



PHYSICAL & ENVIRONMENTAL PLANNING  
A & E BUILDING, # 1382

BERKELEY, CALIFORNIA 94720-1382

February 9, 2024

State of California  
Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

**NOTICE OF AVAILABILITY OF A DRAFT  
ENVIRONMENTAL IMPACT REPORT (EIR) AND ONLINE PUBLIC HEARING FOR THE  
PROPOSED UC BERKELEY INNOVATION ZONE PROJECT**

Pursuant to the State of California Public Resources Code Section 21091(a) and the Guidelines for the Implementation of the California Environmental Quality Act (State CEQA Guidelines), the University of California, Berkeley (UC Berkeley) has released for public review a Draft EIR for the proposed UC Berkeley Innovation Zone Project (project). A Notice of Preparation for the EIR was issued on October 30, 2023.

**Project Title:** UC Berkeley Innovation Zone

**Lead Agency:** The Regents of the University of California

**Draft EIR Review Period:** Friday, February 9, 2024, through Monday, March 25, 2024, at 5:00 p.m.

**Project Location:** The UC Berkeley campus is located in the East Bay of the San Francisco Bay Area. UC Berkeley is predominantly located within the cities of Berkeley and Oakland. The campus is organized into five land use zones for planning purposes: the Campus Park, the Hill Campus West, the Hill Campus East, the Clark Kerr Campus, and the City Environs. The project site is located in the City Environs land use zone immediately west of UC Berkeley's Campus Park, in the City of Berkeley, Alameda County (Attachment A). The project site is approximately 1.86 acres and is currently fully developed. UC Berkeley's Anchor House Student Housing Project is located to the north of the project site across University Avenue. The West Crescent, a significant and primary campus gateway to the Campus Park, is located to the east. The Berkeley Art Museum and Pacific Film Archive is located to the south across Addison Street. Residential and commercial developments are located to the west; these private properties are under the jurisdiction of the City of Berkeley. The project site is bounded by University Avenue to the north, Oxford Street to the east, and Addison Street to the south. The project site comprises the following six Assessor's Parcel Numbers: 057-2034-014-02, 057-2034-014-03, 057-2034-003-00, 057-2034-004-00, 057-2034-011-00, and 057-2034-012-00.

**Project Description:** The project site is developed with multiple structures (University Hall and its Annex, a surface parking lot immediately to the west of University Hall, and UC-owned commercial buildings located at 2136-2140 University Avenue [Ernest A. Heron Building] and 2154-2160 University Avenue [Martha E. Sell Building]). The project would demolish all existing structures and redevelop the project site with two laboratory buildings with vehicle parking. The two proposed buildings, referred to as the South Building and the North Building, would also include offices, and other collaborative meeting spaces. Researchers, faculty, and students from across multiple disciplines within UC Berkeley would use the buildings. The project would not result in UC Berkeley student population growth but would result in an increase in employment on the project site. The site plan is provided in Attachment B.

The South Building would provide an approximately 176,000-gross-square-foot new laboratory building that would include five above-ground floors, a non-occupied mechanical space at the roof, and a below-grade basement. The South Building would provide space for permanent occupancy of up to 340 occupants.

The North Building would provide an approximately 310,000-gross-square-foot new laboratory building that would include up to 11 above-ground floors, as well as a non-occupied mechanical space at the roof, and a below-grade basement. The building would also include an approximately 154,400-gross-square-foot garage, with up to four above-ground levels providing space for up to 350 vehicles within the 11-floor building. The North Building would provide space for permanent occupancy of up to 750 occupants.

A linear-shaped publicly accessible courtyard, approximately 40-foot-wide by 200-foot-long, would be located between the South and North Buildings. In addition, streetscape features, including trees, bicycle racks, and trash receptacles, would be installed along the northern, eastern, and southern sides of the site perimeter and sidewalks. Landscaping would include native and/or climate adaptive and drought-resistant plant materials.

**Significant Environmental Effects:** The Draft EIR identifies the following effects by environmental topic:

- **No Impacts:** agriculture, forestry, and mineral resources.
- **Less than Significant without Mitigation:** aesthetics; energy; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population, employment and housing; public services and recreation; transportation; utilities and service systems; and wildfire.
- **Less than Significant with Mitigation:** air quality (cumulative toxic air contaminants), greenhouse gas emissions (generate greenhouse gas emissions), and biological resources (bird strikes).
- **Significant and Unavoidable with Mitigation:** cultural resources (historical resources) and noise (construction noise and new stationary noise).

**Hazardous Materials/Waste On-Site:** Section 15087(c)(6) of the State CEQA Guidelines requires that this notice disclose whether the project site is listed on any of the lists enumerated under Government Code Section 65962.5 (Cortese List). Based on the information gathered from these databases, the project site is not identified as a site that is actively under evaluation, remediation, or verification monitoring.

