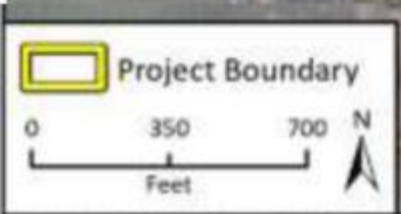




Bayer HealthCare Development Agreement Amendment

Bayer Campus



North Properties



South Properties

Project Description

The proposed project would include the following amendments to the existing DA:

- 1) Extend the DA duration an additional 30 years until February 2052;
- 2) Add the South Properties to be covered by the DA;
- 3) Allow buildout of a conceptual development plan, which proposes to rearrange the campus layout through proposed phased demolition of nine existing buildings; construction of approximately twelve new buildings for production, laboratory, and administrative uses; and replacement of surface parking with two new parking structures and new underground parking facilities;
- 4) Modify terms of the existing DA including use restrictions and levels of project discretion.

TIMELINE:

- **October 29, 2020:** Notice of Preparation of Draft Subsequent EIR
- **November 12, 2020:** ZAB Information Item/Scoping Meeting
- **November 18, 2020:** Planning Commission Scoping/Preview Meeting
- **May 21, 2021:** Notice of Availability and Draft Subsequent EIR Published
- **June 2, 2021:** DSEIR Comment Meeting at Planning Commission
- **July 6, 2021:** End of the 45-day Comment Period

- July 7, 2021: Community Benefit Workshop at ZAB
- July 14, 2021: Community Benefit Workshop at Planning Commission
- July 15, 2021: Bayer Design Guidelines/Discretionary Level input DRC
- July 20, 2021: Community Benefit Workshop at City Council

- October 2021: Planning Commission hearing on Recommendation on SEIR and DA Amendment
- November 2021: City Council hearing on SEIR Certification and DA Amendment

Questions or comments should be directed in writing to:

*Leslie Mendez, Senior Planner
Planning and Development Department
1947 Center Street, 2nd Floor
Berkeley, CA 94704*

or LMendez@cityofberkeley.info

Comments on the Draft Subsequent EIR must be received **by July 6, 2021** (postmarked on or before July 6th if sent via U.S. Postal Service, time stamped on or before July 6th if sent electronically).

QUESTIONS?



Bayer's New Master Plan for the Berkeley Site

***Draft Subsequent
Environmental Impact Report
Planning Commission Hearing***



June 2, 2021

Drew Johnston
Vice President, Site Engineering,
Berkeley



What we do in Berkeley



Bayer employees making hemophilia medicines



A Bayer hemophilia patient in China



Our direction for the future



Bay Area Economic Institute Study:

Bayer Expansion Would Generate \$613M in Economic Activity, Support 3,800 Jobs

2020 Economic Impacts

Berkeley
\$15
Million

2052 Projected Economic Impacts (in 2020 dollars)

Berkeley
\$29 Million
↑97%



Amending the Development Agreement – *The Objectives & Results*

The Objectives

1. **Maximize the productive use of the Berkeley campus** to take new treatments through biotech development and manufacturing
2. **Advance Bayer's ability to attract and retain top talent and partners** to position the Berkeley campus at the forefront of scientific innovation to improve patient outcomes.
3. **Promote health of employees** through wellness features such as open green space, pedestrian, bicycle, and other amenities.

