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PHYSICAL & ENVIRONMENTAL PLANNING
A & E BUILDING, # 1382

BERKELEY, CALIFORNIA 94720-1382

August 15, 2018

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

NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Project Title:	Upper Hearst Development for the Goldman School of Public Policy and Minor Amendment to the 2020 Long Range Development Plan
Lead Agency:	The Regents of the University of California
Project Location:	University of California, Berkeley: Hearst Avenue and La Loma Avenue, Berkeley, California 94720; Assessor's Parcel Number 58-2201-9-1
County:	Alameda County, California
Program EIR:	UC Berkeley 2020 Long Range Development Plan EIR, certified by The Regents January 2005, SCH #2003082131; as updated by Amendment #1 to the 2020 LRDP to address Climate Change and accompanying Addendum #5 to the 2020 LRDP EIR.

Project Overview:

The Goldman School of Public Policy (GSPP) at the University of California, Berkeley (UC Berkeley) needs additional teaching, research, meeting, lecture, and office space for faculty, students, visitors, and staff. Additionally, GSPP would like to accommodate its growing Master of Public Policy, its relatively new Master of Public Affairs, and its Executive Education programs. The latter two programs are self-funded and revenue generating. The proposed Upper Hearst Development for the Goldman School of Public Policy Project ("project") will allow GSPP to add needed program space, while also improving the availability of near-campus housing.

Pursuant to the California Environmental Quality Act (CEQA), UC Berkeley will prepare a Draft Supplemental Environmental Impact Report (Supplemental EIR) tiered from its 2020 Long Range Development Plan Environmental Impact Report (2020 LRDP EIR) to evaluate the potential environmental effects of the project. The need for a Supplemental EIR is primarily triggered by two issues: (1) changes to the

2020 Long Range Development Plan (2020 LRDP) land use plan to accommodate the proposed project; and (2) an increase in current and foreseeable campus population levels above those analyzed in the 2020 LRDP EIR, based on a general increase in student enrollment and employee levels and growing the GSPP program(s). The Draft Supplemental EIR will analyze whether these issues would result in new or substantially more severe significant impacts than identified in the 2020 LRDP EIR. Under CEQA, the Draft Supplemental EIR will analyze the environmental effects associated with the GSPP program development on a project level and the increased campus population on a programmatic level.

According to the campus central data set (Cal Answers), average student enrollment at UC Berkeley for the two semesters of the 2017-2018 school year was 40,955 students, or 7,505 more students than analyzed in the 2020 LRDP EIR. This data set does not distinguish between campus and off campus enrollment. Given factors including legislative commitments, UC Berkeley may continue to expand enrollment (see, for example: https://accountability.universityofcalifornia.edu/2016/chapters/chapter-1.html). For the same school year, 2017-2018, the number of faculty and staff was 15,830, or 20 more than analyzed in the 2020 LRDP EIR. The rate at which campus headcount grows depends on various factors including, but not limited to, legislative mandates, University and State of California policies, available resources, and demographic trends. At this time, UC Berkeley estimates an overall campus population headcount growth of about 1.5 percent annually, on an average, in the near-term.

Project Location and Description:

The project site is an approximately 44,900-square-foot (just over one acre) portion of a University owned property on the northwest corner of La Loma Avenue and Hearst Avenue, across Hearst Avenue from the northeastern region of the UC Berkeley Campus Park. The site is bordered on the north by Ridge Road and the Cloyne Court Student Cooperative; on the east by La Loma Avenue; on the south by Hearst Avenue; and on the west by the Goldman School of Public Policy and the Cloyne Court Student Cooperative. The project site includes an existing parking structure, referred to on campus maps as Parking Structure H or Upper Hearst Parking Structure. The southern portion of the roughly L-shaped site is the 52-foot-tall, four-story Upper Hearst Parking Structure. The northern portion of the site is the at-grade paved Ridge Lot with concrete entrance ramps to the west and southeast that lead to the subterranean portions of the Upper Hearst Parking Structure. The project site is located within the area of campus designated in the 2020 LRDP as the "City Environs," and within the City Environs' Adjacent Blocks North subarea.

