01:23:48.000 --> 01:23:52.000

So it's not a fee waiver. It's a waiver of the inclusionary housing standard.

01:23:52.000 --> 01:24:05.000

And along with that, the fees that would be associated in lieu of that requirement. So clearly allowed under density bonus law.

01:24:05.000 --> 01:24:16.000

We disagree with the applicability of the buffet at HDD letter. There are other HCD letters that that do speak to this in great detail.

01:24:16.000 --> 01:24:26.000

And. Add that the Permit Streamlining Act does have a pretty clear mandatory thirty-day review and hearing requirement.

01:24:26.000 --> 01:24:29.000

Our request is as articulated in the letter to approve the project with the 3 concessions that were presented as part of the application.

01:24:29.000 --> 01:24:59.000

And the 3rd concession being to. Way of the inclusionary housing, the local standards that exceed what is being provided on site, pursuant to state density bonus law, and that effectively requires a waiver of the low income portion of the inclusionary housing requirement given that the project is already providing the maximum, 15%, very low income housing, which is a significant contribution to meeting the affordable requirements that the city badly needs.

01:25:00.000 --> 01:25:06.000

So. Thank you. Thank you. Do you guys have anyone else?

01:25:06.000 --> 01:25:14.000

One speaker was like, are you guys ready for questions? Ready for questions. OK, wonderful. Anyone want to kick us off with some questions for, come on, come on, Commissioner Allen.

01:25:14.000 --> 01:25:27.000

I've got one question for everybody tonight. I would love to hear a summary of the Tribal consultation and the conditions that resulted from that consultation.

01:25:27.000 --> 01:25:32.000

Do you want to cover that? To the stuff. Oh, yeah, come on up here and we gotta make sure that or there.

01:25:32.000 --> 01:25:37.000

You don't want actually you pick on that. As long as you're on a microphone, so Zoom can hear you.

01:25:37.000 --> 01:25:48.000

I think they're detailed in the staff report pretty clearly under the mitigations. But basically we've agreed to have 2 tribal monitors come and monitor the excavation of the site.

01:25:48.000 --> 01:25:58.000

And there's some training involved involving travel representatives before exhibition, excavation takes place. And also there's some requirements around how.

01:25:58.000 --> 01:26:08.000

Any discoveries of significant, you know, of things. Things that could be travel artifacts need to be handled.

01:26:08.000 --> 01:26:15.000

And that's all pretty well clearly identified in the staff report.

01:26:15.000 --> 01:26:24.000

All right, anyone else? Commissioner Harrison. I have a couple of questions. When I read the letters from sports basement.

01:26:24.000 --> 01:26:35.000

They were some conditions that they requested. And can you tell me if you agreed to those requests and are they in the conditions of approval?

01:26:35.000 --> 01:26:43.000

I don't recall what sports basement requested at the time. I think they wanted to preserve a view corridor to their sign perhaps.

01:26:43.000 --> 01:26:46.000

I think they wanted to preserve a view corridor to their sign perhaps and no we did not agree to that.

01:26:46.000 --> 01:26:53.000

And That's that'll be dealt with as a matter of standard mediation. Alright, and then.

01:26:53.000 --> 01:27:01.000

Also on on the plan set L 3 dot o 1, which is on page 112.

01:27:01.000 --> 01:27:03.000

Of the PDF. You see down there on number 7, it says that 50% of all the plants are native.

01:27:03.000 --> 01:27:23.000

Have you, I don't know where that if that is a standard that is. You're referring to that someone requires, but we've seen projects with much higher percentages of native species.

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Just I'm asking if you would consider increasing that percentage to more like, 75, 80%.

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I think that would be a fine as long as they're viable in the locations they need to be planted.

01:27:40.000 --> 01:27:46.000

Yeah, they've been viable in other projects and there's no lack of them. Yeah,

01:27:46.000 --> 01:27:55.000

You know, it's certainly something we can. Bring in address that final design review

01:27:55.000 --> 01:28:01.000

You okay agreeing to 75? Well, I mean, you know, it's it's scary.

01:28:01.000 --> 01:28:08.000

I want to be reasonable because I'm not exactly sure. What conditions we're dealing with in terms of.

01:28:08.000 --> 01:28:24.000

You know, lighting and planting conditions are different on every product. Okay, so if it if it was if we could couch it in, you know, if an appropriate to as recommended by.

01:28:24.000 --> 01:28:31.000

By the expert consultants. Yeah, we're happy to try to maximize the landscape. I think there's something, something that's non-native and there's a easy substitution to make that's not a problem.

01:28:31.000 --> 01:28:41.000

Good. Thank you. Thank you. I know on DRC.

01:28:41.000 --> 01:28:46.000

We have a lovely landscape architect Mary who is very vigilant about everything so I'll make sure to Commissioner Thomson I'll make sure look out for that and we thank you guys.

01:28:46.000 --> 01:28:57.000

Anyone else have any questions for the applicant?

01:28:57.000 --> 01:29:00.000

Mr. Sarson. I guess I'm troubled by the comments by the Iceland managers.

01:29:00.000 --> 01:29:22.000

And were there any Were there any other ways that you explore to resolve their concerns? Well, I mean, we're proposing a building that's much higher than their sign and I think their concern was visibility of their sign from Shattuck.

01:29:22.000 --> 01:29:31.000

So we didn't really see a way to. Many of the other things like that they were concerned about were the flooding and the drainage and all of that has been.

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As part of normal practice. Yeah, that's as part of normal practice. Underpinning, drainage, and construction, all of that kind of stuff is dealt with.

01:29:36.000 --> 01:29:48.000

And we always deal with it in an neighborly way. Working in the city. All right, I have one question.

01:29:48.000 --> 01:30:02.000

Did you look at any other like for the concession 3? Did you look at any other options outside of that that would obviously this seems like it would be the other options outside of that that would obviously this seems like it would be the 1st of you pursuing this and there has, there's obviously other concessions that could have been done.

01:30:02.000 --> 01:30:08.000

Did you look at any of those? What was the process to coming up with what the concessions you came up with?

01:30:08.000 --> 01:30:33.000

Well, we were looking at concessions that we thought would make the project most viable. I mean in terms of Getting out of the ground and We did look at for the longest time we had 2 and we added in one and by the way the in the fee was one of those waver the and Lou Fee were the provision of affordable housing beyond that was required in the density bonus to meet the cities.

01:30:33.000 --> 01:30:44.000

Inclusion near ordinance but We picked those that we thought would make, increase the project's likelihood of seeing daylight.

01:30:44.000 --> 01:30:52.000

All right, that's my question so far. I have one for staff, but I want at least for previews, no one else for applicants.

01:30:52.000 --> 01:30:59.000

I just missed your name and title. My name is Evan McDonald. I'm 1 of the principals at Hudson McDonald.

01:30:59.000 --> 01:31:07.000

And what does Hudson McDonald do? We're real estate developers. I mean, we did a lot of stuff in, last project was done 15 years ago.

01:31:07.000 --> 01:31:13.000

Yeah. The building next to the Berkeley City Club. We did the Trader Joe's project downtown.

01:31:13.000 --> 01:31:20.000

We've done bunch of downtown info projects mostly starting at around 2,000 were very active between 2,000 2,015.

01:31:20.000 --> 01:31:22.000

Thank you.

01:31:22.000 --> 01:31:26.000

All right, and I think we're good on at least questions for applicant. All right, well, thanks.

01:31:26.000 --> 01:31:44.000

You're welcome to go down down. I do have one question for staff real fast before we move on to, I guess my question was, in regarding calculating what the, the, the, inclusionary housing fee would be for the local ordinance and how that works with the very low income units that they did already provide.

01:31:44.000 --> 01:31:54.000

Because I remember at least reading that it is prorated if they at least do provide a certain amount.

01:31:54.000 --> 01:32:05.000

And so yeah, how is that calculated? I just kind of want to understand of what even we would be asking them to pay so I can get a bit of more of an understanding of that.

01:32:05.000 --> 01:32:11.000

Or anyone, oh yeah, sorry, I'll let staff think on that for one second.

01:32:11.000 --> 01:32:22.000

Thank you. I can all up the project planner talk to the details about the project but I can speak to the inclusionary housing in general.

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And sometimes the units overlap, right? So they'll have below market rate units that count for their density bonus, but then also count towards their inclusionary housing.

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Numbers. So there are units that act as both. Of those calculations. So we'll go through and we'll make sure that their density bonus numbers are correct and their concessions and waivers related to that pencil out.

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And then we'll go through and see how many of those count towards the inclusionary ordinance. And once we do that, we can see, OK, in Luffy will be X amount because their density bonus units only get them this much part of the inclusionary section.

01:32:58.000 --> 01:33:13.000

And I don't know if you want to speak to this project details for this one. Please, this is fascinating.

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This is generally done with HHCS, so they're the ones who help us with the calculations and the regulatory housing agreements that you'll see in the conditions of approval.

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They, they kind of monitor that program. Sorry, HHDS. Health housing community services. Sorry, no acronyms.

01:33:39.000 --> 01:33:47.000

Thank you. No, we appreciate all of the knowledge on this because it is. Dense.

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Sorry. No, you're all good. Take your

01:34:16.000 --> 01:34:42.000

Sorry I can't. Yeah.

01:34:42.000 --> 01:35:01.000

So if you look at the in lieu. Portion of the affordable housing requirements. So basically the codified version is in lieu of providing some or all of the affordable units required under the chapter the applicant can pay the fee, the amount which is established by city council resolution, which I don't know off the top of my head.

01:35:01.000 --> 01:35:11.000

I think that is what Senga is looking up. Can you hear me? Yeah, the fee that would be owed is a little over 2 million dollars is what?

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And that's including the prorated version of that for those 30 units that they did already provide.

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OK, so that was calculated by HC or helped to calculate by HHCS. Okay, interesting.

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Learning all about process today. Does anyone else have any follow-up questions? Yeah, of course.

01:35:26.000 --> 01:35:45.000

If you could just say, under this inclusionary housing law, if they met all of it, how many units would they need to provide that would need to be affordable income and they're providing 38 I think.

01:35:45.000 --> 01:35:57.000

Yeah, they're only required to provide as as as many as being required to provide a minimum of 15% or 14%.

01:35:57.000 --> 01:36:13.000

And so they are providing 15%. Which equates to 38 units. OK, but there's this conversation about the inclusionary housing in Luffy, which means that there's some other requirement.

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They met that other requirement through building the units or doing the units as affordable, how many affordable units would that be?

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I'm not sure. I believe it's 20%. Okay, so they are providing their density bonus over their density bonus, 14% at 15%, but they're not hitting that 20% for the inclusionary.

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So that's where that math comes in of like, okay, so they'll do the in-loofy for that different in percent, that difference in percentage.

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Yeah, no, it's a it's a weird. Yeah, yeah, exactly. The 15% is the state density bonus and that's where they're getting the 50% density bonus and then there is a local so it's kind of said sandwiched on each other and then the local says 20% is what they need and you're saying that they have about it calculated out 15.

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So interesting. I know there's a bunch of math there that we just don't know if we, who has access to that.

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Where is that kind of information, how they do those kind of calculations? Of the project. So it's they have to submit it.

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It has to be finalized by HHCS prior to building permit issuance or maybe final now actually.

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Yeah, it's part of the regulatory agreement they do with housing. Is that that number isn't fully definite, that's kind of still an a summation.

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I think it's pretty definite but it won't. I mean nothing is definite till they have a regulatory agreement.

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That they have a regulatory agreement. That's just kind of they review it again and okay. Yeah, okay.

01:37:44.000 --> 01:37:47.000

That's just kind of they review it again and okay, yeah, OK. All right. Does anyone have any more questions, more questions about it?

01:37:47.000 --> 01:37:59.000

I know this is complicated. Appear on new rules. The tears, there's a reference to tier 2 and then tear.

01:37:59.000 --> 01:38:12.000

2, 3, and 4 or something. Can you just briefly explain to me what the differences in those tiers and is it based on the percentage of units they are guaranteed to be affordable.

01:38:12.000 --> 01:38:17.000

Is there a quick place I could look at it?

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Yes, it's the tears are based on the percentage of affordable units that are being provided on site and affordable units that are being provided on site.

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And for the tier 2, they are required to provide a minimum of affordable units that are being provided on site.

01:38:28.000 --> 01:38:31.000

And for the tier 2, they are required to provide a minimum of 14% units, affordable units.

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Okay, and they are providing 15%. Correct. Okay, got it. Thank you.

01:38:37.000 --> 01:38:38.000

No, it's all good. It said it's complicated. Anyone else before at least we move to public comment?

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This won't be your last time. So there's the 14 and 15%. Conversation that's the state requirement.

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And then the city of Berkeley has an additional requirement to make it 20% and the concession says will pay the 2 million.

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Ish money instead of meeting that requirement. So I guess. Staff said earlier contrary to legislative intent and that sentence kind of stuck in my head.

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Are we overriding what the city's requirement is if we say

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We can let that go at 15% instead of the 20%. No. Well, there can, oh, that's why I guess I also.

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It is a little confusing at least. So if we made a motion, Jen once and this is not you making a motion, this is just me, spitballing, we made a motion to approve as staff recommends and that means that they would not be getting the concession.

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We would have to recommend something, to add that concession in from my understanding because staff right now has not put it even in here.

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Did agree with the applicant and what the outcome is saying is that the obsession is viable and then we would have to add it in.

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Right now we would be agreeing with Stef and saying that no it is going against the state legislations what the intent.

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And so that's kind of what staff is saying if that. Helps it all. Let me see if I can say back to you.

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The state law for the amount of density bonus they want would require 14% of the unit's BBMR units.

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They are providing 15. But the local government requires 20%. And so what they are proposing, just correct me if I'm wrong, but I'm going to get straight.

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So they are proposing for that 5% difference. To pay the the in Luffy to the city for the 5% of units.

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That they have not provided. That's the staff. It's what they have to legally do.

01:41:07.000 --> 01:41:18.000

Right, we're saying that is what's required. Because they are not providing the full 20% and their proposal is to use a concession to not not pay.

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There we go. Yes. And that would be to address maybe the other comment, it would be a change in policy for the city because we have.

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Our policy has been that those are not that's not. Yeah, this would be a 1st of its kind.

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Yes, this would be making a precedent. Yes, I'll be making a precedent. So, indeed.

01:41:37.000 --> 01:41:40.000

That's why this is an exciting meeting today. All right, any more questions for staff right now until we go to the public?

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Once again, you can ask staff again. Sorry, I'm looking at, so it looks like they're providing 359 dwelling units and 38 of those are very low income when I quickly did that math a minute.

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No, you have to do it off the dead base project. On top of another city that to see bonus, so that's fun.

01:42:08.000 --> 01:42:12.000

We're not dense about this. Anyways, we're going to move to public comment now.

01:42:12.000 --> 01:42:16.000

I do not have any in person, so Kelly has been waiting very patiently and I see Sarah as well, so I'm going to go with Kelly 1st and then Sarah will allow you right afterwards.

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You guys both have, you can go up to 3 min right now, why not?

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Yes.

01:42:29.000 --> 01:42:35.000

Okay, can you hear me all right? Okay, if you want to see the ordinance, which is city law.

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That you can look it up under affordable housing requirements for developers. And the ordinance says, 20% of the units in the building as below market rate.

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10 of the 10% of those are for very low income and 10% for low income and we have been calculating that off the base project.

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So they would be because they've chosen to. To do all very low income to get the state density bonus and no low and none of the low income units.

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That's where they're coming in to paying the inlu fees and you always round up.

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In in the calculations in terms of the unit so if they were doing all of the 20% as units it would be if it ends up being a partial unit it's always rounded up even if It's only like 2, you know, 2 tenths of a percent.

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It's always rounded up to the next whole unit. So you can read the rules just by looking up affordable housing requirements for developers and that gives you the link.

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To the city ordinance, which is city laws. So they are trying to say that they don't have to abide by city law and for you to do something different.

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To tell them they don't have to abide by city law would be precedent setting and I would say let them appeal to the city council on it.

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And get the city attorney involved. So that would be my thing. I'm kind of concerned about the attitude here that seems to come across.

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In watching and listening to this. It is concerning that they are getting out of the bird's safe glass ordinance, especially when that solarium up on the top is really a bird hazard.

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With glass coming to the corner, which makes birds think they can fly through it if they're not looking at if they're not seeing the glass with a straight reflection it looks like they can fly through it.

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So it is really quite a hazard which they seem to discount as being having any importance. So that is that's really quite a shame.

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As far as the native plants, native plants are normally much easier to take care of than non-native plants.

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And it can be quite exciting to see they have put butterflies on a number of their plants. It's quite exciting to see the butterflies and everything that comes along with the plant.

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So. I think that covers my comments, but I and just to reemphasize I caution you to do anything that would be in contradiction to city law.

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Thank you.

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Yeah, thank you, Kelly. We appreciate your insight and taking us to that document. That's definitely something I will be looking into later. Taking us to that document. That's definitely something I will be looking into later.

01:45:46.000 --> 01:45:54.000

Alright, we have one more person, on the iPad. Let's see, Sarah, Callahan, I will allow you to talk now.

01:45:54.000 --> 01:45:55.000

Okay. Yes.

01:45:55.000 --> 01:46:13.000

Hi, thank you. Can you hear me? Hi, my name is Sarah Callahan and I'm here today on behalf of Northern California residents for responsible development, which represents hundreds of members of electrical workers, plumbers, seed metal workers, and sprinkler fitters who live, work, and raise their families in Berkeley and county.

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If the city approves the project under AB. 130, the project must comply with AV 1 30 s workforce standards including prevailing wage or a skilled and trained workforce.

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AB 1 30 says buildings over 85 feet above grade and height above grade must include work say standards and in the staff report the project height is 90 feet and 4 inches which is over 85 feet.

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Berkeley municipal code says that the parapets and stairs are included in the building height and it says maximum building height includes the vertical distance of the building at any point from finished grade to the top of the roof or parapet walls.

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AB 1 30 does not say that the parapets and roof, upstairs are not included in the building height.

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Since the project is over 90 feet tall, if the city decides that AB 1 30 applies A B thirty's workforce standards must be enforced.

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The applicant claims that the workforce standards would make the project unfeasible. Many developers find that they can build their projects and make a profit without passing their performance onto the exploitation of their construction workforce.

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It would be detrimental to the health and safety and general welfare of local workers if the city does not require the project to comply with state law requirements for workforce standards.

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We asked that the ZAB confirm the AB 130 workforce standards, that will be applied to the project.

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Thank you.

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All right, thank you, Sarah. Since there is no more public comment, it looks like, that I would like to go right into asking staff, that I would like to go right into asking staff, can you confirm if the AB 100 and public comment, it looks like, that I would like to go right into asking staff, can you confirm if the AB 100, and Yes, the 81 30 does

01:47:55.000 --> 01:47:58.000

have that provision. For any building that's over 85 feet in height. So, so it does apply to yes.

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And state law would Trump our our laws. So we will follow state law. Okay, wonderful. All right.

01:48:07.000 --> 01:48:13.000

Thank you for asking that question. Always good to know. So thank you, Sarah. All right.

01:48:13.000 --> 01:48:22.000

Do we have any more questions or anything for city staff or the applicants before we close the public hearing portion and go into deliberation.

01:48:22.000 --> 01:48:27.000

All right, then I vote to close the public hearing. Not a second, we have to do this.

01:48:27.000 --> 01:48:35.000

Second, thank you. All those in favor say aye. Aye. May?

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Perfect. All right. Public hearing is now closed. And it's OK, we can vote open again, of course.

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No, no, no. Of course we want to hear from the public. All right, I vote to open the public or I'd make a motion to open the public hearing. I know it is silly.

01:48:51.000 --> 01:48:56.000

We have to do it. Perfect. All those in favor say aye. All those posting name. All right.

01:48:56.000 --> 01:49:00.000

Thank you. No, right. Tod, come on up. No, you snuck right in. All right, thank you.

01:49:00.000 --> 01:49:04.000

No, right. Todd, come on up. No, you snuck right in. We always want to hear from the public.

01:49:04.000 --> 01:49:23.000

This is about 2,700 shadows. Yes, absolutely. We live about 50 yards from it across the street and I would like to make sure that There's not a demolition permit given to the project unless they're going to commence construction immediately.

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The town already has too many. Calls in the ground buildings that are unused And they're just waiting for financing.

01:49:33.000 --> 01:49:41.000

I don't know what the condition of the financing is. I don't know when construction is going to start, but we don't want standing water.

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An empty lot and rubble. Just waiting for Wall Street to come along and finance them. So that building is perfectly usable right now.

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You could have a dance party, you could roller skate, whatever. Better a building that could be used for something in the interim.

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Than having a pile of rubble standing water and who knows what on that lot. So. If the construction is not going to commence, please don't grant the demolition permit or make the demolition it, contingent upon the construction starting within a very short time.

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Following the demolition. I understand the devilish will take would take a while But we don't want it demolished and left.

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Play. We don't need to.

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Have any more vacant lots. Awesome. Thank you. There's some questions about what I'm doing.

01:50:41.000 --> 01:50:46.000

No, I mean, we absolutely hear you and I know we all feel the same way. I mean, we obviously see the holes in the ground.

01:50:46.000 --> 01:50:51.000

I don't think there is anything within our purview that will allow us to do anything or put any conditions like that.

01:50:51.000 --> 01:51:00.000

That is something we can deliberate during our deliberation, which we're about to do. But yes, we hear you and we feel we do feel the pain.

01:51:00.000 --> 01:51:07.000

We do understand. All right. And make a motion to close the public hearing. Second, someone.

01:51:07.000 --> 01:51:11.000

Second, thank you. All those in favor say aye. Mostly nay. Okay, the public hearing is now closed.

01:51:11.000 --> 01:51:23.000

I guess just to start with even that, I mean, is there anything, I don't, I mean, that's nothing in our purview that would allow us to be able to.

01:51:23.000 --> 01:51:28.000

I would start by asking staff what the standard conditions are for issuance of a demolition permit.

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In the past we have had the policy that they cannot even pull their demo permit unless we have an active Well, I think their other permit was ready to be issued.

01:51:40.000 --> 01:51:54.000

But state law did change. So state law does allow phasing for demolition permits now. So what we do now is we can only hold it to make sure they apply for their building permit for the new building, but we can't hold the demo until it's approved.

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So we do what's within our ability, but state law did allow phasing, so it has kind of hindered that process for us a little bit so we do what we can in that within that parameter.

01:52:05.000 --> 01:52:17.000

Okay, that's all very good knowledge. All right. Where do we want to start? I mean, I'll make it pretty known.

01:52:17.000 --> 01:52:28.000

I'm agreeing with staff so far. I feel the intent of state and local law and our local law came from that the state intended.

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And even though I think there might be. And I'll be interested to see what council says. I, yeah, I'm personally leaning towards what staff is recommending.

01:52:38.000 --> 01:52:47.000

But obviously want to hear everyone else's opinions. With all that discussion about tier 1, 2, 3, and 4.

01:52:47.000 --> 01:53:02.000

Is this the affordable housing? Density bonus stuff is that and consistent with tier 2. Yeah, the, it's consistent with tier 2, so they're stacking the tier 2 and the state program.

01:53:02.000 --> 01:53:10.000

So they're stacking the local and the state. Okay.

01:53:10.000 --> 01:53:17.000

Come on, I know that people have some opinions. What do you all think?

01:53:17.000 --> 01:53:25.000

Yeah, well, I think it's, it's difficult. I understand the concessions.

01:53:25.000 --> 01:53:35.000

I understand why they don't want to pay. D in Luffy. But on the other hand, that's the whole.

01:53:35.000 --> 01:53:57.000

I think they have to and I would agree with staff. On that. Otherwise, I mean, I understand that they want to waver the bird safe glass and I mean, I might disagree, but I think they have a right task for that flavor or concession and we have to approve it.

01:53:57.000 --> 01:54:00.000

So

01:54:00.000 --> 01:54:13.000

I don't know what I'm saying except it's complicated and it makes me anxious. Because it's hard to understand that the density bonus in the in loopy and all of that.

01:54:13.000 --> 01:54:25.000

But I don't see anything that would cause me not to approve it, I guess is where I am.

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Yeah, to me this, that's a very big precedent and said to being asked it goes against the intent of what the density bonus is saying, yes, it goes against the intent of what the density bonus is saying.

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And since there are a lot of different concessions you can have out there or even different ways to arrange the intent of what the density bonus is saying.

01:54:39.000 --> 01:54:51.000

And since there are a lot of different concessions you can have out there or even different ways to arrange how many affordable units you have, it does sound like there's a complicated process for that, but it doesn't to me, I don't know, I'm not convinced that selling a precedent this big is, is worth it and that, yeah.

01:54:51.000 --> 01:55:08.000

Commissioner Sanderson and then you guys first.st I have what might be a question for staff. I'm hearing that there's a difference between the very low income units and the low income units and the low income units, what does that difference translate to in like, low income units, what does that difference translate to in simple human terms?

01:55:08.000 --> 01:55:19.000

I don't see simple terms. Yeah, so basically. All the percentages change and shift about what is required based on what they're proposing.

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So you get higher density bonuses or you get less inclusionary or whatever the case is based on how it slides back and forth.

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So the more very low income units they propose, the higher density bonus kicks in versus if you do let's say moderate income you're not going to get as high of a density bonus.

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So that's how it's impacted in the state law. And then for an inclusionary it changes the calculation.

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Based on the person, that 20% and the to 10%, it just changes the calculation of which unit counts for inclusionary and which doesn't, which then impacts the fee.

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So that's what the regulatory agreement goes over. Okay, sorry, my good question asking Sales may have been left at home this morning.

01:56:04.000 --> 01:56:11.000

Want very low income. It's to be attainable for somebody making. We're talking about income levels.

01:56:11.000 --> 01:56:12.000

What are the? So the income levels are based on area median income. Sorry I misunderstood the question.

01:56:12.000 --> 01:56:21.000

Yeah, so it's based on, state laws, area, median income. Sorry, I misunderstood the question.

01:56:21.000 --> 01:56:23.000

Yeah, so it's based on, yeah, state laws, area median income basically. And can you put that on dollar terms for me, even a ballpark?

01:56:23.000 --> 01:56:39.000

I can look it up real quick. Right. I'm afraid I have a question for the applicant, but we've already closed the public hearing.

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I will ask, I don't even know why that rule, it almost exists. OK, I'll make a motion to reopen public hearing.

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Second. All those in paper say aye. Aye. I suppose hate. Nay. Perfect. Applicant. Sounds like we have a question for you.

01:56:54.000 --> 01:57:06.000

Mr. Sampson, go over it head. My my question concerns the 2 commercial spaces. They're good sized spaces, 3,000 square feet and another one is like 24, 2,500 square feet.

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Have you considered making those smaller spaces so that we're more likely to get small local. Commercial establishments and not, the big ones that are seeming to go out of business.

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And I think it's. Yeah, if you don't do it, if you don't You know, you can get some flexibility and you can say up to 2 or, and it's optional, but I would like to consider.

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DANIELLE BROWN It's a simple design such that they could be subdivided.

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So typically, tenets won't be identified until we're under construction. Right. Because people won't sign leases at this early or at least.

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So, you know, we wanted to provide great corner spaces that would turn the corner, activate both streets.

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They're both, it's a really incredible location with plaza is out in front of each one.

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And so, you know, does that, so we do have permission to subdivide them without coming back to that?

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Yeah. So, so you have the flexibility within the design. To go to a smaller space. So sometimes, just at this early stage, if we had one unbroken space of say like 8,000, we might.in some lines just just a hint at that fact that it may be subdivided later when the leases start to get signed.

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But it is, you're always allowed to subdivide without any permit modifications. It's just a staff level of the building permit modifications.

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It's just a staff level review of the building permit itself.

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If that makes sense, yeah. Thanks for the question. Awesome, thank you. In our commercial spaces, I know we talk, obviously a lot about residential, but commercial, very important.

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Oh, and we have a question from previous answer to previous question. And then so for very low income, it's up to 50% of the MI and low income is low income is up to 80% of the AMI.

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The number I could find really quickly for Alameda County is for a four-person household, which might be a little bit larger than these apartments would hold, but that would be 159,800 is area median income so a very low income 50% of that would be about 80,000 would be considered very low income for a four-person household.

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It is rigorously adjusted based on household size. So it will probably be in reality. These apartments because I don't think any of them are that large.

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Yeah, they're small. In general those are the numbers I could find real quickly And I do know that data is, I know we don't want to make staff take too much on that, but I do know there is some church on our cities website or at least if that is good that is obviously something we work a lot with and so it is good information to know on what we're asking for.

