



City of Albany

1000 SAN PABLO AVENUE • ALBANY, CALIFORNIA 94706-2295

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE UNIVERSITY VILLAGE AT SAN PABLO PROJECT

To: State Clearinghouse
Governor's Office of Planning and Research
Alameda County Clerk
Responsible Agencies
Interested Individuals and Organizations

From: Amber Curl, Associate Planner
City of Albany
Community Development Department
1000 San Pablo Avenue
Albany, California 94706

The City of Albany will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the University Village at San Pablo Project (proposed project). The City is requesting comments from responsible agencies regarding the scope and content of the environmental document. The public is also invited to submit comments regarding the scope of the EIR.

Project Location: The approximately 4.2-acre project site consists of 2 lots located to the northwest and southwest of the Monroe Street/San Pablo Avenue intersection in the City of Albany. The project site is located within the University Village development¹ and would include the area bound by San Pablo Avenue, Codornices Creek, 10th Street, and Village Creek. Additionally, the project would include improvements to the roadway segments of Monroe Street, between San Pablo Avenue and Jackson Street, and 10th Street, between Codornices Creek and Village Creek. Figure 1 shows the project location, and Figure 2 shows conceptual plans for the proposed project.

Project Description: The project applicant proposes to develop two lots and make various street improvements within the University Village development. Lot 1 is located to the southwest of the Monroe Street/San Pablo Avenue intersection and is approximately 2.0 acres. An approximately 55,000 square foot Whole Foods Market would be built on this site. A three-story parking structure, located south of the Whole Foods Market, would also be located on this site. Approximately 250 spaces would be provided within the parking structure.

A four-story mixed-use structure would be built on Lot 2, located to the northwest of the Monroe Street/San Pablo Avenue intersection. This structure would include 30,000 square feet of retail space, 175 senior housing units (approximately 35 percent would be assisted living), and 110 parking spaces. Retail uses would be located on the ground floor along Monroe Street and San Pablo Avenue. The residential units would be dispersed throughout all floors of the structure. Approximately 110 underground parking spaces would be incorporated into the project.

Various street improvements would be made to 10th Street and Monroe Street as part of the project. These improvements would include the installation of landscaping, new sidewalks, parking spaces, and bioswales to serve as drainage and water quality features.

¹ The larger University Village development was the subject of environmental review in 1997 and again in 2004. The citations for those documents are: EIP Associates, 1997. *Focused Draft Environmental Impact Report, University of California, Berkeley Draft Master Plan – University Village & Albany/Northwest Berkeley Properties*, State Clearinghouse No. 97072039. August 29; and LSA Associates, Inc., 2004. *Subsequent Focused EIR for the University Village & Albany/Northwest Berkeley Properties Master Plan Amendments*, State Clearinghouse No. 1997072039. January 30.

Potential Environmental Effects: It has been determined that an EIR will be necessary to analyze potential environmental impacts associated with the project. Specific areas of analysis will include, but will not be limited to, the following topics: Traffic, Circulation and Parking; Hydrology and Water Quality; Public Services; Cultural Resources; and Climate Change. It is anticipated that all other topics can be addressed within an Initial Study which will be prepared for the project.

Due to time limits mandated by the California Environmental Quality Act (CEQA), responses must be received within the 30 day comment period and no later than April 29, 2008. Public agencies should indicate a contact person in their response to this Notice of Preparation. Responses should be directed to:

Amber Curl, Associate Planner
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Community Development Department
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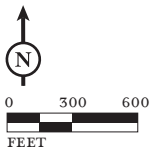
A scoping session for the preparation of the EIR will be held at 7:30 p.m. on April 22, 2008 at Albany City Hall Council Chambers, located at 1000 San Pablo Avenue, Albany. The public and public agencies are invited to attend the scoping session to provide comments regarding the scope and content of the EIR.