The project is a public-private partnership that would provide additional academic space for GSPP's undergraduate, graduate and Global Executive Education programs, and housing geared towards campus affiliates, principally faculty, graduate and post-doctoral students. The project comprises two separate buildings – an academic building and a residential building on top of the reconditioned Upper Hearst Parking Structure – that would be built concurrently by the project developer.

Overall construction of the project would take approximately 23 months, with construction anticipated to begin July 2019.

Academic Building

The new academic building would be the third building in an existing complex now occupied by GSPP that includes the historic Beta Theta Pi house, located at 2607 Hearst Avenue, and a building located at 1893 Le Roy Avenue that was completed in 2002 by Architectural Resources Group. The proposed academic space

would be in a new building located immediately east of the existing GSPP building at 2607 Hearst Avenue. The academic component of the project includes constructing an approximately 37,000 gross (or total) square foot building, redeveloping a portion of the footprint of the existing Upper Hearst Parking Structure at Hearst and La Loma Avenues. The new academic building would be four stories in height over one subterranean level and would include office, classroom and event space. An exterior stair and ramp from Hearst Avenue would be developed, with a landscaped courtyard connected to the main lobby. A double-height lobby with an operable glass façade would connect the new academic building with the courtyard and existing GSPP campus. Pedestrian and bicycle access to the proposed academic space would be provided from Hearst Avenue at the main entrance. The new academic building would accommodate 495 people for teaching (student, faculty and visitors), with capacity for an additional 100 people for special events, consolidating students, staff and faculty from currently leased spaces.

Residential and Parking Component

The eastern portion of the existing Upper Hearst Parking Structure would be retained, and the residential component of the project would be constructed in a new building on top of the parking structure, as well as on the adjacent surface Ridge Lot at the corner of Ridge Road and La Loma Avenue. The residential component would consist of up to 150 units in a mixture of one- and two-bedroom apartments in a five- to six-story building on top of the parking structure. The top level of the existing parking structure would be removed and replaced with a new concrete podium deck that would cover the site from Hearst Avenue to Ridge Road along La Loma Avenue. The ground floor of the residential building would include a double-height lobby with leasing office and mail and fitness rooms. Vehicle access to the parking garage below the residential building would be from La Loma Avenue and Hearst Avenue. Pedestrian and bicycle access to the housing portion of the site would be provided from Ridge Road and La Loma Avenue.

The project site now has a combined 345 parking spaces: the Upper Hearst Parking Structure contains 325 parking stalls and the surface Ridge Lot contains 20 spaces. To accommodate the new academic building, the western portion of the Upper Hearst Parking Structure would be demolished, leaving up to 217 parking spaces remaining on-site. Existing parking in the Ridge Lot would be removed entirely for the new residential building.

LRDP Amendments

The project would involve minor text amendments to the 2020 LRDP. The proposed amendment(s) will address the fact that while the uses proposed by the project and the changes themselves are consistent with the 2020 LRDP and 2020 LRDP EIR, the proposed project conflicts with the existing applicable land use plan, and is not consistent with the 2020 LRDP housing element. It will also address current and foreseeable campus population levels at UC Berkeley, which are greater than enrollment levels analyzed in the 2020 LRDP EIR. Despite this greater than anticipated growth in campus population, UC Berkeley has additional capacity for growth under its existing 2020 LRDP parameters, in both academic space and housing. UC Berkeley is examining ways it can better meet teaching demand through resource allocation (see, for example the draft report of the Incentives Working Group, May 2017: https://evcp.berkeley.edu/task-forces-working-groups pp. 24-25). The enrollment increase has trended steadily over time, allowing adjustments to accommodate the increases. Moreover, UC Berkeley has taken steps to better utilize facilities, as explained in its 2013 Accreditation study: https://vcue.berkeley.edu/sites/default/files/ucberkeley_institutional-narrative.pdf pg. 82.