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Thank you. I should. Well, I'll ask the question. Perfect.

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So for those that typology or that category of low income and Well, right now we're very low income, right?

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What is the square footage and the type of unit we're talking about? That's right.

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That's what I was asking. It wasn't identifiable in the drawing that I was going through.

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Let me see, yeah, I say, yeah, come on up and talk about that. I know there's plans.

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Yeah, so the units, what we do when we submit for building permit, the units will be the whole range of the unit types in the project and they'll be proportional.

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And that's so For instance, if there are 20% 2 bedrooms in the overall project, there will be 20% affordable.

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They also, we, in that regulatory agreement, we work with city staff to determine which units they get spread all throughout the building.

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So they'll be on every floor and they'll be of every unit type. So we work very closely with city staff.

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To to provide the most sort of fair and even and in their you know fully distributed throughout the building they're not all down on the.

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Say on the second floor and one back corner, they're, they're, they're, the, the city staff is.

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So it's pretty much spread throughout the unit type. And so it'll serve a whole range of.

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Population that this building is a mix of studios, ones and twos, and so it'll serve households that are You know, equally proportioned studios ones and twos.

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And as mentioned, the the 50% AMI is by household. So the, you know, the, so a single person, they're, 50% am I, is much less.

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Than a 4 person household. But the, the, the ELIs are the sort of the the lowest income tier.

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I was just trying to process in my head to hit the 5% gap. That would be 12 more units.

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And it's really not redesigning the building, it's really about allocation of those extra units.

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OK, I just wanted to clear up the process of what you were thinking and what our processes. Thank you.

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Yeah, because I believe they've already gotten their max density bonus. You guys have gotten the max amount of density bonus out of the state density bonus?

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Yes, the the VLIs are maximized at 15%. Yeah, so yeah, they're already at least have gotten as large as they could have.

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Alright, how are we feeling everyone?

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I guess I had one question I guess for staff kind of on this whole also July second deadline. Is once that 30 days start and how does that kind of thing work?

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Because I know it has to. Maybe 1 30. Let me pull up. But, but that's an 81 30 on T is more the sequel determination.

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Right, but in that statue once the determination or once consultation is concluded it does give you 30 days to approve or disprove the project.

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So it's part of that statute. Approving that pro that process and we only have one meeting a month that almost renders that almost.

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Completely impossible as well. I don't know, that seems very difficult for you guys to actually maintain scheduling when we only have one meeting a month if you only have 30 days.

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Is that kind of what's going on at least for that? Cult. Because the tribal consultation also, there's windows and those windows shift.

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So the travel consultation has extensions that the tribe can request and we have to approve it. They also have a window of when they can request consultation and based on that the time starts in different places so it can be difficult for staff to anticipate when it's going to conclude to know okay we have to get on this meeting because we just don't know when it's going to when they're going to request and if that request

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is going to get extended. So there's no way to program that out within the calendar and it is something that we're working on.

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I feel for you guys in the scheduling of that. And that is nothing to do with what at least we're voting on.

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That was just obviously something in one of our supplemental communications that I just wanted some clarity on. Yeah, not a part of at least the motion that I'm considering making.

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Try and make any motion. Or anything that I want to make sure everyone's heard out. Can we just for clarity and understanding for everyone sitting up here?

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Where are we in terms of the staff's recommendation for everyone sitting up here? Where are we in terms of the staff's recommendation for everyone sitting up here.

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Where are we in terms of the staff's recommendation? I think that was the end of the so the staff recommendation is just the 2 concessions so it is not including that mean it is not including their 3rd concession which was to not pay the in-loo fee.

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The in blue, inclusionary housing fee. Staff is recommending her what's, yeah, what we're recommending here is that they do pay that inclusionary housing fee because they are not matching the 20% that the city is requires by, I won't say dialogue because I haven't fully, but.

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Yes, so that is what staff has proposed. We also said another option that is to add in the concession per the applicant's request.

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That is my understanding. Staff, am I, did I get that pretty right? Excellent. Feel free to continue.

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Ask more questions. I'm like, yeah, Commissioner Homson. I had a question on the 20%.

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I'm inclusionary act that the city has and

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Well, I guess I should look it up. You know what? At least you can say it. Well I guess, I guess I guess I'm uncomfortable with, with having to I mean the state has its requirement and the city has a requirement for a reason and the voters wanted that for a reason and I felt a bit I want to see this building built those, you know, pass those 2 properties every single

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day. And I would like to see them built and I love this project but I really feel uncomfortable with.

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Not adhering to our city's requirement, we I think we do have more of a housing, affordable housing crisis than the rest of the state.

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Oh, I shouldn't say the rest of the state, but we have unique requirements and needs here in Berkeley.

02:07:06.000 --> 02:07:19.000

I guess maybe my understanding is because we denied them the 3rd concession which would have allowed them to not pay for those 5%, which would have allowed them to not pay for those 5%, which would have allowed them to not pay for those 5% units, which would have allowed them to not pay for those 5% units that they are now obliged to meet the 5% units that they are now obliged to meet the local

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inclusionary ordnance that they are now obliged to meet the local inclusionary ordnance and pay for those units is my understanding.

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And I think this is a very, a substance this is setting a major precedent. It truly, the council needs to peer it and you know, and I'm sure it'll go there.

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Well, maybe I guess we'll see what we vote on.

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I'm concerned that they're allowed. More concessions than they're taking. So they had asked for 3.

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We said that the 3rd one, you know, is not valid. So we're giving them the 2.

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But they didn't ask for any. Substitute concession in any way. And I'm just wondering if that.

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Leaves us vulnerable legally. It's a good question. I don't know. I mean, they could have come in and said, OK.

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You know, both give that one up, but now we want this other 3rd concession that will.

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You know, that meets our requirements and can lower the cause. I think because they disagree on the eligibility issue, they don't want to do that because they want the city to make findings for denial if we're not going to approve it.

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I don't think that I'm speculating a little bit on their behalf, but I think that is probably why, because there's a disagreement on their behalf.

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But I think that is probably why, because there's a disagreement between city staff and the applicant about whether it's eligible.

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I'd be interested to see what other concessions says that I wish I understood money parts of this more and I do get that is the issue, Indeed, you know.

02:09:00.000 --> 02:09:14.000

How are we feeling? All right, yeah, go for it. I move that we approve the project as proposed as presented by staff.

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And I think that's it. Thank you. Did you want to add a loose condition around landscaping will aim for 80% native plant for review by DRC.

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Sure. You would mention that. Yeah, yeah, I was just. It's so complicated.

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I was willing to do something. So yeah, with the added condition of I mean 485% of the landscaping be native species as long as they are viable and with advice of the DRC.

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And other lands and like a landscape their landscape architect. So all right that sounds good. Inside I know Mary on our landscape, our landscape person on DRC will do a wonderful job.

02:09:59.000 --> 02:10:00.000

I'm glad I know Mary on our landscape. Her landscape person on DRC will do a wonderful job.

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She's fantastic. Alright, I will second that. All right, we have a motion and a second.

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Chairperson Gaffney. Yes. Commissioner Thompson. No.

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Commissioner Kramer.

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No. Commissioner Allen? No. Commissioner Joy.

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No. Commissioner Sanderson. Yes. Thank you.

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All right, the motion fails. Do we have a, the substitute motion who wants to us?

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Who wants to cry? Substitute motion would be to approve. The project with 3 concessions. As described in the Hanson Bridget Letter of Dated July 8, th 2,026.

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And with the additional condition that landscaping, the landscape plan will aim for 80% native plants.

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For review by the Design Review Committee.

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Okay.

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To explain that a little bit. I, I, when there is this, I mean, the 3rd concession would be as they had previously requested it.

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The concession that is outlined in the, yes, so that the applicant has requested the 3rd concession that it be exempt from BMC, 23, OK, 82, then.

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And is part of their initial application and is summarized in the memo. Cated of July. I mean, I really, I've enjoyed.

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The conversation around density, like density bonus is complicated, is an understatement and it's ever-evolving and the question of local regulations versus state law and interpretation of law and intent.

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And I think there are other paths that the city of Berkeley could use. To modify what's approved under density bonus.

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I think we've had a good run at it and

02:12:31.000 --> 02:12:47.000

That was an incredibly interesting discussion. Yeah, Commissioner Thompson 1st and then Mr. Deny the project then it automatically goes to City Council for them to review or is appealing? Well, no, we're not denying the project.

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You're proposing an alternate motion to add in the concession that they were requesting, which is just them not paying the in-loop fee.

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And then say that motion passes then they get their use permit with that concession. Yeah, and so.

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That is what is so far on the table and we do not have a second yet. I'm sure Kramer, did you have anything you wanted to add?

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Based on my understanding, the city requires that we do, 10% of low income and 10% of very low income, but instead they're doing 15% of very low income, but instead they're doing 15% of very low income, which is, so I'm playing around in my head with like is 5 units a very low income equivalent to 10 units of low income So my quick pencil not suggests that it

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might be if you look at it like you're getting like, 20 percentage points of AMI reduction.

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Well, and I had no I do agree with that and for me it's more about the precedent sets for other projects that might not be using that.

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And that's to me it's more about the precedent sets for other projects that might not be using that.

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And that's to me why if it is that small of a difference that I wish they would have worked within that system where a system that we set out to, put in 10% and then try and do their density bonus another way.

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I just feel like they could have worked with NARs and it just is risk making us risk. I've said a huge precedent that someone else could take advantage of.

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And if this project is not taking as much of advantage of it, it said it's more about the press in my eyes.

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But yes, I think that is a good point. Below, you know, extremely low units are important and they did provide a good amount of those.

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So it should not be overlooked and that is. But I still at least still stand with mine so far.

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So do we have a second though? Because of course we will still hear a, can I for staff clarification.

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So you are going to have a concession for the if you're going to change the approvals for that concession, we probably need to look at the conditions of approval because there are some conditions of approval that require the regulatory So it would be condition 4 d 2 and 3 and then the one after 3 which is Yeah, so it'd be 2D 4 and 3 and basically striking.

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I think all of 2 because that's the regulatory agreement for the inclusionary housing and then for 3 just striking the reference to inclusionary housing under below market rate units.

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So I just wanted to make sure that's what you're proposing. Proposing, but it would be helpful.

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If you would use more words around it so that in the transcript from this meeting it gets captured. Okay.

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You want to read those and say where we, yeah, what we're crossing out?

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So it's condition 4 d 2 regulatory agreement inclusionary housing the applicant shall execute a regulatory agreement and declaration of restrictive covenants to regulate all affordable units, provided an housing development project, no building permit shall be issued for the project until the regulatory agreement and declaration of restrictive covenants are executed.

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And then the following condition below market rate units the project shall provide below market rate rental units BMR units which are required to comply with the state density bonus law, government code section 6, point 5, 900, and 5 by BMC chapter 23.3 2 8 inclusionary housing and BMC chapter 23.3 2 6 demolition and dwelling unit controls so it just would be striking the

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BMC chapter 23.3 2 8 inclusionary housing because we would keep the other 2 frameworks okay I think that's going to create a problem because if there's no regulatory agreement with the city who's monitoring their compliance.

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I mean, we could still use the the agreement, just changing the numbers. From 20 to so keeping that.

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I, cause I don't know that condition, how you're going to regulate it otherwise. It has to be a legal document that says we agree to do A, B, and C.

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So unless they, we don't have a legal document with. Housing that is with planning or something, but housing knows how to implement this stuff.

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Right. So I think because they're asking for a concession to the inclusionary housing.

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Section, the in-loofy is just part of that section, so I'm not sure how specific we can get.

02:17:24.000 --> 02:17:31.000

Well, let me find it. Within that framework, but we can keep that condition and then.

02:17:31.000 --> 02:17:44.000

Work with with the city attorney on on that. Can't you just change the numbers of the units and say, you know, it's 15, not 20.

02:17:44.000 --> 02:17:54.000

I mean, so that what is what does meet the inclusionary limits, which is the 1st 15%, is covered by the contract.

02:17:54.000 --> 02:18:00.000

And the 5% just goes away.

02:18:00.000 --> 02:18:15.000

So we could say that they have a regulatory agreement for the units below market rate units agreed to under density bonus law which is 15.

02:18:15.000 --> 02:18:20.000

Right, that's kind of more of a legal question because of how they're asking for their concession.

02:18:20.000 --> 02:18:22.000

So we can keep that condition in and of how they're asking for their concession. So we can keep that condition in and staff will work on that.

02:18:22.000 --> 02:18:37.000

Is there any way we put that in the condition where it is to speak to the city attorney before it is to speak to the city attorney before determining, is that helpful at all to have that within our motion, it is to speak to the city attorney before determine alike, is that helpful at all to have that within our motion? No. Okay, perfect.

02:18:37.000 --> 02:18:45.000

They just Exactly. I'm sure they will indeed. So how are we feeling Commissioner Allen since you are.

02:18:45.000 --> 02:18:52.000

So how are we feeling Commissioner Allen since you are the original make of this motion. So how are we feeling Commissioner Allen since you are the original maker of this motion want to make sure you're clear we're feeling commissioner Allen since you are the original make of this motion want to make sure you're clear we're all clear we're all clear.

02:18:52.000 --> 02:19:04.000

I'm as clear as I as I can be. I don't feel great about this, but I think, I don't feel great about this, but I think this is the right path forward.

02:19:04.000 --> 02:19:21.000

My motion is still to approve of 3 concessions. As outlined in the letter and the additional condition around landscaping for native plants and the understanding that staff will review project conditions with the city attorney's office.

02:19:21.000 --> 02:19:34.000

And edit as needed around affordable housing compliance. And regulatory agreement and the blow market rate units.

02:19:34.000 --> 02:19:37.000

Alright.

02:19:37.000 --> 02:19:46.000

I second that motion. All right, we have a motion and we have a second. Okay, Chairperson Gaffney, no.

02:19:46.000 --> 02:19:52.000

Commissioner Thompson? No. Commissioner Kramer? Yes.

02:19:52.000 --> 02:19:58.000

Commissioner Ali? Yes. Commissioner Joy? Abstain.

02:19:58.000 --> 02:20:04.000

Commissioner Sanderson. Yes. All right. The motion passes.

02:20:04.000 --> 02:20:09.000

The motion passes, wait, is it? No, we're off. We're, I'm sorry, I'm miscounted.

02:20:09.000 --> 02:20:22.000

We are at a lock. Okay. I think there is an I don't really want to say this out loud, but watch me say it out loud into a microphone.

02:20:22.000 --> 02:20:33.000

If we were to reconsider the 1st motion for project approval as staff has proposed. We can, with relative.

02:20:33.000 --> 02:20:49.000

Confidence, understand that the applicant team will appeal it to City Council. It will be heard at City Council as you stated City Council will make determinations around applicability.

02:20:49.000 --> 02:20:59.000

I guess I would be willing to. Discuss that or think about. I have now thought about that more clearly.

02:20:59.000 --> 02:21:08.000

How has people on the other spectrum side? We, we have to, from Commissioner Thompson who is a double now, which is OK.

02:21:08.000 --> 02:21:10.000

We have to, from Mr. Thompson, we have to, from Mr. Thomson, who is a double now, which is OK.

02:21:10.000 --> 02:21:15.000

We also said we accept all, but we'd love to hear from people on how we could help make any of us feel more comfortable.

02:21:15.000 --> 02:21:22.000

But this is a big issue, it's a legal question, it's not really about the project itself.

02:21:22.000 --> 02:21:28.000

It's about how to finance the project and whether what they're trying to do is legal or not legal.

02:21:28.000 --> 02:21:32.000

We have one lawyer who's weighed in, but we haven't had, you know, a broad hearing of from legal staff on this question.

02:21:32.000 --> 02:21:39.000

Well, we will never have. Zoning adjustments forward will not. We have information from the city.

02:21:39.000 --> 02:21:56.000

Yes, I understand that. But I'm saying if we should not just drop this project because of the issue of the 3rd concession, you know.

02:21:56.000 --> 02:22:02.000

I'm okay adding the 3rd concession. I'm OK, not adding the 3rd concession.

02:22:02.000 --> 02:22:06.000

I think we need to approve this project so we need to approve this project so it can get to the council.

02:22:06.000 --> 02:22:10.000

I think we need to approve this project so it can get to the council and it can get to the council and it can be considered.

02:22:10.000 --> 02:22:15.000

I'm just not comfortable just walking away because we were. Yeah, I don't think we were.

02:22:15.000 --> 02:22:27.000

I don't think we were. So we're waiting for 3rd motion. Well, so yes, and I'd love to hear from people who are said, especially anyone who's abstained or note, yeah, Commissioner Thompson.

02:22:27.000 --> 02:22:48.000

Well, I guess I guess I'm not. I'm not qualified to set a precedent. That would change how we, yeah, I would like someone more qualified to weigh in on that, specifically on the law side of it.

02:22:48.000 --> 02:22:51.000

Yeah, I'll put it that way.

02:22:51.000 --> 02:22:58.000

To me, to me my favorite, but I'm not sure to. I want to make sure I speak.

02:22:58.000 --> 02:23:01.000

Wow.

02:23:01.000 --> 02:23:08.000

You know, if Mike, a colleague, Commissioner Young was here. Would I know what he would be saying?

02:23:08.000 --> 02:23:14.000

That this is about precedence. It's about our stewardship. And it's not really about this one case as you said.

02:23:14.000 --> 02:23:24.000

And so, and then the other thing to think about is it does go to the council and that is at a higher level and it is not as if.

02:23:24.000 --> 02:23:36.000

The observance of the goings-on of this project is being revoked. Taking it to a higher level for more inspection and more introspection.

02:23:36.000 --> 02:23:45.000

And at that, for that I would approve. But I guess my initial wavering was really about the variety of scale, specifically this project.

02:23:45.000 --> 02:23:54.000

This proposal but then at a higher scale what is this said as a precedent for other projects coming in the next few years.

02:23:54.000 --> 02:24:04.000

And Sub-standard housing is an issue that is important to the city, to the population. So that's why this is not so easy.

02:24:04.000 --> 02:24:22.000

So, okay, I know. What my thinking. I would approve. I would approve and take it to the council She's the token as proposed by city.

02:24:22.000 --> 02:24:33.000

City stuff along with your native plants recommendation so far I will make another motion for that if If I have a second, I don't know if we want to try again.

02:24:33.000 --> 02:24:43.000

I'm happy to debate longer because I obviously want to make sure everyone is comfortable. This kind of precedent getting that up to city council is to me of the most important deal.

02:24:43.000 --> 02:24:48.000

They will have more hopefully legal things to be able to, yeah. Oh, Mr. Kramer, come on.

02:24:48.000 --> 02:25:02.000

So the most likely sequence of events if that passes, if we approve it as staff has suggested is that likely the applicant appeals and then it goes to city council and then city council decides what to do.

02:25:02.000 --> 02:25:15.000

And then if they don't like it, they sue. Yeah, so we used to have a phrase probably still do that when it was something that was really tangling up the zab we would say let let council decide.

02:25:15.000 --> 02:25:34.000

Yeah, what we have when we have done because they have more resources to deal with the complexity of the question at hand and we can't And the intention of where they're, you know, 3rd legislation, this local legislation comes from and why they said it the way they did.

02:25:34.000 --> 02:25:35.000

So to me that's also why I want to hear from them. I want to know how important that 20% really is to them.

02:25:35.000 --> 02:25:48.000

So then we can know how to adapt to projects when they, if they come forth with this. No, Tom, did, was that an embrace? You guys, I know everybody's gonna run me out of the place.

02:25:48.000 --> 02:26:05.000

Just to be sure, we're now saying. That the now the question is. Is it reopening again that we vote on the project?

02:26:05.000 --> 02:26:18.000

One more time the way it was originally presented by staff with the, added and who calculates the in Luffy in the agreement.

02:26:18.000 --> 02:26:29.000

Yeah, the formula. And they do right with the regulatory agreement. It's a regulatory agreement that they discuss afterwards after it gets passed.

02:26:29.000 --> 02:26:42.000

Okay, and one of the additional recommendation on the native plant. Different condition but I mean it was also within reason that the native plants would survive and that they would consult professionals to make sure that it was feasible.

02:26:42.000 --> 02:26:55.000

Not, yeah. Is there, is there any, Is there any conversation on? Any portion of the bird safe.

02:26:55.000 --> 02:27:12.000

So if they can't do the whole building, can they just do the atrium part, a piece of it, some type to me that concession is not on the table considering it's a got something we've it's we've said a person of doing up for it's well within their right to ask for that concession.

02:27:12.000 --> 02:27:20.000

However, we do absolutely hear you, Kelly, and indeed that corner we would obviously emphasize, especially in that corner, if there's any way.

02:27:20.000 --> 02:27:24.000

To, you know, to fix that and help birds not run into that because that does seem like a dangerous corner.

02:27:24.000 --> 02:27:26.000

But I don't think we can, there's nothing we can do come there. We do hear that.

02:27:26.000 --> 02:27:33.000

We do hear that. Do I have a second?

02:27:33.000 --> 02:27:38.000

So second. That's Chris Anderson. Do it again. All right.

02:27:38.000 --> 02:27:39.000

Chairperson, Gaffney. Yes. Commissioner Thompson. Yes.

02:27:39.000 --> 02:27:45.000

Commissioner Kramer. Yes. Commissioner Allen. Yes, Commissioner Choy.

02:27:45.000 --> 02:27:50.000

Yes. Commissioner Sanderson. Yes. All right.

02:27:50.000 --> 02:27:59.000

The motion passes and you would have your use permit, 14 days after the notice and you would have your use permit, 14 days after the notice of decision is mailed unless it is appealed, 14 days after the notice of decision is mailed unless it is appealed during that time.

02:27:59.000 --> 02:28:07.000

So, all right, that was a very, very interesting discussion. A very complex topic that I think needed to happen was going to happen one way or another sometime.

02:28:07.000 --> 02:28:11.000

So we've had hard hats recently and we know that was also one, so. These are all, yeah, very interesting questions that need to be asked.

02:28:11.000 --> 02:28:23.000

Last thing we need to do before subcommittee reports, Mr. Thompson, do you have it up right now?

02:28:23.000 --> 02:28:27.000

I think I just got line up too, hold on, I think you got it up.

02:28:27.000 --> 02:28:42.000

So, okay, switch gears. They are designer, so at the last DRC we discussed, 2,128 Oxford Street, which is the project have been, we approved a use permit some time ago that's on the corner of Centre Street in Oxford.

02:28:42.000 --> 02:29:12.000

It's the is it the tallest if not one of the tallest properties so we had a very in-depth discussion in DRC about it and there were a lot of recommendations everything from the appearance at the ground level to the signage to the shape of the building itself what it would look like, the landscaping.

02:29:12.000 --> 02:29:23.000

They wanted to scale it back a little bit and they want to add more units and less commercial space. And it sounds like they really want to get the thing built.

02:29:23.000 --> 02:29:46.000

So. You know, we've heard from the public, they want to get this going. And I found, I thought that the DRC had some really good recommendations that would make it better for us, the public who see it, will see this building for probably the rest of our lives if we live here and the folks living in the buildings also.

02:29:46.000 --> 02:29:52.000

It would have birds safe glass and some porch. Not a lot of baby. I'm on all of it.

02:29:52.000 --> 02:29:56.000

I think it was, I think it was, yeah, I'm on all of it. I'm on all of it. Yeah. Not all of it.

02:29:56.000 --> 02:30:00.000

I think it was, I think it was, yeah, I think it Yeah, I guess we that was the last project.

02:30:00.000 --> 02:30:04.000

What was the biggest concern from DRC?

02:30:04.000 --> 02:30:12.000

We were, this is also final design review, so our scope is very limited on that. It's 2, because they already have their use permits already passed here.

02:30:12.000 --> 02:30:19.000

So the only things we're really kind of, allowed to talk about during final design review is landscape being definitely one of them materials.

02:30:19.000 --> 02:30:30.000

So we did a long lengthy discussion on materials. It said it's interesting. We tend to talk about things we're not supposed to and file design interview, but they can't really do anything.

02:30:30.000 --> 02:30:37.000

So we talked for like 2 h and so we talked about because they did change the forms around a little bit more since we'd last seen it 2 h.

02:30:37.000 --> 02:30:40.000

And so we talked about, because they did change the forms around a little bit more since we had last seen it.

02:30:40.000 --> 02:30:46.000

Also, they are coming back for signage and signage was one of those things, especially in that building.

02:30:46.000 --> 02:30:51.000

I've seen that Oxford strip, it's like 300 feet of, yeah, and it all very repetitive storefront.

02:30:51.000 --> 02:31:01.000

To me, it still feels reads so very kind of mall-like commercials. So they, to me, I think they have some work to do on on the human level, the base level.

02:31:01.000 --> 02:31:10.000

They've done a lot of work on the massing and seeing it from afar. I hope they hone in a little bit more on materials.

02:31:10.000 --> 02:31:22.000

They change one of them and I don't like that one, but I told them that. The one thing about storefronts is you just have to make sure that there's a design guideline in place, you just have to make sure that there's a design guideline in place once a building operates.

02:31:22.000 --> 02:31:32.000

Agree with them that goes on for a while. I think so you mean future tenants can't change the appearance of it and make it look okay good point.

02:31:32.000 --> 02:31:52.000

So you mean you mean future tenants can't change the appearance of it and make it look okay good point I thought yeah no it was actually interesting I think we I mean I think we vaguely said that we wouldn't mind having owners be able to add a little bit more to their own spots because it is 300 feet of kind of like the same thing that it does feel very kind of like tunnel like a little bit or not tunnel like

02:31:52.000 --> 02:32:01.000

but so that was something you're discussing and how signage kind of plays in with that and how much we wanted to restrict signage and stuff.

02:32:01.000 --> 02:32:07.000

But it will be all. And they're using a terracotta finish on a lot of.

02:32:07.000 --> 02:32:11.000

The zericotta was really nice. That was a part of it. You're using a terracotta finish on a lot of them. But the zericotta was really nice.

02:32:11.000 --> 02:32:15.000

That was part of it. Some of the masses are the terracotta. So yeah, they're using some really beautiful materials.

02:32:15.000 --> 02:32:24.000

This was sad. They did have a public restaurant on top that they just took away. So I know I was looking forward to going up there they just took away. So I know I was looking forward to going up there.

02:32:24.000 --> 02:32:33.000

But that one is no longer. Yeah. I understand that the complexity, but as a member of the public, so what does that play?

02:32:33.000 --> 02:32:42.000

I know, when you get to, it's like we look at the building and it's much more interactive when the people can actually go in the building without living there.

02:32:42.000 --> 02:32:50.000

Yeah. So that was a little bit of a disappointment, but they did. But they're making they've had many meetings with us too.

02:32:50.000 --> 02:32:56.000

They even had a preliminary meeting with me before it even came to DRC. So like they've really done many meetings with us too. They even had a primary meeting with me before it even came to DRC.

02:32:56.000 --> 02:32:57.000

So they've really done their due diligence and you can tell they have a lot of care into their building.

02:32:57.000 --> 02:33:04.000

And they also made sure to tell us because that was one question on demolition. Can that start before?

02:33:04.000 --> 02:33:05.000

And they said, I mean, obviously it's been vacant for a while, so that one's already out the door.

02:33:05.000 --> 02:33:13.000

But they did say they would not start demolition until they for sure have 100% funding that they will build it.

02:33:13.000 --> 02:33:17.000

It's 26 stories. I don't know the exact number. It's 26 stories. I don't know the exact number off.

02:33:17.000 --> 02:33:26.000

So in about 5 years, downtown Berkeley with the new Berkeley dorms, we'll have a few 20 plus stories.

02:33:26.000 --> 02:33:33.000

I think 5 are allowed per city that downtown. 5. Yeah, we've reviewed, I think we've reviewed pretty much all 5.

02:33:33.000 --> 02:33:39.000

Yeah, I think we've reviewed pretty much all 5 whether or not I know the McDonald's was one of them, I think we've reviewed pretty much all 5, whether or not I know the McDonald's was one of them, but McDonald's was one of them, but McDonald's is fighting that.

02:33:39.000 --> 02:33:42.000

Obviously the big hole in the ground, I believe, is also one of them, but McDonald's is fighting that.

02:33:42.000 --> 02:33:47.000

Obviously the big hole in the ground, I believe, is also one of them. Obviously the big hole in the ground I believe is also one of them.

02:33:47.000 --> 02:33:50.000

That big, yeah, that one I know is one of them. I said, I know the McDonald's is one.

02:33:50.000 --> 02:33:54.000

I forget quite the other ones. Obviously the Oxford one. There was a couple more. Yeah.

02:33:54.000 --> 02:34:03.000

But the downtown plan only allows for 3. 0, it was only 3. I would allow 5 tall buildings.