**Document Availability:** The Draft EIR is available online at:  
<https://capitalstrategies.berkeley.edu/environmental-review>

In addition to the digital copy of the Draft EIR available online at the above website, a printed copy of the Draft EIR is available for review during the public comment period on the UC Berkeley campus at the A&E Building, Berkeley, CA 94720. (By appointment only; please call (510) 495-5786 for appointment.)

If assistance accessing documents is needed, including documents incorporated by reference in the Draft EIR, please contact UC Berkeley's Physical & Environmental Planning office at (510) 495-5786 or by email at [planning@berkeley.edu](mailto:planning@berkeley.edu).

**Public Review and Comment Period:** UC Berkeley is soliciting written comments on the Draft EIR during a 45-day public review period that begins on February 9, 2024, and ends on March 25, 2024, at 5:00 p.m. Written comments via e-mail and regular mail can be provided no later than March 25, 2024. Written comments on environmental issues will be responded to in the Final EIR.

Mail comments to: UC Berkeley Innovation Zone Project Draft EIR  
Raphael Breines, Senior Planner  
Physical & Environmental Planning  
University of California, Berkeley  
200 A&E Building  
Berkeley, California 94720-1382

Email comments to: [planning@berkeley.edu](mailto:planning@berkeley.edu)

Include “Draft EIR Comments: UC Berkeley Innovation Zone Project” in the subject line.

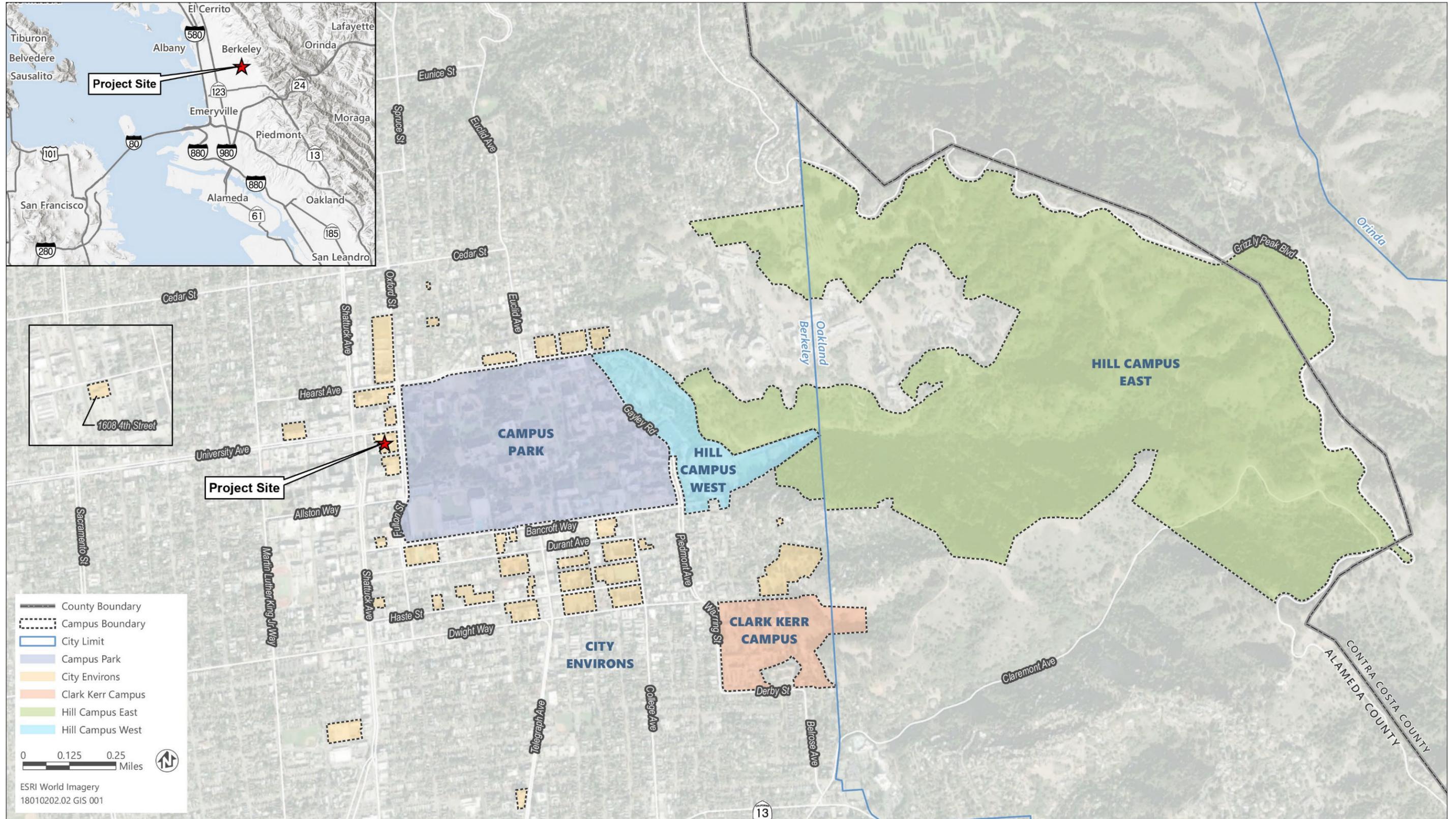
**Public Hearing to Provide Comments:** UC Berkeley will host a public hearing to receive oral comments on the adequacy of the information presented in the Draft EIR. **The public hearing will be held on Wednesday, February 28, 2024, starting at 6:00 p.m. exclusively through Zoom videoconference.** Because of time constraints, there will be a time limit of 2:00 minutes for each public comment.