The State legislative analyst's office further maintains that UC Berkeley has capacity to better utilize its existing facilities, according to a recent report: http://www.lao.ca.gov/reports/2017/3532/uc-csu-enrollment-capacity-011917.pdf.

Therefore, the amendment(s) proposed here for analysis in the Draft Supplemental EIR would not alter the core principles of the 2020 LRDP.

Environmental Review and Comment:

UC Berkeley will prepare a Draft Supplemental Environmental Impact Report, tiered from its 2020 LRDP EIR (SCH #2003082131) to evaluate the environmental effects of the proposed project.

Based upon preliminary analysis, UC Berkeley believes that the project is largely consistent with the 2020 LRDP and LRDP EIR, which was certified by The Regents in January 2005. However, UC Berkeley has determined that additional study is required to update and augment the 2020 LRDP EIR to reflect the project as proposed and to support minor amendments to the 2020 LRDP to allow for the proposed uses at the project site, as well as allow for increased campus headcount and assess the environmental effects on the unanticipated increase in campus population.

The Draft Supplemental EIR will provide 1) a project-level analysis of the Upper Hearst Development for the Goldman School of Public Policy, and 2) a program-level environmental analysis of the existing and proposed UC Berkeley campus population increase in the near-term.

The Draft Supplemental EIR will examine the environmental impacts associated with implementation of the proposed project and LRDP amendments against the analysis contained in the 2020 LRDP EIR in the following resource areas, in order to determine impacts of the proposed changes:

Aesthetics;
Air Quality;
Biological Resources;
Cultural and Tribal Cultural Resources;
Geology, Seismicity and Soils;
Greenhouse Gas Emissions;
Hazardous Materials;
Hydrology and Water Quality;
Land Use;
Noise;
Population;
Public Services;
Recreation;
Traffic and Transportation; and
Utilities and Service Systems—Stormwater, Wastewater, Water, Solid Waste, Steam and Energy.

In addition, the Draft Supplemental EIR will also examine the environmental impacts associated with the unanticipated increase in campus population against the analysis contained in the 2020 LRDP EIR.

The University of California will serve as the Lead Agency pursuant to CEQA and has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, property owners and other interested parties with a description of the proposed project and to identify potential environmental effects of the proposed project pursuant to State guidelines under CEQA. Written comments should focus on the scope and content of the environmental information to be included in the Draft Supplemental EIR to the 2020 LRDP EIR germane to the public and agencies having statutory responsibilities associated with the proposed project.

UC Berkeley invites comments on the scope and content of the Draft Supplemental EIR and appreciates your prompt acknowledgement and review of this NOP. Due to the time limits mandated by State law, this NOP will be circulated for a 30-day review period, which will extend from August 16, 2018, to September 14, 2018. **Responses to this NOP must be received by 5:00 PM on Friday, September 14, 2018**. They may be e-mailed or mailed to:

Raphael Breines
Senior Planner
Physical & Environmental Planning
University of California, Berkeley
300 A&E Building, Berkeley, CA 94720-1382

Email: rbreines@berkeley.edu

Please include a subject line indicating Scoping Comments: Upper Hearst Project CEQA Review.

A community open house was held for the project on March 20, 2018, and the project was reviewed with the City of Berkeley Design Review Committee at its June 21, 2018 meeting and with the City of Berkeley Landmarks Preservation Commission at its July 5, 2018 meeting.