02:34:03.000 --> 02:34:10.000

Election was that 3 could be very tall. The 2 were in an interim. Range. Gotcha.

02:34:10.000 --> 02:34:16.000

Okay, that would make sense. So that was probably our, I guess those are for. I think we've hit the I think we have 2.

02:34:16.000 --> 02:34:23.000

I just couldn't remember if there's more. Yeah, sorry, OK. Anything come staff?

02:34:23.000 --> 02:34:28.000

No. All right, I'll make a motion to close the meeting. Second. I want to second that one.

02:34:28.000 --> 02:34:37.000

OK, roll call vote. Chairperson Gaffney, yes. Commissioner Thompson. Yes.

02:34:37.000 --> 02:34:40.000

Commissioner Kramer? Yes. Commissioner Allen. Yes.

02:34:40.000 --> 02:34:48.000

Commissioner Troy

MEMORANDUM

Planning and Development Department

DATE: Feb 5, 2024

TO: Lisa Gordon, Community Planner, Rincon

FROM: Darya Barar, Consulting Urban Forester

SUBJECT: 2700 Shattuck Avenue – Arborist Plan Review

I reviewed the landscape plans prepared by Jett Landscape Architecture for the proposed development of 2700 Shattuck Avenue. The plans show the demolition of the existing building(s) and construction of a new multi-story mixed-use building. Two raywood ash (*Fraxinus angustifolia 'Raywood'*) were growing on Derby Street and one Chinese elm (*Ulmus parvifolia)* was growing on Ward St.

I recommend removal of all of the existing trees. Fill out and return a tree removal permit to me (dbarar@bartlett.com) prior to removal.

Replacement Planting

Landscape plans do not show the utilities. Please review the City's tree-planting standards and revise the tree-planting locations based on the City's standards. Plant trees in accordance with the American National Standards Institute (ANSI) A300 (Part 6)-2012, Planting and Transplanting which outlines items such as planting in planting pits twice the size of the root ball, leaving the tree 1 inch higher than natural grade, back filling the hole with native soil. Remove the nursery stake and replace with a two-stake system that encourages tree movement. Trees should be planted from a 24-inch box container. No root barrier, pavers, or tree grates should be used. Please use flexi-pave in the tree wells.

Recommended tree species:
Fore trees under power lines use a mix of the following species: pink dawn chitalpa (× *Chitalpa tashkentensis 'Pink Dawn'*); Chinese fringe tree (*Chionanthus retusus*); October Glory Red Maple (*Acer rubrum 'October Glory'*); or California buckeye (*Aesculus californica*).

For planting circles use one of the following species: Island oak (*Quercus tomentella*); silver leaf oak (*Quercus hypoleucoides*); graves oaks (*Quercus gravesii*); or valley oak (*Quercus lobata*).

I recommend planting one of the following species on Shattuck Ave. and Ward St.: Brisbane box (*Lophostemon confertus*), sour gum (*Nyssa sylvatica*), sweetshade (*Hymenosporum flavum*), Emerald Sunshine elm (*Ulmus 'Emerald Sunshine'*), or Catalina ironwood (Lyonothamnus floribundus subsp. Aspleniifolius). The oak species above can also be used.

APPLICATION CITY OF BERKELEY LAND USE PLANNING

ZONING PROJECT APPLICATION

planning@berkeleyca.gov • Phone (510) 981-7410, TDD (510) 981-7450

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

Zoning Project Application

GENERAL INFORMATION

All new uses, structures, and modifications to structures in the City of Berkeley are required to be in conformancde with the Zoning Ordinance, Title 23 of the Berkeley Municipal Code.

Additional information about zoning permits:

Types of Zoning Permits

How to Submit a Zoning Project Application

Supplemental Land Use applications, forms, and instructions

Zoning Project Submittal Requirements (must accompany this application)

APPLICATION TYPE? CHECK ALL THAT APPLY:

- ☐ Administrative Use Permit(s)
- ☒ Use Permit(s)
- ☐ Variance(s)
- ☐ Telecommunications Use Permit
- ☐ Modification to an Administrative Use Permit or Use Permit

PROJECT INFORMATION

Project Address(es): 2700 Shattuck Avenue, Berkeley, CA 94704

Unit(s)/Suite(s) #:

Assessor Parcel Number(s): 054-172300100

Project Description:
(include applicable demolition/removal, proposed use(s) total square feet of new/addition, height, number of units and very-low income units, and parking)

Removal of existing commercial structures and new construction of a 8-story mixed-use housing development with 276 dwelling units, ground level lobbies, commercial space, and parking, with state of California Density Bonus.

☐ **DEDICATED CONSULTANT REVIEW REQUESTED FOR USE PERMIT? (Check box if requested)**

Dedicated Consultant Review involves a competitive bid process to select an outside consultant, and is only available for Use Permits, substantial modifications to a Use Permit, Variances. Consultant costs are in addition to Use Permit fees already paid.

PROPERTY OWNER'S NAME:	APPLICANT'S NAME:
2700 Shattuck LLC	Isaiah Stackhouse, Trachtenberg Architects
Owner's Property Address:	Owner's Property Address:
1600 Shattuck Ave, Ste. 218, Berkeley, CA 94709	2421 Fourth Street, Berkeley, CA 94701
Phone Number::	Phone Number::
510 207 6174	510 649 1414 x 124
Email:	Email:
evan@hudsonmcdonald.com	isaiah@trachtenbergarch.com

APPLICATION CITY OF BERKELEY LAND USE PLANNING

ZONING PROJECT APPLICATION

PROJECT INFORMATION:

Does your project require staff-level or committee-level design review?

☑ YES ☐ NO

Does your project include demolition of a nonresidential building, or demolition or substantial changes to any building that is 40 or more years old?

☑ YES ☐ NO

Is your project vested by a preliminary housing development pre-application under SB 330?

☑ YES, Pre-Application #PLN20 23 - 0081

☐ NO

Does your project utilize State Density Bonus?

☑ YES ☐ NO

Does your project include on-site below market rate units (affordable housing)?

☑ YES ☐ NO

DRAWINGS PROTECTED BY COPYRIGHT STATEMENT

Effective January 1, 2023, (State Government Code, Section 65103.5 (e), SB 1214), if an official copy of architectural drawings are submitted to the Land Use Division of the Planning and Development Department as part of a zoning permit application, the design professional (or the owner of the copyright if different from the design professional) may submit a separate "site plan" or "massing diagram" for posting online or for distribution to the public.

If a separate "site plan" or "massing diagram" is not submitted in addition to the official architectural plans, permission is deemed granted to the Land Use Division to post online or to provide to the public copies of the architectural drawings without the restrictions that would otherwise apply.

A massing diagram and a site plan are defined as follows per Government Code Section 65103.5 (f): "Massing diagram" means a document that displays the three-dimensional form of a building and describes the general profile, bulk, setbacks, and size of the building, but does not contain specific architectural detail.

"Site plan" means a document for a project that is drawn to scale and displays all of the following: property lines, setback lines, topographic lines, easements, drainage, utilities, lighting, driveways, surrounding streets and traffic flow, parking lots and parking spaces, landscaped areas, setback distance between buildings and property lines, outline of existing and proposed buildings and structures, distance between buildings, and ground sign location.

PLEASE CHECK ONE OF THE FOLLOWING (required):

☐ **My application includes a separate "site plan" or "massing diagram," defined in Government Code Section 65103.5(f), for posting online or for distribution to the public.**

☒ **Permission is granted to make publicly available the submitted architectural drawings without restriction to posting online or distribution to the public.**

Under penalty of perjury, I certify that:

(1) the application materials are true and complete to the best of my knowledge; and
(2) if provided, the attached paper and electronic copies of this application are the same; and
(3) I agree to pay all expenses associated with this application

(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)

APPLICANT'S SIGNATURE:		OWNER'S SIGNATURE:	
Printed Name:	Date:	Printed Name:	Date:
Isaiah Stackhouse	5/10/2024	Evan McDonald	5/10/2024

PROPOSED PROJECT



PROJECT INFORMATION

2700 Shattuck Ave, Berkeley, CA 94705

-Removal of existing commercial structure

-Proposed new construction of an 8-story mixed-use (residential & commercial) building

APPLICANT INFORMATION

Isaiah Stackhouse
Trachtenberg Architects, Inc.
2421 Fourth Street
Berkeley, CA 94710
Tel. (510)649-1414

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Public Notices

FACING WARD ST.



FACING WARD ST.



FACING DERBY ST.



FACING DERBY ST.



FACING SHATTUCK AVE.



FACING SHATTUCK AVE.

State of California ☐ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

Page 1 **of** 9 ***Resource Name or #:** 2700-2724 Shattuck Ave.
P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Alameda **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Oakland West **Date** 2021 **Township & Range** --
c. Address 2700-2724 Shattuck Ave. City Berkeley Zip 94705
d. UTM: Zone __, _____ mE/ _____ mN
e. Other Locational Data: Assessor's Parcel Number 54-1723-1

***P3a. Description:**
The subject parcel (APN 054-1723-001) occupies lots 10-17 and a portion of lot 8 of block 15 of the original Shattuck Tract Map no.4 (the extant lot excludes original lot no.9/existing lot 3 so surrounds that independent lot). The Shattuck Ave. (east) frontage is 288.5 feet, the Derby St. (north) frontage some 220 feet (interrupted by lot 3), and the Ward St. (south) frontage 113.8 feet. Prior to the development of the extant automotive buildings, the original parcels were undeveloped. (cont. on p.3)

P5a. Photograph



Fig.1 – 2700 Shattuck & 2724 Shattuck (beyond, at left), fronts (east)

***P3b. Resource Attributes:**
HP6: 1-3 story commercial building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo:
fig.1,3,6)Google earth 2024;fig.2)Sanborn map, c1980;figs.4-5,BAHA
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1926(2700), 1933(2724); from news accounts
***P7. Owner and Address:**
Hudson-McDonald LLC
1600 Shattuck Ave., #218
Berkeley, CA 94709
***P8. Recorded by:**
Mark Hulbert
446 17th St. #302
Oakland, CA 94612
P9. Date Recorded:
May 15, 2024

***P10. Survey Type:** (Describe)
Intensive
***P11. Report Citation:**
None
***Attachments:** ☐NONE ☐Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 2700-2724 Shattuck Ave., Berkeley ***NRHP Status Code**
Page 2 **of** 9

B1. Historic Name: 2700-2724 Shattuck Ave.
B2. Common Name: --
B3. Original Use: Commercial – automotive sales & service B4. Present Use: same/vacant
***B5. Architectural Style:** None

***B6. Construction History:**
No original permits have been located. The original construction dates are based on 1926 news accounts for 2700 Shattuck and a 1933 directory listing for 2724 Shattuck. Per available permit records, both buildings were added to, the former in 1947 and the latter in 1942. (cont. on p.4)

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None
B9a. Architect: James W. Plachek (2700-1926) b. Builder: Vogt & Davidson (2700-1926)
***B10. Significance: Theme** -- **Area**
Period of Significance -- **Property Type** -- **Applicable Criteria** --

As summarized below, per the California Register evaluation criteria, the subject property and building have no identifiable historic significance. (cont. on p.6)

B11. Additional Resource Attributes: none

***B12. References:**

Alameda County/Oakland directories (@loc.org, sfpl.org, bpl.org); Sanborn maps – 1911, 1950 (@sfpl.org) & c1980 (from City of Berkeley); City of Berkeley permit records; Berkeley Architectural Heritage Association (BAHA) archives.

B13. Remarks:

***B14. Evaluator:** Mark Hulbert Preservation Architect
***Date of Evaluation:** May 15, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

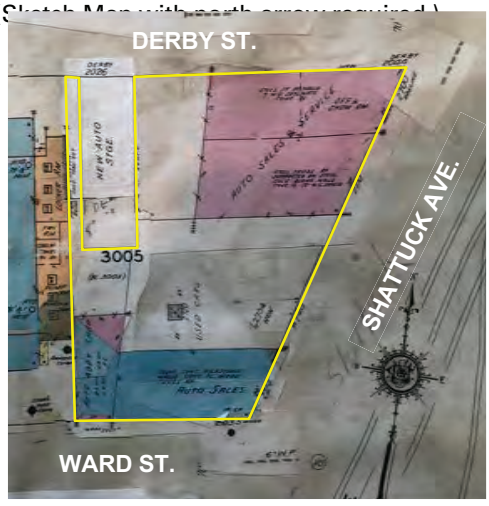


Fig.2 – 2700-2724 Shattuck Ave., Berkeley

State of California - The Resources Agency Primary#
DEPARTMENT OF PARKS AND RECREATION HRI #
Trinomial

CONTINUATION SHEET

Property Name: 2700-2724 Shattuck Ave., Berkeley
Page 3 of 9

Description (cont. from p.1)

This existing property houses two single-story buildings, one at the address 2700 Shattuck and the other at 2724 Shattuck, that were originally constructed in 1926 (with a 1948 south side addition) and c1933 (with a 1942 rear addition), respectively, for auto service and sales, which uses remained up to the near-present. The 2700 building stands in the northeast corner of the lot, its north side along Derby St.; 2724 in the southeast corner and filling the south side along Ward Street. Both front eastward on Shattuck, which avenue cuts diagonally from north to south relative to the orthogonal street pattern, both building fronts angled to align with the avenue.

The 2700 structure is brick walled with a concrete floor, steel and wood framed roof. This trapezoidal-plan building – its rear wall also angled to follow the original rear lot line – is in 2 halves, north (1926) and south (1947), though evidently so only at the roof. Otherwise, the existing appears to be one building, its front and frontward north side clad with metal panels and large aluminum storefront windows, a projecting brow spanning the windows, interrupted by the front entrance demarked by a tall forward projecting wall with an archway. Side and rear walls are painted brick, the street facing north wall with a mix of openings with either aluminum sash windows or loading doors, the rear and south side walls with large industrial steel windows and, at the south, a roll-up loading door. Exposed anchors and plates along the exposed brick walls are evidence of 1992 unreinforced masonry strengthening work. The building's concealed roofs are low-slope and pitched from the east-west centerline of each building half.

The 2724 structure is concrete walled with a concrete floor and wood framed roof. This building is also in 2 parts, in this case front and rear, the latter a garage addition – the line between another slightly angled original lot line – the rear addition permitted in 1942, by which time the lots were evidently joined. The 2724 building's façade is a stepped-gabled form with a profiled top of wall. its lower half is clad with metal panels enframing aluminum sash storefront windows with a central entry door and window unit. The cladding wraps around each outside corner to terminate at the side walls where, at the south wall, there is an additional storefront window. The north wall is exposed concrete with a slightly stepped profile at top and is without openings except for a single doorway towards the rear. At the rear addition, the exposed east wall is also blank while the north facing wall has a pair of vehicular loading doors. The south wall again has a slightly stepped profile with a loading door towards the rear plus a window and another loading door at the wall of the rear addition. And the rear (west wall) of the addition is exposed concrete and partly abuts an adjoining structure at the adjacent property.

The two buildings are separated by an open, asphalt paved car lot with a drive that wraps around the rear of 2700 to vehicular egress on the Derby St. side. As noted, the overall lot surrounds existing lot 3 with a narrow paved drive to that lot's west side.



Figs.3-4 – 2724 Shattuck, front and north side (left) and 2700 Shattuck, front and south side (right)

Construction History (cont. from p.2)

Both buildings were constructed for, owned and managed by the property owners John W. Havens, Weston Havens and the American Trust Co. The 1926 news accounts identify the architect of the original part of 2700 Shattuck as James W. Plachek and the builder, Vogt & Davidson. No designers or builders of the 2724 Shattuck building or the 1940s additions are known.

Based on permits and directories, the range of tenants included:

years	*address*	*tenant*
1926-28	2700	Nash Co.
1933	2700	L.C. Campbell
1933-50	2724	Berkeley Auto Repair/ Drown & Bechtle Auto Repair/Berkeley Auto Electric
1935	2700	Scott Neilson
1937	2700	Hart & Gibson
1938-58	2700	Forman Motor Co.
1965-78	2700-24	Muller Gordon Motor Co.
1979-2022	2700-24	H.W. McKevitt Co./McKevitt Nissan/McKevitt Volvo

Signage and reroofing permits predominate in the range of available permit records. Other building permit applications include:

year	*work*	*owner/architect-engineer/contractor*
2700 Shattuck		
1946	Alt	Forman Motor Co./--/T.J. Garvey
1947	Addition to existing garage	Weston Havens/--/B.Reminghaus
1948	New front	W. Havens, American Trust Co./--/B.Reminghaus
1948	Alter auto sales room	W. Havens/--/B.Reminghaus
1994	Structural alterations	Wells Fargo c/o John Havens, Jr./--/--
2724 Shattuck		
1942	Garage	American Trust/--/--
1948	New front	W. Havens/--/B.Reminghaus

The completed development was first depicted in the 1950 Sanborn map and which development was unchanged in the 1980 Sanborn. The 1950 Sanborn map additionally depicted a small office structure in the middle of the lot and for which a 1948 permit record indicated the office served a used car lot at the briefly used address 2720 Shattuck.

Upon its opening, a Dec. 1926 news article announced a new Nash car dealership with a photograph of the original 2700 Shattuck building as completed. That building stood at the Shattuck and Derby corner and was the northern half of the existing structure. It was also originally architecturally clad in brick and what appears to be terra cotta along with (possibly) a stone base as well as architectural wood-cased show windows and doors (fig.5). Those exterior design treatments were evidently removed when a “new addition” and “new front” were permitted in 1947-48, the results of which were again depicted in a news piece announcing the next automotive users, the Forman Motor Co. (fig.6). That front was yet again replaced with the c1980 front and what appears to be a more recent front (fig.7).

The 2724 Shattuck building has a stepped-gabled profile that may (or may not) be original, as no evidence of what that building looked like has been found. Parts of its raw concrete exterior are visible, other parts cement finished. Built not for auto sales but as a repair shop, that building was and remains the more utilitarian.

In sum, both fronts have been changed to suit new users several times, including recently. Thus, the fronts of both are contemporary commercial automotive façades and the bulk of building exteriors are utilitarian brick (2700) and concrete (2724) commercial design and construction. (cont. on p.5)

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CONTINUATION SHEET

Property Name: 2700-2724 Shattuck Ave., Berkeley
Page 5 of 9

Construction History (cont. from p.4)



Fig.5 – 2700 Shattuck Ave. – Front and north side, 1926



Fig.6 – 2700 Shattuck Ave. – Front and north side, 1948


Fig.7 – 2700 Shattuck Ave. – Front and north side, 2024

Significance (cont. from p.2)

Historic Context

The historic context of 2700-2724 Shattuck is the 20th Century automotive industry.

While production of the combustion engine vehicle began essentially at the turn of the 20th century, its commercial applicability remained relatively small through the early decades. By the I920s, with the prosperity of the post-World War I years, the automobile began its rise as a requisite household machine. Thus, the increasing need for places to drive it, park it, fix it and buy it.

Initially, American auto sales establishments, then referred to as auto agencies, were architecturally modest, even neighborly. This phenomenon now seems surprising, given the explosive growth, use and promotion of autos over the course of subsequent decades, Berkeley included and where, by the 1950s, land uses along Shattuck Avenue, from south of downtown to the Adeline cut-off, housed a saturation of automotive uses. This stretch of avenue will also be remembered as a stretch of the Key Route streetcar system, which would have passed amidst – in fact passed by – a growing automotive presence along its very route. By 1950, the last of these streetcars had passed by. Even today, such subsequent decades do not require imagination to conjure, as shadows of this saturation of mid-century automotive uses are present along-this stretch of Shattuck Avenue.

Both of the subject utilitarian auto sales and service buildings were part of the mix of 20th century automotive uses situated along the Shattuck Ave. corridor south of downtown, several of which remain standing if no longer in use, their automotive use having ended in this gradually urbanizing locale. Another such former architecturally designed automotive building was the Ford and Studebaker dealership at 2600-2620 Shattuck. Constructed in 1923 to the design of architect James W. Plachek, that building was partially retained when the use of the property was converted to housing c2010. While of architectural interest, thus the retention of its architectural fronts, the original 2600-2620 building was and is not identified historic or potentially historic.

As noted, this block at the very southern end of downtown Berkeley was, except for a house, vacant before it was first developed along with the expansion of auto uses along Shattuck. Still, the block's western two-thirds remained largely vacant until the recreational venue, Berkeley Iceland, was developed in 1939. Contextually, that building, despite fronting on Milvia so essentially fronting a different neighborhood – beyond the Shattuck automotive zone – dominates the existing block.

Associated Persons

An historical association between the aforementioned, former auto dealership building at 2600-20 Shattuck and 2700-24 Shattuck is the original and early property owners, as both properties were in tracts mapped for Francis K. and Rosa Shattuck and, upon the latter's passing, both overall properties entrusted to their nephew, John W. Havens (1860-1929), the son of Henry Heman Havens and Elizabeth H. Shattuck, the sister of F. K. Shattuck. The 1926 part of the 2700 Shattuck building was built for John Havens, Sr. and the American Trust Co., the later 2724 Shattuck and additions to both buildings for Weston Havens.

Weston Havens (c1903-2001) succeeded his father with the management of the family's investments and as a philanthropist (the Weston Havens Foundation, which provides awards for medical or other scientific research, was founded in 2005 from the Havens estate). Weston Havens is also known for the seminal modernist home he had built for himself in the Berkeley hills (Weston Havens House, 1941, Harwell Hamilton Harris, architect). (cont. on p.7)

Significance (cont. from p.6)

Architects

The architect of the 1926 automotive building at 2700 Shattuck, James W. Plachek, opened his first Berkeley office in 1912 and where he maintained his practice until his passing in 1948. Plachek – like his contemporary Walter Ratcliff, Jr., whose career closely paralleled Plachek – was relatively prolific in Berkeley and where he is well represented today, given that eighteen of Plachek's surviving projects have been designated City of Berkeley landmarks. Unlike his contemporaries, all of his formally recognized work is commercial or institutional, as he produced only a handful of residences and which were stylistically rather pedestrian. Were his early, mostly small and eclectic commercial and residential projects alone his legacy, then his stature as a notable local architect would not be what it is today. But beginning in 1930, Plachek produced several buildings of distinction and importance, then and now, as if he had been practicing architecture up to that point yet found his voice with the introduction of a more modern vocabulary. His seminal projects were the Moderne-style 1930 Berkeley Public Library building on Shattuck at Kittredge; the 1938 Federal Land Bank building (presently the Berkeley City Hall Annex) on Milvia between Center and Allston, and another Moderne style building, the 1948 State Farm building on Center Street, directly across from the side of his Federal Land Bank project. This trio of relatively large scale and progressive institutional works (the latter two additionally contribute to the National Register listed Berkeley Civic Center Historic District) punctuated Plachek's career and establish him as an architect of importance to the history of the City of Berkeley.

James Plachek is, locally, an architect of historical importance, as he made important architectural contributions to Berkeley, to the extent that relatively many of his surviving works have been designated City of Berkeley Landmarks and/or are listed on the National Register of Historic Places.

No designers or builders of 2724 Shattuck or of subsequent additions have been identified.

Evaluation
Per the *California Register of Historical Resources* (CR) evaluation criteria:

Criterion 1 – The invention and ascendance of the auto during the twentieth century is a pattern of events of enormous cultural and historical importance. Automotive invention re-shaped, over the course of one century, the American geography and economy, and had a dramatic effect on the lifestyles of most Americans. Based on the concentration of scholarship about and connoisseurship over the automobile, the history of the auto is, first and foremost, about the vehicles and their inventors. It is also about the network of roadways that have shaped the American landscape, and about individual structures such as bridges and tunnels that were engineered to specifically convey motorized vehicles. Socially, an important aspect of the history of the auto is the resulting freedom of movement, and how this freedom also shaped communities and enabled travel. And it is about the economic and environmental impacts associated with automotive use and dominance, including the effects of auto and gas expenditures, as well as the effects of their ubiquitous use, most exactingly in the form of suburban growth.

In these historical contexts, auto related structures and properties have, of course, been recognized for their historical significance. Some on the basis of their unique contributions or designs, such as the factories by Albert Kahn for the Ford Motor Co.; others as collections of auto related uses, in the form of distinctive "auto rows;" and yet others as structures and buildings of individual engineering or architectural merit, some by important designers.

However, the abundant commercial establishments required to purvey and maintain the auto, as a whole, do not contribute to the important historical events herein encapsulated as "the auto." (cont. on p.8)

Significance (cont. from p.7)

In the absence of directly and individually associated important events or persons or as notable works of engineering or architecture, the plethora of standard businesses and buildings associated with the auto – inclusive of the subject buildings – do not share in the historically significant events surrounding the auto. As no specific events of importance have been found to be associated with the 2700-2724 Shattuck Avenue building, which has served commercial automotive enterprises since 1926, 2700-2724 Shattuck is not eligible for listing on the CR under *CR criterion 1.*

Criterion 2 – The individuals directly associated with development of the subject buildings were John W. Havens and John W. Havens, Jr. (Weston Havens), who were closely associated with this property as its developers and long-time owners.

John W. Havens was the son of Henry Heman Havens and Elizabeth H. Shattuck, the sister of F. K. Shattuck. In news accounts, John W. Havens was identified as the developer of the original 2700 Shattuck building, though no other original permits, drawings or documentation have been found. John W. Havens did not occupy this building, so the auto sales and service building at 2700 Shattuck was an investment property. As noted, Weston Havens succeeded his father with the management of the family's investments. Weston Havens is also known for the seminal modernist home he had built for himself in the Berkeley hills (Weston Havens House, 1941, Harwell Hamilton Harris, architect.

John W. Havens had the good fortune - quite literally - to have been born to a sister of the childless F. K. Shattuck. Shattuck was a speculator during a period of exuberant speculation, especially in California. He speculatively yet wisely ventured into city building, in no small part upon his own land claims, two of which were centered at two primary crossroads of Berkeley - Shattuck Ave. at Center St., and Shattuck Ave. at Adeline St. The former became the central blocks of the city, including parts of its civic center. The latter - bordered by Shattuck at the east, Grove/MLK at the west, Russell to the south, and Dwight to the north - became, c1900, an area of service industries (such as livery, feed and laundry businesses) and warehousing along Shattuck, with residential properties in the interior blocks. Eventually, this area became one of large-scale mixed commerce (such as automotive, appliances, furnishings, warehousing), and recreation (ball fields, a bowling alley and skating rink), while retaining residential uses at the interior.

Despite their fortunate association to F. K. Shattuck, the Havens' do not emerge as persons of historical importance with respect to the subject property. An important architectural event associated with the Havens' is the Weston Havens House, yet this important modern house is circumstantial relative to the subject property and building.

2700-2724 Shattuck Ave. is therefore not eligible for the CR under *CR criterion 2.*

Criterion 3 – The basic and heavily altered buildings at 270-2724 Shattuck Ave. lack distinctive design and construction character and characteristics of its type, period or region, and there are no distinctive methods of construction.

While the building was designed by an architect of unequivocal historic importance to the City of Berkeley, James W. Plachek, it is also unarguable that the extant building has no surviving design characteristics of an original work of Plachek and is, therefore, not a representative example of his work.

Further, the buildings do not embody any artistic intent or artistry. Therefore, 2700-2724 Shattuck Ave. have no identifiable design or construction significance under *CR criterion 3*. (cont. on p.9)

Significance (cont. from p.8)

Criterion 4 – Relative to potential historic architectural resources, the subject property has not yielded and at this juncture, beyond the contents of this report, does not appear to have any potential to yield additional information of any historical importance, so the subject property is not eligible under *CR criterion 4.*

Conclusion – The subject building at 2700-2724 Shattuck Ave. in Berkeley lacks potential historical significance per the California Register criteria.

PRESERVATION ARCHITECTURE

May 15, 2024

2700-24 Shattuck Ave., Berkeley
City of Berkeley Historical Evaluation

This historical and historic architectural evaluation addresses the existing commercial property and building at the above address and based on the City of Berkeley's historical and cultural resource evaluation criteria. This overall effort has been based on site visits, the acquisition and review of city permit records, U.S. census and telephone directory searches, along with general historical and architectural research, including a research visit to the Berkeley Architectural Heritage Association (BAHA). The following first summarizes the subject resource then proceeds to the City of Berkeley evaluation.

In sum, per the City of Berkeley's *Landmarks Preservation Ordinance (LPO)*, the subject property and buildings are not eligible for designation as a City of Berkeley Landmark or Structure of Merit.