The Results

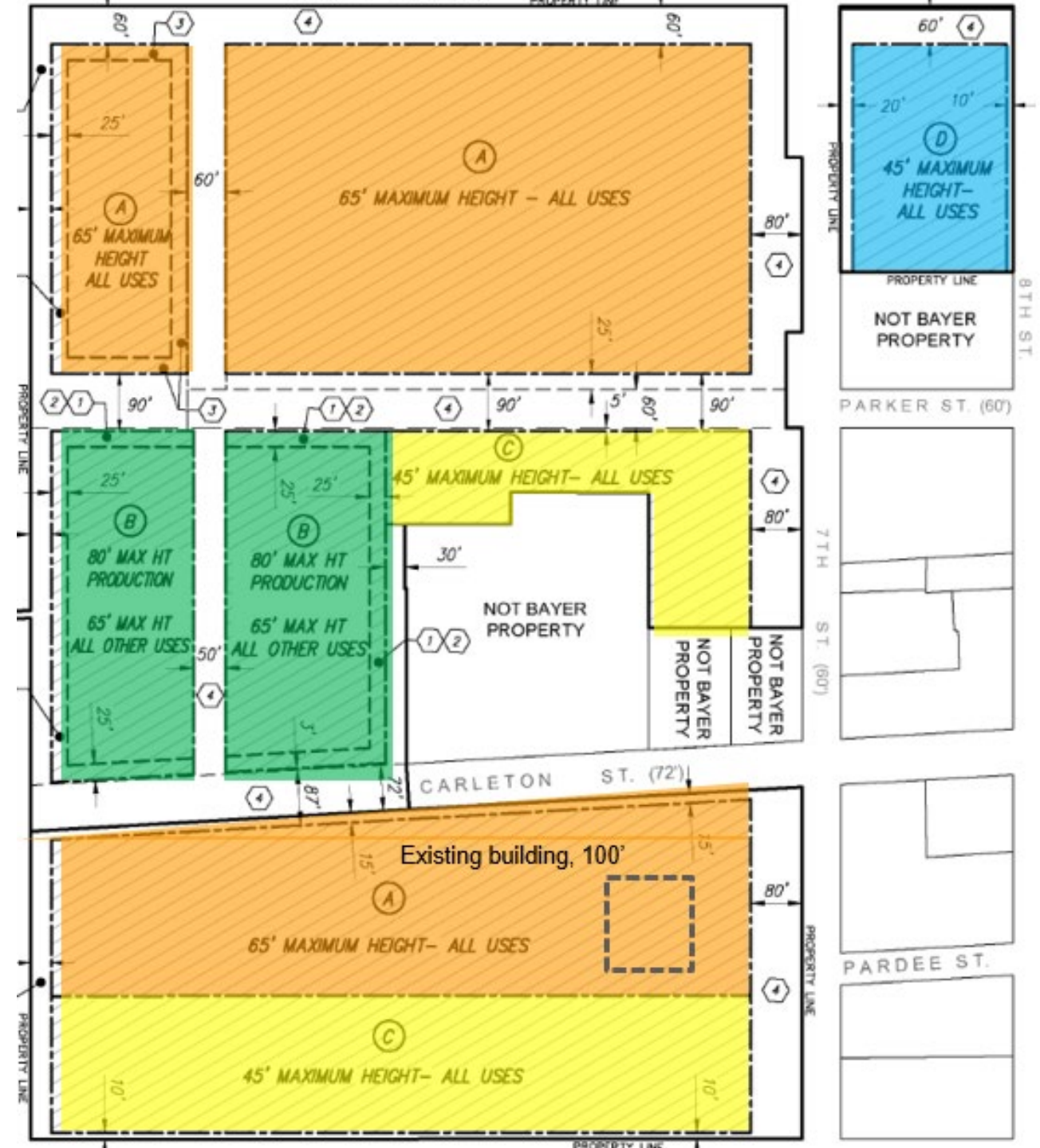
- // +1000 jobs projected
- // All view corridors protected
- // No escalation of Biosafety Levels
(Biosafety Levels remain at 1+2, same as clinic labs)
- // +6 acres open space



