, paleontological monitoring can be discontinued for the remainder of project activity. Monitoring shall be reinstated if any new ground disturbances are required to depths exceeding previous 	<p>Less than significant with mitigation.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>depths of previous work, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.</p> <p>4. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:</p> <p>a. Salvage of Fossils. If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the Construction Contractor may be requested to supply heavy equipment and an operator to assist in the rapid removal of a large fossil specimen(s) or sediment sample(s). Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically-sensitive Quaternary old alluvial deposits.</p> <p>b. Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the UCMP), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.</p> <p>5. Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the Department of Planning and Development at the City of Berkeley. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.</p>	

1 Introduction

This document is an Environmental Impact Report (EIR) for the proposed 2015 Blake Street Residential Project (hereafter referred to as the “proposed project” or “project”) in the City of Berkeley. The project would involve merging seven existing parcels within the site into two parcels, demolition of the existing buildings at 2001, 2011, 2015, and 2019 Blake Street, relocation and restoration of the buildings at 2012 and 2020 Dwight Way, which include seven existing dwelling units, and construction of two new multi-family residential buildings with a total of 161 dwelling units.

This section discusses (1) the EIR background; (2) the scope of the EIR; (3) an overview of the content of the EIR; (4) the lead, responsible, and trustee agencies; and (5) the environmental review process required under the California Environmental Quality Act (CEQA). The proposed project is described in detail in Section 2, *Project Description*.

1.1 Purpose and Legal Authority

The proposed project requires the discretionary approval of the City of Berkeley; therefore, the project is subject to the environmental review requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines* (California Code of Regulations, Title 14), the purpose of this EIR is to serve as an informational document that:

“...will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.”

This EIR has been prepared as a project EIR pursuant to Section 15161 of the *CEQA Guidelines*. A Project EIR is appropriate for a specific development project. As stated in the *CEQA Guidelines*:

“This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.”

This EIR is to serve as an informational document for the public and City of Berkeley decision makers. The process will include public hearings before the Zoning Adjustments Board to consider certification of a Final EIR and approval of the proposed project.

1.2 EIR Scope

The City of Berkeley distributed a Notice of Preparation (NOP) of the EIR for a 30-day agency and public review period starting on January 11, 2021 and ending on February 10, 2021. In addition, the City held an EIR scoping meeting with the Zoning Adjustments Board (ZAB) on January 28, 2021. The meeting was held to provide information about the proposed project to members of public agencies, interested stakeholders and residents/community members. Based on the results of the Initial Study and as a result of oral and written comments received during the NOP comment period, impacts related to Cultural Resources are analyzed in the EIR. Other issue areas are discussed in the Initial Study, which is included as Appendix IS to this EIR.

The City received five written responses to the NOP regarding the scope and content of the EIR. The NOP and the NOP responses, including the captioner's record from the scoping meeting, are included in Appendix NOP. Applicable verbal comments from the scoping meeting attendees and written comments received by the City are summarized in Table 2 below. Verbal and written comments applicable to the environmental analyses under CEQA are addressed, as appropriate, in the analysis contained in the various subsections of the Initial Study (Appendix IS) and Section 4, *Environmental Impact Analysis*, of this EIR.

Table 2 NOP Comments and EIR Response

Commenter/Topic	Comment/Request	How and Where it was Addressed
Agency Comments		
East Bay Municipal Utility District (EBMUD)	<ul style="list-style-type: none"> Commenter states that water service for the units within the project should be individually metered or sub-metered in compliance with Senate Bill 7. Commenter requests that when development plans are finalized, the project sponsor contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed development. Commenter states that EBMUD's Main Wastewater Treatment Plan and interceptor system have adequate capacity to accommodate the proposed wastewater flow in dry conditions; however, additional wastewater infrastructure may be required to accommodate proposed wastewater flow in wet conditions. Commenter states that the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Commenter requests City include compliance with AB 325 "Model Water Efficient Landscape Ordinance" as condition of approval on individual projects in the Plan Area. 	<p>Section 18, <i>Utilities and Service Systems</i>, of the Initial Study (Appendix IS to this EIR) includes an analysis of water and wastewater capacity and water efficiency requirements. As described in the Initial Study, the project would comply with the California Water Efficient Landscape Ordinance (WELO), including compliance with water efficiency best practices. In addition, the project would be required to comply with the City of Berkeley's Private Sewer Lateral Ordinance, which is consistent with the requirements of EBMUD's Regional Private Sewer Lateral Ordinance and includes regulations for the inspection, testing, repair, replacement, and ongoing maintenance of private sewer laterals. When project plans are finalized, the applicant would contact EBMUD's New Business Office to request a water service estimate.</p>
Native American Heritage Commission (NAHC)	<ul style="list-style-type: none"> Commenter recommends consultation with all California Native American tribes traditionally and culturally affiliated with project site according to AB 52. 	<p>Consultation required by AB 52 was carried out by the City of Berkeley. A summary of the process and an analysis of impacts to tribal cultural resources are discussed in Section 17, <i>Tribal Cultural Resources</i>, of the Initial Study (Appendix IS to this EIR).</p>

Commenter/Topic	Comment/Request	How and Where it was Addressed
Verbal and Written Comments		
Transportation	<ul style="list-style-type: none"> ▪ Commenters express concern over additional traffic congestion. ▪ Commenters suggest that the Transportation Impact Analysis (TIA, Appendix TIA) should consider cumulative impacts of other approved and pending projects near the project site. ▪ Commenters state that there should be an evaluation of cumulative impacts on pedestrian and bicycle facilities in the area. ▪ Commenters state that baseline conditions should include a project at 2018 Blake Street, which was recently sold. ▪ Commenters suggest that the proposed driveway be relocated from Blake Street to Dwight Way to improve traffic congestion and pedestrian and bicycle safety. ▪ Commenters suggest that cars exiting the Blake driveway only be allowed to turn left to protect the existing bicycle lane on Milvia Street. ▪ Comments state that the project includes too many parking spaces and would result in increased traffic congestion. ▪ Commenters state that the project is incompatible with the City of Berkeley Climate Action Plan and the site's proximity to public transit and bicycle boulevard infrastructure because it would include 93 vehicle parking spaces. ▪ Commenters state that the TIA states that installation of a traffic signal at Blake Street and Shattuck Avenue may be appropriate and requests additional study as to whether a traffic signal would reduce traffic congestion. ▪ Commenters request information about loading areas for delivery and ride-share vehicle drop-offs. 	Comments are addressed in Subsection 1.1.2, <i>Transportation</i> .

Commenter/Topic	Comment/Request	How and Where it was Addressed
Cultural Resources	<ul style="list-style-type: none"> Commenters request information about how the buildings at 2021 and 2020 Dwight Way would be rehabilitated and potential impacts related to cultural resources. Commenters request that a plaque be installed to commemorate the site's association with the Blake Street Hawkeyes. 	<p>As described in Section 2, <i>Project Description</i>, rehabilitation of the buildings at 2012 and 2020 Dwight Way would include repairs at the foundations, electrical panel, sewer lateral connections, exterior decks, stairs, siding, and paint, new roofs, new interior paint, doors and trim, fixtures, interior floors, cabinets, countertops, and appliances, and new exterior landscaping.</p> <p>As described in Section 4.1.3, <i>Identification Efforts</i>, the buildings at 2012 and 2020 Dwight Way are not historical resources for the purposes of CEQA.</p> <p>As described in Section 4.1.4, <i>Impact Analysis</i>, the project would be subject to mitigation measures CR-1 through CR-4, which require building recordation and installation of an interpretive plaque.</p>
Coronavirus Pandemic	<ul style="list-style-type: none"> Commenters request that the EIR analyze how the coronavirus pandemic has affected existing conditions. 	<p>The EIR relies on a variety of data sources to accurately describe the project "baseline" which are the existing environmental conditions at the time of the NOP release. The validity of data in light of the COVID-19 pandemic was taken into account while preparing the analysis.</p> <p>Since this EIR envisions changes over the next several years (construction alone would take 26 months), it does not include the temporary conditions associated with the County's shelter-in-place order. Overall, this EIR analysis generally assumes that long-term behaviors (such as social distancing) would be similar to conditions prior to the start of the pandemic, because, at present, the medium- or long-term effects of the COVID-19 pandemic on behavior are uncertain and it would be speculative to estimate potential long-term or permanent changes.</p>
Biological Resources	<ul style="list-style-type: none"> Commenters state that existing street trees should be saved during and after construction. 	<p>As described in Section 3, <i>Biological Resources</i>, of the Initial Study (Appendix IS), the project would involve removal of all nine street trees that abut the project site. However, the project would be reviewed by the City of Berkeley Urban Forestry Unit to ensure that removed trees would be replaced with appropriate species and that impacts related to locally significant trees, consistent with General Plan policies. The project plans, including the landscape plans, were developed in consultation with staff of the Urban Forestry Unit, who have indicated that the existing street trees would be required to be removed and replaced with new species.</p>

1.2.1 Impacts Related to Transportation and Traffic

As shown above in Table 2, members of the public and the ZAB expressed concerns about impacts related to transportation and traffic during the scoping meeting held on January 28, 2021 and in several comment letters received during the NOP comment period. Such impacts are discussed in Section 16, *Transportation*, of the Initial Study (Appendix IS). However, this section provides additional information to supplement the analysis in the Initial Study to specifically address the comments received during the NOP comment period.

Several commenters stated an opinion that the project would include too many parking spaces, which would increase traffic congestion and make the project incompatible with the City of Berkeley Climate Action Plan (CAP). Parking is not an environmental impact under CEQA, and thus is not required to be discussed in the Initial Study or EIR. However, the City notes that the project applicant is requesting a State Density Bonus waiver to include fewer parking spaces than the minimum required under the Berkeley Municipal Code (BMC). In addition, as described in Section 7, *Greenhouse Gas Emissions*, of the Initial Study, the proposed project would be consistent with the CAP. The project would involve increased residential density along a transit corridor and within approximately 0.5-mile of the Berkeley BART Station, would incorporate green building practices consistent with CALGreen and BMC Chapters 19.36 and 19.37, and include new construction that is fully electric per the requirements of BMC Section 12.80.

Commenters also expressed concern about the vehicle traffic that would be generated by the project because existing nearby roadways are already congested. In addition, commenters stated that the TIA should consider cumulative traffic impacts from other approved and pending projects near the site and that the City should consider installation of a traffic signal at Blake Street and Shattuck Avenue. As described Section 16, *Transportation*, of the Initial Study and pursuant to California Public Resources Code section 21099(b)(2) and *CEQA Guidelines* Section 15064.3, “a project’s effect on automobile delay shall not constitute a significant environmental impact.” Therefore, impacts related to traffic delay or congestion may not be considered significant and were not analyzed in the Initial Study. Nevertheless, the TIA provides a discussion of the project’s effects on congestion and Level of Service (LOS), which was required by the City’s Transportation Division as part of the project entitlement process (Appendix TIA). Growth in traffic from reasonably foreseeable developments in the vicinity was considered. A traffic signal at Blake Street and Shattuck Avenue would not be required.

In addition, commenters expressed concern about impacts related to pedestrian and bicycle facilities. Specifically, commenters requested an evaluation of cumulative impacts on the safety of pedestrian and bicycle facilities in the area. In addition, commenters requested that the proposed Blake Street driveway be “left-turn only” for exiting cars or that the driveway be relocated from Blake Street to Dwight Way to preserve pedestrian and bicycle safety on Blake Street and Milvia Street. As described Section 16, *Transportation*, of the Initial Study (Appendix IS) and the Transportation Impact Analysis (Appendix TIA), operation of the project would generate approximately 24 pedestrian and five bicycle trips during peak commute hours. This relatively small increase would not cause substantial changes to the pedestrian or bicycle traffic in the area, including the existing roads, sidewalks, and crosswalks in the area, and the portion of Milvia Street north of Allston Way, approximately 0.4 mile north of the project site, which is a Class III bike route. In addition, the City’s Traffic Engineer reviewed the proposed site plan and recommended that driveway movements not be restricted (“left-turn only”) in order to ensure safe access.

The project applicant proposes the current project design and driveway configuration for several reasons. First, the six-story senior housing project at 2000 Dwight Way, which was approved by the City in September 2020, includes a new curb cut, driveway, and large loading zone along Dwight Way that are directly adjacent to the edge of the project site. If the proposed project's driveway access were placed along Dwight Way, potential traffic and pedestrian hazards could occur because of the increase in the volume of traffic and reduced visibility for cars entering and exiting different sites. In addition, placement of the driveway along Blake Street would protect the residents of the relocated buildings at 2012 and 2020 Dwight Way from impacts related to increased vehicle traffic and paving and reduced open space. If the driveway were placed on Dwight Way, it would either directly abut 2012 Dwight Way or bifurcate the two relocated buildings. Moreover, since Dwight Way is one-way along the project site, the proposed driveway location on Blake Street would allow exiting vehicles to travel in several different directions. Therefore, the proposed driveway would allow dissipation of traffic along various roadways instead of accumulation of all new traffic at one intersection. Finally, since Dwight Way is a designated route for public transit, placement of the project's driveway along Dwight Way could result in conflicts with transit routes and service.

Commenters also expressed concern about traffic hazards caused by stopped delivery trucks and ride-share vehicles picking up and dropping off residents and visitors at the project. As shown on Sheet P130 of the project plans (Appendix PLA), the project would include an approximately 32-foot by 20-foot area dedicated vehicle loading and unloading zone adjacent to the driveway and two parking spaces on Blake Street that would be designated for short term parking and deliveries. These areas would allow vehicles to stop and unload passengers or packages in a safe area, away from the crosswalk and vehicle travel lanes. The project site plans, including the loading and short-term parking spaces, were preliminarily reviewed by the Public Works Department, including the Transportation Division; the Public Works Department indicated that the plans appear to meet requirements and guidelines and would review the plans again during the building permit process.