Summary History and Descriptions

The subject parcel (APN 054-1723-001) occupies lots 10-17 and a portion of lot 8 of block 15 of the original Shattuck Tract Map no.4 (the extant lot excludes original lot no.9/existing lot 3 so surrounds that independent lot). The Shattuck Ave. (east) frontage is 288.5 feet, the Derby St. (north) frontage some 220 feet (interrupted by lot 3), and the Ward St. (south) frontage 113.8 feet. Prior to the development of the extant automotive buildings, the original parcels were undeveloped.

This existing property houses two single-story buildings, one at the address 2700 Shattuck and the other at 2724 Shattuck, that were originally constructed in 1926 (with a 1948 south side addition) and c1933 (with a 1942 rear addition), respectively, for auto service and sales, which uses remained up to the near-present. The 2700 building stands in the northeast corner of the lot, its north side along Derby St.; 2724 in the southeast corner and filling the south side along Ward Street. Both front eastward on Shattuck, which avenue cuts diagonally from north to south relative to the orthogonal street pattern, both building fronts angled to align with the avenue.

No original permits have been located. The original construction dates are based on 1926 news accounts for 2700 Shattuck and a 1933 directory listing for 2724 Shattuck. Per available permit records, both buildings were added to, the former in 1947 and the latter in 1942.

Both buildings were constructed for, owned and managed by the property owners John W. Havens, Weston Havens and the American Trust Co. The 1926 news accounts identify the architect of the original part of 2700 Shattuck as James W. Plachek and the builder, Vogt & Davidson. No designers or builders of the 2724 Shattuck building or the 1940s additions are known.

Based on permits and directories, the range of tenants included:

years	*address*	*tenant*
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1933-50	2724	Berkeley Auto Repair/ Drown & Bechtle Auto Repair/Berkeley Auto Electric
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1937	2700	Hart & Gibson
1938-58	2700	Forman Motor Co.

446 17th Street #302 Oakland 94612
510 418 0285 mhulbert@earthlink.net

1965-78	2700-24	Muller Gordon Motor Co.
1979-2022	2700-24	H.W. McKevitt Co./McKevitt Nissan/McKevitt Volvo

Signage and reroofing permits predominate in the range of available permit records. Other building permit applications include:

2700 Shattuck

year	*work*	*owner/architect-engineer/contractor*
1946	Alt	Forman Motor Co./--/T.J. Garvey
1947	Addition to existing garage	Weston Havens/--/B.Reminghaus
1948	New front	W. Havens, American Trust Co./--/B.Reminghaus
1948	Alter auto sales room	W. Havens/--/B.Reminghaus
1994	Structural alterations	Wells Fargo c/o John Havens, Jr./--/--
2724 Shattuck		
1942	Garage	American Trust/--/--
1948	New front	W. Havens/--/B.Reminghaus

The completed development was first depicted in the 1950 Sanborn map and which development was unchanged in the 1980 Sanborn (figs.4-5). The 1950 Sanborn map additionally depicted a small office structure in the middle of the lot and for which a 1948 permit record indicated the office served a used car lot at the briefly used address 2720 Shattuck.

Summary Descriptions (figs.8-11)

The 2700 structure is brick walled with a concrete floor, steel and wood framed roof. This trapezoidal-plan building – its rear wall also angled to follow the original rear lot line – is in 2 halves, north (1926) and south (1947), though evidently so only at the roof. Otherwise, the existing appears to be one building, its front and frontward north side clad with metal panels and large aluminum storefront windows, a projecting brow spanning the windows, interrupted by the front entrance demarked by a tall forward projecting wall with an archway. Side and rear walls are painted brick, the street facing north wall with a mix of openings with either aluminum sash windows or loading doors, the rear and south side walls with large industrial steel windows and, at the south, a roll-up loading door. Exposed anchors and plates along the exposed brick walls are evidence of 1992 unreinforced masonry strengthening work. The building's concealed roofs are low-slope and pitched from the east-west centerline of each building half.

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The two buildings are separated by an open, asphalt paved car lot with a drive that wraps around the rear of 2700 to vehicular egress on the Derby St. side. As noted, the overall lot surrounds existing lot 3 with a narrow paved drive to that lot's west side.

Upon its opening, a Dec. 1926 news article announced a new Nash car dealership with a photograph of the original 2700 Shattuck building as completed. That building stood at the Shattuck and Derby corner and was the northern half of the existing structure. It was also originally architecturally clad in brick and what appears to be terra cotta along with (possibly) a stone base as well as architectural wood-cased show windows and doors (fig.6). Those exterior design treatments were evidently removed when a "new addition" and "new front" were permitted in 1947-48, the results of which were again depicted in a news piece announcing the next automotive users, the Forman Motor Co. (fig.7). That front was yet again replaced with the c1980 front and what appears to be a more recent front (fig.8)

The 2724 Shattuck building has a stepped-gabled profile that may (or may not) be original, as no evidence of what that building looked like has been found. Parts of its raw concrete exterior are visible, other parts cement finished. Built not for auto sales but as a repair shop, that building was and remains the more utilitarian.

In sum, both fronts have been changed to suit new users several times, including recently. Thus, the fronts of both are contemporary commercial automotive façades and the bulk of building exteriors are utilitarian brick (2700) and concrete (2724) commercial design and construction.

Historic Context

The historic context of 2700-2724 Shattuck is the 20th Century automotive industry.

While production of the combustion engine vehicle began essentially at the turn of the 20th century, its commercial applicability remained relatively small through the early decades. By the I920s, with the prosperity of the post-World War I years, the automobile began its rise as a requisite household machine. Thus, the increasing need for places to drive it, park it, fix it and buy it.

Initially, American auto sales establishments, then referred to as auto agencies, were architecturally modest, even neighborly. This phenomena now seems surprising, given the explosive growth, use and promotion of autos over the course of subsequent decades, Berkeley included and where, by the 1950s, land uses along Shattuck Avenue, from south of downtown to the Adeline cut-off, housed a saturation of automotive uses. This stretch of avenue will also be remembered as a stretch of the Key Route streetcar system, which would have passed amidst – in fact passed by – a growing automotive presence along its very route. By 1950, the last of these streetcars had passed by. Even today, such subsequent decades do not require imagination to conjure, as shadows of this saturation of mid-century automotive uses are present along-this stretch of Shattuck Avenue.

Both of the subject utilitarian auto sales and service buildings were part of the mix of 20th century automotive uses situated along the Shattuck Ave. corridor south of downtown, several of which remain standing if no longer in use, their automotive use having ended in this gradually urbanizing locale. Another such former architecturally designed automotive building was the Ford and Studebaker dealership at 2600-2620 Shattuck. Constructed in 1923 to the design of architect James W. Plachek, that building was partially retained when the use of the property was converted to

housing c2010. While of architectural interest, thus the retention of its architectural fronts, the original 2600-2620 building was and is not identified historic or potentially historic.

As noted, this block at the very southern end of downtown Berkeley was, except for a house, vacant before it was first developed along with the expansion of auto uses along Shattuck. Still, the block's western two-thirds remained largely vacant until the recreational venue, Berkeley Iceland, was developed in 1939. Contextually, that building, despite fronting on Milvia so essentially fronting a different neighborhood – beyond the Shattuck automotive zone – dominates the existing block.

Associated Persons

An historical association between the aforementioned, former auto dealership building at 2600-20 Shattuck and 2700-24 Shattuck is the original and early property owners, as both properties were in tracts mapped for Francis K. and Rosa Shattuck and, upon the latter's passing, both overall properties entrusted to their nephew, John W. Havens (1860-1929), the son of Henry Heman Havens and Elizabeth H. Shattuck, the sister of F. K. Shattuck. The 1926 part of the 2700 Shattuck building was built for John Havens, Sr. and the American Trust Co., the later 2724 Shattuck and additions to both buildings for Weston Havens.

Weston Havens (cl903-2001) succeeded his father with the management of the family's investments and as a philanthropist (the Weston Havens Foundation, which provides awards for medical or other scientific research, was founded in 2005 from the Havens estate). Weston Havens is also known for the seminal modernist home he had built for himself in the Berkeley hills (Weston Havens House, 1941, Harwell Hamilton Harris, architect).

Architect/Designer

The architect of the 1926 automotive building at 2700 Shattuck, James W. Plachek, opened his first Berkeley office in 1912 and where he maintained his practice until his passing in 1948. Plachek – like his contemporary Walter Ratcliff, Jr., whose career closely paralleled Plachek – was relatively prolific in Berkeley and where he is well represented today, given that eighteen of Plachek's surviving projects have been designated City of Berkeley landmarks. Unlike his contemporaries, all of his formally recognized work is commercial or institutional, as he produced only a handful of residences and which were stylistically rather pedestrian. Were his early, mostly small and eclectic commercial and residential projects alone his legacy, then his stature as a notable local architect would not be what it is today. But beginning in 1930, Plachek produced several buildings of distinction and importance, then and now, as if he had been practicing architecture up to that point yet found his voice with the introduction of a more modern vocabulary. His seminal projects were the Moderne-style 1930 Berkeley Public Library building on Shattuck at Kittredge; the 1938 Federal Land Bank building (presently the Berkeley City Hall Annex) on Milvia between Center and Allston, and another Moderne style building, the 1948 State Farm building on Center Street, directly across from the side of his Federal Land Bank project. This trio of relatively large scale and progressive institutional works (the latter two additionally contribute to the National Register listed Berkeley Civic Center Historic District) punctuated Plachek's career and establish him as an architect of importance to the history of the City of Berkeley.

James Plachek is, locally, an architect of historical importance, as he made important architectural contributions to Berkeley, to the extent that relatively many of his surviving works have been designated City of Berkeley Landmarks and/or are listed on the National Register of Historic Places.

No designers or builders of 2724 Shattuck or of subsequent additions have been identified.

Evaluation

The commercial buildings and property at 2700-2724 Shattuck Ave. are not eligible for designation as a Berkeley Landmark on the basis of any cultural value, as the subject property and buildings:

- Are not associated with the movement or evolution of religious, cultural, governmental, social or economic developments of the City (LPO Section A.2). 2700-2724 Shattuck was developed along one of the City's main corridors, Shattuck Ave., south of downtown. As described above, at mid-century, it stood amidst a stretch of secondary commercial uses, most of which were auto related, including many auto service businesses, new and used car lots. Based on what remains of these properties, their location and design were a matter of economic efficiency while having been planned and designed with an effect of expedience. Moreover, there were many types of similar buildings elsewhere in the vicinity, so this area did not constitute a unique pattern of events. Unlike other cities, including both Oakland and San Francisco, Berkeley lacks a distinctive "auto row" as its automotive businesses were dispersed and did not lend one another planning or design distinction or integrity.
- Are not worth preserving for usefulness as an educational force (LPO Section A.3), as there is no potential educational value associated with the subject automotive buildings or uses.
- Do not embody or express the history of Berkeley/Alameda County/California/United States (LPO Section A.4), as each are non-descript automotive resources.

Additionally, on the basis of architectural merit, the subject buildings are not eligible to be a City of Berkeley Landmarks, as:

- The subject buildings are not a “first, last, only or most significant architectural property of its type in the region,” as there were and remain numerous such automotive buildings and uses locally and regionally. Moreover, the subject buildings are clearly of insignificant design character (LPO Section A.1.a).
- The basic automotive buildings at 2700-2724 Shattuck Ave. are not prototypical or outstanding (LPO Section A.1.b), neither is either an architectural example worthy of preservation (LPO Section A.1.c). While the first of these buildings was designed in 1926 by an historically important architect, James W. Plachek, that building’s basic structure appears to exist yet its original exterior architectural treatment does not survive.

Further, under CoB Structure of Merit criteria:

- As cited above, the 2700-2724 Shattuck buildings are not worthy of preservation as part of their neighborhood, block or street frontage, or as part of a group of buildings that includes landmarks (LPO sec.B.1). Despite sharing the block with Berkeley Iceland, the subject buildings have no historical or historic architectural association or compatibility with that or any other Berkeley Landmark.
- The subject buildings are not contemporary with an historic period or event of significance to the City or to this neighborhood, block, street frontage, or group of buildings (LPO sec.B.2a). Neither do the subject commercial buildings constitute a potential event of importance relative “to the structure’s neighborhood, block, street frontage, or group of buildings” (LPO Section B.2.a[2]).
- As also noted above, a Berkeley Landmark stands directly adjacent, yet to which the subject buildings are neither architecturally related nor compatible in size, scale, style, materials or

design (LPO sec.B.2b).

- These existing automotive buildings are not good examples of architectural design (LPO sec.B.2c).
- These existing automotive buildings have no identifiable historical significance to the City and/or to its neighborhood, block, street frontage, or group of buildings (LPO sec.B.2d).

Consequently, the automotive property and buildings at 2700-2724 Shattuck Ave. in Berkeley are not eligible as a City of Berkeley Landmark or Structure of Merit.

Signed:

Mark Hulbert
Preservation Architect

attached: figs.1-6 (pp.6-11)

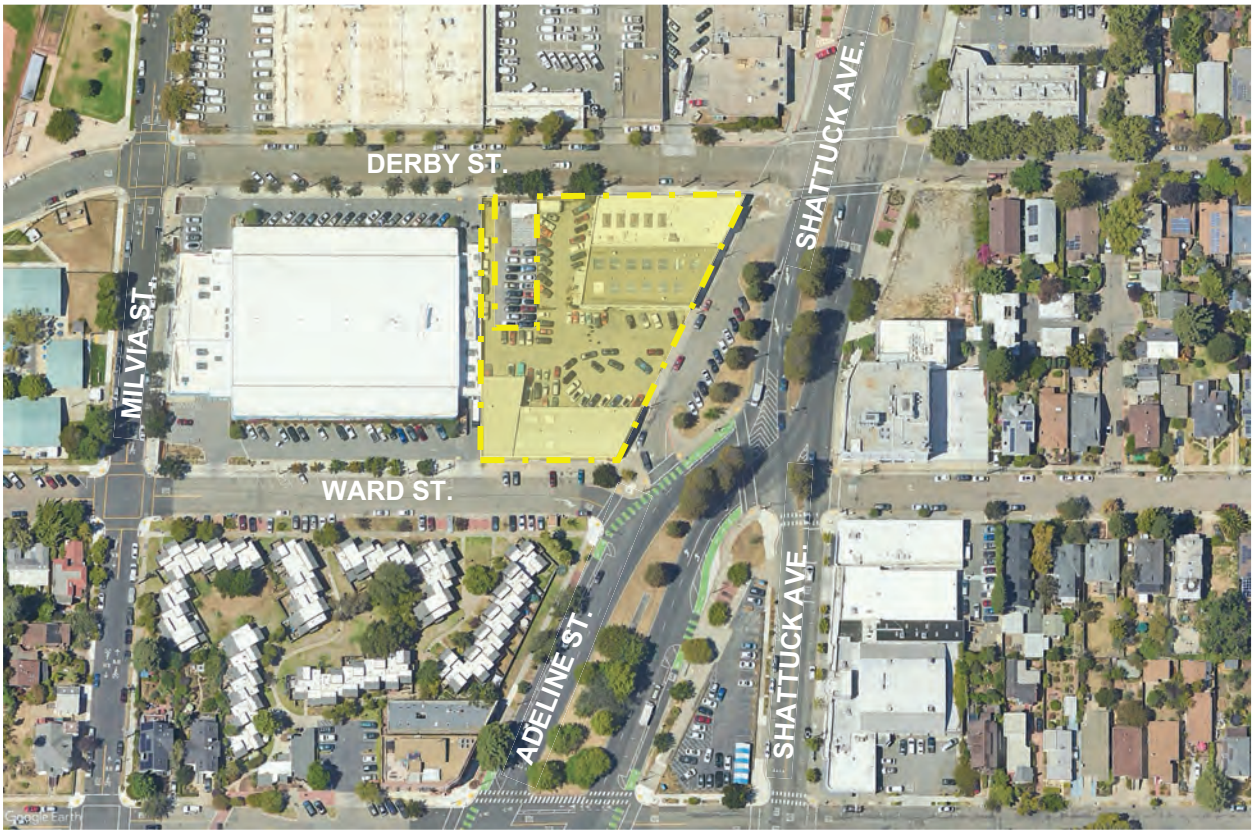


Fig.1 – 2700-24 Shattuck Ave. (highlighted) – Location aerial (Google Earth, 2024, north is up)



Fig.2 – 2700-24 Shattuck Ave. (highlighted) – Aerial (Google Earth, 2024, north is up)

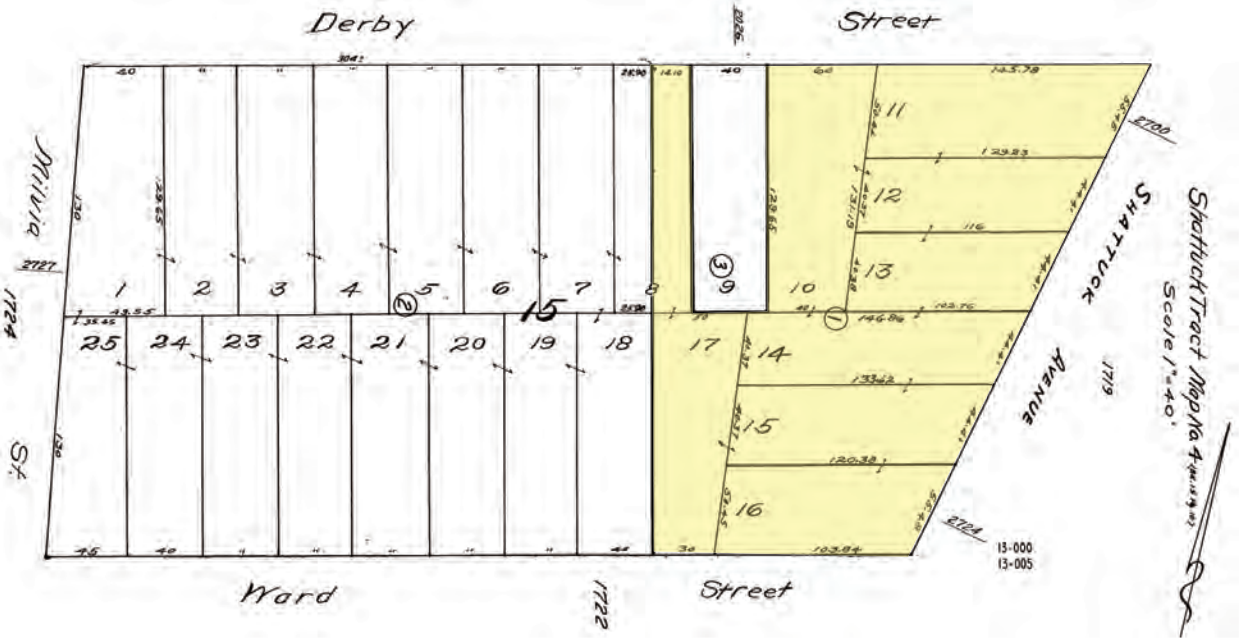


Fig.3 – 2700-24 Shattuck Ave. (highlighted) – from Assessor's Parcel Map

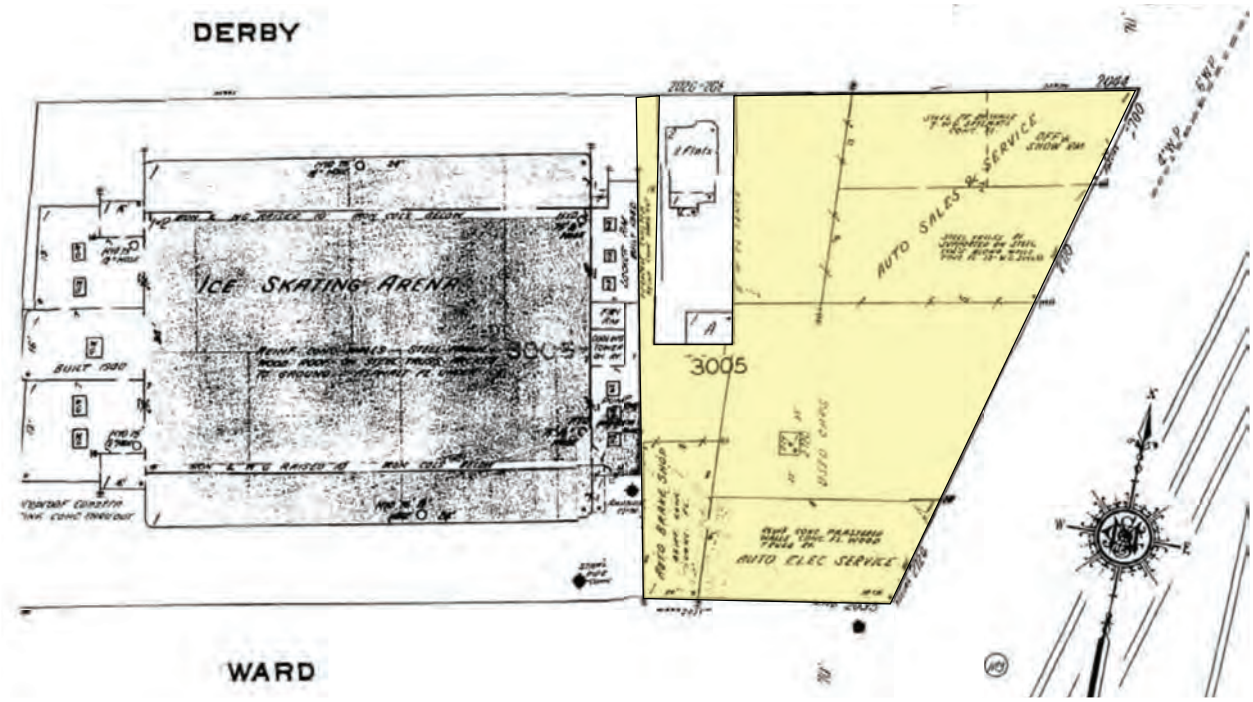


Fig.4 – 2700-24 Shattuck Ave. (highlighted) – from 1950 Sanborn map

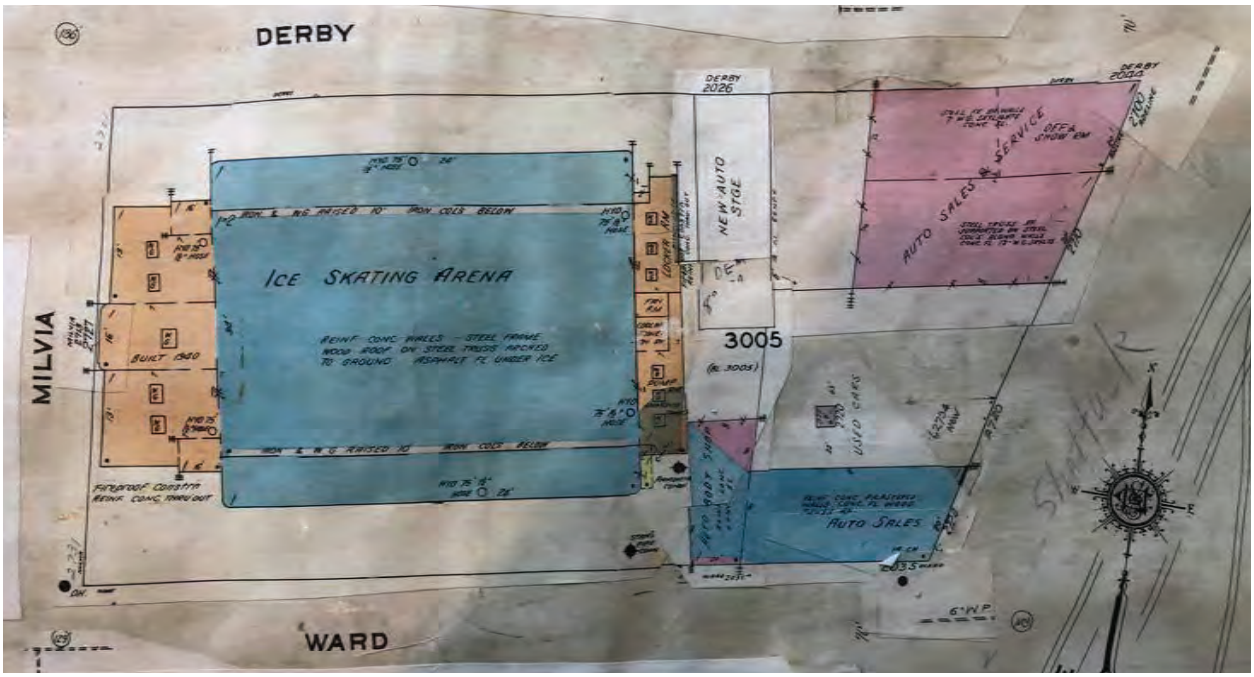


Fig.5 – 2700-24 Shattuck Ave. – from c1980 Sanborn map

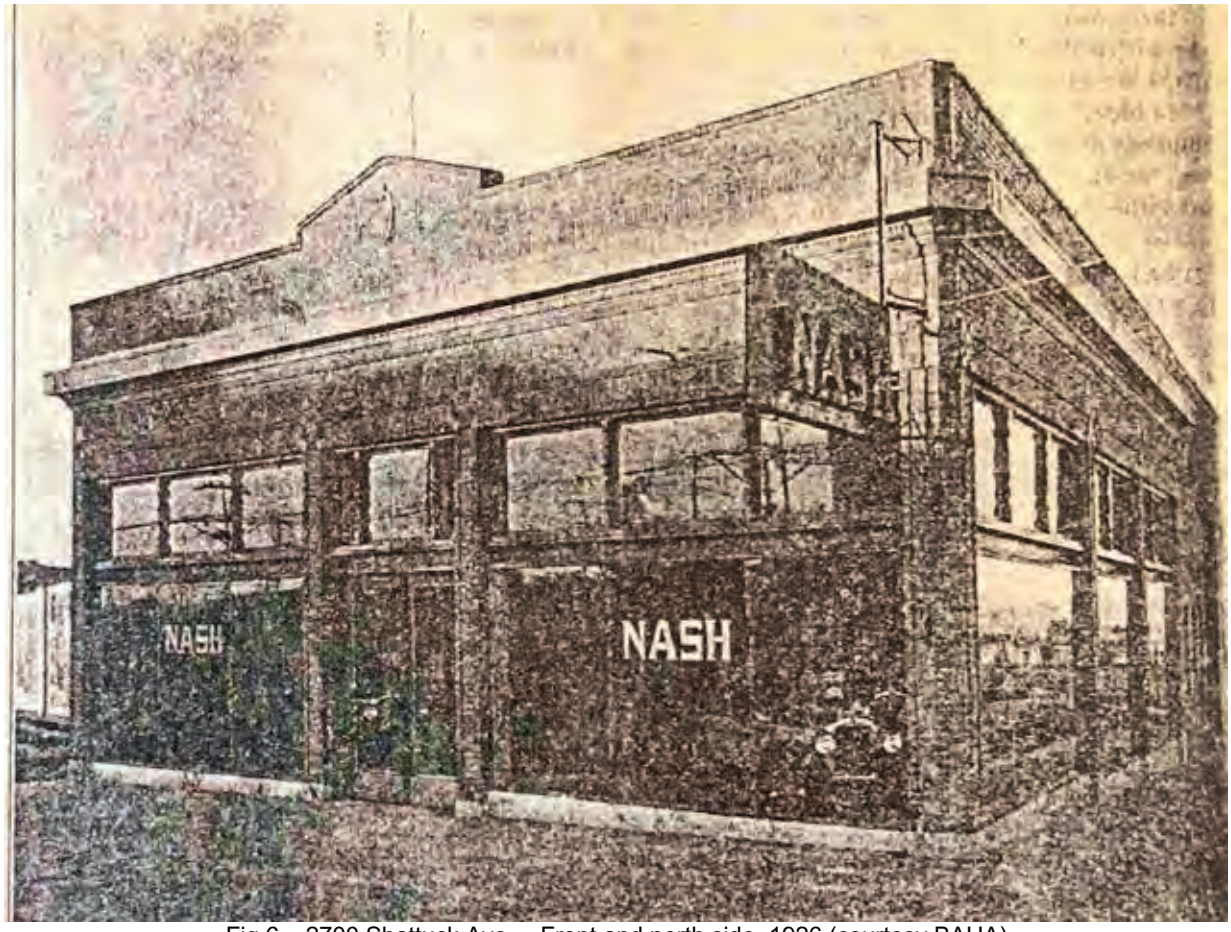


Fig.6 – 2700 Shattuck Ave. – Front and north side, 1926 (courtesy BAHA)



Fig.7 – 2700 Shattuck Ave. – Front and north side, 1948 (courtesy BAHA)



Fig.8 – 2700 Shattuck Ave. – Front and north side, 2024 (figs.6-9, Google Earth)

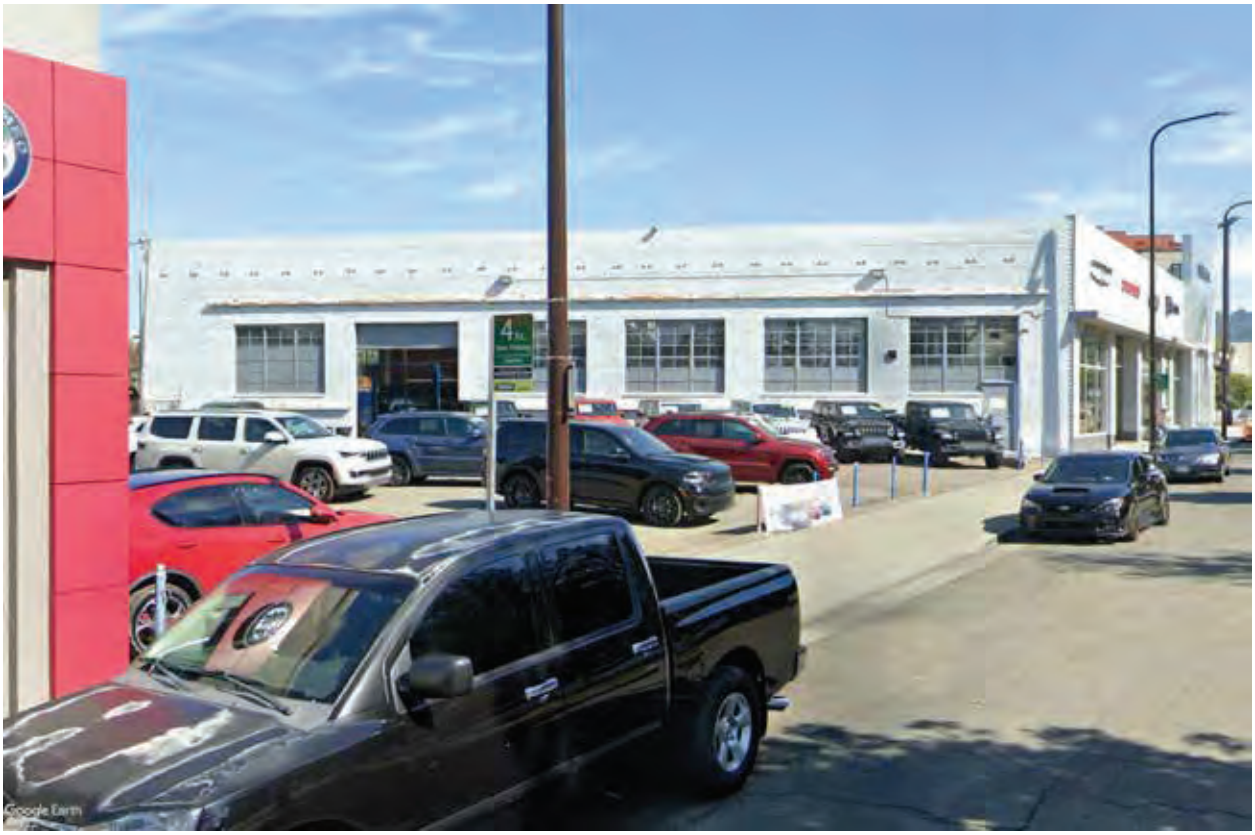


Fig.9 – 2700 Shattuck Ave. – South side



Fig.10 – 2724 Shattuck Ave. – Front (east) and north side



Fig.11 – 2724 Shattuck Ave. – South side and front (east)

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

PROJECT INFORMATION

Project Address(es):

2700 Shattuck Ave.
Berkeley, CA 94705

Unit(s)/Suite(s) #:

Assessor Parcel Number(s):

54-1723-1

The Zoning Project Submittal Requirements packet describes all of the materials required to submit a complete Zoning Project Application to the Land Use Division of the Planning and Development Department.