Amending the Development Agreement – *The Ask*

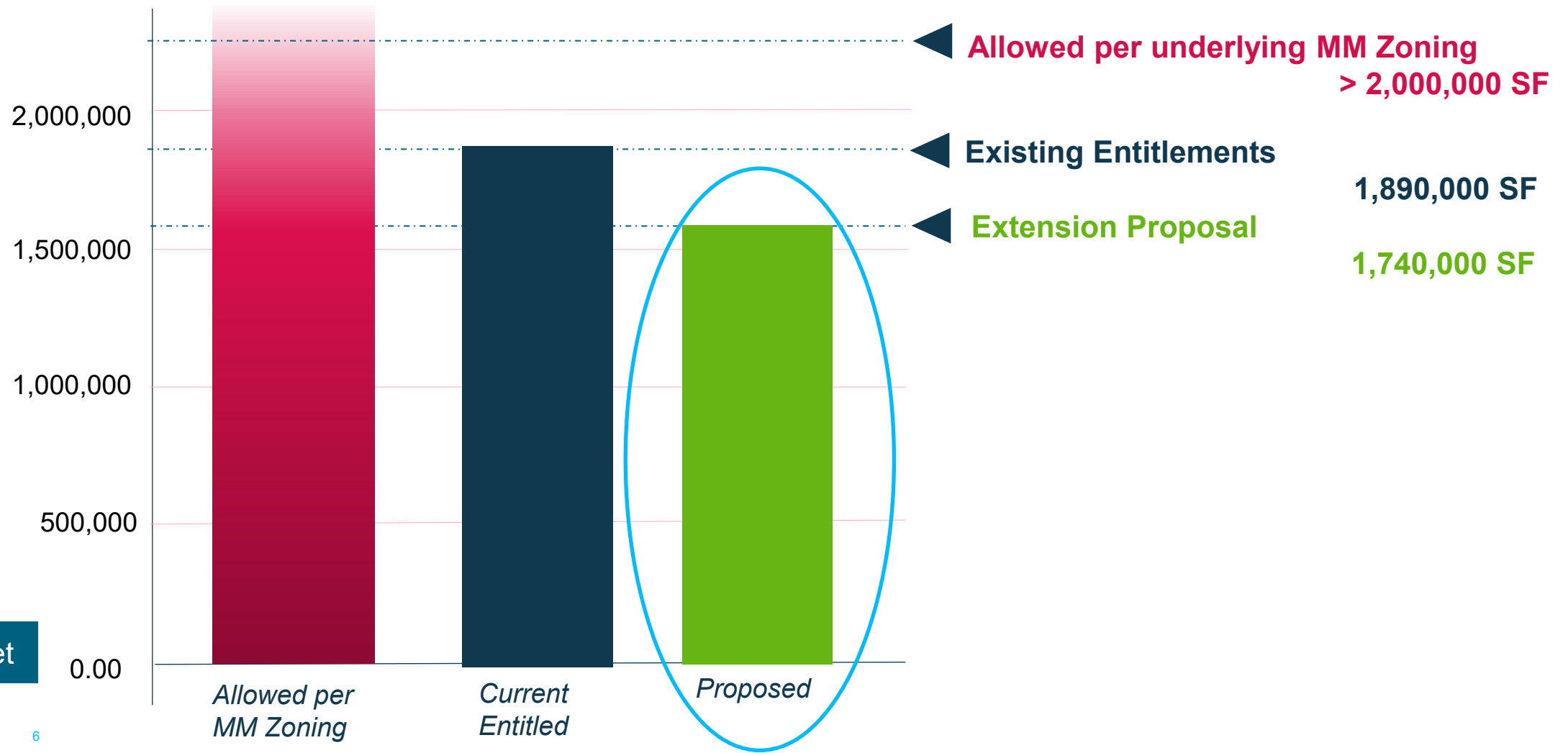
The Ask

- // +30-year extension of our partnership with Berkeley
- // Streamlined permit review process for new buildings / structures
- // 4 simplified building zones (see chart, right)
- // 1 agreement for the entire site