1.3 EIR Content

In preparing the EIR, use was made of pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and other background documents. A full reference list is contained in Section 7, *References and Preparers*. In-text citations include the last name of the author or agency abbreviation and the year with no comma in between [e.g., (City of Berkeley 2012)]. If there are multiple citations with the same author and year, then a number is added after the year [e.g., (City of Berkeley 2012a; City of Berkeley 2012b)]. In-text citations correlate to the list in Section 7.

The alternatives section of the EIR (Section 6) was prepared in accordance with Section 15126.6 of the *CEQA Guidelines* and focuses on alternatives that are capable of eliminating or reducing significant adverse effects associated with the project while feasibly attaining most of the basic project objectives. In addition, the alternatives section identifies the "environmentally superior" alternative among the alternatives assessed. The alternatives evaluated include the CEQA-required "No Project" alternative and two alternative development scenarios.

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. Section 15151 of the *CEQA Guidelines* provides the standard of adequacy on which this document is based. The *Guidelines* state:

"An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed

project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.”

1.4 Lead, Responsible, and Trustee Agencies

The *CEQA Guidelines* define lead, responsible and trustee agencies. The City of Berkeley is the lead agency for the project because it holds principal responsibility for approving the project.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. There are no responsible agencies for the proposed project.

A trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no trustee agencies for the proposed project.

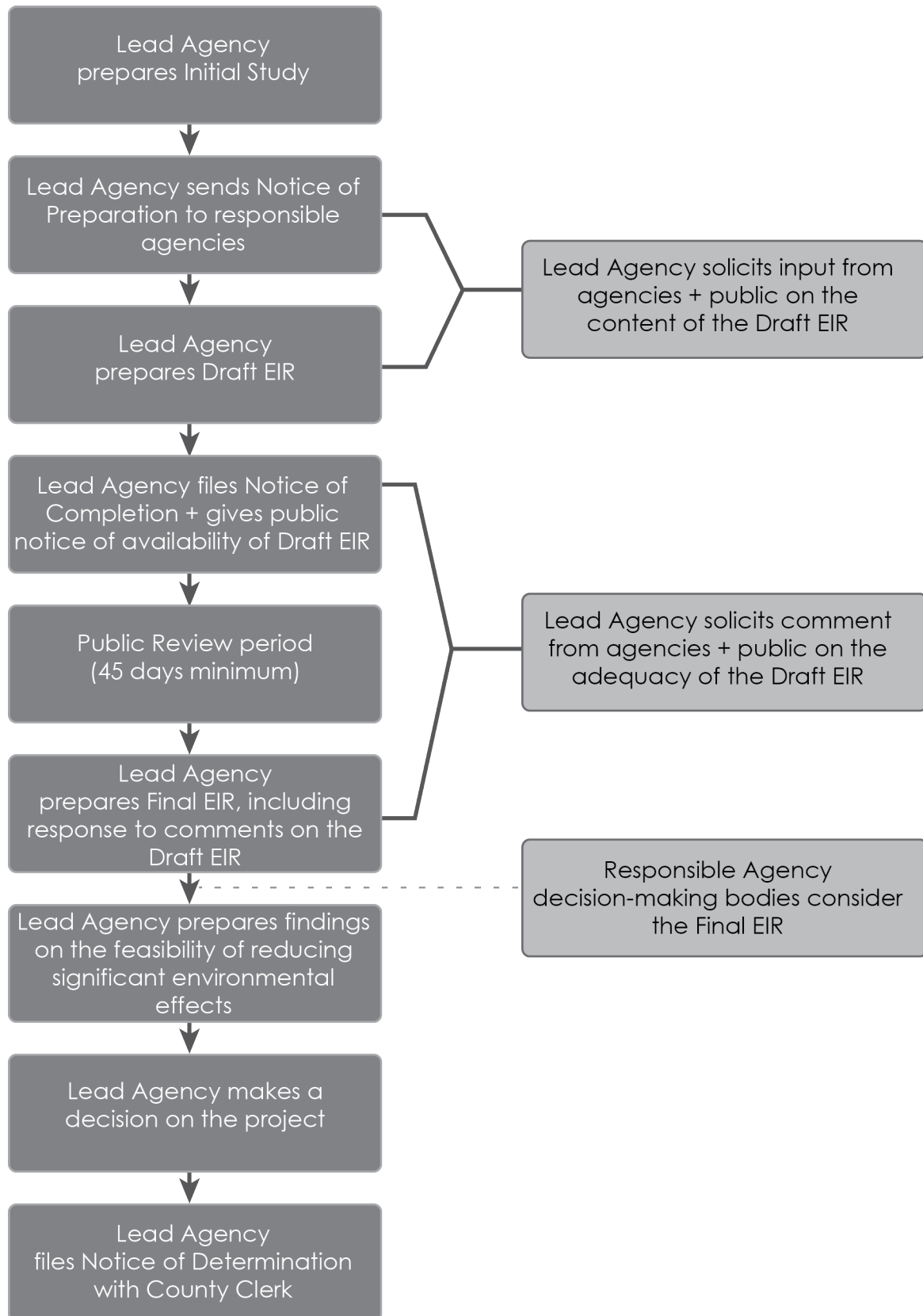
1.5 Environmental Review Process

The environmental impact review process, as required under CEQA, is summarized below and illustrated in Figure 1. The steps are presented in sequential order.

1. **Notice of Preparation (NOP) and Initial Study.** After deciding that an EIR is required, the lead agency (City of Berkeley) must file a NOP soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk’s office for 30 days. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the project could create significant environmental impacts.
2. **Draft EIR Prepared.** The Draft EIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) discussion of significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) a discussion of alternatives; g) mitigation measures; and h) discussion of irreversible changes.
3. **Notice of Completion (NOC).** The lead agency must file a NOC with the State Clearinghouse when it completes a Draft EIR and prepare a Public Notice of Availability of a Draft EIR. The lead agency must place the NOC in the County Clerk’s office for 30 days (Public Resources Code Section 21092) and send a copy of the NOC to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of Draft EIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit input from other agencies and the public and respond in writing to all comments received (Public Resources Code Sections 21104 and 21253). The minimum public review period for a Draft EIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the State Clearinghouse approves a shorter period (Public Resources Code 21091).
4. **Final EIR.** A Final EIR must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.
5. **Certification of Final EIR.** Prior to making a decision on a proposed project, the lead agency must certify that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR

was presented to the decision-making body of the lead agency; and c) the decision making body reviewed and considered the information in the Final EIR prior to approving a project (*CEQA Guidelines* Section 15090).

6. **Lead Agency Project Decision.** The lead agency may a) disapprove the project because of its significant environmental effects; b) require changes to the project to reduce or avoid significant environmental effects; or c) approve the project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).
7. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (*CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
8. **Mitigation Monitoring Reporting Program.** When the lead agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
9. **Notice of Determination (NOD).** The lead agency must file a NOD after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the NOD with the County Clerk. The NOD must be posted for 30 days and sent to anyone previously requesting notice. Posting of the NOD starts a 30-day statute of limitations on CEQA legal challenges (Public Resources Code Section 21167[c]).

Figure 1 Environmental Review Process

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2 Project Description

This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

2.1 Project Applicant

Laconia Development, LLC
1981 North Broadway Suite 145
Walnut Creek, California 94596

2.2 Lead Agency Contact Person

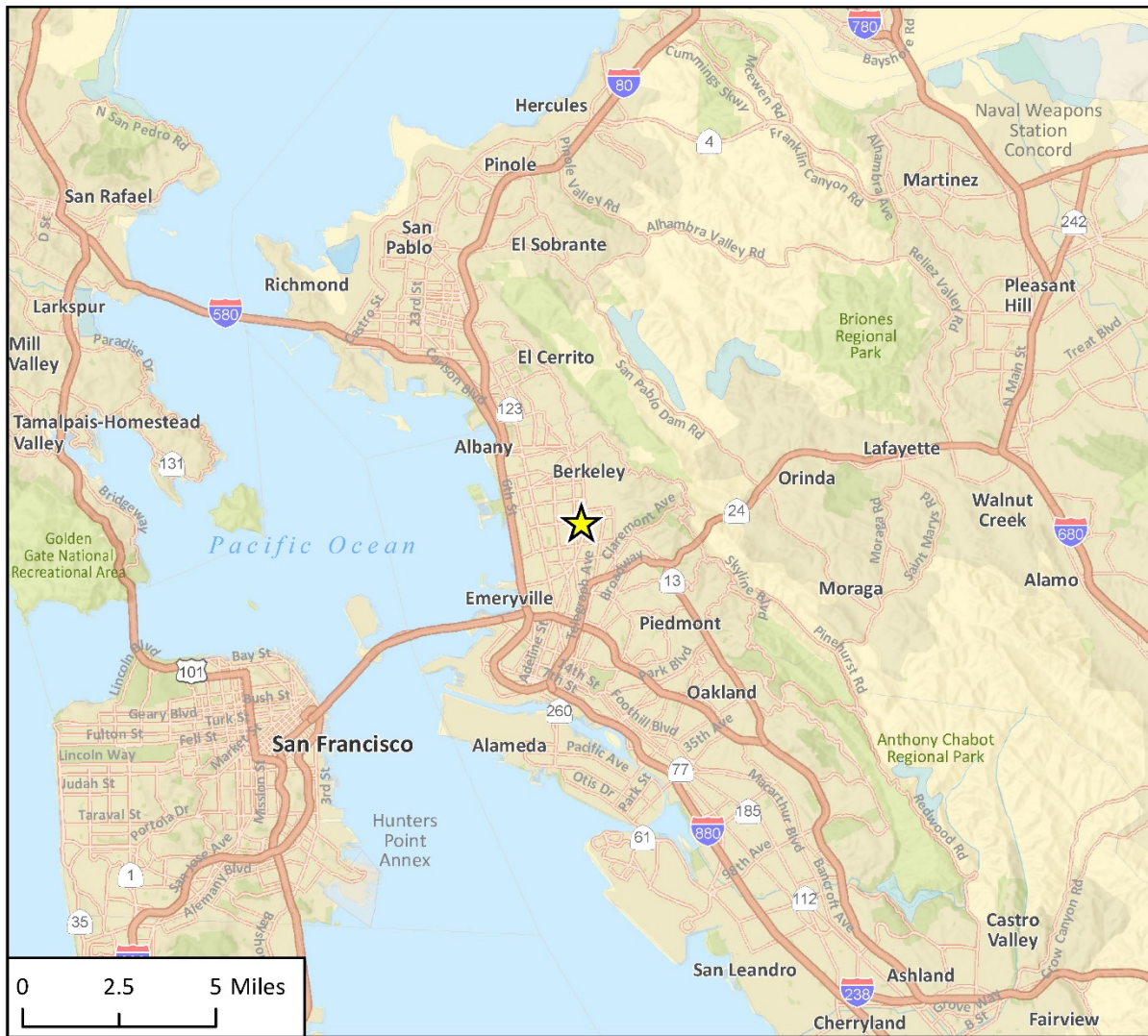
City of Berkeley Planning & Development Department, Land Use Division
Sharon Gong, Senior Planner
1947 Center Street, 2nd Floor
Berkeley, California 94704
(510) 981-7429
sgong@cityofberkeley.info

2.3 Project Location

The project site encompasses 0.96 acres (41,735 square feet) and seven parcels at 2001-2015 Blake Street and 2012-2020 Dwight Way (Alameda County Assessor's Parcel Numbers 55-1822-14, 55-1822-13-4, 55-1822-13-3, 55-1822-13-2, 55-1822-21, 55-1822-22, and 55-1822-23) in the City of Berkeley. The site covers an area towards the center of the block enclosed by Dwight Way, Shattuck Avenue, Blake Street, and Milvia Street, and its two longest frontages are along Dwight Way and Blake Street. The site also has a small frontage at Milvia Street, at the corner with Blake Street.

Figure 2 shows the regional location of the project site and Figure 3 shows the project site's immediate location and selected nearby land uses.

Figure 2 Regional Location



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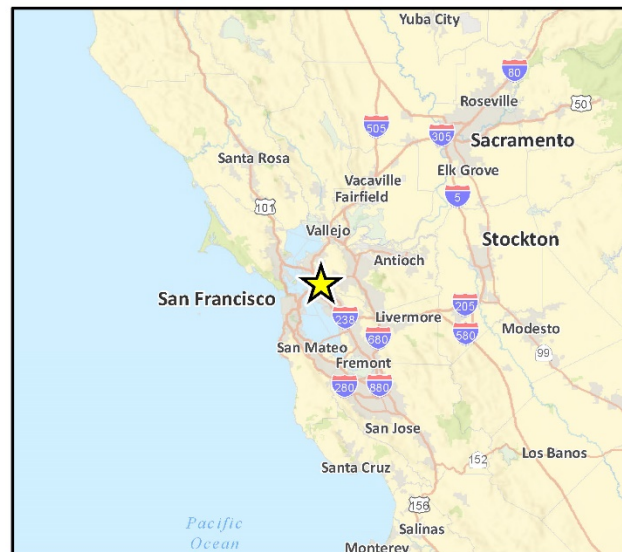


Figure 3 Project Site Location



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig. 3 Project Location

2.4 Existing Site Characteristics

2.4.1 Current Land Use Designation and Zoning

The project site is designated as High Density Residential (HDR) in the 2003 City of Berkeley General Plan. The General Plan defines the HDR designation as “generally characterized by large, multi-family structures conveniently located near transit, the Downtown, the University campus, or BART. Appropriate uses for these areas include residential, community service, schools, institutional, recreational uses, open space, and in some cases where allowed by zoning, ground-floor commercial and office.” (City of Berkeley 2003).