The checklist on pages 1-2 of this packet must be completed, signed, and submitted with the Application. You must initial each Section and check each box that corresponds to an item submitted for review.

Staff will verify that the minimum submittal requirements have been included within 30 days of receiving an application submittal, per Government Code Section 65943 (30-Day Review Period). Applications that are missing the materials will be deemed incomplete and not accepted for permit processing review. During the permit processing review, you may be required to clarify, amplify, correct, or supplement the information listed in the submittal requirements per Government Code Section 65944 (Agency Acceptance of Applications).

Section 1 is a checklist of materials required for all projects. Sections 2-7 are checklists of materials that may be required based on the project type or location.

Each submittal requirement on the checklist is described further in this packet, starting on page 3. Each description identifies whether an item is required, and indicates how to prepare each document, drawing, material, and/or report. Hyperlinked forms and instructions are also online under Land Use at **https://berkeleyca.gov/construction-development/permits-design-parameters/permit-types/permit-forms**.

All documents, reports and plans must be provided in digital format, unless requested in hard copy. Printed plans are required prior to public meetings and/or hearings. See the **Guide to Submitting a Zoning Project Application** for details on how to submit, review timing, and digital plans and document.

☐ SECTION 1 - REQUIRED FOR ALL PROJECTS

- ☐ **A. Completed Application**
  - ☐ **1. Zoning Project Application Form**
  - ☐ **2. Completed Copy of This Zoning Project Submittal Requirements Checklist (Pages 1-2)**
- ☐ **B. Applicant Statement/Waiver Request**
- ☐ **C. Payment of Application Fees** TO BE PAID UPON INVOICE
- ☐ **D. Hazardous Waste and Substance Statement**
- ☐ **E. Tabulation Form**
- ☐ **F. Pre-Application Yellow Poster**
- ☐ **G. Pre-Application Neighborhood Contact**

APPLICANT'S INITIALS

IS

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

☐ SECTION 2 - PLANS REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

PLAN SET (I.E. ARCHITECTURAL DRAWINGS)

- ☐ **A. Site Plan**
- ☐ **B. Landscape and Usable Open Space Plan**
- ☐ **C. Lot Coverage Diagram**
- ☐ **D. Floor Plans**
- ☐ **E. Building Elevations**
- ☐ **F. Street Strip Elevation**
- ☐ **G. Section Drawings**
- ☐ **H. Boundary and/or Topographic Survey**
- ☐ **I. Grading Plan**

APPLICANT'S INITIALS

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☐ SECTION 3 - SUPPORTING DOCUMENTS, STUDIES, GRAPHICS, AND DEPICTIONS

SEE DENSITY BONUS STATEMENT

- ☐ **A. Site Photographs**
- ☐ **B. Shadow Study**
- N/A ☐ **C. Story Pole Plan**
- N/A ☐ **D. Arborist Report**
- N/A ☐ **E. Structural Evaluation**
- N/A ☐ **F. Parking Survey**
- ☐ **G. Transportation Demand Management**
- ☐ **H. Photo Simulations**
- N/A ☐ **I. Public Art Declaration**
- ☐ **J. Bird Safe Requirements**

APPLICANT'S INITIALS

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☐ SECTION 4 - ENVIRONMENTAL REVIEW

- N/A ☐ **A. Creek Protection Documentation**
- ☐ **B. Historic Resource Evaluation**
- N/A ☐ **C. Geotechnical and Seismic Hazard Investigation**
- ☐ **D. Phase I or Phase II Site Assessment**
- N/A ☐ **E. Transportation Impact Study**
- N/A ☐ **F. State General Construction Permit**
- ☐ **G. Stormwater Requirements Checklist**

APPLICANT'S INITIALS

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☐ SECTION 5 - REQUIRED FOR HOUSING DEVELOPMENT PROJECTS SUBJECT TO AFFORDABLE HOUSING REQUIREMENTS

- ☐ **A. Affordable Housing Compliance Plan (Preliminary)**
- ☐ **B. Anti-Discrimination Housing Policies**
- ☐ **C. Density Bonus Eligibility Statement**
- N/A ☐ **D. Area of Potential Effects (APE) Statement**

APPLICANT'S INITIALS

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☐ SECTION 6 - LANDSCAPE AND GREEN BUILDING REQUIREMENTS

- ☐ **A. WELO Landscape Requirements**
- ☐ **B. Berkeley Energy Code and Berkeley Green Code**
- N/A ☐ **C. Green Building Requirements**

APPLICANT'S INITIALS

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INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

☐ SECTION 7 - RELATED LAND USE PLANNING DIVISION APPLICATIONS

- ☑ **A. Design Review Application**
- N/A ☐ **B. Structural Alteration Permit**
- N/A ☐ **C. Zoning Use Questionnaire**
- N/A ☐ **D. Home Occupation Questionnaire - Class II and III**

APPLICANT'S INITIALS

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APPLICANT'S SIGNATURE:

Printed Name: Isaiah Stackhouse

Date: 5/10/2024

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 1 - REQUIRED FOR ALL PROJECTS

☐ A. **ZONING PROJECT APPLICATION PACKET**

1. **Zoning Project Application Form**
2. **Zoning Project Submittal Requirements** (Checklist on pages 1 and 2)

☐ B. **APPLICANT STATEMENT/REQUEST TO WAIVE A SUBMITTAL REQUIREMENT**

Submit a written statement (in a separate document) that briefly describes the proposed project and how it satisfies the findings required by the Zoning Ordinance, as well as any request to waive a submittal requirement.

For applications to modify a prior permit, **submit** the following information

1. Describe the proposed changes from the approved project
2. Clearly list and describe all changes from the approved project and the basis for the change

☐ C. **PAYMENT OF LAND USE PLANNING APPLICATION FEES**

Submit required fees to the cashier in the Permit Service Center or pay through the Online Permit Portal. Review of your application will not begin until the fees are paid in full.

If supplemental technical studies are required, a Peer Review deposit will be required (e.g., Traffic Impact Analysis, Geotechnical Report, Arborist Report).

☐ D. **HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

— **Required for all projects,** pursuant to Government Code Section 65928.

☐ E. **TABULATION FORM**

Required for all projects.

Submit the form as a separate document, completely filling out each column, using the applicable development standards of the Zoning Ordinance as a guide.

☐ F. **PRE-APPLICATION YELLOW POSTER**

Required for all Projects

Install the poster prior to submittal, and submit color photos that clearly show the poster installed at the front of the site and that clearly show the sign content.

Yellow Poster Instructions

Small Project Sample Poster and fillable PDF template

Large Project Sample Poster and fillable PDF template

(Large poster required for projects that include four or more stories, State Density Bonus, Floor Area Ratio greater than 2.0, or more than 10,000 square feet gross floor area.)

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 1 - REQUIRED FOR ALL PROJECTS

☐ **G. PRE-APPLICATION NEIGHBORHOOD CONTACT AND OUTREACH INSTRUCTIONS**

Required for the following projects:

- **All projects located in a Residential District, and all non-residential projects that abut a Residential District are required to contact all abutting and confronting residential occupants and residential property owners to advise them of the proposed development prior to submitting a zoning project application.**
- **All projects of community or neighborhood interest, which consist of the following:**
  i. Any project in a Residential District that would create 6 or more bedrooms on a parcel within ½ mile of the UC Campus (or the area confined by Grant Avenue on the west, Derby Street on the south, and Rose Street on the north), or
  ii. Any project in a Non-Residential District that includes three or more stories, State Density Bonus, Floor Area Ratio greater than 2.0, or more than 10,000 square feet gross floor area.
  iii. Are required to contact all property owners, residents, and neighborhood organizations within 300 feet of the project site to advise them of the proposed development.
- **All residential projects that propose to alter an existing dwelling unit or eliminate a dwelling unit that is subject to the Rent Ordinance (BMC Chapter 13.76) through demolition, including elimination of a dwelling unit through** conversion, are required to provide all sitting tenants notice of the application no later than the date the application is submitted to the City.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 2 - PLANS REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

☐ **PLAN SET** (I.E. ARCHITECTURAL DRAWINGS) **– GENERAL REQUIREMENTS**

1. **All plans (items A – I) must be included in a single plan set, fully dimensioned, and include:**

— Name of person preparing plans (licensed architect required for certain projects, see Item 3 below)

— Dates of preparation and revision

— Project address

— Graphic scale (see Item 2 below for minimum scales)

— North arrow

— Legend describing all symbols and notations

— Building Code construction and occupancy types

Notes: For applications to modify a prior permit, the plans must clearly show the approved and modified project, and you must "cloud" all changes from the approved project.

For plan resubmittals during review, provide the date of revision on all sheets and "cloud" all changes to previous information. Plan resubmittals must include the full plan set, not individual plan sheets. Staff cannot collate or update your plans for you.

2. **Electronic Plans Requirements:**

See the **Zoning Project Application Guide to Submitting** for digital plans and document standards.

Note that these plans are often released to the public on paper no larger than 8½" x 11", and that you must format your plans so that all images and text are legible at this size.

Hard copy plan sets may be required by the project planner, if necessary to facilitate project review.

Design Review Committee, Landmarks Preservation Commission, and Use Permit applications only, 12 copies of 11" x 17" or 12" x 18" plan sets must be submitted at least two weeks prior to the public meeting or hearing.

3. **Architect or Engineer Required for Certain Projects**

Plans that require preparation by a licensed California architect or engineer under the California Architects Practice Act (Business and Professions Code Sections 5537 and 6737) shall bear the architect or engineer's stamp and signature on each sheet. **This requirement may be waived for projects involving only minor alterations or repairs; consult with a planner. For further information, visit www.cab.ca.gov**

4. **Change of Use**

Applications that ***only*** propose to **change the type of activity or use** occurring within the building must submit the following site-related information:

— **Site Plan** showing the following:

a. Property lines and lot dimensions

b. Existing and proposed building footprint(s), dimensions, setbacks (required, existing and proposed), and projections such as eaves, balconies and bays. Show all buildings , including garages, sheds, etc.

c. Driveways and parking spaces with dimensions, location of handicapped parking spaces, bicycle racks, and security gates.

— **Floor Plans** showing the following:

d. All floors, including mezzanines, basements, and attics

e. Use of all rooms (existing and proposed), per the California Building Code

f. For buildings with multiple commercial tenant spaces, label the use of each tenant space within the subject building

Note: *For changes to existing buildings, provide separate plans for existing and proposed conditions, or if changes are limited, used dashed lines for demolished features and solid lines for new features.*

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 2 - PLANS REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

☐ **A. SITE PLAN**

Required for all projects.

The Site Plan must show the following:

- Property lines and lot dimensions
- Existing and proposed building footprint(s) (dimensioned), setbacks (required, existing and proposed), and projections such as eaves, balconies, and bays. Show all accessory structures, such as garages, sheds, etc.
- Delineation of proposed additions, if any, with shading, hatching or another appropriate method
- Any portions of neighboring buildings within 20 feet of property lines, including the building-to-building separation (measured in feet)
- Pathway(s) from the residential structure to the public right of way
- Driveways and parking spaces with dimensions, location of ADA spaces, and security gates
- Trash/solid waste storage area
- Bicycle racks (short-term bicycle parking) subject to the Berkeley Bicycle Plan – Appendix F – Facility Design Toolbox
- Utility meters / boxes / equipment for all wet and dry utilities – including above-ground and under-ground, in conformance with utility company standards, including on the site and in the public right of way (subject to approval by the Public Works Department).
- Decks, patios, hot tubs, and all unenclosed accessory structures

Note: The City of Berkeley Community GIS Portal is an online resource indicating site features and characteristics listed above, which are required to be shown on the Site Plan

☐ **B. LANDSCAPE AND USABLE OPEN SPACE PLAN**

Required for all projects

The Landscape Plan must show the following:

- Fully dimension all areas that qualify as existing and proposed Usable Open Space, in compliance with the applicable zoning district development standard and BMC Section 23.304.090; and
- Any existing landscaping to remain and to be removed
- All proposed landscaping, including all existing and proposed trees, including street trees (indicate species, trunk diameter, drip line), hedge rows, and ground cover
- All paved areas and surface treatments
- Fences and retaining walls (materials and height)
- Significant natural features such as creeks (indicate banks or culvert outline), and prominent landforms.

☐ **C. LOT COVERAGE DIAGRAM AND CALCULATIONS**

Required for all residential Projects (or the residential portion of a mixed-use project).

- **Submit** the Lot Coverage Diagram and calculations, using the Site Plan as a base map, which must show the fully dimensioned diagrams to depict existing and proposed lot coverage in compliance with the applicable zoning district development standard and BMC Section 23.106.020.

☐ **D. FLOOR PLANS**

Required for all projects

The Floor Plan (s) must show the following

- All floors, including mezzanines, basements, and attics
- Trash room pursuant to Public Works Department requirements
- Long-Term Bicycle parking, showing location of lockers or racks suitable for secure locks and subject to the Berkeley Bicycle Plan – Appendix F – Facility Design Toolbox
- Use of all rooms (existing and proposed), per the California Building Code
- For changes to existing buildings, provide separate plans for existing and proposed conditions, or if changes are limited, use dashed lines for demolished features and solid lines for new features.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 2 - REQUIRED FOR ALL DEVELOPMENT PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS, DEMOLITIONS, OR EXTERIOR ALTERATIONS

☐ **E. BUILDING ELEVATIONS**

Required for all projects.

The Elevations must show the following:

— All exterior features and openings, including finishes and materials

— Existing and proposed building height (as defined in BMC Sections 23.106.090), see Instructions linked below), finished floor elevations, and existing and finished grades (within five feet of the building).

— Adjacent features such as fences, landscaping, and other buildings and property lines.

— For changes to existing buildings, provide separate elevations for existing and proposed conditions, or if changes are limited, used dashed lines for demolished features and solid lines for new features.

Height Instructions –Average Building Height*

(Residential districts, except R-S, R-SMU, and R-BMU)

Height Instructions –Maximum Building Height*

(Hillside Overlay, R-S, R-SMU, and R-BMU, Commercial, and Manufacturing districts)

*In the Hillside Overlay ("H"), both average and maximum building height apply.

☐ **F. STREET STRIP ELEVATION**

Required for any new main buildings.

Submit a street elevation exhibit showing existing conditions on the parcel and the proposed project in elevation view; include at least two (2) parcels on either side of the subject parcel on a single sheet. Minimum scale is 1/8" = 1'.

☐ **G. SECTION DRAWINGS**

Required for the following projects:

— **New main buildings in the "H" District.**

— **Additions exceeding 14 feet in average height in the "H" District.**

Submit drawings that show adjacent uphill or downhill buildings where views may be affected. Minimum scale is 1/8" = 1'. Show existing and proposed finished grades.

☐ **H. BOUNDARY AND/OR TOPOGRAPHIC SURVEY**

Required for the following projects:

— **Any new main building.**

— **Expansions of a building footprint or the creation of accessory building/structures less than two feet from, or within, a required setback.**

Submit a survey meeting the following requirements:

1. Wet-stamped, signed by a licensed CA surveyor or appropriately licensed civil engineer
2. Minimum scale of 1/10" = 1'
3. All property lines, curb and sidewalk, spot elevations, existing structures, building dimensions, and setbacks to all property lines
4. For projects in the "H" District, survey must be no more than five years old and must show contour lines with minimum 5-foot intervals.

☐ **I. CONCEPTUAL GRADING PLAN**

Required for projects with more than 50 cubic yards of cut and/or fill.

Submit a survey meeting the following requirements:

1. Prepared by a licensed surveyor, architect or engineer
2. Estimated quantities and locations of cut and fill
3. Existing and final elevations

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 3 - SUPPORTING DOCUMENTS, STUDIES, GRAPHICS, AND DEPICTIONS

☐ **A. SITE PHOTOGRAPHS**

Required for all projects.

Submit one set of exterior photos, that meet the following requirements:

1. Use captions or a key indicating the location (perspective) of each photo.
2. Provide an adequate number of photos to show entire project site and all adjacent buildings for context. Where possible, take wide-angle shots showing project site and adjacent buildings together.

☐ **B. SHADOW STUDY**

Required for the following projects:

- **Buildings exceeding 14 feet in average height, located in or adjacent to a residential (R) district (excluding ADUs)**
- **Additions exceeding 14 feet in average height on sites adjacent to a residential use**
- **Projects in either the C-T or C-DMU District, requiring a Use Permit to increase the maximum building height/number of stories**

Shadow Study Instructions

☐ **C. STORY POLE PLAN**

Required for the following projects:

- **New main buildings exceeding 14 feet in average height in the "H" District (excluding ADUs)**
- **Additions exceeding 14 feet in average height in the "H" District**

Story Pole Instructions

☐ **D. ARBORIST REPORT**

Required for projects involving any construction activity (including excavation, trenching, demolition, paving, storage of materials, and parking of vehicles) within the drip line of a Coast Live Oak (quercus agrifolia) tree with a circumference of at least 18 inches at 4 feet above the ground (or at least 26 inches aggregate circumference for a multi-stemmed tree). Submit

1. A report by a certified arborist assessing the project's impacts on the affected tree(s) (tree may be located either on- or off-site) and recommending preservation measures both during and after construction, as applicable.
2. Deposit of $460 for the first two hours of peer review of report (additional funds may be required for more complicated projects or site visits)

Tree Protection Instructions

Coast Live Oak Tree Ordinance

☐ **E. STRUCTURAL EVALUATION**

Required for any project that is not a demolition, but is removing between 25 and 49 percent of a main building's exterior wall and between 25 and 49 percent of a main building's roof framing (including in-kind replacement of existing framing), in order to confirm the feasibility of retaining the remaining portions of any wall and roof.

A Structural Evaluation is not required for projects requesting a Use Permit for demolition.

Submit a demolition diagram that indicates the percentage of each wall and roof that is proposed to be replaced or removed, as well as a report by an independent, fully credentialed structural engineer that evaluates whether, in the operator's opinion, retention of structural elements not proposed for removal is actually feasible.

☐ **F. PARKING SURVEY**

Required for projects requesting a waiver of any required off-street vehicular parking spaces pursuant to the Zoning Ordinance, located in a Commercial or Manufacturing District (C, M, MM, or MU) .

Parking Survey Instructions

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 3 - SUPPORTING DOCUMENTS, STUDIES, GRAPHICS, AND DEPICTIONS

☐ **G. TRANSPORTATION DEMAND MANAGEMENT (TDM) AND BICYCLE PARKING SUPPLEMENTAL APPLICATION**

Required projects creating five or more new dwelling units or Group Living Accommodation rooms

TDM required for projects creating 10 or more dwelling units outside of the C-DMU. (Not required for projects where 50 percent of total units are affordable, ADUs, projects located in ES-R, or projects on properties in the Hillside overlay on narrow streets 26-feet wide or less.)

Bicycle parking required for projects creating five or more new dwelling units and/or Group Living Accommodation rooms.

TDM Program and Bicycle Parking Supplemental Application

☐ **H. PHOTO SIMULATIONS**

Required for a project creating any of the following:

— **Wireless telecommunications projects**

— **A "Large Scale Development Project," which consists of project located in a non-residential district that proposes any of the following:**

– Density Bonus under Section 65919 of California State Law,

– Three or more stories in height,

– Floor Area Ratio more than 2.00, or

– 10,000 square feet or more of gross floor area.

Photo Simulation Instructions

☐ **I. PUBLIC ART DECLARATION**

Required for any of the following projects:

— **A new commercial or industrial building**

— **A project that creates five or more dwelling units**

— **An addition of more than 10,000 square feet to any commercial or industrial building**

Public Art Allocation Declaration form

☐ **J. BIRD SAFE REQUIREMENTS**

Required for any of the following projects:[1]

Nonresidential projects: New construction/addition

Nonresidential Projects: New or replacement windows on existing buildings, unless all facades are Lower Hazard Facades

Residential and Mixed-Use Projects: New construction/addition of 10,000 sq. ft. or more AND more than 35 feet average height

Residential Mixed-Use Projects: New or replacement windows on existing buildings of 10,000 sq. ft. or more AND more than 35 ft. average height unless all facades are Lower Hazard Facades

— **Complete Bird Safe Building Requirements Attestation**

— **For projects that include Lower Hazard Facades, diagrams and calculations that show the percentage of façade area consisting of transparent or reflective material, such as windows or High-Risk Features (as defined in BMC Section 23.304.150)**

(1) Certain projects are exempt. See BMC 23.304.150

See Bird Safe Building Requirements Information and Submittal Checklist.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 4 - ENVIRONMENTAL REVIEW

☐ **A. CREEK PROTECTION DOCUMENTATION**

Required for any project within 40 feet of the centerline of an open creek, and/or within 25 feet of a culverted creek, that is protected by the Creeks Ordinance

Creek Protection Instructions

Note: Applies even if a protected creek or culvert has not yet been identified by the City.

☐ **B. HISTORIC RESOURCE EVALUATION**

Required for:

- **Demolition of a non-residential building 40 or more years old, subject to referral to the Landmarks Preservation Commission in accordance with BMC Section 23.326**
- **Demolition/Substantial Change of any building 40 or more years old subject to environmental review pursuant to CEQA**

Submit: State of California Department of Parks and Recreation (DPR) 523 forms. Evaluation(s) to include references to development history documentation (including but not limited to photographs, building permits, Sanborn maps, and directory listings); completed by a qualified historian, architectural historian or historic architect. Provide supplemental information in accordance with the Landmarks Preservation Ordinance criteria (BMC Section 3.24.110).

Waiver for residential additions/alterations: The Environmental Review Officer may waive this requirement for residential addition and alteration proposals after determining that the project complies with preservation standards and environmental practices OR that qualified sources other than an HRE can provide the relevant information.

California guidelines (Instructions for Recording Historical Features)

☐ **C. GEOTECHNICAL AND SEISMIC HAZARD INVESTIGATIONN**

Required for all development projects intended for human occupancy located in a State-designated Seismic Hazard Zone, as defined by the California Seismic Hazards Mapping Act and Alquist-Priolo Earthquake Fault Zoning Act, as shown on the State's Environmental Constraints Map.

Exemptions:

For projects located in any State-designated Seismic Hazard Zone (PRC 2693, i.e. liquefaction, landslide, and earthquake shaking):

- Single-family wood-frame or steel-frame dwellings to be built on parcels of land for which geologic reports have been approved pursuant to an approved subdivision map;
- A single-family wood-frame or steel-frame dwelling not exceeding two stories when that dwelling is not part of a development of four or more dwellings; or
- Alterations or additions to any structure within a seismic hazard zone which do not exceed either 50 percent of the value of the structure or 50 percent of the existing floor area of the structure.

If located in the Alquist-Priolo Fault Zone (PRC 2621.6 and 2621.7):

- Single-family wood-frame or steel-frame dwellings to be built on parcels of land for which geologic reports have been approved pursuant to an approved subdivision map;
- A single-family wood-frame or steel-frame dwelling not exceeding two stories when that dwelling is not part of a development of four or more dwellings; and
- Alterations or additions to any structure if the value of the alteration or addition does not exceed 50 percent of the value of the structure; or
- Conversion of an existing apartment complex into a condominium

Submit the following:

1. Geotechnical report satisfying the California Building Code and requirements of Special Publication 117A (for landslide and liquefaction zones) and/or California Geological Survey Note 49 (for fault zones); and
2. Deposit of $1,500 for peer review of report (additional funds may be required for more complicated projects.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 4 - ENVIRONMENTAL REVIEW

☐ **D. PHASE I OR II SITE ASSESSMENT**

Required for any project that includes the following:

— **Excavation of 5 or more feet below grade**
— **A site with a history of soil and/or groundwater contamination (see the Hazardous Waste and Substances Statement)**
— **A site within an Environmental Management Area (see Community GIS Portal)**

Submit: A recent Page I and/or Phase II Site Assessment (less than 2 years old)

Note: Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary in order to determine the appropriate environmental review pathway under CEQA. If the Phase II indicates the exceedance of Environmental Screening Levels, clearance from one of the following agencies must be submitted prior to final action on a zoning permit application:

- San Francisco Bay Regional Water Quality Control Board (RWQCB)
- Department of Toxic Substances Control (DTSC)
- Alameda County Department of Environmental Health's Local Oversight Program (LOP)

Contact the Toxics Management Division (510) 981-7460 for more information.

☐ **E. TRANSPORTATION IMPACT STUDY**

Required for projects that do not meet at least one of the City's screening criteria for determining if detailed VMT or vehicular parking analysis is necessary.

Consult with the Transportation Division for a copy of the screening criteria and thresholds at (510) 981-7010

☐ **F. STATE GENERAL CONSTRUCTION PERMIT**

Required for projects disturbing one acre or more of soil (or less than one acre if part of a larger development plan that disturbs one acre or more).

Submit a copy of the Notice of Intent (NOI) submitted for the State General Construction Permit, and Storm Water Pollution Prevention Plan (SWPPP) prior to building permit issuance.