Limiting our development entitlements - *Doing more with less*



Square Feet



Seventh Street

Dwight Way



Conceptual Development Plan at 30-year build out



Existing building
100 ft

Existing Agreement
80 ft

65 ft

80 ft

Not Bayer

Seventh Street

0 ft

65 ft

45 ft

Dwight Way

Development Agreement Updates

Major Development Timing

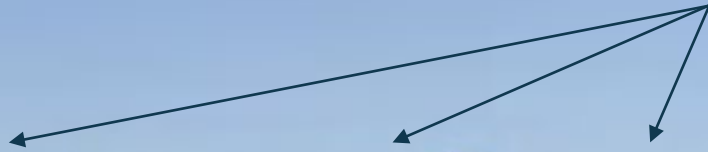
 10-Year Build Out

 30-Year Build Out

Baseline – 1992 DA

From Aesthetics Analysis

Conceptual renderings of buildings
allowed per existing DA



Proposed Extension

From Aesthetics Analysis

Conceptual renderings of buildings
allowed per proposed project

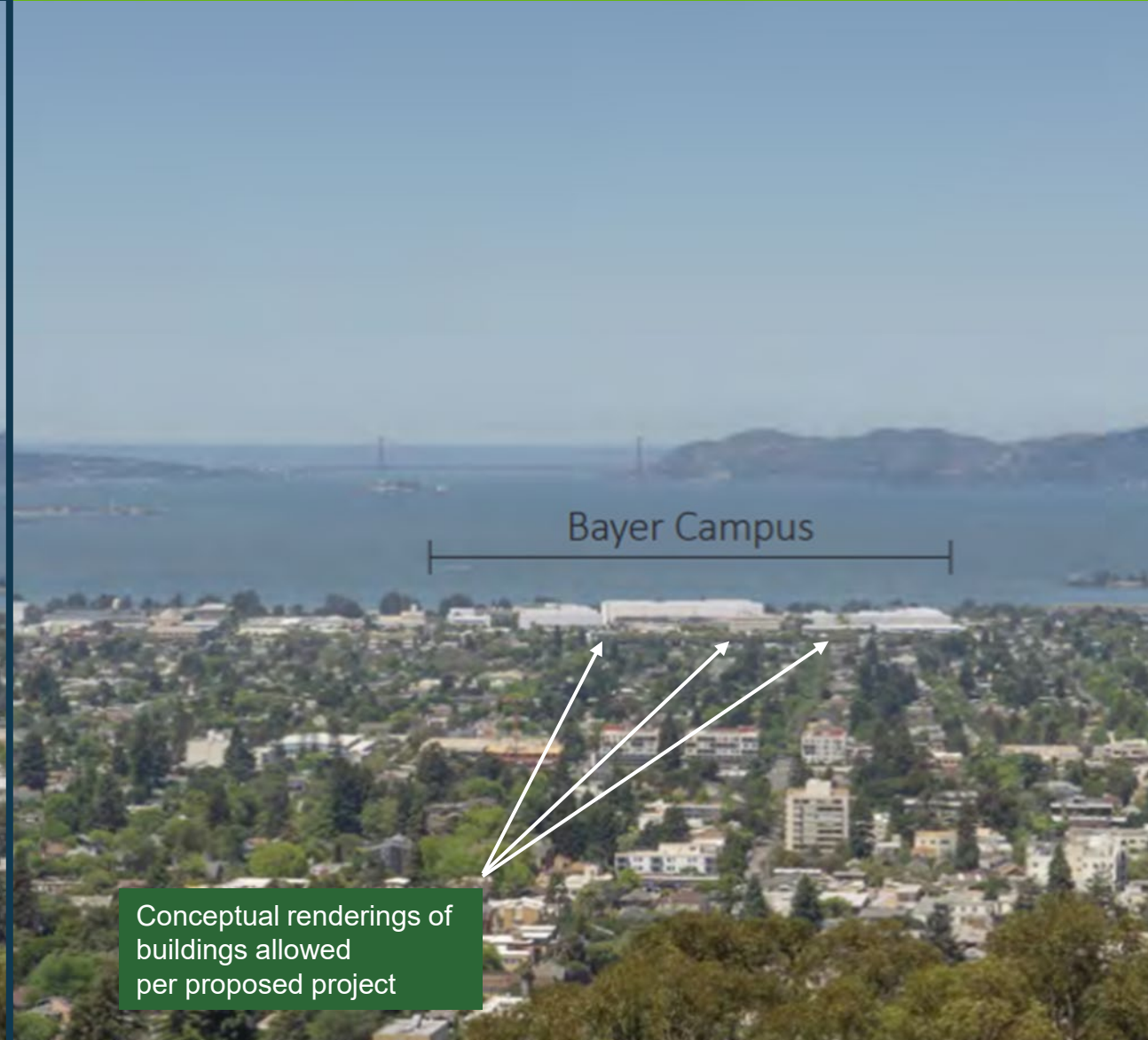


Looking SE from Aquatic Park

Baseline – 1992 DA
From Aesthetics Analysis



Proposed Extension
From Aesthetics Analysis



Looking West from the Berkeley Hills

Current



Today

Proposed



Bayer conceptual rendering

Looking SSW at the corner of Seventh and Carleton Streets



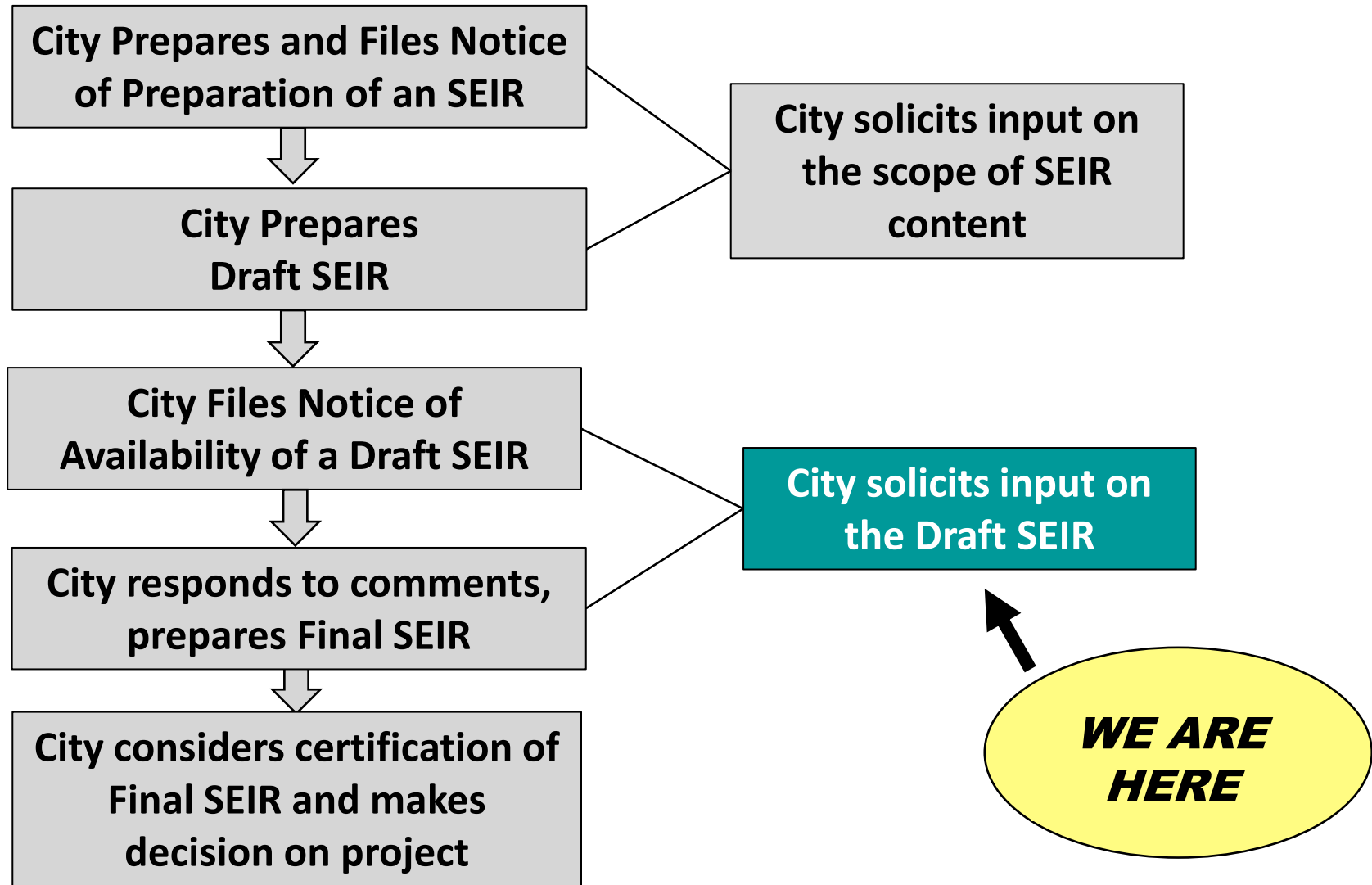
Thank you!