The project site is in the Multi-Family Residential Zoning District (R-4). The BMC lists the following purposes for the R-4 district (BMC Section 23D.40.020):

- A. Implement Master Plan policy by encouraging development of relatively high density residential areas
- B. Make available housing for persons who desire both convenience of location and a reasonable amount of Usable Open Space
- C. Protect adjacent properties from unreasonable obstruction of light and air
- D. Permit the construction of residential structures, such as residential hotels, and hotels, which will provide housing opportunities for transient or seasonal residents
- E. Permit the construction of institutional and office uses when such will not be detrimental to the immediate neighborhood

2.4.2 Surrounding Land Uses

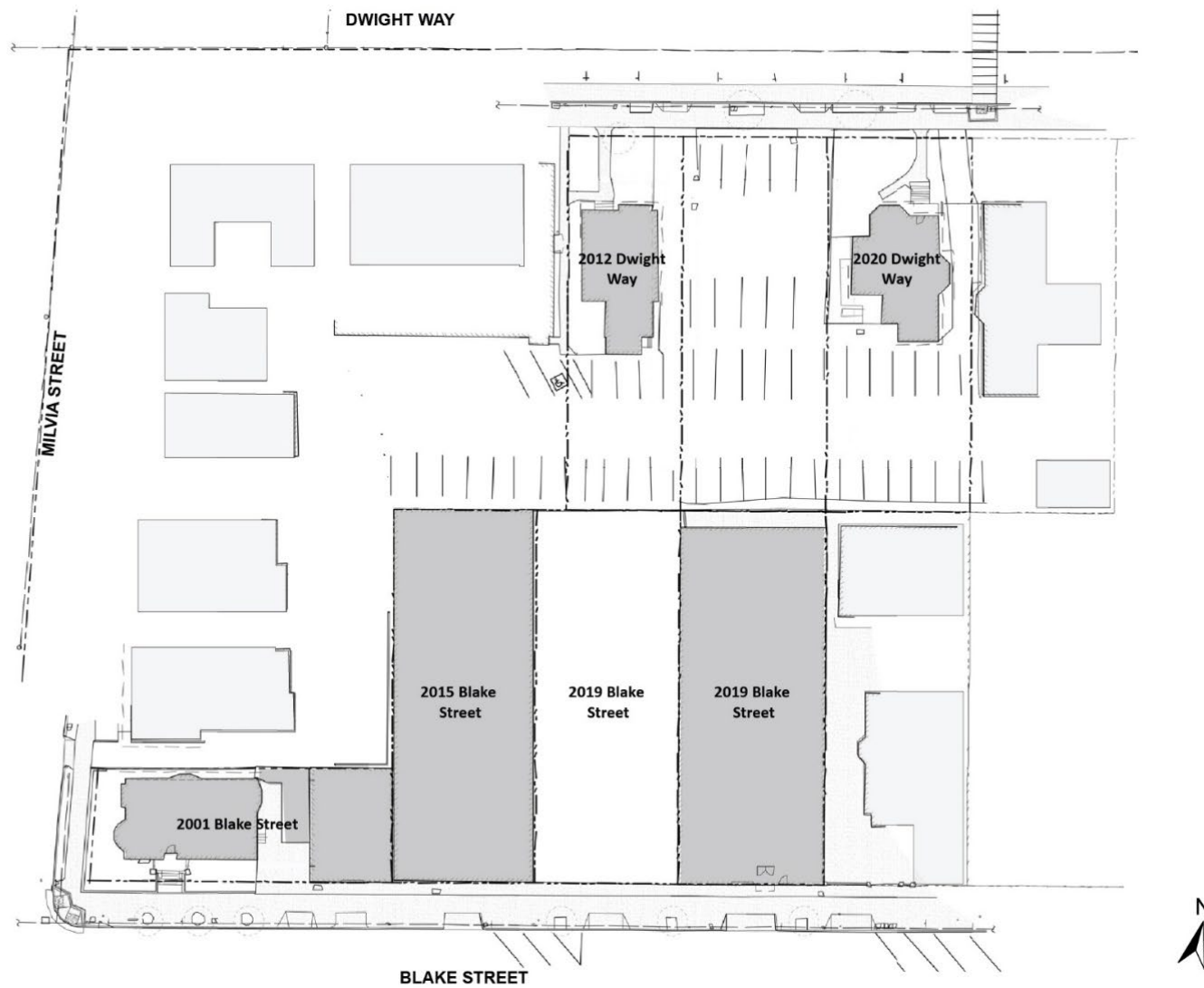
The project site is located between the downtown and south Berkeley neighborhoods, one block west of Shattuck Avenue. The surrounding area is characterized by a mix of uses, including commercial and residential. Nearby commercial uses are primarily offices and medical offices, including offices in converted residential buildings. The converted buildings are concentrated along Milvia Street west and south of the project site. Two large medical buildings, the Alta Bates Medical Center and the Sutter Urgent Care Center, are north and west of the site, across Dwight Way and Milvia Street, respectively. Nearby residential uses include two multi-family apartment buildings on the lot that abuts the site to the east on Dwight Way. Other residential uses, including single-family dwellings, duplexes, and multi-family dwelling apartment buildings, tend to be concentrated south of the project site, across Blake Street. The heights of buildings in the neighborhood range between one and three stories.

A five-story mixed-use building at 2029 Blake Street, east of the project site, is currently under construction. In September 2020, the City is approved an entitlement application for a new six-story senior housing development submitted for 2000 Dwight Way, which will encompass six lots abutting the project site to the west along Dwight Way and Milvia Street. Figure 3 shows the locations of those two projects.

2.4.3 Existing Site Conditions

The project site comprises seven parcels and six existing buildings. Three of the existing buildings, at 2001, 2015 and 2019 Blake Street are nonresidential. The building at 2011 Blake is used for medical offices, the building at 2015 Blake is used by a geodesic dome manufacturing company, and the building at 2019 Blake Street is used by a skylight manufacturing company. The buildings at 2015 and 2019 Blake Street are rectangular one-story buildings that cover an entire parcel and are separated by another parcel, currently being used as a surface parking lot. The one-story building at 2011 Blake Street abuts 2015 Blake Street to the west. The other three buildings, at 2001 Blake Street, and 2012 and 2020 Dwight Way are permitted as residential uses, but the building at 2001 Blake Street is currently being used as medical offices. The buildings along Dwight Way are both two-story multi-family residential buildings and are separated by a shared surface parking lot. The site is relatively flat and includes minimal landscaping, primarily at the front and side yards around the residential buildings. Figure 4 shows the existing site plan, and Figure 5, Figure 6, and Figure 7 show photographs of the project site.

Figure 4 Existing Site Conditions



Source: Laconia Development LLC, 2020.

Figure 5 Photographs of Project Site – Photographs 1 and 2



Photograph 1. View of 2001 Blake Street, taken from Milvia Street looking east



Photograph 2. View of 2001 and 2015 Blake Street, taken from Blake Street, looking north

Figure 6 Photographs of Project Site – Photographs 3 and 4



Photograph 3. View of 2019 Blake Street, taken from Blake Street looking north



Photograph 4. View of 2015 Blake Street, taken from Blake Street looking north

Figure 7 Photographs of Project Site – Photographs 5 and 6



Photograph 5. View of 2020 Dwight Way, taken from parking lot within project site looking north



Photograph 6. View of 2012 Dwight Way (with 2019 Blake Street in the background), taken from Dwight Way looking south

2.5 Project Description

The proposed project would involve the following major components:

- Merging the seven parcels within the site into two: “Parcel 1,” 7,261 square feet, at the north portion of the site with frontage along Dwight Way and; “Parcel 2,” 34,485 square feet, at the south portion of the site with frontages along Blake Street and Milvia Street.
- Demolition of the four existing buildings in the southern portion of the site at 2001, 2011, 2015, and 2019 Blake Street.
- Relocation and restoration of the two existing residential buildings at 2012 and 2020 Dwight Way within proposed Parcel 1.
- Construction of two new multi-family residential buildings within proposed Parcel 2.

Figure 8 shows the proposed site plan, and Table 3 provides information about the proposed project.

2.5.1 Relocation and Restoration of Two Existing Buildings

The project would involve relocation and restoration of the two Victorian-style two-story multi-family residential buildings at 2012 and 2020 Dwight Way. Both buildings would be shifted north and east so that they would be completely within the newly created Parcel 1. Figure 9 depicts the existing configuration of the two buildings, and Figure 10 depicts the proposed site plan at the proposed Parcel 1.

The project would also involve rehabilitation of the two buildings, including repairs at the foundations, electrical panel (including new individual electrical meters for some units), and sewer lateral, exterior decks, stairs, siding, and paint, new roofs, new interior paint, doors and trim, fixtures, interior floors, cabinets, countertops, and appliances, and new exterior landscaping. The number of unit and overall layout within each building would remain the same. 2012 Dwight Way contains four units, and 2020 Dwight Way contains three units. The tenants within the existing units would be offered temporary housing by the developer during the relocation and restoration of the buildings consistent with the requirements of BMC Chapter 13.84. Seven new parking spaces for the residents of the two buildings would be provided at the subterranean parking garage below the new seven-story residential building at the proposed Parcel 2.

