

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Alameda
Address: 1106 Madison Street
Oakland, CA 94607

From:

Public Agency: City of Berkeley
Address: 1947 Center Street, 3rd Floor
Berkeley, CA 94704
Contact: Niloufar Karimzadegan, Senior Planner
Phone: (510) 981-7400

Lead Agency (if different from above): _____
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2008102032
Project Title: 2100 Milvia Street Mixed-Use Project
Project Applicant: 4Terra, Amir Massih
Project Location (include county): 2100-2108 Milvia Street, Berkeley, Alameda County, CA 94704

Project Description:

The project would involve demolition of the existing three-story, approximately 62,269 square-foot commercial building and surface parking lot and construction of an eight-story, 208,740 square-foot mixed-use building with 205 units, including four live-work units, 105 studio units, and 96 two-bedroom units, using density bonus provisions. The ground floor of the proposed building would include 3,746 square feet of retail space as well as various residential support and amenity spaces, live-work units, eight parking spaces accessible from Addison Street, and bicycle parking. The project would include 8,110 square feet of usable open space in the form of landscaped courtyards on the first floor and second floor and an outdoor deck on the eighth floor. The project would have a maximum height of 85 feet or eight stories.

In accordance with CEQA, the City of Berkeley prepared a 15183 Consistency Checklist demonstrating that the prior environmental analysis in the original EIR certified in 2012 adequately addresses the potential environmental effects of the project, and the project does not require subsequent environmental review pursuant to CEQA Guidelines Section 15183, and supports the City's finding that the project would not result in significant new issues nor exceed the level of impacts identified in the previously certified 2012 EIR requiring additional analysis under CEQA.

This is to advise that the City of Berkeley has approved the above

(Lead Agency or Responsible Agency)
described project on June 12, 2025 and has made the following determinations regarding the above described project:

- The previously certified EIR ("Final EIR;" SCH 2008102032) was prepared and evaluated the potential environmental impacts of the proposed project pursuant to the provisions of CEQA.
- The project will not have a significant effect on the environment beyond those impacts previously identified in connection with the Final EIR.
- Mitigation measures beyond those adopted in connection with the Final EIR were not adopted for the project.
- A Mitigation Monitoring and Reporting Program (MMRP) beyond that adopted in connection with the Final EIR was not adopted for this project. This project remains subject to the MMRP adopted in 2012, as applicable.
- A Statement of Overriding Considerations beyond that adopted in connection with the Final EIR was not adopted for the project.
- Findings were made pursuant to the provisions of CEQA.

This is to certify that Section 15183 Consistency Checklist is available to the general public at:
City of Berkeley Planning & Development Department, 1947 Center Street in Berkeley, California 94704

Signature (Public Agency):  Title: Senior Planner

Date: 06/30/2025 Date Received for Filing at OPR: _____