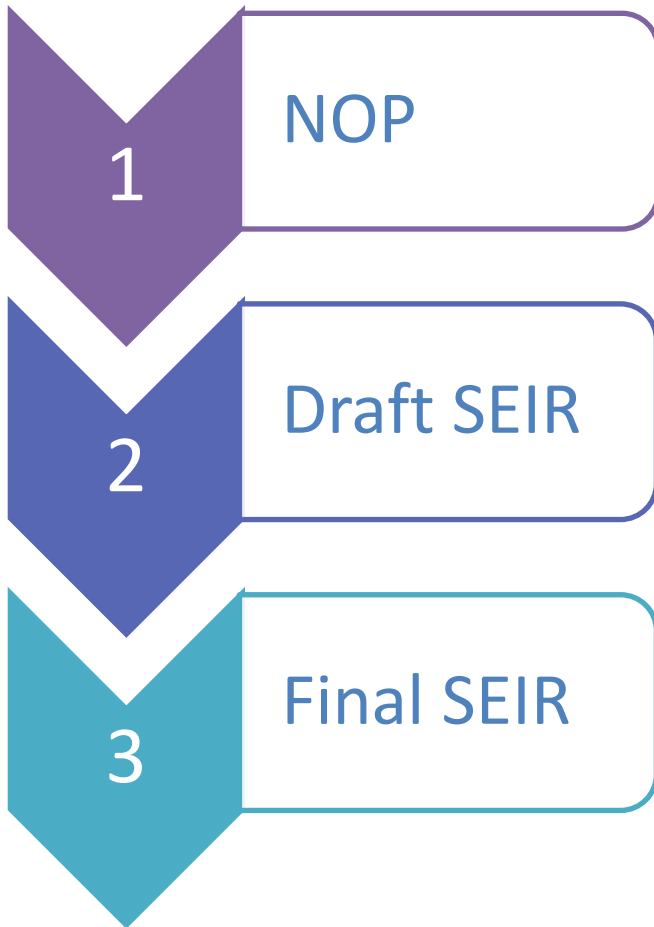
PURPOSE OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- Disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process

THE SUBSEQUENT EIR PROCESS



CEQA TIMELINE



Notice of Preparation (NOP) was released October 29, 2020

- 19 written comments
- Verbal comments at two Scoping Meetings held by ZAB on November 12 and PC on November 18

45-day Draft Subsequent EIR comment period:

May 21 – July 6, 2021

Final Subsequent EIR – fall 2021

SUBSEQUENT EIR APPROACH

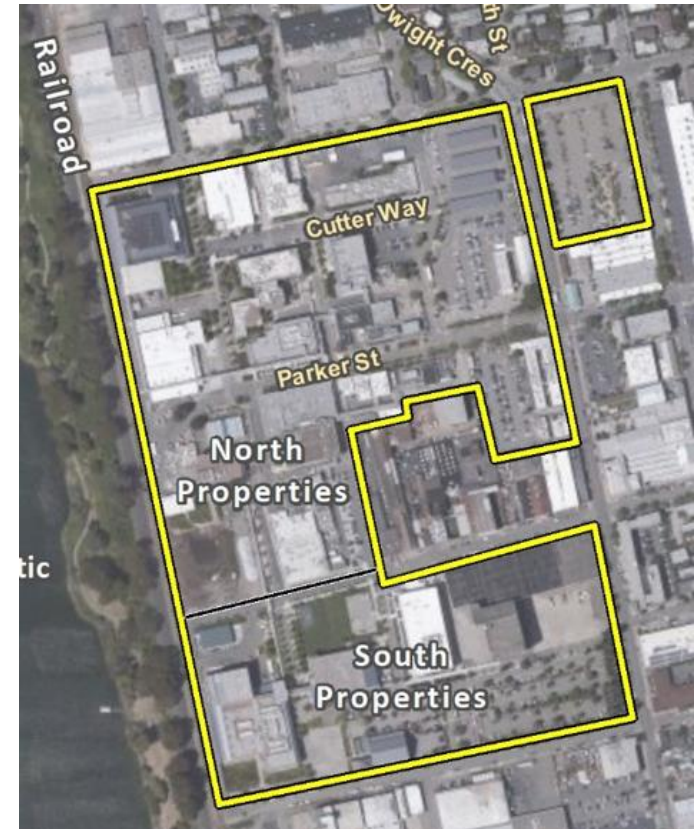
- An EIR was certified for the original DA in 1991 for buildout of North Properties through 2022
- This project involves an Amendment to the original DA to extend it by 30 years, include South Properties, and other changes to DA
- Subsequent EIR can be prepared when substantial changes are proposed for project with previous EIR
- Consistent with the requirements of CEQA Guidelines Section 15162, the SEIR analyzes the environmental impacts of
 - substantial changes in the proposed project
 - substantial changes to the circumstances
 - new information which was not known at the time the previous EIR was certified