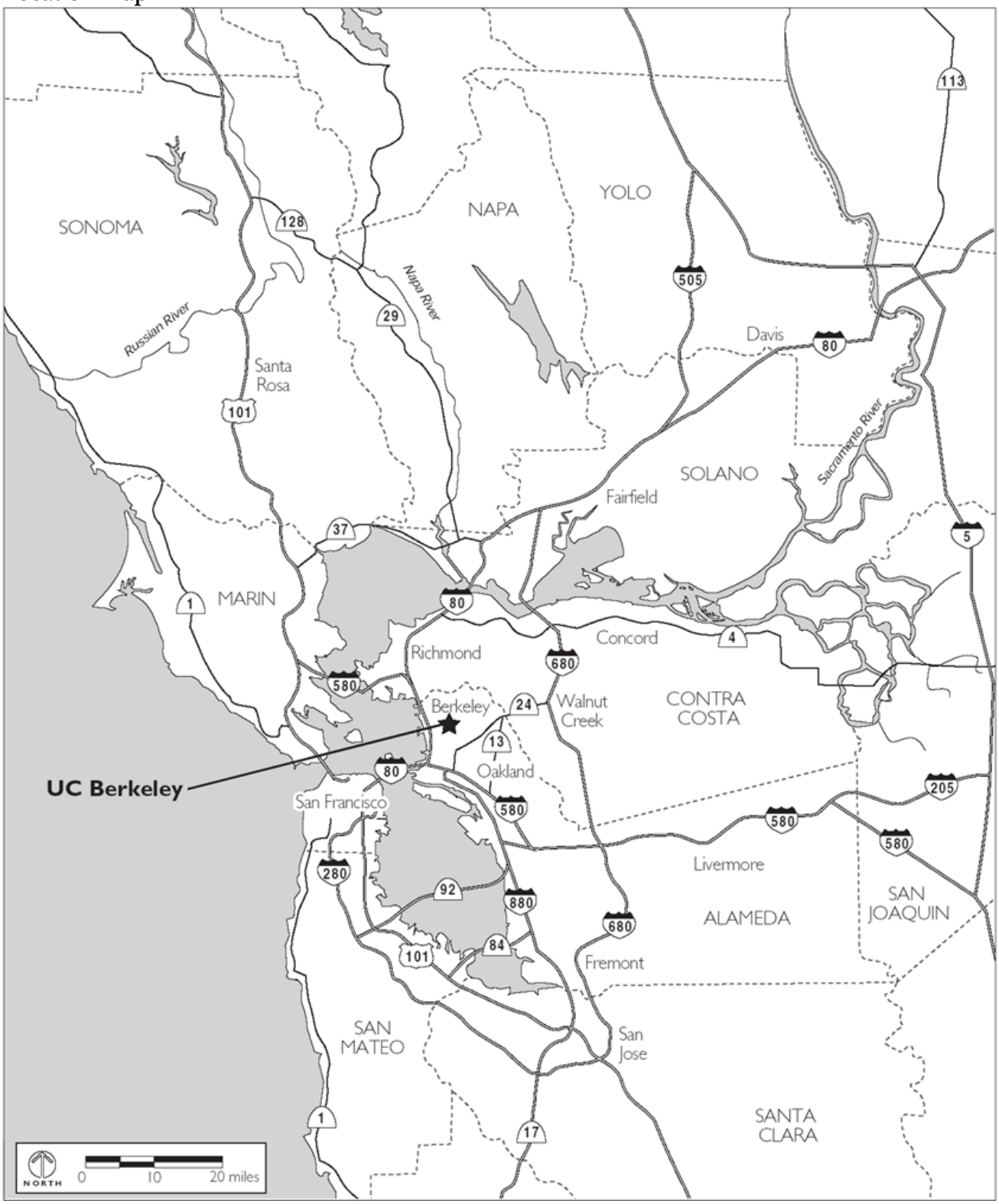
If you have any questions about the environmental review for the project, please contact Raphael Breines, Senior Planner, Physical & Environmental Planning, at (510) 642-6796 or rbreines@berkeley.edu.