Figure 8 Proposed Site Plan – Entire Project

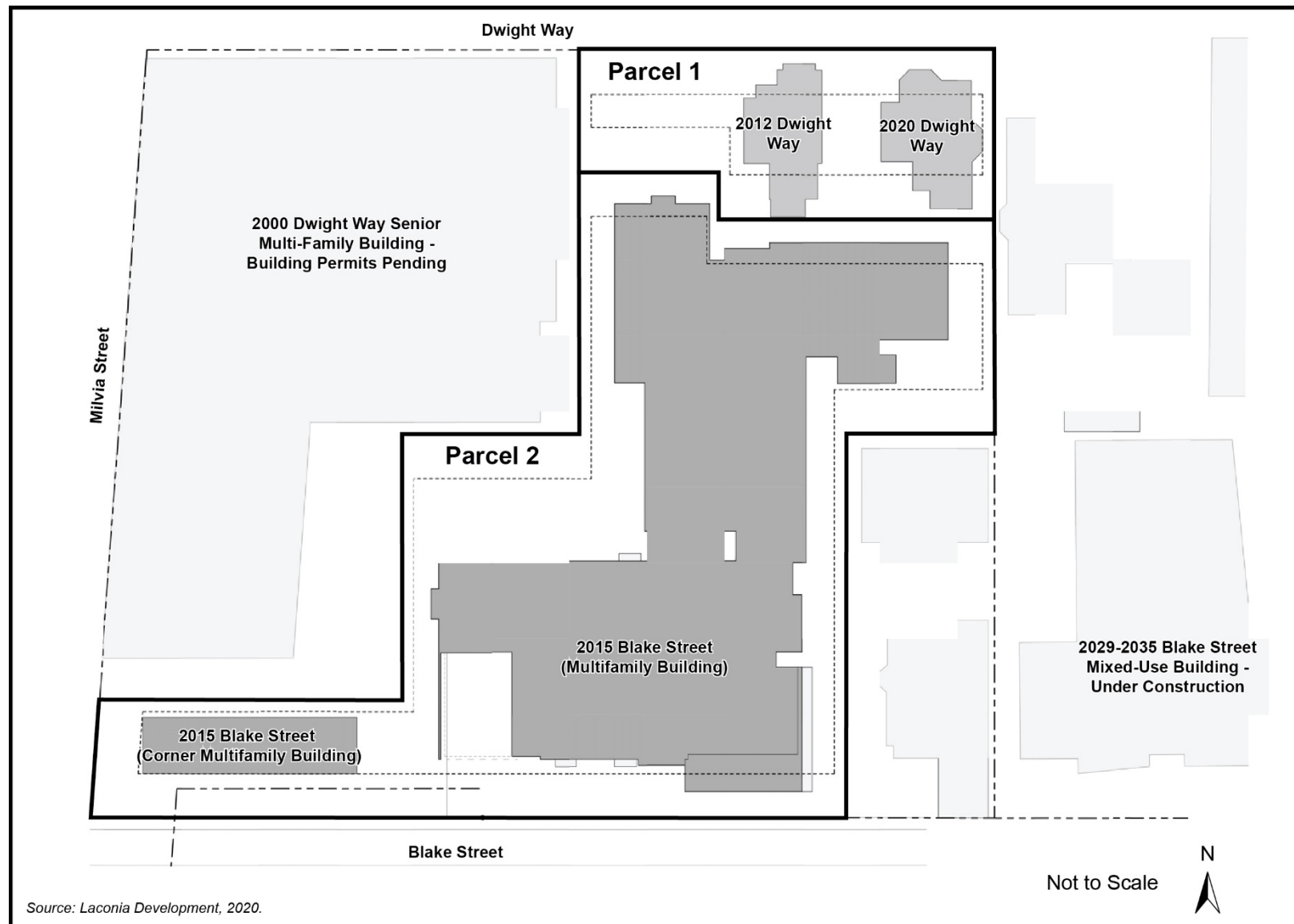


Figure 9 Existing Site Plan – 2012 and 2020 Dwight Way

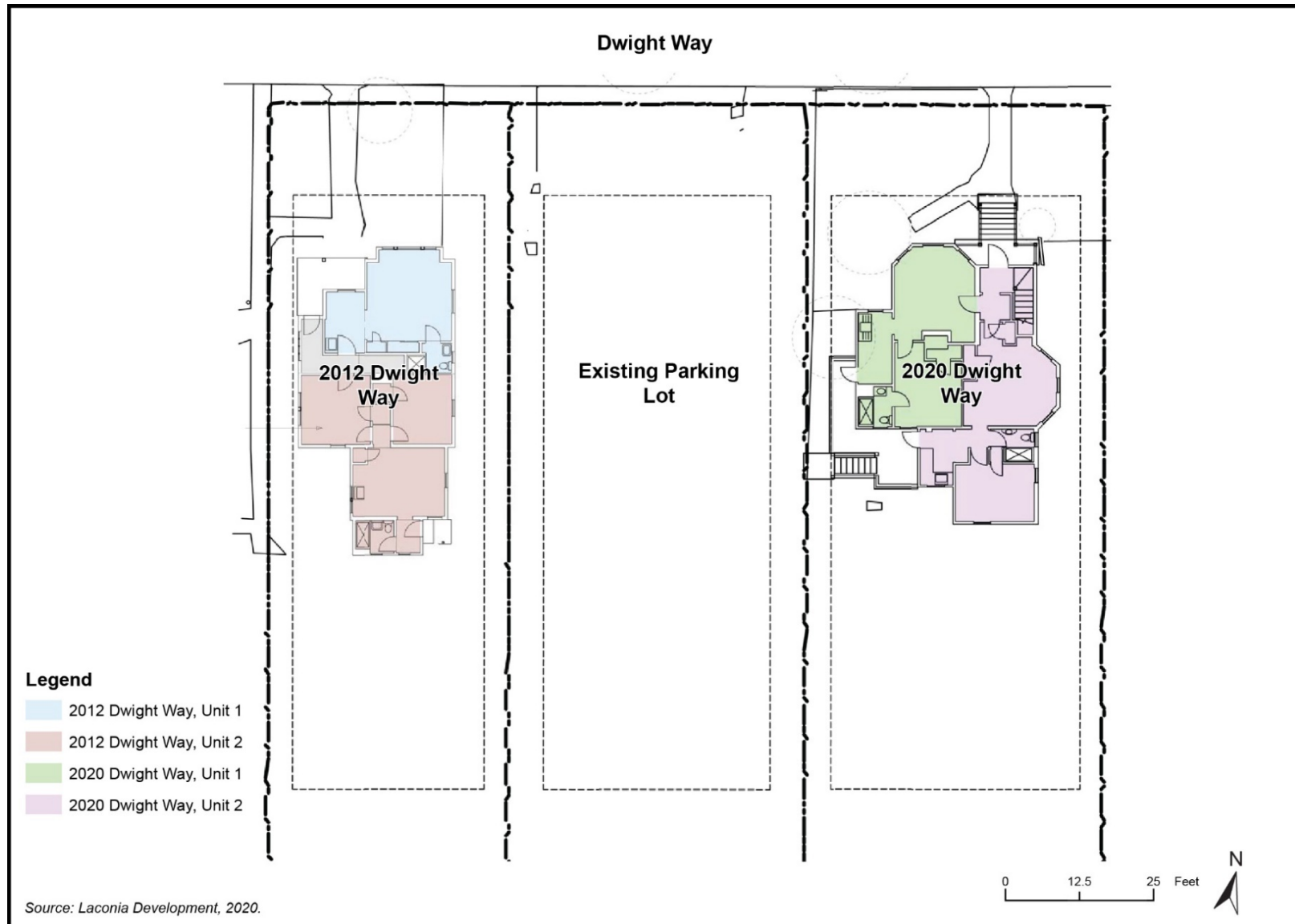


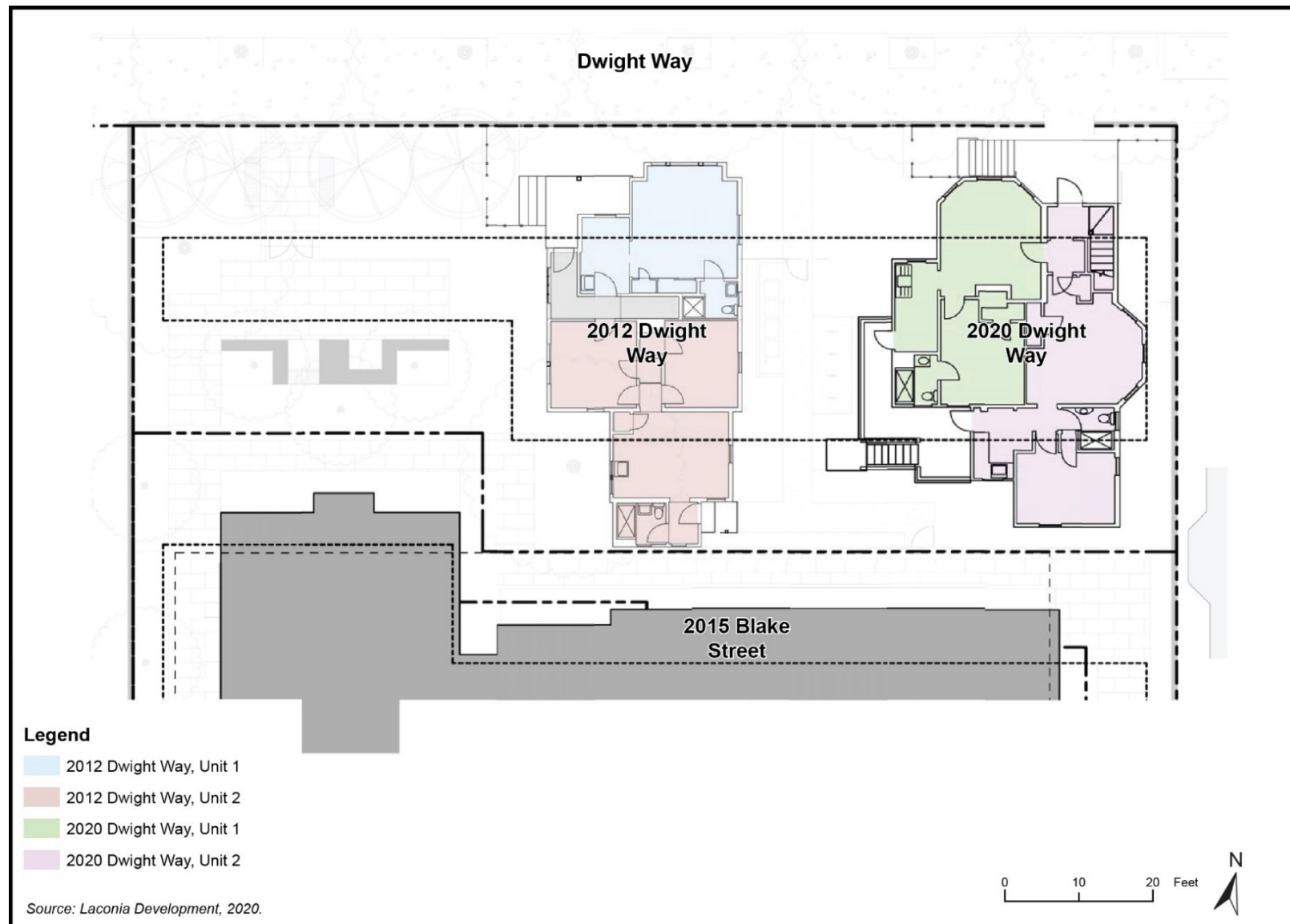
Figure 10 Proposed Site Plan – 2012 and 2020 Dwight Way

Table 3 Project Summary

Lot Area	
Parcel 1	7,261 sf
Parcel 2	34,485 sf
Total	41,746 sf
Building Area	
Parcel 1	
2012 Dwight Way (Existing Residential Building)	1,131 sf
2020 Dwight Way (Existing Residential Building)	1,156 sf
Parcel 2	
2015 Blake – Corner Multifamily Building	4,116 sf
2015 Blake – Multifamily Building	134,888 sf
Total (Parcel 1 and Parcel 2)	139,004 sf
Dwelling Units	
Parcel 1	
2012 Dwight Way (Existing Residential Building)	4 units
2020 Dwight Way (Existing Residential Building)	3 units
Parcel 2	
2015 Blake – Corner Multifamily Building	6 units
2015 Blake – Multifamily Building	155 units
Total (Parcel 1 and Parcel 2)	168 units
Parking	
Vehicle Parking Spaces	93
Bicycle Parking Spaces	99 (80 long-term, 19 short-term)
Lot Coverage	
Parcel 1	30%
Parcel 2	50%
Useable Open Space	
Parcel 1	
Open Space at ground level	2,914 sf
Parcel 2	
Open Space at ground level	12,172 sf
Roof Deck	2,625 sf
Total (Parcel 1 and Parcel 2)	15,086 sf
sf = square feet	

2.5.2 New Residential Development

The project would involve construction of two new buildings within the proposed Parcel 2. One new building, at the southwest corner of the site at Blake Street and Milvia Street and labeled “Corner Multifamily Building” on Figure 8, would be three stories and include six dwelling units. The footprint of that building would be rectangular and approximately 1,370 square feet, with a 19-foot width along Milvia Street and a 72-foot length along Blake Street. Each story would include two one-bedroom units, which would be separated by a central shared exterior stairway. The building would be approximately 35 feet tall to the top of the roof parapet.

The other new building within the proposed Parcel 2, labeled “Multifamily Building” on Figure 8, would extend from Blake Street northward to the rear of Parcel 1. The building would have a footprint of approximately 16,323 square feet, seven stories, and a height of approximately 82 feet to the top of the roof parapet. The building would include a below-ground basement level, which would include a parking garage, bicycle parking room, and mechanical and trash areas. The building would include 155 dwelling units, including nine units affordable to Very Low Income (VLI) households, which would be distributed throughout the seven floors above the basement. In addition to residential units, the ground floor would include a main entrance, lobby, and mailroom at Blake Street near the southeastern corner of the site.

The exterior design of the two new buildings would be modern, with rectangular forms, and would include a combination of painted stucco and cement and metal panels. Figure 11 depicts the proposed Multifamily Building as it would be viewed from Dwight Way, behind the rehabilitated existing buildings.

2.5.3 Parking and Site Access

The subterranean garage at the Multifamily Building on Parcel 2 would provide off-street vehicle and bicycle parking spaces for residents of all buildings on the project site, including the two existing renovated buildings. The garage would be accessed by vehicles from a driveway along Blake Street and would include 93 vehicle parking spaces (in stackers) and 80 bicycle parking spaces. Residents could also enter the garage on foot from the elevators or an exterior stairway near the northeastern corner of the building.

2.5.4 Amenities

The project would provide new outdoor open space at ground level, including approximately 11,560 square feet of usable open space as defined in BMC Section 23D.04.050, via gardens, gathering spaces, and other landscaped areas surrounding the buildings. These spaces would include two “Private Gardens,” one at the western portion of Parcel 1, abutting 2012 Dwight Way, and one at a courtyard west of the 2015 Multifamily Building. In addition to ground-level open space, the seven-story Multifamily Building would include one outdoor roof deck at the northern edge of the seventh floor, which would be 2,625 square feet. The outdoor deck would connect to an indoor common amenity space, which would include an approximately 500 square-foot fitness room and an approximately 1,000 square-foot lounge.

Figure 11 Proposed Front Elevation from Dwight



2.5.5 Landscaping

The project would include removal of seven trees on the site and nine street trees. Subject to review and approval by the City Arborist, new trees would be planted along the site's three street frontages, including approximately five Red Maple trees (*Acer rubrum*) along Dwight Way and approximately 14 water Gum trees (*Tristania laurina*) along Blake Street and Milvia Street.

Approximately 19 percent of the project site would be landscaped. These areas would include various native shrubs and grasses, and new trees, including Paperbark trees (*Melaleuca quinquinervia*), Peppermint trees (*Agonis*), and Red Maple trees. The site would also include several bioretention planters, which would be located near the edges of the buildings.

2.5.6 Green Building Features

The proposed project would be required to comply with several City of Berkeley green building requirements, including the following:

- Pursuant to BMC Chapter 19.37, diversion of waste during construction would comply with BMC Chapter 19.37, including 100 percent of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent of other nonhazardous construction and demolition waste.
- Pursuant to BMC Chapter 19.37, at least twenty percent of the total number of parking spaces (19 spaces) would be electric vehicle charging spaces (EV spaces) and at least eighty percent (74 spaces) would be equipped with EV raceways and capable of supporting future EV equipment
- Pursuant to the California Water Efficient Landscape Ordinance (WELO), outdoor landscaped areas would employ landscape irrigation and water efficiency best practices
- Pursuant to BMC Chapter 12.80, the proposed new construction (the Multifamily Building and Corner Multifamily Building at 2015 Blake Street) would be all-electric and would not use natural gas. (The existing buildings at 2012 and 2020 Dwight Way proposed to be relocated and renovated would continue to be supplied by natural gas.)

The project would also include additional green building features, including built-in composting and recycling centers, efficient clothes washing and drying machines, and high efficiency lighting. Given these features, the project is expected to attain at least 112 points in the GreenPoint Rated Checklist.

2.5.7 Construction

To complete the construction of the project, including the subterranean parking garage, grading would take place over most of project site, and approximately 18,360 cubic yards of soil would be exported. Excavation for the subterranean parking garage would reach a maximum depth of approximately 24 feet. New building foundations would be designed and installed without the use of pile drivers. Project implementation, including demolition, and construction, as well as renovation, would take approximately 26 months.

2.6 Project Objectives

The objectives for the proposed project include:

- Redevelop a site containing underutilized commercial buildings and surface parking lots to create a vibrant residential address with an attractive pedestrian environment.
- Construct high-density in-fill residential development near existing public transit and commercial goods and services.
- Construct new housing, including affordable housing, that would help the City satisfy its regional housing needs.
- Preserve existing residential uses on the site.

2.7 Required Approvals

The project would require approval of several Use Permits and a State Density Bonus by the City of Berkeley Zoning Adjustments Board.

No additional discretionary public agency permits, or approvals would be required for this project.

3 Environmental Setting

This section provides a general overview of the environmental setting for the proposed project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4, *Environmental Impact Analysis*.

3.1 Regional Setting

The project is located between the downtown and south Berkeley neighborhoods in the City of Berkeley. Figure 2 in Section 2, *Project Description*, shows the location of the project site relative to Berkeley and nearby East Bay cities. The East Bay region generally includes cities along the eastern shores of the San Francisco Bay and San Pablo Bay and inland communities in Alameda and Contra Costa counties. Approximately one-third of the Bay Area's population resides in the East Bay. Berkeley is the fourth largest city in Alameda County in population following Oakland, Fremont, and Hayward (California Department of Finance [DOF] 2020). It borders the cities of Oakland and Emeryville to the south and the city of Albany and the unincorporated community of Kensington to the north. To the east lies Contra Costa County and the ridge of the Berkeley Hills, while the western edge is defined by the San Francisco Bay.