Construction Stormwater General Permits

☐ **G. STORMWATER REQUIREMENTS CHECKLIST**

Required for projects creating or replacing 2,500 square feet or more of impervious surface, including single-family dwellings. Includes new buildings, additions, and alterations to existing roofs that affect drainage; does not include maintenance/re-surfacing of existing impervious surfaces.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 5 - REQUIRED FOR PROJECTS SUBJECT TO AFFORDABLE HOUSING REQUIREMENTS

☐ **A. AFFORDABLE HOUSING COMPLIANCE PLAN (PRELIMINARY)**

Required for Housing Development Projects with more than 5,000 square feet of residential unit floor area

Submit following:

1. Completed Affordable Housing Compliance Plan

2. Affordable Housing Compliance Plan Sheet(s) (in the plan set)

- Residential Unit Floor Area Diagrams (BMC Section 23.328.020 Definitions)
- On-site Below Market Rate unit calculations
- In-Lieu Fee calculations

See BMC 23.328 Inclusionary Housing and the Affordable Housing Compliance Plan Application for additional information.

☐ **B. ANTI-DISCRIMINATION HOUSING POLICIES**

Required for a project creating any of the following:

— **Five or more new dwelling units and/or five or more live/work units**

— **New dwelling units and/or live/work units on lots whose size and zoning designation is such to allow construction of five or more dwelling units**

— **One to four (new dwelling units and/or five or more live/work units, which are added to an existing one to four-unit property developed after August 14, 1986, and the resulting number of units totals five or more**

— **Additional condominium units, resulting in five or more condominium units converted and/or created after August 14, 1986 on the site**

Submit a written statement answering the following questions and provide the requested documentation, if applicable:

– Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30 percent of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California?

– If the answer to (1) is yes, which?

– If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?

– If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

– If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of this application.

The Land Use Division will not accept an application as complete unless the applicant provides a response to this section. The processing of and recommendations or determinations made by the Land Use Division regarding an application will be unaffected by the applicant's response to this section.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 5 - REQUIRED FOR PROJECTS SUBJECT TO AFFORDABLE HOUSING REQUIREMENTS

☐ **C. DENSITY BONUS ELIGIBILITY STATEMENT**

Required for projects requesting a density bonus pursuant to Government Code Section 65915

Submit the following information:

1. A written statement that includes the following information:

a. Number of "base project" units

b. Number and percent of affordable units and level of affordability

c. Percent density bonus requested and allowed pursuant to Government Code Section 65915

d. Waivers or modifications of development standards necessary to physically accommodate "density bonus" units (e.g., increased height or FAR, reduced setbacks or parking, etc.)

e. Explanation of why each waiver or modification is needed to accommodate "density bonus" units

f. If the project is requesting an incentive or concession, describe each incentive or concession being requested in addition to (or instead of) waivers or modifications necessary to accommodate density bonus

2. Plans showing a "base project" that complies with all applicable Zoning Ordinance requirements. For staff to effectively review your density bonus project, a combination of diagrams, compliance tables and calculation tables must be included in the project plan set:

a. Base Project and Proposed Project diagrams, per floor

b. Base Project and Proposed Project development standards compliance tables

c. Residential floor area calculations and diagrams (per floor; can be combined with Base Project and Proposed Project diagrams)

d. Maximum allowable residential density calculation table

e. Usable open space and lot coverage diagrams and calculations

f. Base Project, Density Bonus, and Proposed Project residential floor area table

Your project planner can provide examples of preferred diagram and table formats.

State Density Bonus - Procedures

☐ **D. AREA OF POTENTIAL EFFECTS (APE) STATEMENT**

Required for projects seeking federal funds (either directly or through the City of Berkeley Housing Trust Fund).

Submit a statement identifying the project's "Area of Potential Effects" as defined in federal regulations (36 CFR Part 800). Contact the Housing Department at (510) 981-5400 for more information and requirements.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 6 - LANDSCAPE AND GREEN BUILDING REQUIREMENTS

☐ **A. WELO LANDSCAPE REQUIREMENTS**

Required for projects with either:

— **500 square feet or more of new, or** BMC Chapter 19.37

— **2,500 square feet or more of renovated irrigated area.**

These projects must comply with water efficient landscaping as specified in the Model Water Efficient Landscape Ordinance (MWELO) and East Bay Municipal Utility District (EBMUD) Water Efficiency Review: Section 31 Regulations and MWELO Compliance, and all applicable measures in the Bay Friendly Basics checklist.

Submit WELO-compliant landscape documentation including a planting, grading, and irrigation plan. Water budget calculations are also required for landscapes of 2,500 square feet or more. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.

See Green Building requirements.

☐ **B. BERKELEY ENERGY CODE AND BERKELEY GREEN CODE**

Required for newly constructed buildings (buildings that have never before been used or occupied for any purpose).

Submit the following:

1. A statement, and corresponding features on plans, that the proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37) including solar PV system, battery energy storage, electric vehicle charging, and low-carbon concrete requirements. Note that for building permit submittal, quantitative values for appliance fuel efficiency must be included in relevant building permit architectural sheets, and window and door schedules, and on architectural, plumbing, and mechanical sheets, matching those values stipulated in prescriptive or performance energy compliance documents.

Note: Carefully consider the Building Code prior to submitting a Use Permit application. Per the standard Conditions of Approval for all development projects, only the Zoning Adjustments Board may approve a modification to the use or structure for which the Permit is issued, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

The California Energy Design Assistance (CEDA) Program provides free energy design assistance, financial incentives, and operational energy savings to new commercial, public, multifamily (4 stories or more), industrial, and agricultural buildings. CEDA application must occur while a project is in early design phases.

See Green Building requirements.

☐ **C. GREEN BUILDING REQUIREMENTS**

Required for newly constructed buildings and additions of more than 20,000 square feet for projects located in the Commercial-Downtown Mixed-Use District (C-DMU).

Submit a completed LEED Checklist / Scorecard (typically for commercial projects), showing that the proposed project is on track for LEED Gold certification or above, or a completed GreenPoint Rated (GPR) Checklist (for residential and most mixed-use projects), showing that the proposed project is on track for GPR Silver certification or above.

See Green Building requirements.

INFORMATION CITY OF BERKELEY **LAND USE PLANNING**

ZONING PROJECT APPLICATION SUBMITTAL REQUIREMENTS

SECTION 7 - RELATED LAND USE PLANNING DIVISION APPLICATIONS	
☐	**A. DESIGN REVIEW APPLICATION** **Required** for: — **Projects with new construction and/or exterior changes in non-residential districts** — **Mixed use, and community and institutional projects in R-3 within the Southside Plan Area** — **Commercial, mixed-use, and community and institutional projects in R-4, R-S and R-SMU Districts** — **Other projects as required by the Zoning Officer** **Submit** separate Design Review application form per the Design Review Submittal Requirements.
☐	**B. STRUCTURAL ALTERATIONS SUBMITTAL** **Required** for exterior alterations to designated City Landmarks, Structures of Merit, and structures within a Historic District (and interior alterations to such structures if publicly owned). **Submit** separate Structural Alteration Permit application, per the Structural Alteration Permit & Design Review Submittal Requirements.
☐	**C. ZONING USE QUESTIONNAIRE** **Required** for projects that establish a new business or create a new commercial space with the tenant/operator already selected.
☐	**D. HOME OCCUPATION QUESTIONNAIRE – CLASS II AND III** **Required** for Class II or Class III Home Occupations that establish a new home-based business. **Submit** a Zoning Permit Application (Section 1.A, above), and fill out the Class II and III Home Occupation Questionnaire.

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

2700 Shattuck Mixed Use **10 May 2024**
Applicant's Statement

Dear Sir/Madam:

We propose to construct a new 8-story mixed-use building at 2700 Shattuck in Berkeley. The project, as generally described in our "Zoning Submittal" drawings dated 05/10/2024, consists of 276 residential apartments over a 4,150 square foot commercial space and lobbies. The project seeks to utilize a State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus.*

Zoning
The 45,877 sq. ft. lot is within the C-SA Zone.

Parking
No automobile parking is required, and 83 parking spaces are being proposed. The project will provide 155 bicycle parking spaces.

Building Height
The base project height allowed for Mixed Use building in the C-SA zone is 50' (up to an FAR of 4.0). As a State Density Bonus project with an increase in density of 35% above the maximum density allowed under the zoning code, this project proposes a height waiver for 90'-6" in order to physically accommodate the additional density bonus units.

Setbacks/Yards
Setbacks are as follows in the C-SA Zone:

Front (Shattuck)		**Side (Ward)**		**Side (Derby)**		**Rear**		**Compliance**
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	
15'	**0'**	Varies 6' to 15'	**0'**	Varies 4' to 12'	**0'**	15'	**0' to 5'**	**Complies w/ Waiver**

Project Benefits
The proposed project is sited, massed and articulated as to continue the urban building fabric along Shattuck. The project is ideally located for a high-density development as it is located along a major transit corridor, and walkable to bus and train lines.

The project will create needed housing, with some additional affordable housing and will benefit Berkeley by providing a high-quality infill development.

Thank you for your consideration of this application.

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Email: Planning@cityofberkeley.info

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

http://www.calepa.ca.gov/SiteCleanup/CorteseList/

https://www.envirostor.dtsc.ca.gov/public/

Applicant's Information:

Name: Isaiah Stackhouse

Street Address: 2421 Fourth Street

City, State, Zip Code: Berkeley, CA, 94701

Phone Number: 510 649 1414 x 124 Email: Isaiah@trachtenbergarch.com

Project Information:

Address: 2700 Shattuck Avenue

City, State, Zip Code: Berkeley, CA, 94704

Assessor's book, page, and parcel number: 054-172300100

Specify any list that the site appears on:

State Water Resources Control Board, Geo Tracker

Regulatory identification number: 01-1027 (Status: Completed - Case Closed)

Date of list: 08/10/2000 (McKevitt Volvo T0600100948, LUST Cleanup Site)

Site Use (if known):

Past: _____ Present: Commercial

Proposed: Mixed-use housing

Submittals (check all that are available):

X Phase I Report __Phase II Report __Closure Letter __Other:_____

Applicant's verification:

Signature:  Date: 05/10/2024

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2700 Shattuck Ave Date: 5/10/2024

Applicant's Name: Isaiah Stackhouse

Zoning District: C-SA

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	0	276	N/A
Number of Parking Spaces (#)	N/A	83	0
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	0	350	N/A
Yards and Height			
Front Yard Setback (Feet)	0'	0'	0' w/ UP
Side Yard Setbacks: (facing property) Left: (Feet)	0'	0'	0' w/ UP
Right: (Feet)	0'	0'	0' w/ UP
Rear Yard Setback (Feet)	0'	Varies 0' to 5'	0' w/ UP
Building Height* (# Stories)	1	8	8 w/ Density Bonus
Average* (Feet)			
Maximum* (Feet)	23'-0"	90'-6" w/ Density Bonus	90-6" w/ Density Bonus
Areas			
Lot Area (Square-Feet)	45,877	45,877	
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	22,453	241,944	241,944 w/ Density Bonus
Building Footprint* (Square-Feet) Total of All Structures	22,453	43,034	
Lot Coverage* (%) Residential districts only (Building Footprint/Lot Area)	49%	94%	100% w/ UP
Useable Open Space* (Square-Feet)	0	10,050	10,050 w/ Density Bonus
Floor Area Ratio* Non-Residential districts only (Except ES-R)	0.49	5.3 w/ Density Bonus	5.3 w/ Density Bonus

*See Glossary – BMC Chapter 23.502.

Revised: 12/21

[1] See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters 23.202 and 23.204

2700 Shattuck Ave.
Neighborhood Meeting

You are invited to the discussion
Thursday, May 2nd, 2024 from 5:00 PM - 6:00 PM

Join us for a virtual meeting

To join by computer, visit **zoom.us/join** and enter the meeting ID below.

To join by phone, dial **(1) 669-900-6833** and enter the meeting ID below.

Meeting ID: 884 7056 0509

Dear Neighbors,
You are cordially invited to preview plans for a new multi-family building proposed for 2700 Shattuck Ave. The project proposes 8 stories and 276 dwelling units, with ground floor lobbies and commercial space and parking.

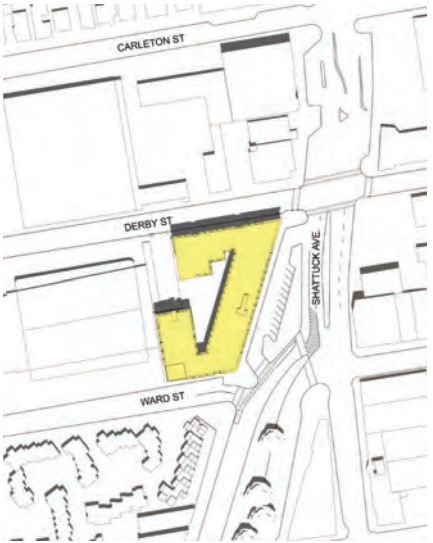
The project team is preparing to submit a zoning application to the City of Berkeley.

The project is a development of Hudson McDonald and is in the process of being designed by Trachtenberg Architects.

Please join us on Zoom on Thursday, May 2nd, from 5pm to 6pm by computer or by phone.

We look forward to meeting with you.

COMMUNITY MEETING
5/2/2024



TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710

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2700 Shattuck Mixed Use **2 May 2024**
Neighborhood Meeting Notes (Online)

Attendance List
Host: Isaiah Stackhouse of Trachtenberg Architects
Attendance list (as provided by attendees):

- Tom Purcell (GM of Sports Basement) – tpurcell@sportsbasement.com
- EJ Cire (Sheet Metal Workers' Local 104) – EJ@SMW104.org
- Douglas Lindsey (Berkeley resident) – doug421@hotmail.com
- Josh Kaneko

Notes

- Tom: Any excavation work being done along the joint property line?
    - Nothing planned as garage will be a slab on grade. Haven't gotten into the engineering yet.
    - Tom: Rough timeline?
    - No date set yet, but getting close to the submittal. Process will take +/- a year for planning. Another year for building permit. 2 years from earliest possible construction.
- Doug: How are you working with the building trades to work with union labor on the project?
    - Still too early for construction
    - Doug: Building trades are a long term partner to help shepherd projects through the permit process
    - Doug: Seeking LEED certification?
    - Unlikely, but decision hasn't happened yet.
    - Doug: Building trades include local residents that can cut down on travel and reduce carbon footprint.
- EJ: Labor on forefront of Berkeley. Percentage of units to be affordable?
    - Preliminary 23 VLI units (density bonus project). No application has been filed yet (pre-app process).

INFORMATION & SUBMITTAL CHECKLIST

CITY OF BERKELEY LAND USE DIVISION

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

planning@cityofberkeley.info • Phone (510) 981-7410, TDD (510) 981-7450

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

Development projects outside of the C-DMU that will result in the creation of 10 or more new dwelling units and/or Group Living Accommodation rooms may be required to include Transportation Demand Management (TDM) measures.

Development projects that will result in the creation of five or more new dwelling units and/or Group Living Accommodation (GLA) rooms may be required to include bicycle parking.

Information about the City of Berkeley's TDM requirements can be found at the links below:

TDM in all districts except C-DMU
BMC 23.334

Bicycle parking
BMC 23.322.090

PROJECT INFORMATION

Project Address: 2700 Shattuck Ave

Assessor Parcel Number: 54-1723-1

Zoning Project Number: _____

PROJECT CHARACTERISTICS

Total Residential Units (provide maximum estimate, if not known): 276

Please check the option which applies to the proposed project:

- ☐ **The project is located in the C-DMU zoning district (If yes, STOP; see C-DMU TDM measures (BMC 23.322.060)**
- ☐ **More than 50 percent of units are deed-restricted affordable housing (If yes, STOP: TDM Not Required)**
- ☐ **The project includes one to four new dwelling units and/or GLA rooms (If yes, STOP: TDM Not Required)**
- ☐ **The project includes five to nine new dwelling units and/or GLA rooms (If yes, see TDM Measure 4 ONLY)**
- ☒ **The Project includes 10 or more new dwelling units and/or GLA rooms (See TDM Measures 1-4)**
- ☐ **The project includes 10 or more new dwelling units and/or GLA rooms AND is located in the Southside Plan Area (If yes, see TDM Measures 1, 3 and 4 ONLY)**

INFORMATION & SUBMITTAL CHECKLIST CITY OF BERKELEY LAND USE DIVISION

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

TDM MEASURE 1: REAL-TIME TRANSPORTATION INFORMATION MONITORS

Pursuant to **BMC Section 23.334.030(C)** projects subject to this requirement that contain 10 or more dwelling units and/or Group Living Accommodation rooms are required to provide at least one operating real-time transportation monitor in a common area where it is readily viewable by residents and guests. Monitors that are viewable from the adjacent sidewalk by passing pedestrians are encouraged. The location of monitors must be indicated on submitted plans.

- I acknowledge this requirement (or N/A) Jamie Parkhouse

TDM MEASURE 2: TRANSIT PASSES

Pursuant to **BMC Section 23.334.030(B)**, projects subject to this requirement are required to offer free monthly transit passes, or a Clipper Card credit equivalent, to project residents, for a period of ten years from the issuance of the project's first certificate of occupancy.

Types of Passes
A "free monthly transit pass" is an **AC Transit Adult Local 31 Day**, Easy Pass, or equivalent.
"Clipper Card credit equivalent" equals the cost of the "free monthly transit pass" offered to the resident, as noted above, at the time the free monthly transit pass would be distributed.

Rentals:
A unit owner shall offer a tenant the option to receive a monthly transit pass at the initial lease signing and on every subsequent annual anniversary of the initial lease. A tenant may request to opt-in to a previously-declined offer, per instructions provided by the landlord. The landlord will have 30-days from the request or lease signing to provide passes to tenants.

Ownership:
A unit owner will be offered a monthly transit pass by the building manager upon taking possession of their unit. An owner may request to opt-in to a previously-declined offer with at least 30 days' notice.

Notice
A notice describing these transportation benefits shall be posted in a location or locations visible to residents.

Number of Passes Required:

For projects of 10-99 dwelling units or Group Living Accommodation rooms:

- Group Living Accommodation rooms will receive one pass
- Studios will receive one pass
- Units with one bedroom will receive one pass
- Units with two or more bedrooms will receive two passes

For projects of 100 or more dwelling units or Group Living Accommodation Rooms:

- Group Living Accommodation rooms will receive one pass
- Studios will receive one pass
- Units with one bedroom will receive one pass
- Units with two or more bedrooms will receive one pass per bedroom.

- I acknowledge this requirement Jamie Parkhouse

INFORMATION & SUBMITTAL CHECKLIST CITY OF BERKELEY LAND USE DIVISION

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

TDM MEASURE 3: UNBUNDLED PARKING

Pursuant to **BMC Section 23.334.030(A)**, projects subject to this requirement are required to unbundle their parking from the rental or sale of a residential unit. Unbundled parking is sold or rented separately from units to reduce the cost of housing for those who don't need or want parking.

For rental units, parking spaces must be rented through a lease addendum separate and distinct from the lease for the residential unit. For ownership projects, parking spaces must be sold separately from residential units. In rental units or ownership units, parking spaces must be offered in a manner that the total cost of a housing unit and a parking space is more than a housing unit without a parking space. Parking spaces not rented or sold to residents may be rented or sold to nonresidents. All building residents must be offered an available space before it can be rented or sold to a nonresident. Building residents are not entitled to a parking space if all parking spaces are rented or sold.

- I acknowledge this requirement (or N/A) David Barbour

TDM MEASURE 4: BICYCLE PARKING

Pursuant to **BMC Section 23.322.090(A)(2)**, projects that contain five or more dwelling units or Group Living Accommodation rooms are required to provide off-street bicycle parking spaces.

The location of bicycle parking spaces, with each rack accounted for, must be indicated on submitted plans.

- I acknowledge this requirement (or N/A) David Barbour

ADDITIONAL REQUIREMENTS FOR ALL TDM MEASURES AND BICYCLE PARKING

Pursuant to **BMC Sections 23.322.090** and **23.334.040**, the following additional requirements are included in the TDM Program:

- All applicable TDM Measures will be included as Conditions of Approval for the proposed project.
- The property owner shall allow at least two site visits by Land Use Planning staff to confirm compliance with required real-time transportation information monitors and bicycle parking. One visit will be before the issuance of the first certificate of occupancy and one visit will occur one year after the issuance of the first certificate of occupancy. The property owner shall allow additional site visits that may be required to verify compliance.
- The property owner shall submit an ongoing monitoring and reporting statement annually to the Zoning Officer, starting one year after the issuance of the first certificate of occupancy. The City may agree to receive ongoing monitoring and reporting statements on a less frequent basis after three years of documented compliance.
- It is the responsibility of the property owner to ensure that any new property owner, or new property management company, be familiar with the requirements of the TDM program and bicycle parking requirements.
- The property owner will be subject to fines for failure to comply with the TDM program. Fines will be assessed on a per unit basis.
  - I acknowledge this requirement (or N/A) David Barbour

INFORMATION & SUBMITTAL CHECKLIST CITY OF BERKELEY LAND USE DIVISION

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM AND BICYCLE PARKING SUPPLEMENTAL APPLICATION

Under penalty of perjury, I certify that:
(1) the application materials are true and complete to the best of my knowledge; and
(2) any paper and electronic copies of this application are the same.
(*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)

Applicant Signature:	Owner Signature:
Printed Name: Isaiah Stackhouse	Printed Name: Evan McDonald
Date: 5/2/2024	Date: 5/6/2024

ATTESTATION FORM

BIRD SAFE BUILDING REQUIREMENTS

planning@berkeleyca.gov • Phone **(510) 981-7410,** TDD **(510) 981-7450**
Planning and Development, 1947 Center St, 2nd Floor, Berkeley, CA 94704

GENERAL INFORMATION

The City Council adopted new requirements for Bird Safe Buildings, effective July 27, 2023, to reduce bird mortality from collisions with windows and other transparent or reflective buildings or building features.

Bird Safe Requirements apply to *building permits* that include new or replaced windows or contain transparent or reflective materials.

MORE INFORMATION

Berkeley Municipal Code (BMC) Section 23.304.150

BIRD SAFE BUILDING REQUIREMENTS

All regulated transparent or reflective materials located between the ground and 75 feet above grade must meet Bird Safe Building requirements.

With the exception of exempt projects, any High-Risk Feature, as defined in BMC Section 23.304.150 shall meet Bird Safe Building Requirements, regardless of distance from grade.

☒ I acknowledge this requirement (or N/A) _____

BIRD SAFE BUILDING COMPLIANCE OPTION

Pursuant to BMC Section 23.304.150, any regulated transparent or reflective material must meet at least one of the following compliance options. Construction plans must provide confirmation of compliance with applicable requirements at the time of application for the building permit. Details on each compliance path can be found on *Bird Safe Building Requirements Information and Submittal Checklist:*

Option 1: American Bird Conservancy Threat Factor Rating of 30 or less;

Option 2: Patterned Glazing Treatment that meets the specifications included in BMC Section 23.304.150; or

Option 3: External Screen, Shutter or Shading Device permanently installed on the exterior of the building that meets the specifications included in BMC Section 23.304.150.

☒ I acknowledge these requirements (or N/A) _____

REVISED DRAFT

VIA EMAIL

December 26, 2006

Mr. John Ward
Wells Fargo Bank – Private Client Services
420 Montgomery Street, 3rd Floor
San Francisco, California 94104

Subject: Phase I Environmental Site Assessment
McKevitt Volvo
2700 and 2724 Shattuck Avenue
Berkeley, California 94704

Dear Mr. Ward:

Please find enclosed one copy of the Phase I Environmental Site Assessment (ESA) report prepared by Pangea Environmental Services, Inc. (PANGEA) for the subject property (Site) at 2700 and 2724 Shattuck Avenue in the City of Berkeley, County of Alameda, California. The Site is identified by the Alameda County Assessor as Assessor Parcel Number 054-1723-001.

The Site is developed for use as an automobile dealership by McKevitt Volvo. The Site has been developed for use as an automobile dealership and automobile repair facility since the early 1930s. Prior use was vacant land. The dealership is developed with three structures that include showrooms, offices and service bays. The northeast portion of the Site is developed with two adjoining buildings (2700 Shattuck Avenue) and the south end is developed with one structure (2724 Shattuck Avenue). All three structures are of slab-on-grade construction with steel reinforced brick or concrete walls. The service bays in the 2700 Shattuck building continue to operate hydraulic hoists with below grade hydraulic oil reservoirs. All service bays have surface evidence of former subsurface hoists.

On November 14, 2006, Kathleen Buscher, REA #3460, of PANGEA, performed a visual inspection of the Site and interviewed facility personnel in an attempt to identify potential recognized environmental conditions (RECS). PANGEA observed evidence of surface pavement patches in the northwest portion of the site and within the service bays, indicating former below grade storage vessels. Reviewed records (described below) indicated that underground storage tanks (USTs) had been removed from the site. PANGEA found and removed an apparent former fill port located in the sidewalk adjacent to the removed gasoline UST. At the time of our site visit, the northwest portion of the Site was being used to store waste oil in an above ground tank installed within secondary containment. Waste oils and new oil, solvents, anti-freeze, batteries, and Freon are also stored in this area. Staining was observed on the ground surface. Used oil filters and other vehicle parts are stored in and around a metal shed located just

west of the southwest end of building 2700 Shattuck Avenue. Staining was also noted in this area.

PANGEA contracted with Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, to prepare a regulatory database for the Site and surrounding properties using ASTM standard search radii. The Site address is reported as occupied with McKevitt Volvo and is included as a listed LUST, Cortese, HAZNET, RCRA-LQG, CA FID UST, HIST UST, SWEEPS UST and ERNS. PANGEA's review of the City of Berkeley Fire Department file for the Site reported the presence of one 550-gallon gasoline underground storage tank (UST) at the rear yard of the building (2700 Shattuck Avenue) and about 10 feet from the sidewalk along Derby Street to the north. No files were found for the 2724 Shattuck Avenue address.

In 1989, one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST were removed from the Site. The City of Berkeley Toxic Management Division (TMD) was onsite at the time of UST removals. The Site Closure Summary available for review at the TMD offices (and included in the appendices of this report) showed Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained from each tank void. The soil sample obtained from beneath the waste oil UST that was analyzed for the Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm). No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a concentration of 1.9 ppm, Xylene at a concentration of 8.6 ppm and hydrocarbons at a concentration of 73 ppm. Groundwater was not encountered.

In 1994, Groundwater Technology advanced eight soil borings into areas of various suspect recognized environmental conditions found at the Site including; the area of waste oil storage at the northwest portion, the areas around the former waste oil and gasoline USTs, around a former hydraulic hoist at the southwest side of the 2700 Shattuck building, stained areas and suspect patching in the asphalt-paved parking areas and driveways. The soil samples were obtained from the depths of three and eight feet below the ground surface (bgs), which was dependent on the depth of the suspect source. The soil samples obtained were analyzed for the presence of hydrocarbons (Modified EPA Method 8015) including, Gasoline, Mineral Spirits, Jet Fuel, Kerosene, Diesel and Lube Oil. None of which were detected above the detection limit of 10 ppm.

In 1999, PES Environmental of Novato, California, requested a "case closure" for the LUST site. Based on requirements imposed by the TMD, on November 16, 1998, Fast Tek Engineering of Richmond and PES Environmental advanced (direct push method) one two-inch diameter probe to the depth of about 30 feet bgs in the sidewalk that abuts the northwest end of the Site. The boring was located about 20 feet west of the former gasoline UST and in the reported inferred down gradient flow direction of the former USTs. A one-inch diameter PVC pipe was introduced to the bore hole. By introducing a new PVC bailer, one grab groundwater sample was obtained. The groundwater was

analyzed for the presence of Total Petroleum Hydrocarbons (TPH) as gasoline, (EPA Method 8015), BTEX (EPA Method 8020 and Methyl Tertiary Butyl Ether (MTBE). TPH as gasoline was detected at a concentration of 140 parts per billion (ppb). No other suspect contaminant was detected. Based on the aforementioned, the TMD concurred with PES Environmental and their Tier II, Model indicating no potential health impact to humans or the environment and provided the Site with a "case closure" status on May 23, 2000.

The review of the Oakland West, California Quadrangle topographic map depicts the Site at an elevation of about 148.5 feet above Mean Sea Level (MSL) Datum. The map contours indicate a gradient to the south and southwest. Subsurface conditions reported during the advancement of the probe by Fast-Tek and PES shows first groundwater at a depth of 20 feet to 25 feet bgs.