CEQA BASELINE AND BUILDOUT

North Properties DA Entitled	South Properties Existing	Total
1,346,000	520,000	1,866,000

Projected at 30-year buildout	Change from baseline
1,738,000	(128,000)

For the issues of **GHG emissions** and **VMT** which are new to CEQA and were not analyzed in the 1991 EIR, the Subsequent EIR compares projected buildout of the amended DA to existing conditions (2020).



ANALYSIS AND CONCLUSIONS – INITIAL STUDY

Issue Area	Mitigation
Aesthetics	AES-1: Parking Structure Design (Updated 1991 EIR MM) AES-2: Glare Reduction (Updated 1991 EIR MM)
Biological Resources	BIO-1: Nesting Bird Surveys and Avoidance BIO-2: Bird Strike Avoidance
Geology and Soils	GEO-1: Discovery of Paleontological Resources
Hydrology and Water Quality	HWQ-1: Best Management Practices (Updated 1991 EIR MM) HWQ-2: Source Control (Updated 1991 EIR MM) HWQ-3: Water Quality Monitoring (Updated 1991 EIR MM) HWQ-4: Pollutant Removal (Updated 1991 EIR MM) HWQ-5: Management of Underground Tanks (Updated 1991 EIR MM) HWQ-6: Monitoring and Remediation of Seepage into Aquatic Park (Updated 1991 EIR MM) HWQ-7: Source Control for Groundwater Contamination (Updated 1991 EIR MM)
Public Services	PS-1: Security Measures (Updated 1991 EIR MM)
Recreation	REC-1: (Updated 1991 EIR MM)

No impacts identified related to Agriculture, Energy, Land Use and Planning, Mineral Resources, Population and Housing, and Wildfire

ANALYSIS AND CONCLUSIONS – SEIR

Issue Area	Mitigation
Air Quality	AQ-1: Construction Emissions Measures AQ-2: Tier 4 Construction Equipment
Cultural Resources	CR-1: Architectural History Evaluation CR-2: Architectural History Mitigation CR-3: Cultural Resources Desktop Analysis CR-4: Phase I Archaeological Resources Study CR-5: Extended Phase I Testing CR-6: Archaeological Site Avoidance CR-7: Phase II Site Evaluation CR-8: Phase III Data Recovery CR-9: Worker’s Environmental Awareness Program CR-10: Archaeological Monitoring CR-11: Unanticipated Discovery of Archaeological Resources
Greenhouse Gas Emissions	GHG-1: Renewable Electricity Resources

ANALYSIS AND CONCLUSIONS – SEIR, CONT.

Issue Area	Mitigation
Hazards and Hazardous Materials	HAZ 1: Property Assessment – Phase I and II Environmental Site Assessments (ESA) HAZ 2: Regulatory Agency UST Involvement – City of Berkeley TMD and SFB RWQCB HAZ-3: Regulatory Agency Subsurface Involvement – ACPWA, SFB RWQCB and City of Berkeley HAZ-4: Soil and Groundwater Management Plan HAZ-5: Hazardous Materials Safety Plan (Updated 1991 EIR MM)
Noise	N-1: Construction-Related Noise Reduction Measures (Updated 1991 EIR MM)
Transportation	T-1: Transportation Demand Management Program (Updated 1991 EIR MM)
Tribal Cultural Resources	TCR-1: Worker’s Environmental Awareness Program TCR-2: Native American Monitoring TCR-3: Cultural Resources Open Space Easement
Utilities and Service Systems	None required

ALTERNATIVES ANALYSIS

- **Alternative 1:** No Project/No New Construction Alternative
- **Alternative 2:** No Project/Zoning Conformance Alternative
- **Alternative 3:** Reduced Parking Alternative

WE WELCOME YOUR COMMENTS ON THE INFORMATION, ANALYSIS, OR CONCLUSIONS DRAFT SEIR

Please submit written comments by
July 6, 2021 to:

Leslie Mendez
Planning and Development Department,
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Or via email LMendez@cityofberkeley.info