A grid system of east-west and north-south roadways, including arterials, collectors, and local streets, provide vehicular access throughout the City. The major roadways include San Pablo Avenue (State Route [SR] 123), Ashby Avenue (SR 13), University Avenue, Telegraph Avenue, Shattuck Avenue, and Sacramento Street. Regional access to Berkeley is provided by I-580, SR 13, and SR 24. SR 13 is approximately 0.6 mile south of the project site, SR 24 is approximately 1.6 miles south of the project site, and I-580 is approximately 2.6 mile south of the project site. The City is also served by the Amtrak passenger rail network.

Berkeley enjoys a mild climate characterized by cool winters and moderate summers. Average high temperatures range from about 70 degrees F in summer to 60 degrees F in winter. Annual rainfall averages about 27 inches per year, with most rainfall occurring between October and April (U.S. Climate Data 2020).

3.2 Project Site Setting

As shown in Figure 3 in Section 2, *Project Description*, the project site is bordered Blake Street to the south, Dwight Way to the north, Milvia Street and existing commercial development to the west, and existing residential and commercial development to the east. Surrounding commercial uses are primarily offices and medical offices, including offices in converted residential buildings, which are concentrated along Milvia Street west and south of the project site. Two large medical buildings, the Alta Bates Summit Medical Center and the Sutter Urgent Care Center, are north and west of the site, across Dwight Way and Milvia Street, respectively. Nearby residential uses include two multi-family apartment buildings on the lot that abuts the site to the east on Dwight Way. Other residential uses, including single-family dwellings, duplexes, and multi-family dwelling apartment buildings, tend to be concentrated south of the project site, across Blake Street. The heights of buildings surrounding the site range between one and three stories. A five-story mixed-use building at 2029-2035 Blake Street, east of the project site, is currently under construction. In September 2020, the City is approved an entitlement application for a new six-story senior housing development submitted for

2000 Dwight Way, which will encompass six lots abutting the project site to the west along Dwight Way and Milvia Street.

The project site comprises seven parcels and six existing buildings. Three of the existing buildings, at 2011, 2015 and 2019 Blake Street are commercial. The other three buildings, at 2001 Blake Street, and 2012 and 2020 Dwight Way are permitted as residential uses, but the building at 2001 Blake Street is currently being used as medical offices. The buildings along Dwight Way are both two-story multi-family residential buildings and are separated by a shared surface parking lot. The entire site is designated High Density Residential (HDR) in the Berkeley General Plan and within the R-4 zoning district.

3.3 Cumulative Development

In addition to the specific impacts of individual projects, CEQA requires EIRs to consider potential cumulative impacts of the proposed project. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be less than significant when analyzed separately but could be significant when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

The project’s cumulative impact to historical resources is discussed in Section 4.1, *Cultural Resources*. CEQA requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. For the purpose of this EIR, which focuses on consideration of the project’s potential impact to historical resources, the study area for the cumulative analysis is the City of Berkeley. To identify planned or pending projects in the city that would potentially impact historical resources, a query was conducted of City of Berkeley staff and the University of California (UC) Berkeley Capital Strategies list of current development projects (UC Berkeley Capital Strategies 2020). The proposed revisions to the Zoning Ordinance for the Southside area was identified by City staff as having the potential to impact historical resources. In addition, the proposed UC Berkeley Long Range Development Plan Update and Housing Projects #1 and #2 were identified as UC Berkeley projects with the potential to impact historical resources. Cumulative impacts of the proposed project in combination with this project are discussed in Section 4, *Environmental Impact Analysis*, of this EIR.

4 Environmental Impact Analysis

This section discusses the possible environmental effects of the 2015 Blake Street Residential Project for the specific issue areas that were identified through the scoping process as having the potential to experience significant effects. “Significant effect” is defined by the *CEQA Guidelines* Section 15382 as:

“...a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

The assessment of each issue area begins with a discussion of the environmental setting related to the issue, which is followed by the impact analysis. In the impact analysis, the first subsection identifies the methodologies used and the “significance thresholds,” which are those criteria adopted by the City and other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text with the discussion of the effect and its significance. Each bolded impact statement also contains a statement of the significance determination for the environmental impact as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved pursuant to Section 15093 of the *CEQA Guidelines*.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the *CEQA Guidelines*.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measure(s). In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other planned and pending developments in the area listed in Section 3, *Environmental Setting*.

The Executive Summary section of this EIR summarizes impacts and mitigation measures that apply to the proposed project.

4.1 Cultural Resources

The information presented in this section is informed by historical resource evaluations prepared by Architecture + History in June 2020 and a Project Impact Analysis (PIA) prepared by LSA in October 2020. Draft versions of these documents were peer reviewed by Rincon Consultants in April 2020 and revised to address comments in the peer review. The final historical resources evaluations and PIA are provided in Appendix HIS.

4.1.1 Regulatory Setting

Federal

National Register of Historic Places

Resources listed in the National Register of Historic Places (NRHP) are considered historical resources for the purposes of CEQA. The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it meets one of the following Criteria:

- Criterion A:** The property is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B:** The property is associated with the lives of persons significant in our past.
- Criterion C:** The property embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D:** The property has yielded, or may be likely to yield, information important in prehistory or history.

To be eligible for listing in the NRHP, districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

- Location:** The place where the historic property was constructed or the place where the historic event occurred.
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting:** The physical environment of a historic property.
- Materials:** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.
- Association:** The direct link between an important historic event or person and a historic property.

State

California Register of Historical Resources

The California Register of Historical Resources (CRHR) was created by Assembly Bill 2881 and established in 1992. The CRHR is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code Section 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code Section 5024.1(b)). Certain properties are determined by the statute to be automatically included in the CRHR by operation of law, including California properties formally determined eligible for, or listed in, the NRHP.

The CRHR consists of properties that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes properties that meet the following criteria:

- Criterion 1:** The property is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2:** The property is associated with the lives of persons important to our past.
- Criterion 3:** The property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Criterion 4:** The property has yielded, or may be likely to yield, information important in prehistory or history.

Local

City of Berkeley General Plan

The Urban Design and Preservation Element of the City's General Plan, approved in 2001, contains the following goals and policies related to cultural resources and relevant to the current project:

Policy UD-1 Techniques. Use a wide variety of regulatory, incentive, and outreach techniques to suitably protect Berkeley's existing built environment and cultural heritage.

Policy UD-2 Regulation of Significant Properties. Increase the extent of regulatory protection that applies to structures, sites, and areas that are historically or culturally significant.

Policy UD-3 Regulation of Neighborhood Character. Use regulations to protect the character of neighborhoods and districts, and respect the particular conditions of each area.

Policy UD-5 Architectural Features. Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.

Policy UD-6 Adaptive Reuse. Encourage adaptive reuse of historically or architecturally interesting buildings in cases where the new use would be compatible with the structure itself and the surrounding area.

Policy UD-12 Range of Incentives. Seek to maintain and substantially expand the range and scale of incentives that the City and/or other entities make available in Berkeley for the preservation of historic and cultural resources.

Policy UD-16 Context. The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by the aggregation of historically and architecturally significant buildings.

Policy UD-17 Design Elements. In relating a new design to the surrounding area, the factors to consider should include height, massing, materials, color, and detailing or ornament.

Policy UD-20 Alterations. Alterations to a worthwhile building should be compatible with the buildings original architectural character.

Policy UD-21 Directing Development. Use City incentives and zoning provisions to direct new development toward locations where significant historic structures or structures contributing to the character of an area will not need to be removed.

Policy UD-24 Area Character. Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

Policy UD-25 Facades and Exterior Features. Buildings should have significant exterior features and facades that stimulate the eye and invite interested perusal.

Policy UD-36 Information on Heritage. Promote, and encourage others to promote, understanding of Berkeley's built and cultural heritage, the benefits of conserving it, and how to sensitively do that.

Policy UD-38 Tourism. As an economic development strategy, promote the city's cultural and architectural heritage.

Berkeley Landmarks Preservation Ordinance

The City's Landmarks Preservation Ordinance (BMC Chapter 3 Article 32) established the Landmarks Preservation Commission to designate resources as landmarks, historic districts, and structures of merit. The criteria used for consideration as structures, sites and areas for landmark, historic district, or structure of merit designation are:

- A. Landmarks and historic districts. General criteria which the commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:
 1. Architectural merit:
 - a. Property that is the first, last, only or most significant architectural property of its type in the region;

- b. Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or
 - c. Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.
 - 2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;
 - 3. Educational value: Structures worth preserving for their usefulness as an educational force;
 - 4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States.
History may be social, cultural, economic, political, religious or military;
 - 5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.
- B. Structures of merit. Criteria which the commission shall use when considering a structure for structure of merit designation are as follows:
- 1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.
 - 2. Specific criteria include, but are not limited to one or more of the following:
 - a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.
 - b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.
 - c. The structure is a good example of architectural design.
 - d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings. (Ord. 5686-NS § 1 (part), 1985; Ord. 4694-NS § 3.1, 1974)

4.1.2 Historical Setting

Neighborhood Development

This section describes the historic-period land uses and development of the project site and its vicinity. This information comprises a historic context within which the significance of the buildings in the project site are assessed and is derived from the historical resource evaluations prepared by Architecture + History in 2020 (Appendix HIS to this EIR). The following is an excerpt from the historical resource evaluations:

This area was originally part of Don Luis Peralta's Rancho San Antonio. In 1842, Don Peralta divided the land into four parts and gifted one to each of his four sons: Ignacio, Domingo, Antonio, and Vicente. Domingo Peralta, who owned the land that became Berkeley, sold most of his portion of the rancho to land speculators. The speculators sold the land to investors and farmers.

The land that became the Shattuck Tract was first surveyed in 1854 by surveyor Julius Kellersberger and known as the Plot 68 subdivision, comprising 160 acres. Francis K. Shattuck (1824-1898) subdivided Plot 68; the subject block was included on Shattuck Tract Map No. 4, filed by Shattuck on March 4, 1894.

By 1903 – when the subject block first appears on Sanborn maps – the north side of the 2000 block of Blake Street was about half developed. Several commercial buildings faced Shattuck Avenue, and five single-family residences faced Blake Street. The rest of the parcels (four) were vacant. The south side of the block was half developed with residences and half vacant. By the time of the 1911 Sanborn map publication, the north side of Blake Street had taken on the mixed-use appearance that characterizes it today. Two warehouses had been constructed, and a Chinese laundry replaced a single-family home.

The south side of the block had a few more residences facing Blake and a few more commercial buildings on Shattuck. The western third of the parcels were vacant.

The 1941 Sanborn map shows that light-industrial buildings had replaced single-family dwellings at 2019, 2029, and 2035 Blake Street. At the south side, the parcels on the west side of the block remained vacant, buildings facing Shattuck had been replaced by a used-car lot, and the H.J. Haney Ice Factory had filled in the rear of the parcels at 2026-2036 Blake Street.

By 1950, the north side of the subject block was a mix of single-family dwellings and light-industrial shops and warehouses (mostly auto-related). The south side of the block had a multi-family bungalow court at the southwest (2000-2006 Blake Street), single- and multifamily dwellings (2014-2022 Blake Street), the Union Ice Company ice factory (2026-2036 Blake Street), and a used car lot at the corner of Blake and Shattuck Avenue (2046 Blake Street).

Blake Street Hawkeyes

The property at 2019 Blake Street was home to the experimental theater troupe called the Blake Street Hawkeyes starting in 1973. The following historic context is an excerpt from the historical resource evaluation of 2019 Blake Street prepared by Architecture + History in 2020 (Appendix HIS to this EIR):

The “wildly and influentially experimental Blake Street Hawkeyes” were founded by Robert Ernst, John O’Keefe, and David Schein. The trio first started working together in Iowa at the Center for New Performing Arts. Ernst and Schein cofounded the Iowa Theatre Lab in Iowa City. O’Keefe, Ernst, and Schein moved to California in the late 1960s/early 1970s. In 1972, Ernst and O’Keefe, with artistic director John Lyon, cofounded the teaching department at the Magic Theatre, which used the former garage/warehouse at 2019 Blake Street as the theater shop. Ernst, O’Keefe, and Schein founded the Blake Street Hawkeyes at 2019 Blake Street in 1975 (though the trio had been producing shows together since 1973). Stage director/producer David Coates joined the Hawkeyes c. 1977. The *San Francisco Examiner* described 2019 Blake Street while it was used by the Hawkeyes:

From the street, there is nothing particularly prepossessing about the building. It looks pretty much like any of the other garages that line the side streets off Shattuck Avenue south of downtown Berkeley. In recent years, however, this garage's history has been more theatrical than automotive. [It was] formerly the shop space for the Magic Theatre, during that company's formative years.

The Blake Street Hawkeyes drew critical acclaim in the spring of 1977 at the debut of "2019 Blake," an experimental one-man show directed by Coates and performed by mime Leonard Pitt. The piece was described as a "story of a genius performer who can't keep a linear train of thought." *San Francisco Chronicle* critic Thomas Albright called "2019 Blake" "brilliant, thoroughly entertaining and utterly absorbing." *Chronicle* critic Bernard Weiner added: "And all this transpires in a tiny, uncomfortable warehouse room, with almost non-existent lighting and props. (I don't think I've ever seen as many extension cords in one small space.)" "2019 Blake" was the show that put David Coates and Leonard Pitt "on the map"—worldwide. In 1988, the *Washington Post* called Coates a "near superstar" in Europe "where avant-garde works are more popular." Coates' experimental work with lighting and sound was said to influence other superstars of the avant-garde, including composer Philip Glass.

The actress and comedian Whoopi Goldberg joined the Blake Street Hawkeyes after seeing them perform [in 1981]. Born and raised in New York, Goldberg, a recently divorced mother of a one-year old daughter, moved to San Diego in 1974 at the age of 24. She worked with the San Diego Repertory Theatre before moving to Berkeley. A note in the theater section of the *San Francisco Examiner* in November 1981 announces her arrival at Blake Street: "Blake Street Hawkeyes—A potpourri of experimental theater by the ensemble, and guest artists Whoopi Goldberg and Pons Mar."