The Site is located in an urban area in downtown Berkeley, California. The surrounding properties are developed for residential and local commercial type land use. Review of the EDR Radius Report shows the adjoining property to the north as occupied with a City of Berkeley Fire Station, 2680 Shattuck Avenue, that is also listed as a LUST site. In 1992, removal of a former diesel UST revealed impact to surrounding soils. The facility is documented as "soil only" indicating that groundwater had not been impacted. In addition, the regulatory status is "case closure" indicating no further regulatory action. Based on the regulatory status, reported cross gradient position relative to the Site and results of previous investigations, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low. The former Beacons Van Storage (UC Self Storage, 2721 Shattuck Avenue) facility located about 200 feet to the southeast of the Site and is a listed LUST site. Removal of a former gasoline UST at this facility resulted in documented impact to subsurface soil and groundwater. This facility received a "case closure" in 1999, requiring no further action. The facility closure documented the presence of 460 ppm of Zinc. No other residual impact was identified. Based on the information available, distance, cross gradient position relative to the Site and regulatory status, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

Findings:

The results of our Phase I ESA revealed the following onsite recognized environmental conditions (RECs):

- The historic use of the Site for automobile repair and service since as far back as 1933s, may have resulted in shallow subsurface impact from petroleum hydrocarbons or other vehicle related fluids such as anti-freeze or solvents.
- Staining observed may extend to shallow subsurface soils. Analytical results of shallow soil samples obtained in 1994, from these same suspect areas, showed no detection for the presence of petroleum hydrocarbons above a detection of 10 ppm.

- Gasoline-range hydrocarbons were detected at a low concentration (140 ppb) approximately 20 feet west of the former gasoline UST and under the sidewalk to the central north end the Site. Suspect contaminants BTEX and MTBE were not detected. The TMD closed the case based on the analytical results.
- A small hole with an apparent crushed lid or cover was noted in the sidewalk at the northwest side of the Site. Pangea removed the cover and debris to find an apparent former fill port. Pangea was able to extract the port/piping from the hole and found the pipe cut off where it enters beneath the building. Since the pipe location is immediately adjacent to the removed gasoline UST and the cap resembles a UST fill port cap, Pangea concludes that it was the fill port for the former gas UST. Based on prior investigation near the UST the TMD closed the case. No further investigation appears merited.
- Conversations with personnel of McKevitt Volvo reports no known leaks in the hydraulic reservoirs for the existing in-ground hoists. Other than sampling in the vicinity of the former in-ground hoist at the southwest end of the 2700 Shattuck Building in 1994, no sampling results were found that would provide the condition of soils surrounding the former and existing in-ground hydraulic hoist reservoirs at the 2700 and 2724 Shattuck buildings. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB).

Based on our review of the history, use and information available for offsite properties, no *offsite* recognized environmental conditions that would significantly impact shallow subsurface soil or groundwater at the Site were identified during PANGEAs investigation of the Site.

Recommendations:

PANGEA recommends the following:

- Shallow soil may be impacted with petroleum hydrocarbons, solvents, metals and other vehicle related fluids. Impact is expected to be shallow and localized. Based on the nature of the suspect contaminants, the predominant clayey soil beneath the site, 20 feet to first groundwater and lack of significant identified impact during the 1989 tank removal, 1994 and 1999 subsurface sampling and analysis of suspect areas, no further action is recommended at this time. If the current tenant moves from the Site, shallow soil beneath stained areas should be resampled to evaluate whether the subsequent 12 years of similar use since the 1994 sampling event has resulted in impact to shallow soils.

- PANGEA recommends performing subsurface soil sampling near the existing and former in-ground hoists *if* the client is concerned about the potential for releases at these locations. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB). Given the site soil type and nature of the potential release, it is likely that any release from the in-ground hoists would be localized and could be removed during any future redevelopment. Note that no compounds were detected during prior investigation at select locations near former in-ground hoists. If additional investigation is not conducted at this time, any local impacts (if observed) could be addressed in the future in conjunction with future development.
- If future plans involve site redevelopment or change of use, PANGEA recommends preparation of a soil management plan. The soil management plan would help safeguard construction workers and future site occupants from potential exposure to residual subsurface chemicals during construction activities or future site use. PANGEA understands that there is no change of use or redevelopment planned at this time.

The following non-ASTM environmental conditions worth noting include:

- Based on the date of construction (pre-1978), suspect asbestos containing building materials may be present in the Site buildings. These materials observed were in good condition and no friable or damaged non-friable materials indicating a threat of release to the environment was observed.
- Based on the date of construction (pre-1978), lead based paint may be present at the Site. Painted surfaces were observed to be in good condition and no chipped or peeling surfaces were found.

We hope this provides the information necessary at this time.

Sincerely,

Pangea Environmental Services, Inc

Kathleen I. Buscher, CA REA #3460

Bob Clark–Riddell, PE #C49629
Principal Engineer

1.0 INTRODUCTION

1.1 Purpose

The objective of this Phase I Environmental Site Assessment (ESA) is to identify recognized environmental conditions (RECs), which include the presence or likely presence of any hazardous substance or petroleum products on the Site under conditions that indicate an existing release, a past release, or a material threat of a release of any. hazardous substances or petroleum products into structures on the Site or into the ground, ground water or surface water of the Site. Pangea Environmental Services, Inc (PANGEA) has conducted this ESA in accordance with the American Society for Testing Materials (ASTM) Standards for Environmental Site Assessments for Commercial Real Estate (E-1527-00).

1.2 Involved Parties

Kathleen I. Buscher, of PANGEA, visited the site on November 14, 2006. Shane Lavery of McKevitt Volvo provided site access and an explanation of facility operations.

Interviews were conducted with the following agencies:

- City of Berkeley Building Department
- City of Berkeley Planning Department
- City of Berkeley Fire Department
- City of Berkeley Toxic Management Division
- Alameda County Environmental Health Department
- Alameda County Assessor's Office
- Alameda County Recorder's Office

1.3 Scope of Work

Pangea Environmental Services, Inc adhered to the following scope of work:

- Interview of people familiar with the environmental status of the Site and adjacent properties.
- Site reconnaissance, photographic documentation, site map (including adjacent property usage).
- Interviews with people familiar with the history of the site and surrounding properties.
- Review of previous reports, if any, describing environmental conditions at the Site and adjacent properties.
- Review of historic aerial photographs.
- Historic Sanborn maps from the years 1903, 1911, 1950 and 1980, from EDR Sanborn.
- Review of historic city directories for Berkeley, California,
- Review of Environmental Data Resources, Inc. Radius Map for 2700 Shattuck Avenue, Berkeley, California,
- Review of available regulatory files for the Site.

2.0 GENERAL SITE CHARACTERISTICS

2.1 Legal Description

The Site is addressed 2700 Shattuck Avenue, in Berkeley, Alameda County, California, and is located in an urban area consisting of multi-family residential and local commercial type land use. The Site is identified as Alameda County Assessor Parcel Number 054-1726-001 and totals about 1.05-acres of land. The Alameda County Assessor shows the current ownership as titled Weston Havens Foundation Trust, owners since 2005. The legal description for the Site was provided as the following:

> *Lots 10 through 17, inclusive, and the Northeastern 14.10 feet of Lot 8, Book 15, "Map No. 4 of the Shattuck Tract", filed March 7, 1984, Map Book 15, Page 10, Alameda county Records.*

2.2 Adjacent Properties

The site is bound to the north by Derby Street then a Berkeley Fire Station (2680 Shattuck Avenue) and the UC Berkeley Service Center to the northwest; to the west by a vacant lot used by McKevitt Volvo as a detail center, then the Iceland Ice Rink; to the east by Shattuck Avenue, then the UC Storage (2721 Shattuck Avenue and a Kirala Japanese restaurant; and to the south by Ward Street then a residential condominium complex.

2.3 Site Description

The Site is developed for use as an automobile dealership by McKevitt Volvo and McKevitt Nissan. The Site has been developed for use as an automobile dealership and automobile repair facility since the early 1930s. Prior use was vacant land. The dealership is developed with three structures that include showrooms, offices and service bays. The northeast portion of the Site is developed with two adjoining buildings (McKevitt Volvo, 2700 Shattuck Avenue) and the south end is developed with one structure (McKevitt Nissan, 2724 Shattuck Avenue). All three structures are of slab-on-grade construction with steel reinforced brick or concrete walls. The service bays in the 2700 Shattuck building continue to operate hydraulic hoists with below grade hydraulic oil reservoirs. No other existing subsurface storage was identified at the facility.

2.4 Current Site Operations

The Property is currently occupied as an automobile dealership, automobile servicing facility and for the sale of vehicle parts. Current configurations of service bays include inground hoists, electrical hoists, aqueous parts washers. Waste oil is stored in an above ground tank (AST) installed within secondary containment at the northwestern corner of the Site. New oil is stored in Department of Transportation (DOT) drums around the waste oil AST secondary

containment and in an AST in the northwest portion (parts department) of the 2700 Shattuck Avenue building and ASTs in the service bay of the 2724 Shattuck Avenue building. Installed at the west exterior wall of the 2700 Shattuck Avenue building is an air compressor and a make shift shelter used for the storage of retail size containers of vehicle related fluids, such as solvents and anti-freeze and janitorial supplies. Used oil filters, air filters and used parts are stored in a metal trailer located just west of the southwest corner of the 2700 Shattuck Avenue building. Staining was noted on the asphalt-paved surface of the storage areas. Grade level asphalt-paved parking lots were covered with vehicle inventory.

3.0 ENVIRONMENTAL SETTING

3.1 Regional Physiographic Conditions

The United States Geological Survey (USGS), Oakland West, California Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1993. According to the contour lines on the topographic map, the Property is located at approximately 148.5 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping moderately to the south and southwest. No surface waters are depicted as present on or adjacent to the Property, nor are production wells or other significant surface features depicted on the USGS map.

3.2 Soil and Geologic Conditions

Based on the soil survey maps published by the USDA Soil Conservation Service (1975), the Property is mapped as Urban Land-Baywood Complex series. The Urban Land-Baywood loamy sand occurs on mounds and ridges adjacent to beaches at an elevation of 10 to 60 feet. Slope ranges from 0 to 8 percent but the range in mainly 2 to 5 percent. This complex is about 60 percent Urban Land, 35 percent Baywood loamy sands and 5 percent other soils including Laugenour loam, drained, and Omni silty clay loam, drained. Also included are small areas of very deep, loamy sand that is weakly cemented below a depth of 30 inches. Urban Land consists of areas that are covered by buildings and other structures. The soil material has been altered or mixed, but it closely resembles the Baywood soil.

The subject site is located in the eastern portion of the San Francisco Peninsula, which is bound to the west by the Pacific Ocean and to the east by San Francisco Bay. The Peninsula is a portion of the Coast Ranges that consist of bedrock hills surrounded by valleys underlain by dune sand and other unconsolidated deposits. The bedrock is composed of the sedimentary, igneous, and metamorphic rocks of the Jurassic and Cretaceous Franciscan Formation, while the surficial deposits are Pleistocene and Holocene in age. Bedrock is estimated to be present at the depth of about 30 to 60 feet below the ground surface of the property.

The California Coast Range consists of late Mesozoic eugeosynclinal rocks of the Franciscan Formation. Franciscan rocks represent pieces of oceanic crust that have been accreted to North America by subduction and collision. Most abundant in the Franciscan Assemblage are sandstone and shale. In addition to quartz and feldspar, the sandstone contains fragments of shale, chert and other rocks, giving it a gray-brown color. The sequences of sandstone and shale accumulated as marine sediments.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number

060004-0002A, dated September 1, 1978, the Property is located in Flood Zone C. Flood Zone C regions consist of areas outside a 100-flood zone, requiring no flood insurance.

No oil or gas exploration was observed on or adjacent to the Site. According to the State of California, Department of Conservation, Division of Oil, Gas and Geothermal Fields in California, dated 2001, no operating or abandoned oil or gas wells are on or adjacent to the Property.

3.3 Hydrologic Conditions

Based on the surface topography in the vicinity of the Site the groundwater flow direction is inferred to be in a south to southwesterly direction. A 1999 subsurface investigation performed by PES Environmental of Novato, California (described below) reported first groundwater at a depth of 20 feet below the ground surface. Groundwater in the vicinity of the Property is not used as a drinking water source.

The nearest surface water in the vicinity of the Property is the San Francisco Bay located approximately one and a half mile to the southwest of the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catchbasins were observed at the Property during this investigation.

4.0 RESULTS OF INVESTIGATION

4.1 Site Inspection Observations

Accompanied by Shane Lavery, President of McKevitt Volvo and Calvin Mascot, Service Manager, the site was inspected on November 14, 2006, by Kathleen I. Buscher, CA REA #3460, of Pangea Environmental Services, Inc (PANGEA).

4.1.1 Polychlorinated Biphenyls (PCBs)

Pole-mounted electrical transformers are located along the north side of the Site. The units are labeled as owned and operated by Pacific Gas & Electric (PG&E). No indication of staining, leaks or fire damage was observed on or around the base of this unit. No further action is recommended.

4.1.2 Potable Water

Potable water is provided to the Site by the East Bay Municipal Utility District (MUD). According to Lucy Snow, an East Bay MUD representative, the drinking water supplied to the site is within EPA standards, including lead and coppers.

4.1.3 Refuse Disposal

The City of Berkeley removes non-hazardous domestic debris from the Site.

4.2 Adjacent Site and Vicinity Observations

The properties adjacent to the Site include the following:

- The properties to the north are occupied with Derby Street, then a City of Berkeley Fire Station (2680 Shattuck Avenue) that is also listed as a LUST site. In 1992, removal of a former diesel UST revealed impact to surrounding soils. The facility is documented as "soil only" indicating that groundwater had not been impacted. In addition, the regulatory status is "case closure" indicating no further regulatory action. Based on the regulatory status, reported crossgradient position relative to the Site and results of previous subsurface investigations (described below), we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

  Comment [MSOffice1]: Added 'described below'

- The properties to the south are occupied with a multi-family residential complex. No recognized environmental conditions were noted on these adjacent properties at the time of PANGEA's site visit.

- The properties to the east are occupied with Shattuck Avenue, then to the southeast is the UC Self Storage facility, (2721 Shattuck Avenue) facility. This former Beacons Van Storage facility located about 200 feet to the southeast of the Site and is a listed LUST site. Removal of a former gasoline UST at this facility resulted in documented impact to subsurface soil and groundwater. This facility received a "case closure" in 1999, requiring no further action. The facility closure documented the presence of 460 ppm of Zinc. No other residual impact was identified. Based on the information available, distance, crossgradient position relative to the Site and regulatory status, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

- The property to the west is used for a car wash and detail center by McKevitt, then the Iceland Ice Rink. These properties are down slope and in the inferred downgradient groundwater flow direction of the Site. No recognized environmental conditions were noted on these adjacent properties at the time of PANGEA's site visit.

5.0 RESULTS OF REGULATORY AGENCY LIST REVIEW

Information from standard Federal and State environmental record sources was provided through Environmental Data Resources of Milford, Connecticut. Regulatory information from the following database sources listing possible Recognized Environmental Conditions (RECs) was reviewed:

Federal NPL

The National Priorities (Superfund) List (NPL) is the USEPA database of hazardous waste sites identified under the Superfund Program. **No NPL Sites** are located within one mile of the Site.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the USEPA has investigated. **No CERCLIS sites** are listed within one mile of the Site.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS TSD Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program records hazardous waste transport and the CORRACTS database includes listed treatment and disposal facilities. **No RCRA CORRACTS TSD facilities** are listed within one mile of the Site.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste. **The Site is a listed as a RCRA Large and Small Quantity Generator facility.** The Site address is also a reported LUST, Cortese, HAZNET, CA FID UST, HIST UST, SWEEPS UST and ERNS site. The facility service departments generate waste oil, which is removed for recycling. At the time of our site visit, the northwest portion of the Site was being used to store waste oil in an aboveground tank installed within secondary containment. Waste oils and new oil, solvents, anti-freeze, batteries, and Freon are also stored in this area. Staining was observed on the ground surface. Used oil filters and other vehicle parts are stored in and around a metal shed located just west of the southwest end of building 2700 Shattuck Avenue. Staining was also noted in this area.

In 1994, Groundwater Technology advanced eight soil borings into areas of various suspect recognized environmental conditions found at the Site including; the area of waste oil storage at the northwest portion, the areas around the former waste oil and gasoline USTs, around a former hydraulic hoist at the southwest side of the 2700 Shattuck building, stained areas and suspect patching in the asphalt-paved parking areas and driveways. The soil samples

were obtained from the depths of three and eight feet below the ground surface (bgs), which was dependent on the depth of the suspect source. The soil samples obtained were analyzed for the presence of hydrocarbons (Modified EPA Method 8015) including, Gasoline, Mineral Spirits, Jet Fuel, Kerosene, Diesel and Lube Oil. None of which were detected above the detection limit of 10 ppm.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a database compiles reported releases of hazardous substances. **The Site is listed as an ERNS site.** The incident is reported as "equipment bags washed out into storm drain". The incident occurred in 1992. Review of the City of Berkeley Fire Department files revealed no information about the incident. According to Mr. Calvin Mascote, Service Manager, who has worked at the facility for 30-years, the incident involved an overflow of a waste oil container during a rain storm and the adjoining fire department responded immediately with absorbent pigs and pumps to clean-up. He said the spill was just a small amount of waste, but mixed with the rain it spread all over. Based on the presence of the asphalt-pavement, reported impact to the storm drain, lack of reported further action and about 14 years since the incident, no further action is recommended.

Annual Workplan Sites

The California Environmental Protection Agency, Department of Toxic Substances Control maintains an Annual Workplan (AWP) list of contaminated sites. **No AWP sites** are listed within one mile of the Site.

Cal-Sites List

The California Department of Toxic Substances Control (DTSC) list of facilities investigated as possible threats to human health and the environment. **No Cal-Site facilities** are listed within one mile of the Site.

Cortese

The California Environmental Protection Agency (EPA) retains the Cortese list, which is a compilation of the LUST, SWF/LS and Cal-Sites lists.

The Site is listed as a Cortese Site. The Site is also a listed LUST site. In 1989, one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST were removed from the Site. The City of Berkeley Toxic Management Division (TMD) was onsite at the time of UST removals. The Site Closure Summary available for review at the TMD offices (and included in the appendices of this report) showed Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained

from each tank void. The soil sample obtained from beneath the waste oil UST was analyzed for the Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm) No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a concentration of 1.9 ppm, Xylene at a concentration of 8.6 ppm and hydrocarbons at a concentration of 73 ppm. Groundwater was not encountered.

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In 1994, PES Environmental of Novato, California, requested a "case closure" for the LUST site. Based on requirements imposed by the TMD, on November 16, 1998, Fast Tek Engineering of Richmond and PES Environmental advanced (direct push method) one two-inch diameter probe to the depth of about 30 feet bgs in the sidewalk that abuts the northwest end of the Site. The boring was located about 20 feet west of the former gasoline UST and in the reported inferred downgradient flow direction of the former USTs. A one-inch diameter PVC pipe was introduced to the bore hole. By introducing a new PVC bailer, one grab groundwater sample was obtained. The groundwater was analyzed for the presence of Total Petroleum Hydrocarbons (TPH) as gasoline, (EPA Method 8015), BTEX (EPA Method 8020 and Methyl Tertiary Butyl Ether (MTBE). TPH as gasoline was detected at a concentration of 140 parts per billion (ppb). No other suspect contaminant was detected. Based on the aforementioned, the TMD concurred with PES Environmental and their Tier II Model indicating no significant potential health impact to humans or the environment, so the TMD provided the Site with a "case closure" status on May 23, 2000.

Twenty-eight Cortese sites are listed within a one-half mile radius of the Site. Of the 28 listed, twenty are listed as closed, requiring no further regulatory action. The closest listed Cortese site is the City of Berkeley Fire Station, 2680 Shattuck Avenue, that is also listed as a LUST site. In 1992, removal of a former diesel UST revealed impact to surrounding soils. The facility is documented as "soil only" indicating that groundwater had not been impacted. In addition, the regulatory status is "case closure", indicating no further regulatory action.

Based on the regulatory status, reported crossgradient position relative to the Site and results of previous investigations, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

The second closest listed site is the former Beacons Van Storage (UC Self Storage, 2721 Shattuck Avenue) facility located about 200 feet to the southeast of the Site and is a listed LUST site. Removal of a former gasoline UST at this facility resulted in documented impact to subsurface soil and groundwater. This facility received a "case closure" in 1999, requiring no further action. The facility closure documented the presence of 460 ppm of Zinc. No other residual impact was identified. Based on the information available, distance, crossgradient position relative to the Site and regulatory status, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

The listed active Cortese sites are reported as located over one-eighth of a mile in the inferred downgradient or crossgradient position relative to the Site. Based on their regulatory status, information available and their downgradient or crossgradient groundwater flow direction from the Site, no further action is recommended.

Toxic Pits

The California State Water Resources Control Board retains the Toxic Pits. **No Toxic Pits sites** are listed on the Site or adjacent properties.

State Landfill

Integrated Waste Management board retains a list of State Landfills that are closed and inactive. **No State Landfill facilities** are listed within one-eighth of a mile of the Site.

State Leaking Underground Storage Tank List (LUST)

The California EPA lists all leaks of hazardous substances from underground storage tanks. **The Site is a listed LUST site with a regulatory status as closed.** This listing is further discussed under the Cortese section above.

Thirty-four LUST sites were identified as being within a one-half mile of the Site. Of the 34 listed, 23 are listed as closed requiring no further action.

The closest listed LUST sites are the Berkeley Fire Station, 2680 Shattuck Avenue, and Bekins Van Storage, 2721 Shattuck Avenue, discussed under the Cortese section above. The listed active LUST sites are reported as located over one-eighth of a mile in the inferred down or crossgradient position relative to the Site. Based on their regulatory status, information available and their downgradient

or crossgradient groundwater flow direction away from the Site, no further action is recommended

California Bond Expenditure Plan

The Department of Health Services retains a Bond Expenditure Plan for appropriation of hazardous substance clean-up funds. **No California Bond Expenditure Plan Sites** are listed as within one-half mile of the Site.

State Underground Storage Tank List (UST/AST)

The Cal/EPA State Water Resources Control Board Office of Underground Storage Tanks (USTs) lists UST and AST locations. **The Site, McKevitt Volvo, 2700 Shattuck Avenue** is a listed CA FID UST, HIST UST, and SWEEPS UST site. In 1989, one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST were removed from the Site. The City of Berkeley Toxic Management Division (TMD) was onsite at the time of UST removals. The Site Closure Summary available for review at the TMD offices (and included in the appendices of this report) showed Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained from each tank void. The soil sample obtained from beneath the waste oil UST was analyzed for the Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm) No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a concentration of 1.9 ppm, Xylene at a concentration of 8.6 ppm and hydrocarbons at a concentration of 73 ppm. Groundwater was not encountered.

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significant potential health impact to humans or the environment, so the TMD provided the Site with a "case closure" status on May 23, 2000

No active USTs were identified on the adjoining properties.

6.0 RESULTS OF SITE HISTORY

Pangea Environmental Services, Inc conducted a historical records search for the Site and adjacent properties. This records search included the review of historic aerial photographs, historic city directories, building permits, title records, topographic maps, and historic Sanborn fire insurance maps. The historic use of the Site vacant land until developed at the south end by 1933 with the existing structure for use as an auto repair facility. By 1938, the north end of the Site was developed for use as an automobile dealership and service center. The use and configuration of the Site has changed little since its original development.

6.1 Site Records Review

Berkeley Fire Department files were reviewed for the Site address of 2700 Shattuck Avenue and 2724 Shattuck Avenue. The files reviewed report one 550-gallon gasoline underground storage tank (UST) located "more than 10 feet from the sidewalk and fence along Derby Street, in the rear yard of the building". The UST was reported as installed December 18, 1958.

PANGEA's review of the City of Berkeley Fire Department file for the Site reported the presence of one 550-gallon gasoline underground storage tank (UST) at the rear yard of the building (2700 Shattuck Avenue) and about 10 feet from the sidewalk along Derby Street to the north. No files were found for the 2724 Shattuck Avenue address.

PANGEA reviewed the available files at the City of Berkeley Planning and Building Department Toxic Management Division (TMD). The records showed the removal, in 1989, of one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST from the Site. TMD personnel were onsite at the time of the UST removals. The Site Closure Summary available for review at the TMD offices reported Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained from each tank void. The soil sample obtained from beneath the waste oil UST was analyzed for the presence of Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm) No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a

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PANGEA requested files for the Site addresses from the Alameda County Environmental Health Department (County). The County said that they do not have any files for the Site and recommended we contact the City of Berkeley Toxic Management Division.

6.2 Building Department Records Review

Historic permits for 2700 and 2724 Shattuck Avenue were reviewed at the City of Berkeley Building Department. Review of the historic records revealed no additional information to indicate past or current RECs at the Site. Permits for alterations, re-roofing and signage were on file.

6.3 Aerial Photos

Historic Aerial Photographs for the years 1939, 1946, 1958, 1965, 1982, 1993 and 2004 were reviewed for this investigation.

Date: 1939

The 1939 aerial photograph shows the Site as developed in the north end with one building and in the south with one structure. What appears to be a small structure is present to the center. Several vehicles are parked to the central portion. The remainder of the Site appears to be vacant and grass covered. To the west, the property is occupied with a residence and outbuilding then vacant grassland is present further west. To the north and south, the properties appear vacant. To the east, Shattuck Avenue is present, then commercial buildings with residential type buildings further east.

Date: 1946

The 1946 aerial photograph shows no significant change to the Site. To the west, the Iceland Ice Rink building has been constructed. The properties to the south have been constructed with a multi-family complex. The properties to the north remain vacant. No other change is apparent to the surrounding properties.

Date: 1958

The 1958 aerial photograph shows the second structure as constructed abutting the existing building in the north. To the northwest portion, the area appears covered with vehicles. The 2724 Shattuck building in the south has been extended to the western property line. To the north, the property appears covered with parked vehicles. No change is apparent to the surrounding properties.

Date: 1965

The 1965 aerial photograph shows virtually no change to the Site or the surrounding properties to the west, south and east. To the north, the property is now developed with what appears to be the existing fire station building.

Date: 1982

The 1982 photo shows no apparent change to the Site or surrounding properties.

Date: 1993

The 1993 photo shows virtually no change to the site and surrounding properties since the 1982 photo.

Date: 2005

The 2005 photo shows virtually no change to the site and surrounding properties since the 1993 photo

6.4 Fire Insurance Maps

Historical Sanborn Fire Insurance maps were requested from Environmental Data Resources, Inc. (EDR) of Southport, Connecticut. Sanborn Maps for the years 1903, 1911, 1950 and 1980 were available fore review. In 1903 and 1911, the property is depicted as vacant. In 1950, the Site is depicted as developed at the north end with two structures labeled as "auto sales and service". The southern end of the Site is developed with a structure labeled as "auto electric" and "auto brake shop". Between the structures is a small office with "used cars" labeled as the use. The 1980 map shows no change to the northern portion of the Site. The building to the south is now depicted as "auto sales" to the east portion and "auto body shop" to the west portion.

The adjoining property to the north had been vacant land from 1903 through about 1950, when it is depicted as occupied with a used car lot and small office structure. In 1980, the Site is depicted as occupied with the existing fire station. To the south, the properties were vacant until about 1950, when two buildings were constructed and labeled government use. To the west, the property is depicted as occupied with a residence to as far back as the 1903 Sanborn. In the 1950 Sanborn the vacant properties to the west are depicted as developed with the Iceland Ice Rink labeled as constructed in 1940. The properties to the east were not depicted.

6.5 City Directories

Historic city directories published by R. L. Polks and Company and Haines were reviewed by EDR, the results of which were provided in the EDR City Directory Abstract for the years 1920, 1925, 1926, 1932, 1933, 1938, 1940, 1943, 1945, 1946, 1950, 1951, 1954, 1955, 1956, 1959, 1960, 1962, 1965, 1967, 1970, 1973, 1975, 1976, 1979, 1980, 1982, 1984, 1986, 1991, 1992, 1996, 2000 and 2002.

From 1920 to 1933, the Site address 2700 Shattuck Avenue is not listed. The 1938 listing includes the 2700 Shattuck Avenue building as occupied with the Forman Motor Company Auto Dealers. The 2700 Shattuck Avenue address in not included in the 1946 through 1960 directories reviewed. In 1962, the address is listed as occupied with Muller Gordon Motor Company. In 1980, the address occupant changed to McKevitt Auto Dealers.

