

LAND USE PLANNING

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: October 21, 2024
Project Title: Gilman Gateway Rezone Project
Lead Agency City of Berkeley
Public Review Period: October 21, 2024 – December 5, 2024

Pursuant to the State California Public Resources Code (PRC) 21091(a) and the Guidelines for the implementation of the California Environmental Quality Act (CEQA Guidelines), the City of Berkeley (City) has released for public review a Draft Environmental Impact Report (EIR) for the Gilman Gateway Rezone Project.

Project Description and Location

The City of Berkeley (City), as the lead agency for environmental review pursuant to the California Environmental Quality Act (CEQA) and the project proponent, proposes to adopt and implement the Gilman Gateway Rezone Project (proposed project). The 11.54-acre project site is composed of 18 parcels of developed land in West Berkeley, Alameda County, see Figure 1. The proposed project would:

1. Establish a new zoning district – Manufacturing, Research and Development (M-RD) in Chapter 23.206 of the Berkeley Municipal Code (BMC).
2. Rezone the 11.54-acre site (project site) from the Manufacturing (M) district to the M-RD zoning district.
3. Amend the Berkeley General Plan and West Berkeley Plan to add the M-RD zoning district to the Manufacturing land use designation.

Implementation of the proposed amendments to the BMC, the Berkeley General Plan, and the West Berkeley Plan would facilitate future buildout of up to 1,005,266 square feet of a mix of light manufacturing, research and development (R&D), laboratory, and/or office uses. This EIR evaluates implementation of the M-RD zoning district and associated development standards at a programmatic level. In addition, the proposed project includes an analysis of the Potential Berkeley Forge Project, a conceptual development project, which could result in the development of a 10.26-acre portion of the project site (conceptual development project site) with approximately 900,000 square feet of light manufacturing, R&D, laboratory, and/or office uses. See Figure 2.

The project site is in West Berkeley, Alameda County. The project site is bisected by Second Street and bordered by Gilman Street to the north, the Union Pacific Railroad (UPRR) and Amtrak heavy rail corridor to the east, Page Street to the south, and Interstate 80 [I-80]/Interstate 580 [I-580] to the west. Land uses east and south of the project site generally consist of a mix of manufacturing, warehouse, office, and commercial uses. Recreational facilities, including a sports complex, parks, and marina are located to the west of I-80/I-580, along the Bay.

The project site has been occupied by various industrial tenants and a gasoline station since at least

1903. As a result of these and surrounding land uses, the soil, groundwater, and soil gas have been impacted with hazardous materials, including total petroleum hydrocarbon products, volatile organic compounds (VOCs), and polychlorinated biphenyls (PCBs). There are multiple leaking underground storage tank (LUST) sites on the project site that are included on the lists of hazardous materials release sites compiled pursuant to Government Code Section 65962.5 (commonly referred to as the "Cortese List").

Environmental Effects

The following types of impacts that could result from implementation of the proposed project and the conceptual development project are discussed in the Draft EIR: (1) growth-inducing impacts; (2) significant irreversible changes; (3) effects found not to be significant with implementation of standard conditions, regulatory compliance measures or mitigation measures; and (4) significant unavoidable effects. The following environmental issue topics were found not to be significant: aesthetics, agricultural resources, geology and soils, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire.

Environmental Review and Comment Period

The City is interested in input and/or comments from the general public and public agencies on the evaluation of environmental impacts that may result from adoption and implementation of the project. The 45-day review period for the begins on October 21, 2024 and ends December 5, 2024. Comments on the Draft EIR in response to this Notice of Availability must be received by 5:00 p.m. on December 5, 2024. Please send your written or electronic responses, with appropriate contact information, to the following:

Ashley James, Senior Planner
City of Berkeley
Land Use and Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704
Email: ajames@berkeleyca.gov

For electronic responses, please include the project name "Gilman Gateway Rezone Project" in the subject line.

The City will hold two public meetings during the public review period to accept comments from the general public, organizations, and agencies. The meetings will be held in person on:

1) Wednesday, November 6, 2024 at 6:00pm at the North Berkeley Senior Center, 1901 Hearst Avenue. The meeting agenda with corresponding meeting link will be posted by 5:00 p.m. on October 30, 2024 on the Planning Commission website: <https://berkeleyca.gov/your-government/boards-commissions/planning-commission>

and

2) Thursday, November 7, 2024 at 6:30pm at the North Berkeley Senior Center, 1901 Hearst Avenue. The meeting agenda with corresponding meeting link will be posted by 5:00 p.m. on October 31, 2024 on the Landmarks Preservation Commission website: <https://berkeleyca.gov/your-government/boards-commissions/landmarks-preservation-commission>