Whoopi Goldberg "fell in love with" Hawkeyes cofounder David Schein, and the two moved in together:

Before, there was just me and [my daughter], and anything I got to do was always just a little bit, because I always had to be Mommy. Now I'm a woman with a great man. He said, "Go for it." And here I am.

Soon after joining the Blake Street Hawkeyes, Goldberg wrote and produced a solo performance piece, "The Spook Show," which debuted at 2019 Blake Street. "The Spook Show" was a series of 13 different personality sketches performed by Goldberg, including an addict, a crippled woman, a pregnant surfer, and a young girl. The show was an instant success, drawing rave reviews from local theater critics:

The only trouble with sounding the trumpets for Whoopi Goldberg is that all of you are not going to fit into the Blake Street Hawkeyes' studio where she is performing a one-woman piece called "The Spook Show" this weekend and next. Let's let the Hawkeyes worry about that, OK? Meanwhile, what is a Whoopi Goldberg? What, for that matter, is a Hawkeye? A Hawkeye is a theater person who lives somewhere on the experimental fringes of the art and performs on a small stage in an eccentric building on Blake Street in Berkeley.

Whoopi Goldberg is a story-teller. She's a spellbinder, a moralist, an actress and one of the funniest women I have ever seen anywhere any time. She is also, as you will note from her picture, black. Very black. This is relevant, sometimes, and sometimes it's not.

Critic Bernard Weiner wrote that Goldberg “displayed a talent for sharp caricature and a sterling sense of comic timing.”

Goldberg, responding to the reviews, remarked: “The critics hadn’t seen any black woman doin’ what I’m doin’.... That’s what brought ‘em out.” She was confident of her impending success: “In my eyes...I know that I’m going to do well.”

“The Spook Show” played at 2019 Blake Street from the fall of 1982 through early spring of 1983. Goldberg took the show on tour around the United States and Europe as well. She performed “Spook Show” off-Broadway at the Dance Theater Workshop in New York City in late 1983. Those performances drew national attention when a *New York Times* critic praised the show, saying “it may not be long before people will try to compare future comics to the inimitable Whoopi Goldberg.” Director Mike Nichols approached Goldberg and urged her to take “The Spook Show” to Broadway. Goldberg refused and returned to Berkeley to write and perform “Moms,” a critically acclaimed one-woman show paying homage to African American comedian Moms Mabley.

At the end of the “Moms” run, in 1984, Goldberg left for New York and “The Spook Show,” renamed “Whoopi Goldberg,” debuted on Broadway. The show was soon turned into an HBO special and a Grammy Award-winning recording. The Hollywood talent firm Katz-Gallin-Morey & Addis signed Goldberg and her career was launched. In 1985, she was cast in Steven Spielberg’s “The Color Purple” and was nominated for an Academy Award.

Even with Goldberg gone, the Blake Street Hawkeyes continued to be highly influential in experimental theater. As the AIDS epidemic ravaged the Bay Area, David Schein produced one of his “most monumental works, the large-scale polyrhythmic AIDS opera ‘Tokens: A Play on the Plague,’ performed at San Francisco’s Theater Artaud in 1985.”

Two other Blake Street Hawkeyes of note were Cynthia Moore, cofounder in the 1960s of the experimental theater group Otrabanda Company; and director and writer Ellen Sebastian Chang, cofounder and artistic director of LIFE ON THE WATER, an internationally recognized arts organization at San Francisco’s Fort Mason Center from 1986 to 1995.

The Blake Street Hawkeyes disbanded in the late 1980s, as Robert Ernst explains,

“Contact between the East Bay and [San Francisco] wasn’t so good—and the economics weren’t so good anymore. Everybody moved away.... The whole scene was [initially] so fertile, with improvisation at the core. But as money got tighter, people were less interested in being on the edge.”

Of the original trio, Robert Ernst and John O’Keefe stayed in the Bay Area: “O’Keefe as a nationally recognized playwright and performer and Ernst as an actor and creator of solo work.” David Schein moved to the East Coast in 1987.

4.1.3 Identification Efforts

Architecture + History completed a historical resources survey to identify potential historical resources, which could be impacted by the proposed project (Architecture + History 2020). For this effort, Architecture + History prepared California Department of Parks and Recreation (DPR) 523 series forms for the five properties containing properties within the project site, which are over 40 years of age (the age threshold for requiring evaluation under the BMC) and were therefore considered for historical resources eligibility pursuant to the guidance of the California Office of

Historic Preservation (California Office of Historic Preservation 1995). Each of these properties was recorded and evaluated for their eligibility for listing in the CRHR or as a City of Berkeley Landmark or Structure of Merit. The results of these evaluations are discussed below.

2001-2011 Blake Street

The property at 2001 Blake Street is a one-story bungalow-style single-family residence constructed in 1922. Due to a lack of significant historical or architectural associations, the residence was found ineligible for listing in the CRHR or for designation as a City of Berkeley Landmark or Structure of Merit and is not considered a historical resource for the purposes of CEQA.

2015 Blake Street

The property at 2015 Blake Street is a two-story wood warehouse constructed in 1910. Originally built as a one-story warehouse, an additional story was added in 1947. Research showed that the warehouse was mostly utilized for light industrial purposes over the course of its history. Due to a lack of significant historical or architectural associations, the warehouse was found ineligible for listing in the CRHR or for designation as a City of Berkeley Landmark or Structure of Merit and is not considered a historical resource for the purposes of CEQA.

2019 Blake Street

The property at 2019 Blake Street is a one-story-plus-mezzanine masonry block commercial building constructed in 1927. Research showed that the building was home to an experimental theater troupe, the Blake Street Hawkeyes, starting in 1973. The Blake Street Hawkeyes helped established the careers of numerous well-known performers in the Bay Area. The property was found eligible for listing in the CRHR under Criteria 1 and 2 at the local level for the key role it played in the development of experimental theater in the Bay Area, and for its association with members Robert Ernst, John O'Keefe, David Schein, David Coates, Leonard Pitt, and Whoopi Goldberg. The property was also found eligible for local listing as a City of Berkeley Landmark under Criteria 2 and 4 for cultural and historic value. Based on these factors, the property at 2019 Blake Street is therefore considered a historical resource for the purposes of CEQA.

2012 Dwight Way

The property at 2012 Dwight Way contains a two-story Victorian-era residence constructed circa 1889. The building has elements of both the Stick style and Queen Anne style of architecture. The property at 2012 Dwight Way was found ineligible for listing in the CRHR or for designation as a City of Berkeley Landmark or Structure of Merit and is not considered a historical resource for the purposes of CEQA.

2020 Dwight Way

The property at 2020 Dwight Way contains a two-story Victorian-era Stick-style residence constructed circa 1895. Due to a lack of significant historical or architectural associations, the property was found ineligible for listing in the CRHR or for designation as a City of Berkeley Landmark or Structure of Merit and is not considered a historical resource for the purposes of CEQA.

4.1.4 Impact Analysis

a. Significance Thresholds and Methodology

According to Appendix G of the *CEQA Guidelines*, impacts related to cultural resources from the proposed project would be significant if the project would:

1. Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5;
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
3. Disturb any human remains, including those interred outside of formal cemeteries.

Impacts related to Threshold 1 are analyzed below. The impacts assessment considers the results of the identification efforts completed by Architecture + History as well as those of the project impact analysis prepared by LSA. The results of these studies were considered along with the *CEQA Guidelines* to determine if the proposed project would result in a significant impact to historical resources. Pursuant to Section 15064.5(b) of the *CEQA Guidelines*, a significant effect on the environment would occur if a historical resource is materially impaired; i.e., the resource's significant physical features would be directly or indirectly altered in such a way it would no longer be eligible for listing in the CRHR or a local register.

Impacts related to thresholds 2 and 3 were evaluated in the Initial Study, which is provided as Appendix IS to this EIR. As described therein, archaeological resources and human remains are unlikely to be encountered on site, and implementation of City of Berkeley conditions of approval would reduce impacts to less than significant levels in the unlikely event that these resources are encountered.

b. Project Impacts and Mitigation Measures

Threshold 1: Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?

Impact CR-1 THE PROPOSED PROJECT WOULD INVOLVE DEMOLITION OF A HISTORICAL RESOURCE AT 2019 BLAKE STREET WHICH IS ELIGIBLE FOR THE CRHR AND LOCAL DESIGNATION. MITIGATION MEASURES CR-1 , CR-2, C-3, AND CR-4 WOULD REDUCE THE SEVERITY OF THE PROJECT'S IMPACT ON HISTORICAL RESOURCES. HOWEVER, BECAUSE THE PROJECT WOULD INVOLVE DEMOLITION OF A HISTORICAL RESOURCE, EVEN WITH IMPLEMENTATION OF MITIGATION, THIS IMPACT WOULD BE SIGNIFICANT AND UNAVOIDABLE.

As discussed in the *Historical Setting* section, the building at 2019 Blake Street is eligible for listing in the CRHR under criteria 1 and 2 at the local level for the key role it played in the development of experimental theater in the Bay Area and its association with Blake Street Hawkeyes members Robert Ernst, John O'Keefe, David Schein, David Coates, Leonard Pitt, and Whoopi Goldberg. The property was also found eligible for local listing as a City of Berkeley Landmark under criteria 2 and 4 for cultural and historic value. As a building which is eligible for the CRHR and local designation, the building is considered a historical resource in accordance with CEQA. The remaining buildings in the project site are not eligible for state or local designation; therefore, they are not considered historical resources.

Pursuant to Section 15064.5(b) of the *CEQA Guidelines*, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change is defined as demolition, destruction, relocation, or alteration that would materially impair a resource and demolish or materially alter those physical characteristics that justify its eligibility for listing in the CRHR or local designation. The proposed project would involve demolition of the building at 2019 Blake Street, an action that would materially impair the significance of this historical resource, which would result in a significant impact as defined by CEQA. Pursuant to Section 15126.4(a)(1) of the *CEQA Guidelines*, an EIR must describe feasible measures which could minimize significant adverse impacts. Mitigation measures CR-1 through CR-4, which address impacts related to historical resources, are included below.

Mitigation Measures

CR-1 Building Recordation

The applicant shall prepare archival documentation of as-built and as-found conditions of the property at 2019 Blake Street. Prior to issuance of demolition permits, the City of Berkeley shall ensure that documentation of the buildings and structures proposed for demolition is completed that follows the general guidelines of Historic American Building Survey (HABS)-Level III documentation. The documentation shall include high resolution digital photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards for History and/or Architectural History (36 CFR Part 61). The original archival-quality documentation shall be offered as donated material to organizations and repositories that will make it available for current and future generations, including the City of Berkeley, the Environmental Design Library at University of California, Berkeley, and the Berkeley Architectural Heritage Association, where it would be available to local researchers. Prior to issuance of building permits for demolition, the applicant shall provide to City Land Use Staff documentation that the materials have been offered and submitted or declined

CR-2 Blake Street Hawkeyes Recordation

The applicant shall prepare additional archival documentation of the history of the Blake Street Hawkeyes and its individual members. The documentation shall include research and collection of available information about the Blake Street Hawkeyes, including the HABS-level documentation required under Mitigation Measure CR-1, interviews with former members of the Blake Street Hawkeyes, and additional relevant materials such as memorabilia, photographs, and newspaper articles. The documentation effort shall not be completed for less than \$10,000 and shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards for History and/or Architectural History (36 CFR Part 61). The original archival-quality documentation and associated materials shall be offered as donated material to the Berkeley Historical Society that will make it available for current and future generations, including local researchers. The City of Berkeley shall ensure that donation of the documentation to the Berkeley Historical Society is completed prior to issuance of the certificate of occupancy for the new residential buildings.

CR-3 Interpretive Installation

The applicant shall install an interpretive installation, such as a plaque and/or other permanent exhibit or display at the site discussing the history of the building, its significance, and important details and features, but with an emphasis on the history of the Blake Street Hawkeyes. The installation shall be at a location on the site that is publicly accessible and easily visible from a street frontage, either on an exterior wall or façade of a building or in an outdoor location on the site. The installation shall include images and details from the HABS documentation and collected research pertaining to the historical resource. The content shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's *Professional Qualifications Standards* for History and/or Architectural History (36 CFR Part 61). The location and design of the installation shall be presented to the Civic Arts Commission for review and comment prior to review and approval of building permits by City of Berkeley Planning Division staff, including the Landmarks Preservation Commission Secretary. Incorporation of the installation shall be completed prior to issuance of the certificate of occupancy for the new residential building.

CR-4 Project Branding and Signage

The applicant shall incorporate the name "Hawkeye" or other words that would invoke the cultural history of the site into project branding, including building names, on-site signage, and marketing materials to make the history of the site more visible in the City of Berkeley. Draft materials shall be presented to the Civic Arts Commission for review and comment prior to review and approval of building permits by City of Berkeley Planning Division staff, including the Landmarks Preservation Commission Secretary. The approved branding and signage shall be maintained for at least the first ten years of the operation of the residential development.

Significance After Mitigation

Implementation of mitigation measures CR-1 through CR-4 would reduce the significant impact to the historical resource. However, the demolition of this historical resource would still remain a significant and unavoidable impact after implementation of required mitigation.

Project Conditions of Approval and Entitlement Requirements

The applicant team has proposed a \$5,000 annual grant over a 20-year period (all funded in advance), for emerging actors who are recent performing-art graduates just starting their careers, to be administered by the Berkeley Repertory Theater. The intention of this grant is to be a living tribute to the rich history of the Blake Street Hawkeyes. Implementation of the grant would be memorialized as a project Condition of Approval.¹ However, during entitlement hearings, City staff will suggest that the Zoning Adjustments Board and the applicant discuss the possibility that the grant be administered by the Shotgun Players, T1U (TheatreF1rst), or another performing arts organization who have an existing grant program and are more in-line with the work of the Blake Street Hawkeyes.