Sincerely,

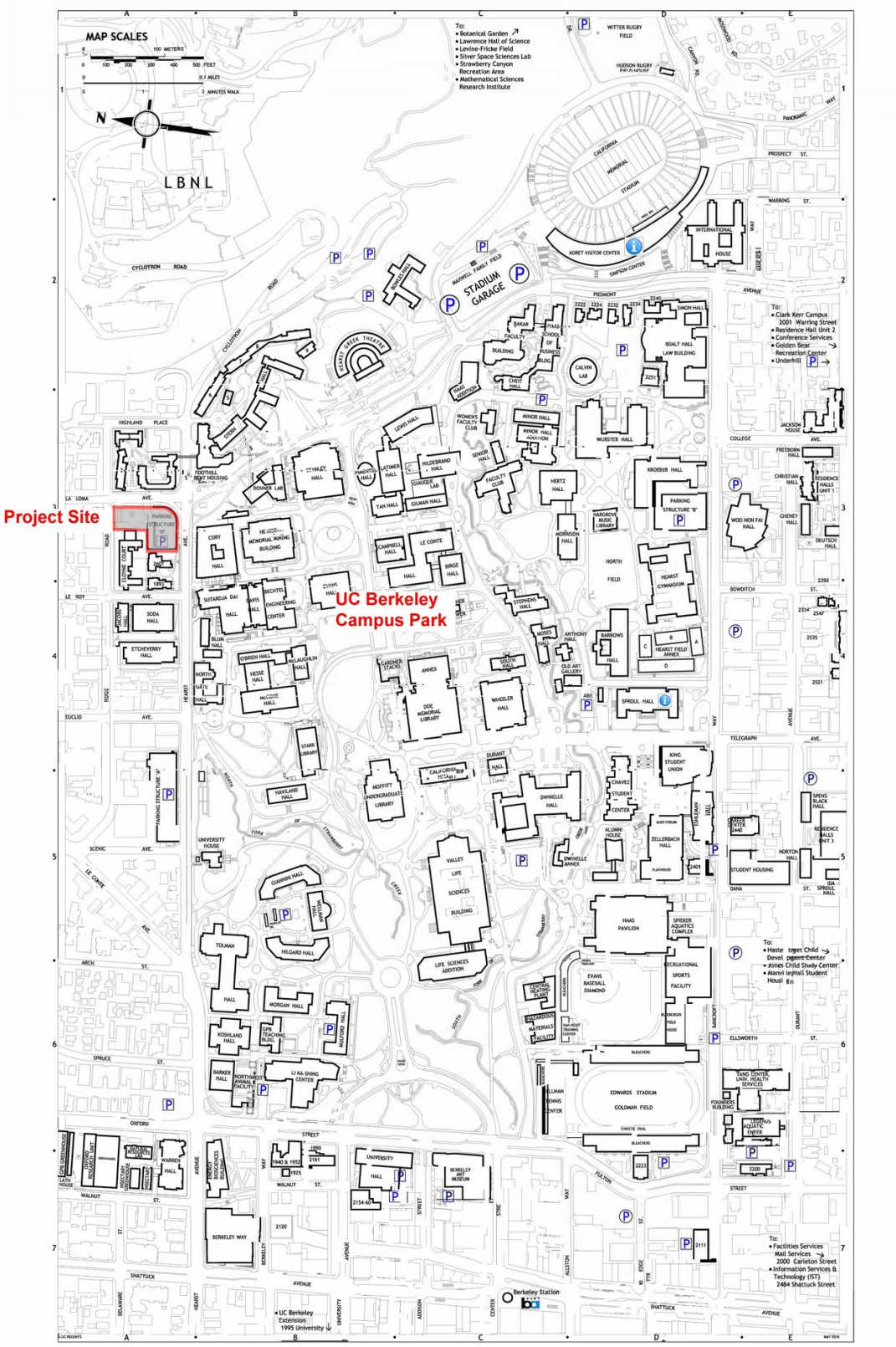
Vini Bhargava, PMP, LEED AP
Director, Physical & Environmental Planning
University of California, Berkeley

Exhibits: *Location Map*
Vicinity Map
Project Site Plan

Location Map



Vicinity Map



Project Site Plan