Signature: _____ Date: _____
Amber Curl, Department of Community Development



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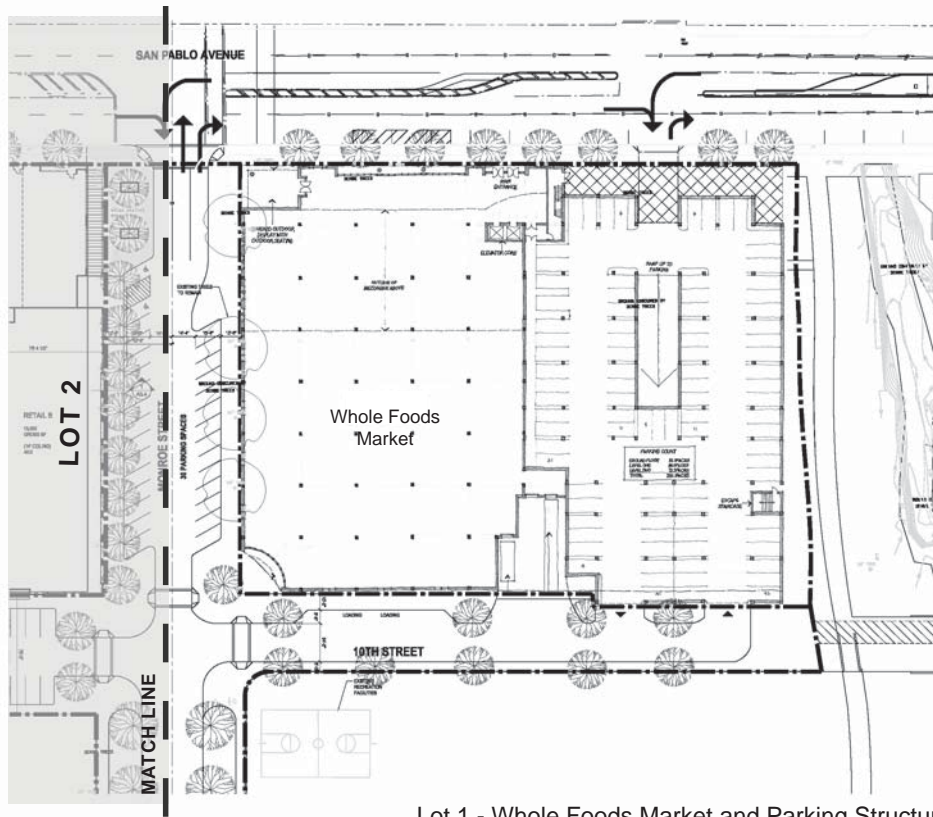
FIGURE 1



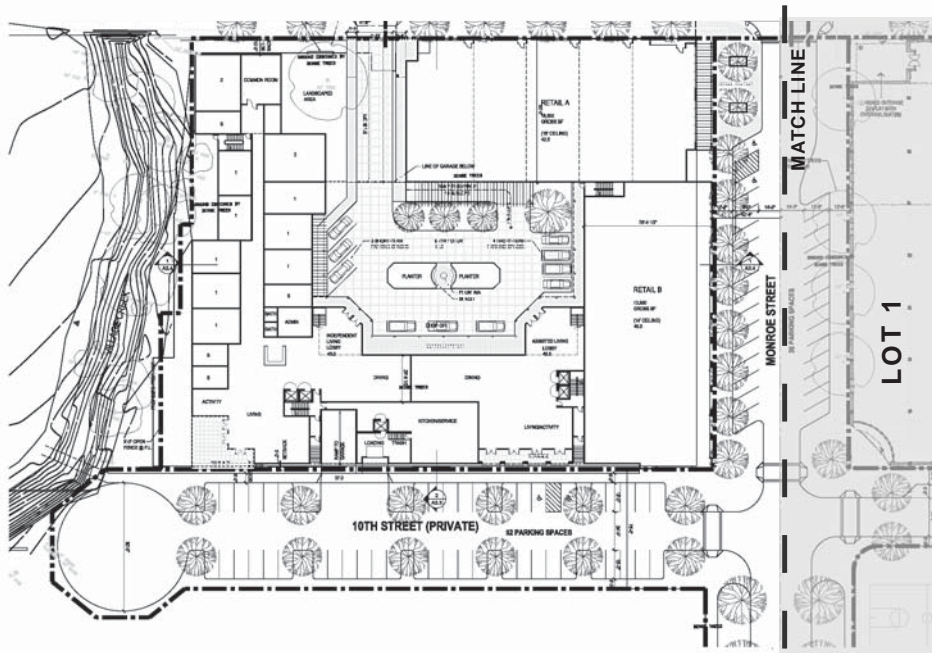
 PROJECT SITE

*University Village at San Pablo
Project Vicinity and
Regional Location*

SOURCE: GOOGLE MAPS, 2008.



Lot 1 - Whole Foods Market and Parking Structure



Lot 2 - Retail and Residential Structure

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FIGURE 2



University Village at San Pablo
Conceptual Project Plans