Item 10, Att 6 - Gilman Gateway Rezone Project
 Planning Commission
 November 6, 2024

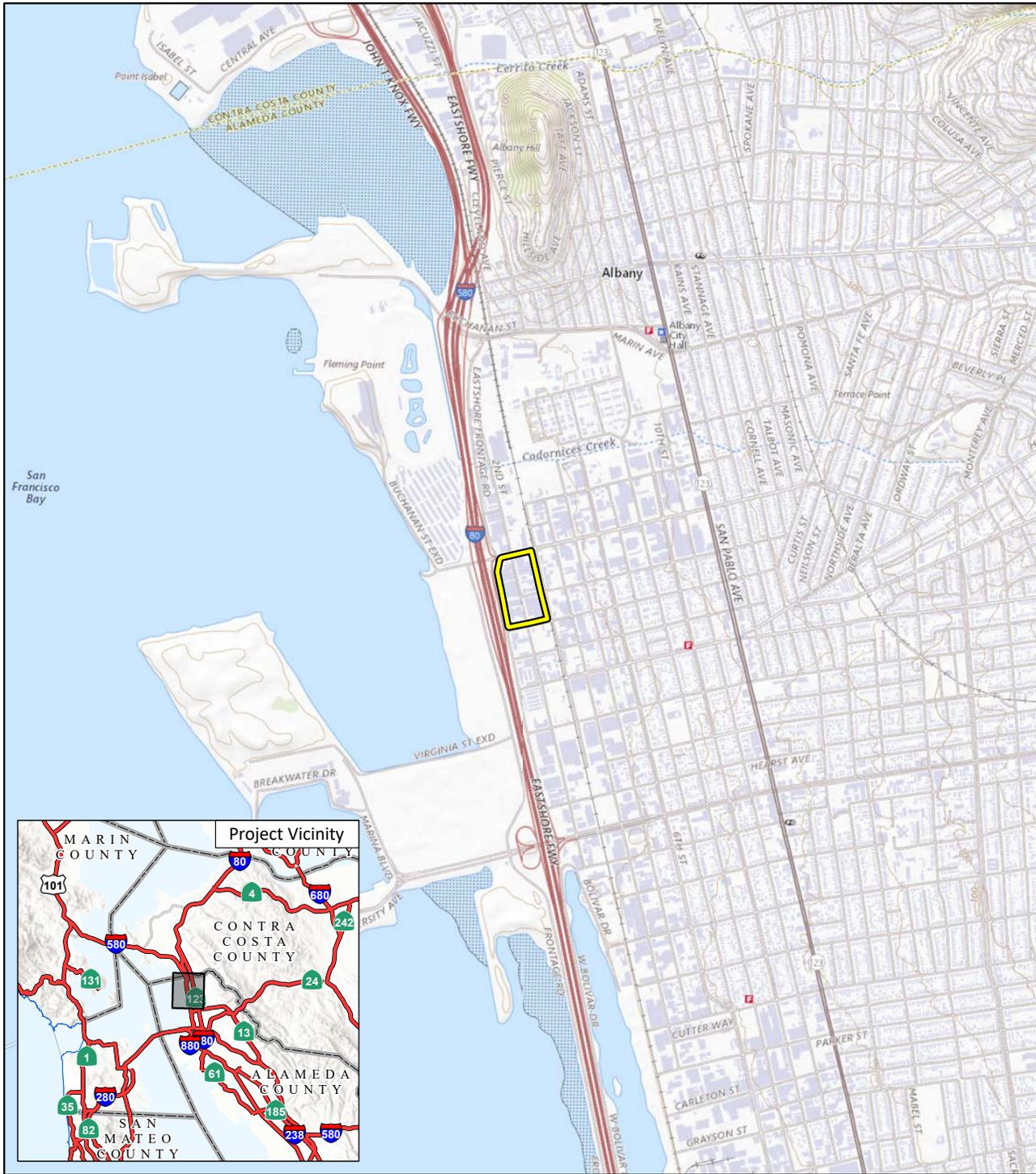
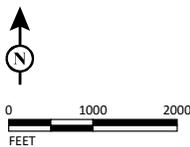


FIGURE 1

LSA

 Project Location



SOURCE: USGS The National Map (2017)
 J:\20220844\Pro\SPUR Gilman Gateway Project.aprx (12/16/2022)

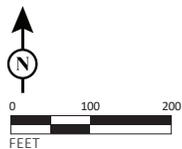
Gilman Gateway Rezone Project NOA
 Regional Location and Project Vicinity



FIGURE 2

LSA

-  Proposed Project Site Boundary
-  Conceptual Development Project Site



SOURCES: Google Earth, 8/6/2020; LSA, 2022

I:\22020844\G\Site&Development Site Boundaries.ai (3/27/2023)