The applicant team has also proposed to use available Blake Street Hawkeye memorabilia to create story boards that depict the history of the group and to display the story boards and photographs of the theater group in designated areas in the residential lobby. However, during entitlement hearings, staff will suggest that the Zoning Adjustments Board and the applicant discuss the

¹ Pursuant to BMC Section 23B.56.030, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

possibility of refining this proposal so that materials which are difficult to archive are displayed in the project, but the majority of materials are archived with the Berkeley Historical Society, as required under Mitigation Measure CR-2, so that they are available to the public.

The proposed project is subject to BMC Section 23C.23, Percent for Public Art. Under this requirement, the applicant has the choice to install on-site publicly accessible art or pay a fee in-lieu of installing on-site artwork. At this time, the applicant has proposed to pay the in-lieu fee. However, during entitlement hearings, city staff will suggest that the Zoning Adjustments Board and the applicant discuss the possibility of providing the art on-site, as another way to visually, publicly, and creatively pay homage to the Blake Street Hawkeyes. If the applicant chooses to install on-site art pursuant to this requirement, the art would be subject to review and approval by the Civic Arts Commission. Even with implementation of the above conditions of approval and BMC requirements, the project would still involve demolition of the historical resource, and impacts would remain potentially significant.

4.1.5 Cumulative Impacts

In terms of historical resources, the analysis of cumulative impacts relates to whether impacts of the project and future related projects, considered together, might substantially impact and/or diminish the number of similar historical resources, in terms of context or property type. The proposed revisions to the Zoning Ordinance for the Southside area may involve impacts to historical resources. A Notice of Preparation of a Draft EIR for the revisions was published in August 2020 and identified potential impacts to historical resources as an area requiring further analysis in an EIR. However, the Draft EIR for the Southside Zoning Ordinance Amendments has not been published as of the date of publish of this Draft EIR (City of Berkeley 2021). Since the amendments would allow for increased housing density in the Southside, demolition and renovation of existing structures and construction of new housing could occur such that significant cumulative impacts to historic resources in the City would result. However, currently there are no planned or pending projects within the Southside area that would involve demolition of historical resources. In addition, in the event that future cumulative projects would result in impacts to known or unknown cultural resources, impacts to such resources would be addressed on a case-by-case basis.

As described in the Draft EIR prepared for UC Berkeley LRDP Update and Housing Projects #1 and #2 (State Clearinghouse #2020040078), the LRDP Update would allow redevelopment within the UC Berkeley campus which could result in the demolition and remodeling of historical resources. Therefore, the Draft EIR concludes that impacts to historical resources associated with the Berkeley campus would be significant and unavoidable (UC Berkeley 2021). While both the proposed project and the LRDP Update would allow demolition of historical resources, the resources that could be affected by the LRDP Update (classroom buildings, dormitories, and other university-related uses) are of a different property type and period than 2019 Blake Street, and thus their demolition would not result in impacts to historical resources that would be similar to the impacts from the proposed project.

Housing Project #1 would involve demolition of a City of Berkeley Landmark at 1952 Oxford Street (the University Garage), and Housing Project #2 would involve demolition and reconfiguration of a City of Berkeley Landmark, People's Park. Therefore, the Draft EIR prepared for these projects concludes that impacts to historical resources would be significant and unavoidable (UC Berkeley 2021). While the proposed project and Housing Projects #1 and #2 would involve demolition of historical resources, the resources at the Housing Projects #1 and #2 sites are of different property types and periods than 2019 Blake Street. The University Garage is eligible as a historical resource

because it is an example of the Spanish Colonial style that was used in the 1920s and 1930s, and People's Park is eligible as a historical resource because of its association with social and political activism in Berkeley between 1969 and 1979. Neither resource is associated with the Blake Street Hawkeyes or the history of experimental theater in Berkeley. Therefore, their demolition would not result in similar impacts to historical resources as the impacts from the proposed project.

No other buildings associated with the experimental theater in Berkeley in the 1970s and 1980s are planned for demolition. There are no changes known to other smaller theaters in Berkeley included but not limited to the Aurora Theater, Shotgun Players theater, Marsh Theater Berkeley, or the Le Pena Cultural Center. In addition, the project site does not occur within a historic district and would involve the demolition of a single building eligible for listing on the CRHR; no additional eligible structures would be demolished. Therefore, there would be no significant cumulative impact to similar historical resources in the region and the project would not considerably contribute to a significant cumulative impact.

5 Other CEQA Required Discussions

This section discusses growth-inducing impacts and irreversible environmental impacts that could be caused by the proposed project.

5.1 Growth Inducement

Section 15126(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth inducing potential is therefore considered significant if project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.1.1 Population Growth

As discussed in Section 2, *Project Description*, the project would involve retention of seven existing dwelling units and construction of two new buildings with a total of 161 new residential units; therefore, the project would directly generate population growth. The Department of Finance (DOF) calculates a per-person household rate of 2.26 for the City of Berkeley (DOF 2020); based on this rate, the project would include 380 total residents, including the residents of the existing relocated buildings. Given the net increase in dwelling units at the project site, the project would add an estimated net 364 new residents to the City population. The current population of Berkeley is estimated at 122,580 (DOF 2020). The addition of new residents from operation of the proposed project would therefore increase the population of the City of Berkeley to 122,944. ABAG estimates that the City's population will increase to 131,005 by 2025, an increase of 7,677 residents (ABAG 2017). The population increase associated with the proposed project would therefore be within ABAG's population forecast for the City.

The city also currently has 51,179 housing units (DOF 2019). The addition of 161 units would bring the total number of housing units to 51,340. The latest ABAG projections also estimate that the number of housing units in the city in 2025 will be 53,475 (ABAG 2017), an increase of 2,296 units. The housing growth associated with the project is thus within ABAG projections. Given the number of new units within the proposed project, it would not substantially induce population growth through the provision of new housing units.

5.1.2 Economic Growth

The project would generate temporary employment opportunities during demolition, renovation, and construction activities, which would be expected to draw workers from the existing regional work force. Because construction workers would be expected to be drawn from the existing regional work force, construction of the project would not be growth-inducing from a temporary employment standpoint. Therefore, the proposed project would not induce substantial economic expansion to the extent that direct physical environmental effects would result.

5.1.3 Removal of Obstacles to Growth

The proposed project is located in a fully urbanized area that is well served by existing infrastructure. As discussed in Section 18, *Utilities and Service Systems*, of the Initial Study (Appendix IS), existing utility infrastructure in Berkeley would be adequate to serve development under the proposed amendments, with the exception of upgrading local water and wastewater conveyance pipes as necessary in already developed utility corridors. No additional utility infrastructure or facilities beyond those necessary to accommodate new and renovated facilities within the project site would be required. Furthermore, the proposed project would not require construction of new roads. Because the proposed project would facilitate redevelopment within an urbanized area and would not require the extension of new infrastructure through undeveloped areas, it would not remove an obstacle to growth.

5.2 Irreversible Environmental Effects

The *CEQA Guidelines* require that EIRs contain a discussion of significant irreversible environmental changes. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed project.

The proposed project would involve in-fill development on a currently developed lot in the City of Berkeley. Construction and operation of the project would involve an irreversible commitment of construction materials and non-renewable energy resources. Construction would involve the use of building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with other typical development in the region and are not unique to the proposed project.

The proposed project would also irreversibly increase local demand for non-renewable energy resources such as petroleum products and natural gas. However, as described in Section 5, *Energy*, of the Initial Study (Appendix IS) development would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, *California's Energy Efficiency Standards for Residential and Nonresidential Buildings*), the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations), and green building requirements in the BMC. The California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California, the Green Building Standards Code requires solar access, natural ventilation, and stormwater capture, and the BMC requires additional green building practices and prohibits the use of natural gas infrastructure in all new construction. Consequently, development would not use unusual amounts of energy or construction materials and impacts related to consumption of non-renewable resources would be less than significant. Again, consumption of these resources would occur with other typical development in the region and is not unique to the proposed project.

Additional vehicle trips associated with the proposed project would incrementally increase local traffic and regional air pollutant and GHG emissions. As discussed in Section 2, *Air Quality*, and Section 7, *Greenhouse Gas Emissions*, of the Initial Study (Appendix IS), development and operation of the project would not generate air quality or GHG emissions that would result in a significant impact. Additionally, Section 16, *Transportation*, of the Initial Study conclude that long-term impacts associated with the proposed project would be less than significant based on City and regional thresholds.

The project would also require a commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services. However, as discussed in Section 14, *Public Services*, and Section 18, *Utilities and Service Systems*, of the Initial Study, impacts to these service systems would not be significant.

CEQA requires decision makers to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve a project. The analysis contained in this EIR concludes that the proposed project would result in a significant and unavoidable impact to cultural resources because it would include demolition of the building at 2019 Blake Street that has been deemed eligible for listing on the California Register of Historical Resources. Although the proposed project would implement mitigation, as discussed in Section 4.1 *Cultural Resources*, impacts would remain significant and unavoidable due to this irreversible loss.

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6 Alternatives

As required by Section 15126.6 of the *CEQA Guidelines*, this EIR examines a range of reasonable alternatives to the proposed project that would attain most of the basic project objectives but would avoid or substantially lessen the significant adverse impact. As discussed in Section 2, *Project Description*, the objectives for the proposed project are as follows:

1. Redevelop a site containing underutilized commercial buildings and surface parking lots to create a vibrant residential address with an attractive pedestrian environment.
2. Construct high-density in-fill residential development near existing public transit and commercial goods and services.
3. Construct new housing, including affordable housing, that would help the City satisfy its regional housing needs.
4. Preserve existing residential uses on the site.

Included in this analysis are three alternatives, including the CEQA-required “no project” alternative, that involve changes to the project that may reduce the project-related environmental impacts as identified in this EIR. Alternatives have been developed to provide a reasonable range of options to consider that would help decision makers and the public understand the general implications of revising or eliminating certain components of the proposed project.

The following alternatives are evaluated in this EIR:

- Alternative 1: No Project
- Alternative 2: Retain the Existing 2019 Blake Street Building, Relocate the Existing 2012 and 2020 Dwight Way Buildings, and Construct New Buildings
- Alternative 3: Retain the Existing 2019 Blake Street Building, Demolish the Existing 2012 and 2020 Dwight Way Buildings, and Construct New Buildings

The potential environmental impacts of each alternative are analyzed in Sections 6.1 through 6.3.

6.1 Alternative 1: No Project Alternative

6.1.1 Description

The No Project Alternative assumes that the proposed project would not be implemented. All existing buildings and uses within the project site would remain (see Figure 4 for existing site conditions). The existing buildings at 2012 and 2020 Dwight Way would not be relocated and rehabilitated, and the new residential buildings would not be constructed. While the existing residential uses on the site would be preserved, this alternative would not fulfill the remaining project objectives because the underutilized project site would not be redeveloped and in-fill residential development, including affordable housing, would not be constructed.

6.1.2 Impact Analysis

a. Cultural Resources

As described in Section 4.1, *Cultural Resources*, the one-story building at 2019 Blake Street is considered a historical resource for the purposes of CEQA; it is eligible for listing in the CRHR under Criteria 1 and 2 and eligible for local listing as a City of Berkeley Landmark under Criteria 2 and 4 for cultural and historic value. Under the No Project Alternative, demolition of existing buildings within the project site including the building at 2019 Blake Street would not occur, mitigation measures CR-1, CR-2, CR-3, and CR-4 would not be required, and the significant and unavoidable impacts to potential historical resources would be avoided.

b. Impact Areas Addressed in the Initial Study

Under the No Project alternative, no impacts associated with demolition or construction activities would occur, and impacts related to such activities would therefore be reduced compared to impacts associated with the proposed project. Therefore, there would be no impacts related to air quality, biological resources, energy, geology and soils, greenhouse gas emissions, noise, hazards and hazardous materials, transportation, or tribal cultural resources, and the mitigation measure identified in the Initial Study to address impacts related to paleontological resources would not be required. In addition, no impacts related to hydrology and water quality, population and housing, public services, recreation, and utilities and service systems would occur because no new structures would be constructed, and no population growth or new traffic would be generated. As with the proposed project, no impact to agriculture and forestry resources, mineral resources, or wildfire would occur.

6.2 Alternative 2: Retain 2019 Blake Street Building, Relocate 2012 and 2020 Dwight Way Buildings, and Construct New Buildings

6.2.1 Description

Similar to the proposed project, Alternative 2 would involve relocation and rehabilitation of the existing residential buildings at 2012 and 2020 Dwight Way and demolition of the buildings at 2001, 2011, and 2015 Blake Street. However, demolition of the building at 2019 Blake Street would not occur, and operation of the existing nonresidential use within the preserved building would continue. The building is currently occupied by a skylight manufacturing company. Similar to the proposed project, this alternative would involve construction of 161 new residential units within two new buildings at the remaining portions of the project site, including a three-story building with six units near the southwestern corner of the site, and a larger building near the center of the site with a subterranean parking garage. However, to accommodate the new units within a smaller area, the other new building would be nine stories (two stories taller than under the proposed project). In addition, the subterranean parking garage would accommodate approximately 71 parking spaces (approximately 22 fewer than under the proposed project).

Like the proposed project, Alternative 2 would involve construction of high-density in-fill residential development, including affordable housing, near existing public transit and commercial goods and services. It would also preserve the existing residential uses within 2012 and 2020 Dwight Way.

Moreover, while the entire site would not be redeveloped, this Alternative would involve in-fill development to replace underutilized parcels, except the building at 2019 Blake Street.