For instructions to access and participate in the Zoom meeting by telephone or from a PC, Mac, iPad, iPhone, or Android device, please visit: <https://capitalstrategies.berkeley.edu/public-meetings>

*Attachments:*

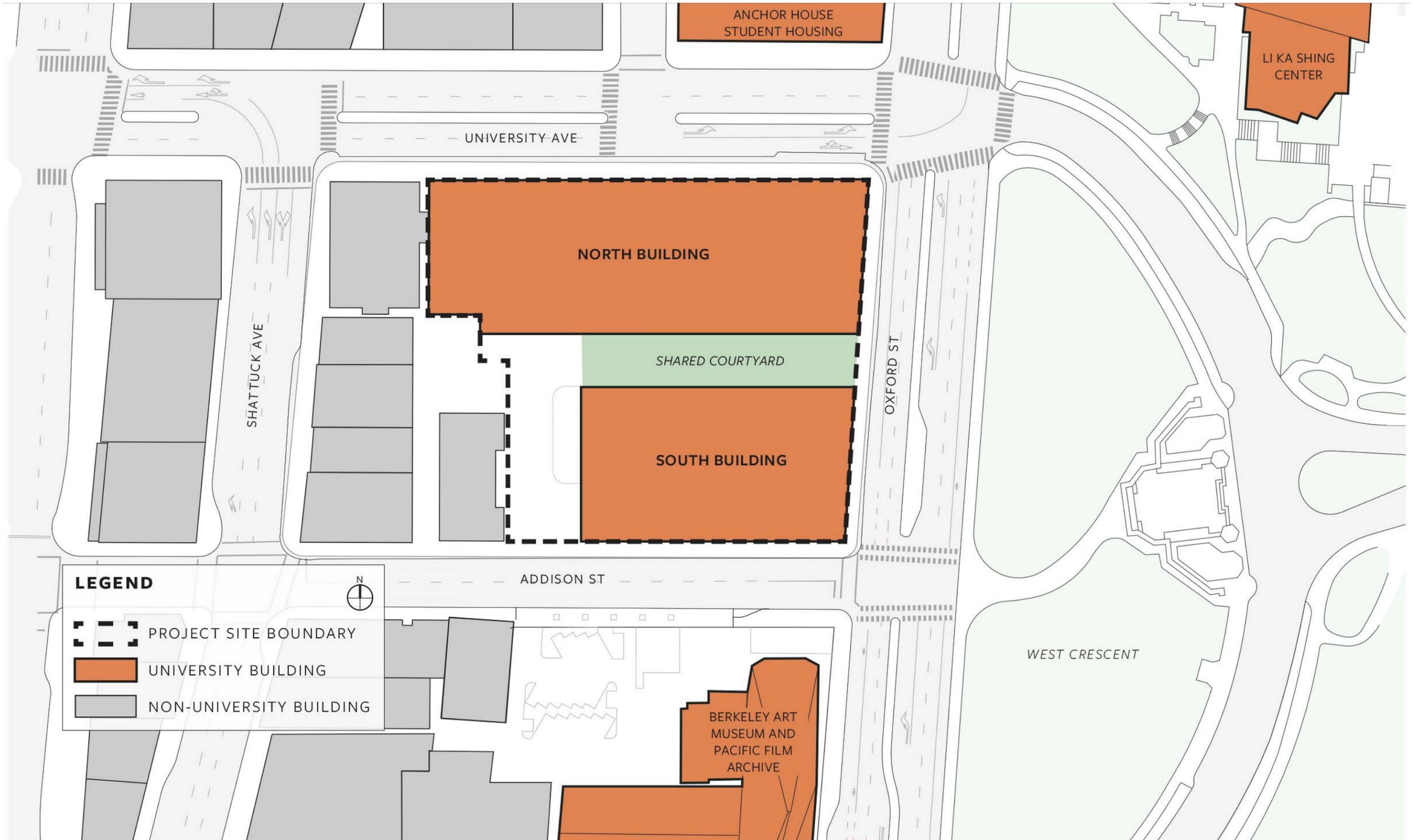
- A) Location Map*
- B) Proposed Site Plan*

**Attachment A: Location Map (Project Site)**



Source: UC Berkeley in 2023; adapted by Ascent 2023.

**Attachment B: Proposed Site Plan**



Source: UC Berkeley in 2024; adapted by Ascent 2024