6.2.2 Impact Analysis

a. Cultural Resource

As described in Section 4.1, *Cultural Resources*, the one-story building at 2019 Blake Street is considered a historical resource for the purposes of CEQA. Under Alternative 2, because demolition of the building at 2019 Blake Street would not occur, the significant and unavoidable impact associated with the proposed project would be avoided. Therefore, mitigation measures CR-1, CR-2, CR-3, and CR-4 would not be required for this alternative and impacts related to cultural resources would therefore be reduced under this alternative compared to the proposed project. Additional analysis would be required to determine the extent of the impacts of this alternative on the historical resource's integrity of setting, feeling, and association, including whether the new development would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Overall, impacts would be reduced compared to the proposed project, but mitigation may be required to ensure consistency with applicable standards for development adjacent to a historic structure.

b. Impact Areas Addressed in the Initial Study

Air Quality

Under Alternative 2, a smaller subterranean parking garage would be constructed than under the proposed project and less demolition would occur. Demolition and construction activities would therefore likely occur over a shorter duration, and fewer hauling trips would be necessary to export demolished building material. Impacts associated with construction would therefore be slightly reduced compared to those under the proposed project and would remain less than significant.

Alternative 2 would involve continued operation of an existing nonresidential use within 2019 Blake Street, which would not result in an increase air pollution emissions compared to existing conditions. In addition, this alternative would involve operation of the same number of residential units as under the proposed project, 168. As described in Section 2, *Air Quality*, in the Initial Study (Appendix IS), for mid-rise multi-family residential developments such as the proposed project, the Bay Area Air Quality Management District (BAAQMD) operational screening size is 494 dwelling units. Alternative 2 is therefore well below the operational screening criteria, and, consistent with the proposed project, operational air quality impacts would be less than significant.

Greenhouse Gas Emissions

As with air quality impacts, because demolition for Alternative 2 would occur over a shorter duration and require fewer hauling trips. Therefore, construction impacts related to greenhouse gas emissions would be slightly reduced compared the proposed project and would be less than significant.

As described in Section 7, *Greenhouse Gas Emissions*, of the Initial Study (Appendix IS), the existing GHG emissions from the buildings that would be demolished were subtracted from the proposed project's emissions to determine the net increase in GHG emissions. Since Alternative 2 would involve continued operation of the skylight manufacturing company within the building at 2019

Blake Street, it would result in increased operational GHG emissions compared to the proposed project. Table 4 below summarizes long-term GHG emissions generated by the project and Alternative 2.

Table 4 Combined Annual GHG Emissions (MT of CO₂e)

Emission Source	Proposed Project	Alternative 2
Total Operational Emissions	455	455
Existing Use Emissions	115 ¹	75 ²
Net New Emissions	340	380
Population	383	383
Net New Emissions Per Capita	0.9	1.0
2030 Threshold of Significance/2040 Substantial Progress Standard	1.1	1.1
Threshold/Standard Exceeded?	No	No

MT = metric tons; CO₂e = carbon dioxide equivalents

¹ Based on operational emissions of exiting uses at 2001, 2015 and 2019 Blake Street, which would be demolished under the proposed project.

² Based on operational emissions of existing uses at 2001 and 2015 Blake Street, which would be demolished under Alternative 2. See Appendix ALT for CalEEMod results for existing emissions under Alternative 2 and 3.

As shown in Table 4 above, because fewer existing uses would be removed under this alternative, net new emissions per capita would be greater under Alternative 2 than under the proposed project. However, emissions would not exceed the project-specific, locally-applicable threshold of 1.1 Metric Tons (MT) of CO₂e per resident per year. Consistent with the proposed project, impacts would be less than significant.

Land Use and Planning

As described in Section 10, *Land Use and Planning*, of the Initial Study (Appendix IS), the proposed project requires waivers of development standards under State Density Bonus Law to exceed maximum height and lot coverage and to reduce minimum yard setbacks, useable open space, and parking requirements. Under Alternative 2, additional waivers would be required, including for increased height and reduced parking.

In addition, the new nine-story residential building under Alternative 2 would be noticeably taller than the new buildings under the proposed project and existing development in the area. Therefore, development under this alternative may result in increased impacts related to consistency with City standards and policies related to massing. Therefore, impacts related to land use and planning would be greater compared to impacts under the proposed project.

Other Impact Areas

Under this alternative, impacts related construction activities would be similar to those under the proposed project, and impacts related to demolition would be slightly reduced compared to the project, because less demolition and excavation would be required. Standard conditions of approval would reduce impacts to nesting birds and other special status species, hazardous materials, construction and operational noise, archeological resources, tribal cultural resources, and human remains, similar to the proposed project. Also similar to the proposed project, compliance with

California Building Code (CBC) requirements would reduce impacts related to geology and soils, and Mitigation Measure GEO-1 would reduce impacts related to paleontological resources.

Under this alternative, the same number of housing units would be developed in generally the same location as under the proposed project. Therefore, the new population generated would be the same as the proposed project. Impacts related to hydrology and water quality, population and housing, public services recreation, transportation, and utilities and service systems would therefore be the same as impacts under the proposed project and would be less than significant. Moreover, as with the proposed project, no impact to agriculture and forestry resources, mineral resources, or wildfire would occur.

6.3 Alternative 3: Retain 2019 Blake Street Building, Demolish 2012 and 2020 Dwight Way Buildings, and Construct New Buildings

6.3.1 Description

Similar to the proposed project, Alternative 3 would involve demolition of the buildings at 2001, 2011, and 2015 Blake Street. However, demolition of the building at 2019 Blake Street would not occur, and operation of the existing nonresidential use (skylight manufacturing) within the preserved building would continue. In addition, the buildings at 2012 and 2020 Dwight Way would be demolished (as opposed to relocated and renovated as they would be under the proposed project), to accommodate the site area that would be dedicated to retaining the 2019 Blake Street building and avoid the need for additional height at the proposed larger residential building to achieve the project's proposed residential density. Under this alternative, 168 new residential units would be constructed (the same number of new units as under the proposed project, 161, plus seven additional units to replace the demolished units within 2012 and 2020 Dwight Way). Similar to the proposed project, a three-story building with six units would be constructed near the southwestern corner of the site. A seven-story building with 162 units with a subterranean parking garage would be constructed within a footprint that is different from the larger building footprint under the proposed project, east of 2019 Blake Street and extending north to the site's Dwight Way frontage. The subterranean parking garage would include the same number of vehicle parking spaces as the proposed project, 93.

Like the proposed project, Alternative 3 would involve construction of high-density in-fill residential development, including affordable housing, near existing public transit and commercial goods and services. Moreover, while the entire site would not be redeveloped, this alternative would involve in-fill development on underutilized parcels, except the building at 2019 Blake Street.

6.3.2 Impact Analysis

a. Cultural Resource

As described in Section 4.1, *Cultural Resources*, the one-story building at 2019 Blake Street is considered a historical resource for the purposes of CEQA. Under Alternative 3, because demolition of the building at 2019 Blake Street would not occur, the significant and unavoidable impact associated with the proposed project would be avoided. Therefore, mitigation measures CR-1, CR-2, CR-3, and CR-4 would not be required for this alternative and impacts related to cultural resources

would therefore be reduced under this alternative compared to the proposed project. Additional analysis would be required to determine the extent of the impacts of this alternative on the historical resource's integrity of setting, feeling, and association, including whether the new development would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Overall, impacts would be reduced compared to the proposed project, but mitigation may be required to ensure consistency with applicable standards for development adjacent to a historic structure.

b. Impact Areas Addressed in the Initial Study

Air Quality

Under Alternative 3, the building at 2019 Blake Street would not be demolished but the buildings at 2012 and 2020 Dwight Way would be demolished. In addition, a subterranean parking garage of approximately the same size as under the proposed project would be constructed. Demolition and construction activities would therefore likely occur over approximately the same duration as under the proposed project, and a roughly similar number of hauling trips would be necessary to export demolished building material and soil. Impacts associated with construction would therefore be similar to those under the proposed project and would be less than significant.

Alternative 3 would involve continued operation of an existing nonresidential use within 2019 Blake Street, which would not result in increased air quality emissions compared to existing conditions. In addition, this alternative would involve operation of the same number of residential units as under the proposed project, 168. As described in Section 2, *Air Quality*, in the Initial Study (Appendix IS), for mid-rise multi-family residential developments such as the proposed project, the BAAQMD operational screening size is 494 dwelling units. Alternative 3 is therefore well below the operational screening criteria, and, consistent with the proposed project, operational air quality impacts would be less than significant.

Greenhouse Gas Emissions

As with air quality impacts, this alternative would result in similar impacts related to GHG emissions during demolition and construction activities compared to the proposed project.

Similar to Alternative 2, Alternative 3 would involve operation of the same number of dwelling units as the proposed project and continued operation of the skylight manufacturing company at 2019 Blake Street. Therefore, operation of this alternative would generate approximately the same increase in GHG emissions as under Alternative 2. As shown in Table 4 above, because fewer existing uses would be removed, net new emissions per capita would be slightly greater under Alternative 3 than under the proposed project. However, emissions would not exceed the project-specific, locally-applicable threshold of 1.1 Metric Tons (MT) of CO₂e per resident per year. Consistent with the proposed project, impacts would be less than significant.

Land Use and Planning

As described in Section 10, *Land Use and Planning*, of the Initial Study (Appendix IS), the proposed project requires waivers of development standards under State Density Bonus Law to exceed maximum height and lot coverage and to reduce minimum yard setbacks, useable open space, and parking requirements. Under Alternative 3, while additional waivers may be required to accommodate different setbacks, the height of and parking for the new development would be the same as under the proposed project. Therefore, impacts related to zoning standards would be

similar to impacts under the proposed project. In addition, consistent with the proposed project, the Alternative 3 would be subject to the standards, approval requirements, and policies in the State Density Bonus Law, BMC, and Berkeley General Plan; impacts related to land use planning would be less than significant.

Other Impact Areas

Under Alternative 3, impacts related to demolition and construction activities would be roughly similar to those under the proposed project. Standard conditions of approval would reduce impacts to nesting birds and other special status species, hazardous materials, construction and operational noise, archeological resources, tribal cultural resources and human remains. Compliance with California Building Code (CBC) requirements would reduce impacts related to geology and soils. Mitigation Measures GEO-1 would reduce impacts related to paleontological resources.

Under this alternative, the same number of housing units would be developed and in generally the same location as under the proposed project. Therefore, the new population generated would be the same as the proposed project. Impacts related to hydrology and water quality, population and housing, public services recreation, transportation, and utilities and service systems would therefore be the same as impacts under the proposed project and would be less than significant. Moreover, as with the proposed project, no impact to agriculture and forestry resources, mineral resources, or wildfire would occur.

6.4 Alternatives Considered but Rejected

The City considered an alternative that would involve retention of the existing buildings at 2019 Blake Street and 2012 and 2020 Dwight Way and construction of new residential buildings at the remaining portions of the project site with fewer units than under the proposed project. However, because the proposed project is consistent with the provisions of Senate Bill 330 (the Housing Crisis Act of 2019), the City is prohibited from approving the project with reduced residential density. Therefore, this option was not included as an alternative in the analysis.

6.5 Environmentally Superior Alternative

Table 5 below indicates whether each alternative's environmental impact is greater than, less than, or similar to that of the proposed project for each of the issue areas studied. Based on the alternatives analysis provided above, Alternative 1 (No Project) would be the environmentally superior alternative. However, Alternative 1 would not achieve the basic project objectives as stated in at the beginning of this section. While the existing residential uses on the site would be preserved under the No Project Alternative, the underutilized project site would not be redeveloped and in-fill residential development, including affordable housing, would not be constructed

Under Alternative 2 (Retain 2019 Blake Street Building, Relocate 2012 and 2020 Dwight Way Buildings, and Construct New Buildings) the historical resource at 2019 Blake Street would not be demolished, and the unavoidably significant impact related to cultural resources would not occur. In addition, impacts related to air quality would be similar to impacts under the proposed project. However, continued operation of the existing nonresidential use within 2019 Blake Street would result in greater impacts related to operational GHG emissions. Finally, Alternative 2 would involve in-fill development and construction of new housing, and impacts related to land use and planning would be similar to impacts under the proposed project.

Under Alternative 3 (Retain 2019 Blake Street Building, Demolish 2012 and 2020 Dwight Way Buildings, and Construct New Buildings) the historical resource at 2019 Blake Street would not be demolished, and the unavoidably significant impact related to cultural resources would not occur. In addition, impacts related to air quality would be similar to impacts under the proposed project. However, continued operation of the existing nonresidential use within 2019 Blake Street would result in greater impacts related to GHG emissions during operation. Alternative 3 would meet most of the objectives for the proposed project, but it would not preserve the existing residential development within the project site, nor would it develop all of the underutilized portions of the project site with in-fill residential buildings.

Overall, both Alternative 2 and Alternative 3 are environmentally superior because they would eliminate the unavoidably significant cultural impact associated with demolition of an eligible historical resource. Alternative 3 would be environmentally superior because it would avoid the potential increased land use and planning impacts related to increased height under Alternative 2.

Table 5 Impact Comparison of Alternatives

Issue	Proposed Project Impact Classification	Alternative 1: No Project	Alternative 2: Retain 2019 Blake Street Building, Relocate 2012 and 2020 Dwight Way Buildings, and Construct New Buildings	Alternative 3: Retain 2019 Blake Street Building, Demolish 2012 and 2020 Dwight Way Buildings, and Construct New Buildings
Air Quality	Less than Significant	+	=	=
Cultural Resources	Significant and Unavoidable	+	+	+
Greenhouse Gas Emissions	Less than Significant	+	-	-
Land Use and Planning	Less than Significant	=	-	=
+ Superior to the proposed project (reduced level of impact)				
- Inferior to the proposed project (increased level of impact)				
= Similar level of impact to the proposed project				

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7.2 List of Preparers

This EIR was prepared by the City of Berkeley, with the assistance of Rincon Consultants, Inc. Consultant staff involved in the preparation of the EIR are listed below.

RINCON CONSULTANTS, INC.

Abe Leider, AICP CEP, Principal
Karly Kaufman, MESM, Project Manager
Lucy Sundelson, Associate Planner
Andrew Pulcheon, AICP, CEP, Principal
Steven Treffers, MHP, Senior Architectural Historian
Alexandra Isabel Madsen, MA, RPA, Architectural Historian