From 1920 to 1932, the Site address 2724 Shattuck Avenue is not listed. In 1933, the address 2724 Shattuck Avenue is listed as occupied with Berkeley Auto Repair. In 1938, this address is now listed as Drown and Bechtle Auto

Repair. In 1950, this building is listed as Berkeley Auto Electric. This address is not included from 1951 through 1980, when it was again listed with the occupant New Car Department. The address of 2724 Shattuck Avenue as not included in the 1982 through 2002 directories reviewed.

To the north, the property was not listed from 1920 until 1950, when it is shown as occupied with Brock S Motors. By 1955, the property was listed as occupied with Bob Weir Avenue Motors. To the south, the property is listed as residential from as far back as 1938. Prior to 1938, the properties to the south are not listed. To the northeast, the properties addressed 2701 and 2709 Shattuck Avenue had been occupied as Carpenter Service Station and Jim's Auto Laundry to as far back as 1946. By 1955, these addresses are listed as occupied with Bullwinkle Ford Dealership, Jim's Auto Laundry and Custom Built Motors. In 1970, the occupancy changes to Jim's Auto Laundry and Berkeley Muffler. The first listing for 2721 Shattuck Avenue to the southeast is first listed in 1980 as occupied with Bekins Self Storage. In 1991, this facility is listed as occupied with Boxes, Boxes, Boxes and Shattuck Avenue Self Storage.

6.6 Synopsis of Previous Environmental Investigations

Two previous investigations were available for review at the City of Berkeley Toxic Management Department. In 1994, Groundwater Technology advanced eight soil borings into areas of various suspect recognized environmental conditions found at the Site including; the area of waste oil storage at the northwest portion, the areas around the former waste oil and gasoline USTs, around a former hydraulic hoist at the southwest side of the 2700 Shattuck building, stained areas and suspect patching in the asphalt-paved parking areas and driveways. The soil samples were obtained from the depths of three and eight feet below the ground surface (bgs), which was dependent on the depth of the suspect source. The soil samples obtained were analyzed for the presence of hydrocarbons (Modified EPA Method 8015) including, Gasoline, Mineral Spirits, Jet Fuel, Kerosene, Diesel and Lube Oil. None of which were detected above the detection limit of 10 ppm.

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TMD concurred with PES Environmental and their Tier II Model indicating no significant potential health impact to humans or the environment, so the TMD provided the Site with a "case closure" status on May 23, 2000.

Though requested, the tenant representatives had no access to previous investigations at the Site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The results of our Phase I ESA revealed the following onsite recognized environmental conditions (RECs):

- The historic use of the Site for automobile repair and service since as far back as 1933s, may have resulted in shallow subsurface impact from petroleum hydrocarbons or other vehicle related fluids such as anti-freeze or solvents.

- Staining observed may extend to shallow subsurface soils. Analytical results of shallow soil samples obtained in 1994, from these same suspect areas, showed no detection for the presence of petroleum hydrocarbons above a detection of 10 ppm.

- Gasoline-range hydrocarbons were detected at a low concentration (140 ppb) approximately 20 feet west of the former gasoline UST and under the sidewalk to the central north end the Site. Suspect contaminants BTEX and MTBE were not detected. The TMD closed the case based on the analytical results.

- A hand hole cover of unidentified use was noted in the sidewalk at the northwest side of the Site. The hand hole cover was crushed and may be for utility access. It is also possible that it is the fill end of an UST.

- Conversations with personnel of McKevitt Volvo reports no known leaks in the hydraulic reservoirs for the existing inground hoists. Other than sampling in the vicinity of the former in-ground hoist at the southwest end of the 2700 Shattuck Building in 1994, no sampling results were found that would provide the condition of soils surrounding the former and existing inground hydraulic hoist reservoirs at the 2700 and 2724 Shattuck buildings. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB).

Based on our review of the history, use and information available for offsite properties, no *offsite* recognized environmental conditions that would significantly impact shallow subsurface soil or groundwater at the Site were identified during PANGEAs investigation of the Site.

Recommendations:

PANGEA recommends the following:

- Shallow soil may be impacted with petroleum hydrocarbons, solvents, metals and other vehicle related fluids. Impact is expected to be shallow and localized. Based on the nature of the suspect contaminants, the predominant clayey soil beneath the site, 20 feet to first groundwater and

lack of significant identified impact during the 1989 tank removal, 1994 and 1999 subsurface sampling and analysis of suspect areas, no further action is recommended at this time. If the current tenant moves from the Site, shallow soil beneath stained areas should be resampled to evaluate whether the subsequent 12 years of similar use since the 1994 sampling event has resulted in impact to shallow soils.

- PANGEA recommends further evaluation of the hand hole cover of unidentified use in the sidewalk at the northwest side of the site, which could suggest the presence of a UST. Further evaluation could involve geophysical surveying or a limited subsurface exploratory excavation. [With your concurrence, Pangea will attempt to open the cover and conduct a limited investigation with hand tools. If the investigation is unsuccessful, we would keep this recommendation.]

- PANGEA recommends performing subsurface soil sampling near the existing and former inground hoists if the client is concerned about the potential for releases at these locations. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB). Given the site soil type and nature of the potential release, it is likely that any release from the inground hoists would be localized and could be removed during any future redevelopment.

- If future plans involve site redevelopment or change of use, PANGEA recommends preparation of a soil management plan. The soil management plan would help safeguard construction workers and future site occupants from potential exposure to residual subsurface chemicals during construction activities or future site use. PANGEA understands that there is no change of use or redevelopment planned at this time.

The following non-ASTM environmental conditions worth noting include the following:

- Based on the date of construction (pre-1978), suspect asbestos containing building materials may be present in the Site buildings. These materials observed were in good condition and no friable or damaged non-friable materials indicating a threat of release to the environment was observed.

- Based on the date of construction (pre-1978), lead based paint may be present at the Site. Painted surfaces were observed to be in good condition and no chipped or peeling surfaces were found.

8.0 LIMITATIONS

Pangea Environmental Services, Inc warrants that the findings and conclusions contained herein were accomplished in accordance with ASTM Standards. These methodologies are representative of customary standard of practice for conducting a Phase 1 - Environmental Site Assessment of a property for the purpose of identifying Recognized Environmental Conditions (RECs).

There is a possibility that even with the comprehensive scope of work, there may exist on the Site RECs not identified during our investigation or which were not reasonably identifiable from the available information. Pangea Environmental Services, Inc believes that the information obtained from our historic review and interviews concerning the Site are reliable. Pangea Environmental Services, Inc does not warrant or guarantee that the information provided by these other sources is accurate. The scope of work of this is intended to produce comprehensive results that provide the client with information regarding existing and potential RECs at the Site.

This Phase 1 has been prepared for the purpose of acquiring environmental information that may assist in evaluating the Site for the presence of recognized environmental conditions requiring corrective action. This report has no other purpose and should not be relied upon by any other person or entity.

9.0 REFERENCES

9.1 Published References

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental SITE Assessment Process, ASTM Designation: E 1527-2000

The EDR Radius Map Report, Volvo Dealership, 2700 Shattuck Avenue, Berkeley, California, prepared by Environmental Data Resources, Inc. of Milford, Connecticut, dated November 14, 2006

The EDR City Directory Abstract, Volvo Dealership, 2700 Shattuck Avenue, Berkeley, California, prepared by Environmental Data Resources, Inc. of Milford, Connecticut, dated November 14, 2006

United States Geological Survey, 7.5-minute series topographic map, Oakland west, California, Quadrangle, 1993

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map 060004-0002A, dated September 1, 1978

California Division of Mines and Geology, *Geologic Map of California*, 1990

California Geology, by Deborah R. Harden, dated 1998, Prentice Hall, Inc.

Aerial photographic coverage for the years 1939, 1946, 1958, 1965, 1982, 1993 and 2005

Groundwater Technology Boring location and Analytical Summary, September 17, 1991, 2700-24 Shattuck Avenue, Berkeley

Limited Groundwater Investigation, 2700-2724 Shattuck Avenue, Berkeley, California, dated April 27, 1999, and prepared by PES Environmental, Inc.

9.2 Record of Personal Communications

Comment [MSOffice2]: I combined for pagination

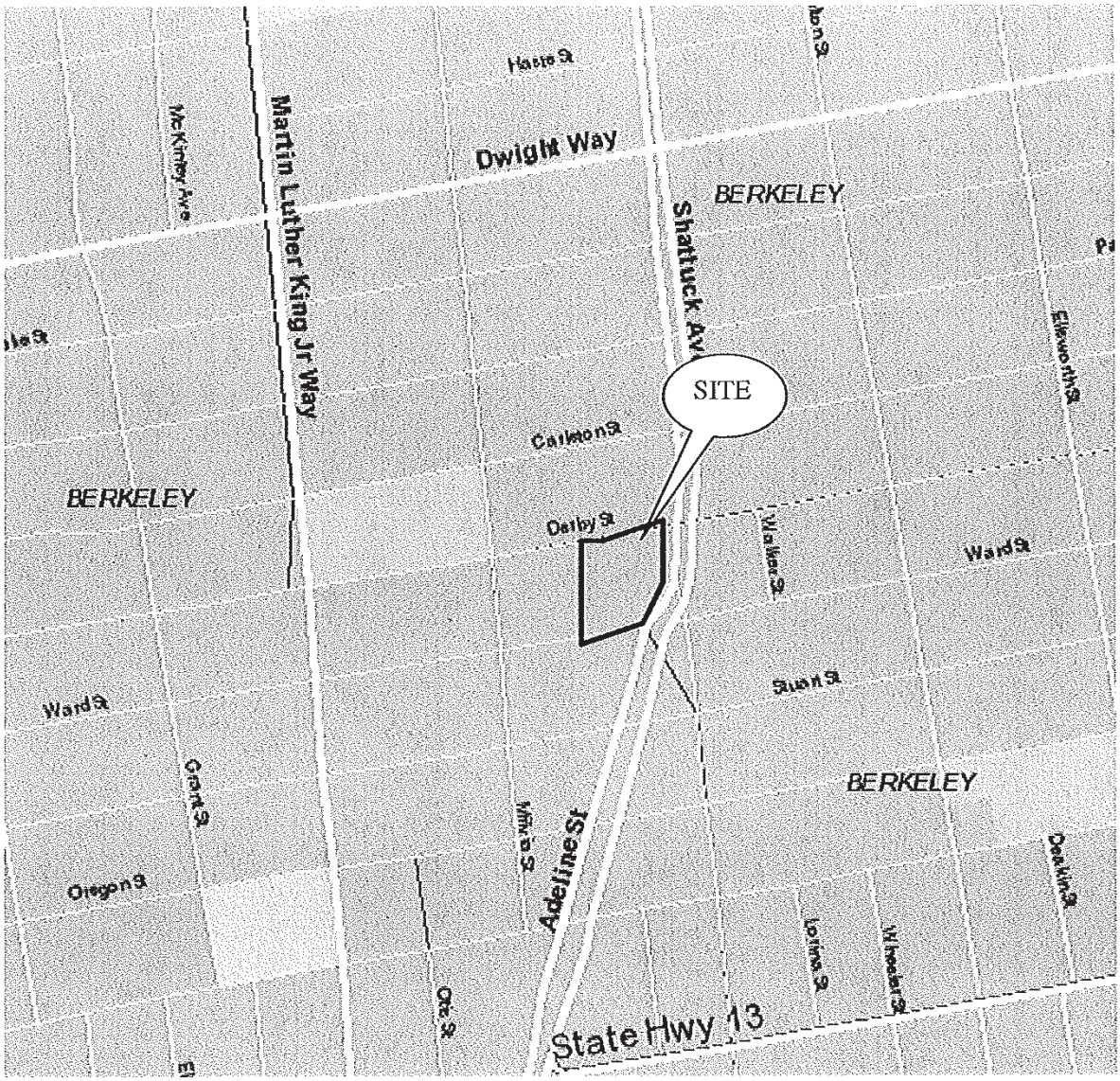
City of Berkeley Building and Planning Departments

City of Berkeley Toxic Management Division

Berkeley Fire Department

East Bay Municipal Utility District

Alameda County Environmental Health

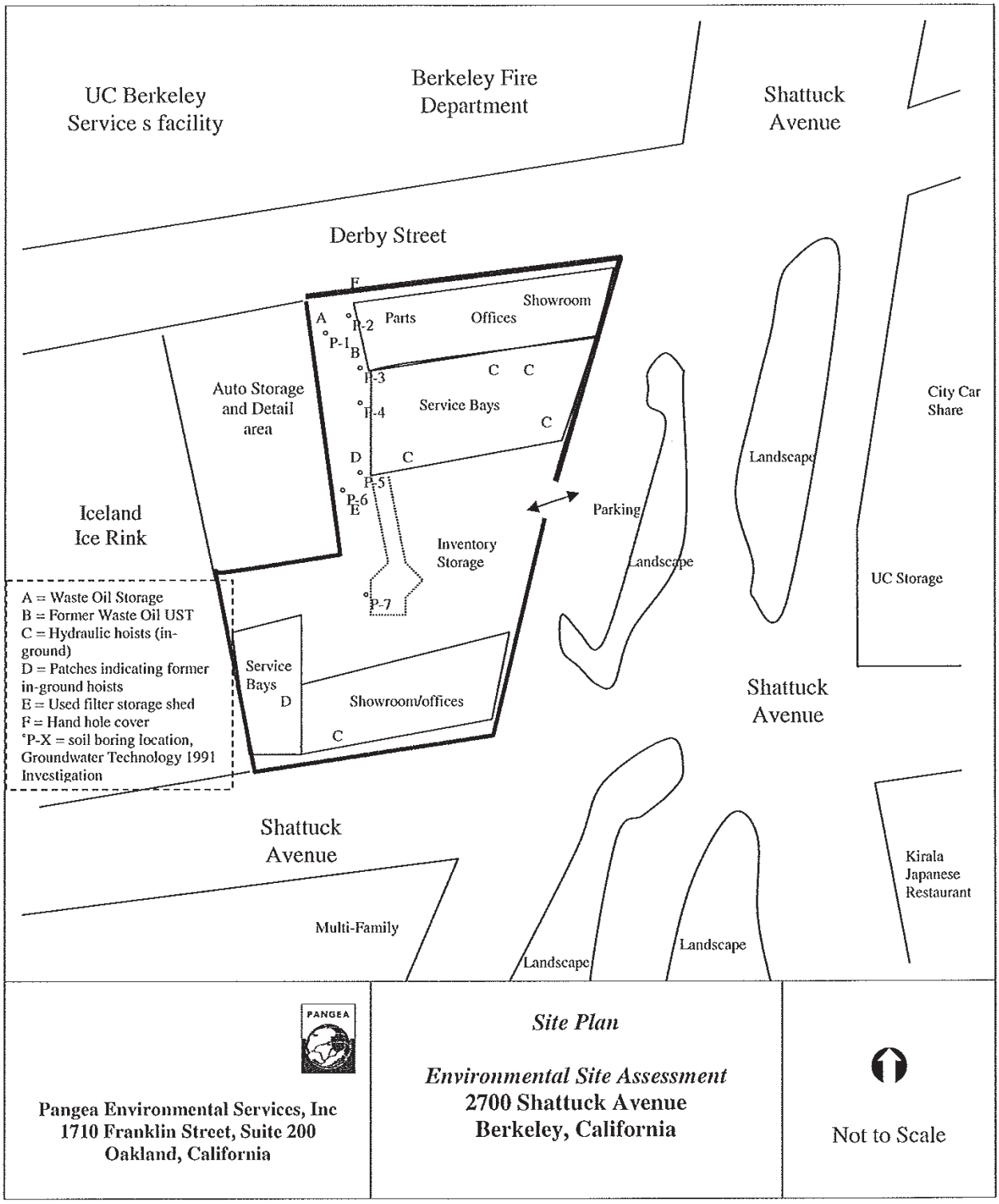


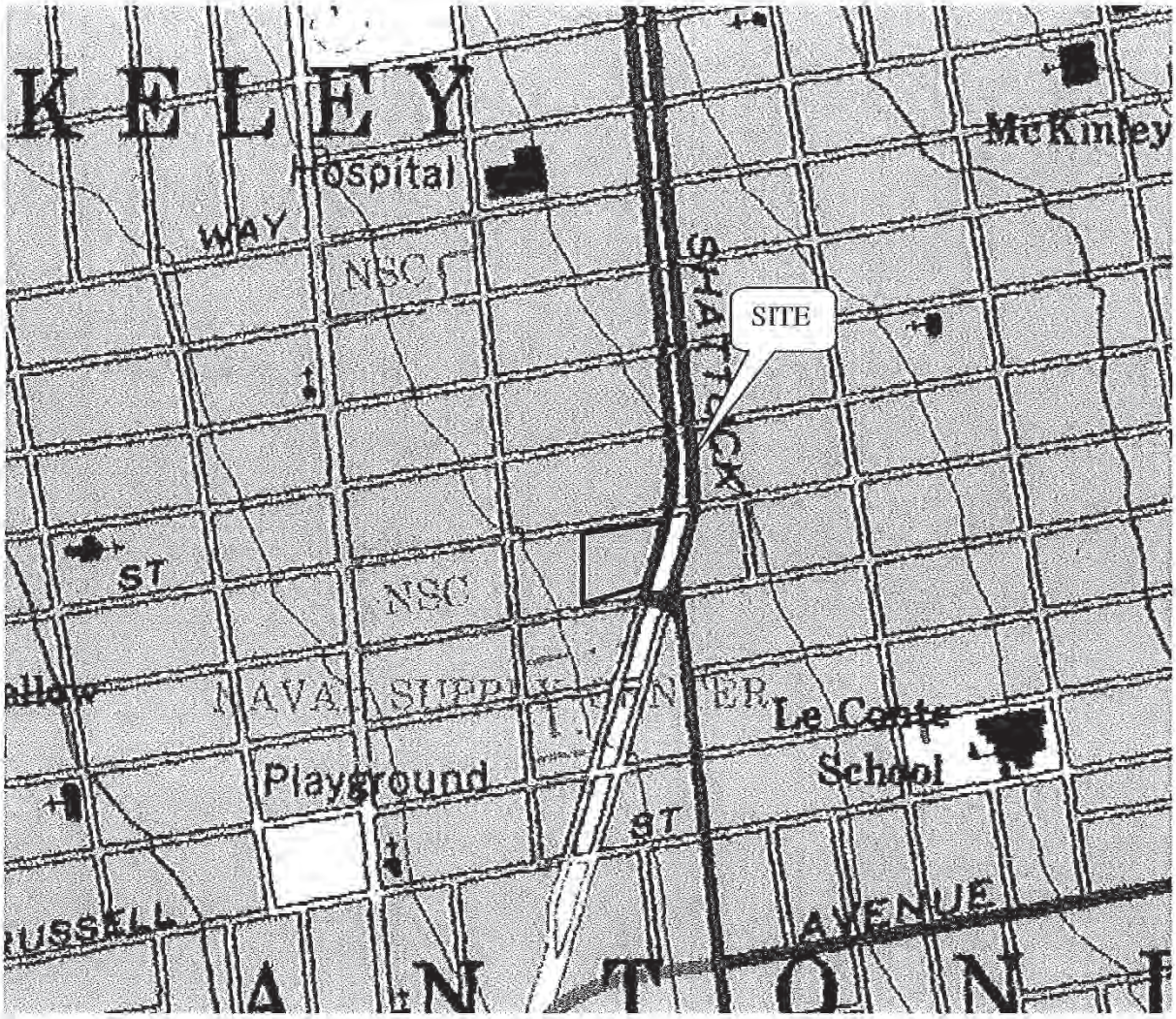
Pangea Environmental Services, Inc
1710 Franklin Street, Suite 200
Oakland, California

Area Map

Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California

Not to Scale

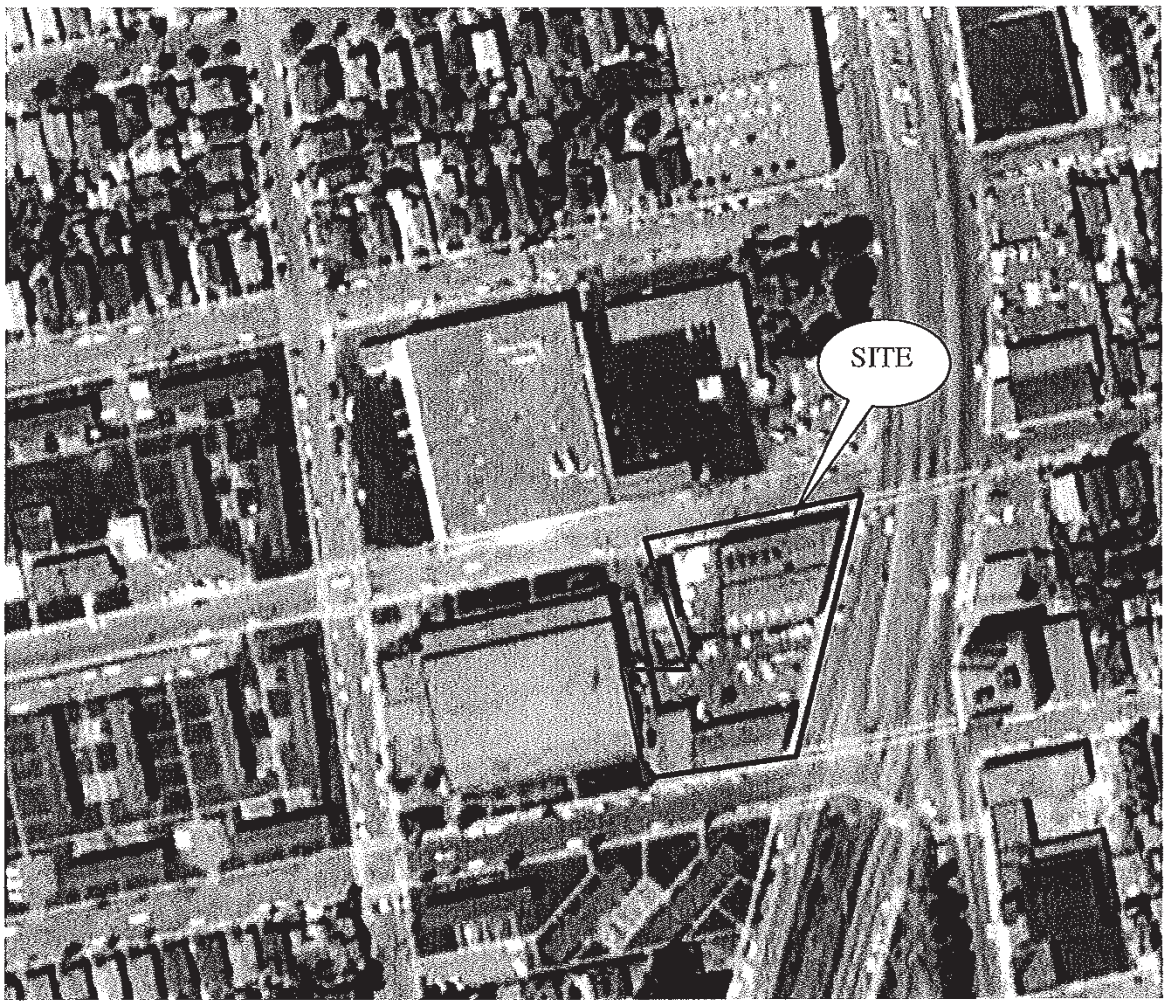

UC Berkeley
Service s facility
Berkeley Fire
Department
Shattuck
Avenue
Derby Street
Showroom
Parts
Offices
Auto Storage
and Detail
area
Service Bays
City Car
Share
Landscape
Iceland
Ice Rink
Inventory
Storage
Parking
Landscape
UC Storage
A = Waste Oil Storage
B = Former Waste Oil UST
C = Hydraulic hoists (in-ground)
D = Patches indicating former in-ground hoists
E = Used filter storage shed
F = Hand hole cover
*P-X = soil boring location, Groundwater Technology 1991 Investigation
Service
Bays
Showroom/offices
Shattuck
Avenue
Shattuck
Avenue
Kirala
Japanese
Restaurant
Multi-Family
Landscape
Landscape
PANGEA
Pangea Environmental Services, Inc
1710 Franklin Street, Suite 200
Oakland, California
Site Plan
Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California
Not to Scale



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Topographic Map* *Environmental Site Assessment* 2700 Shattuck Avenue Berkeley, California	USGS, Oakland West, California, Quadrangle, 7.5 Minute, dated 1993



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Aerial Photograph* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date:1939 Source: Fairchild



PANGEA

Pangea Environmental Services, Inc
1710 Franklin Street, Suite 200
Oakland, California

Aerial Photograph

Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California

Date: 1958
Source: Aero

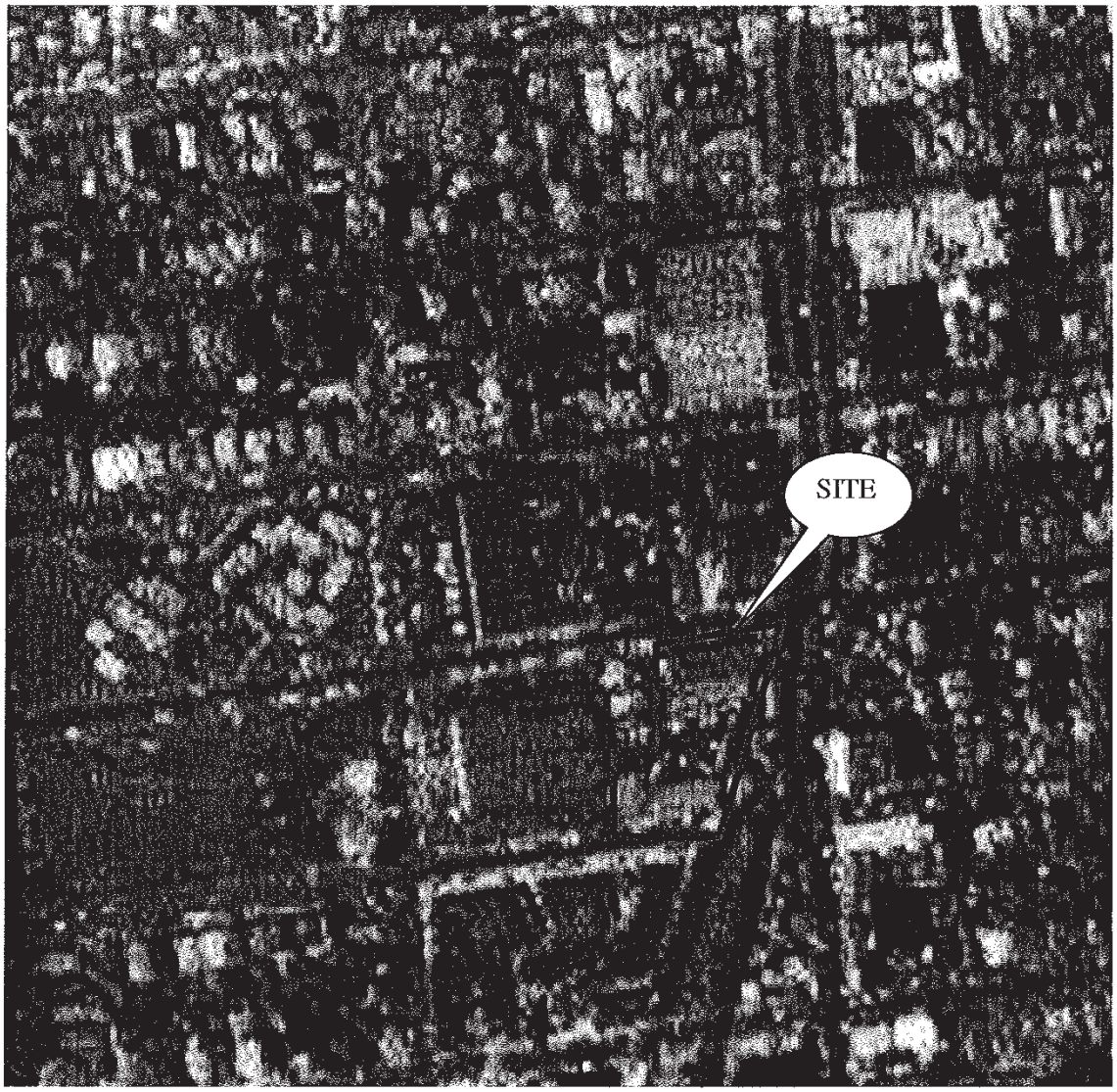


Pangea Environmental Services, Inc
1710 Franklin Street, Suite 200
Oakland, California

Aerial Photograph

Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California

Date: 1965
Source: Cartwright Aerial



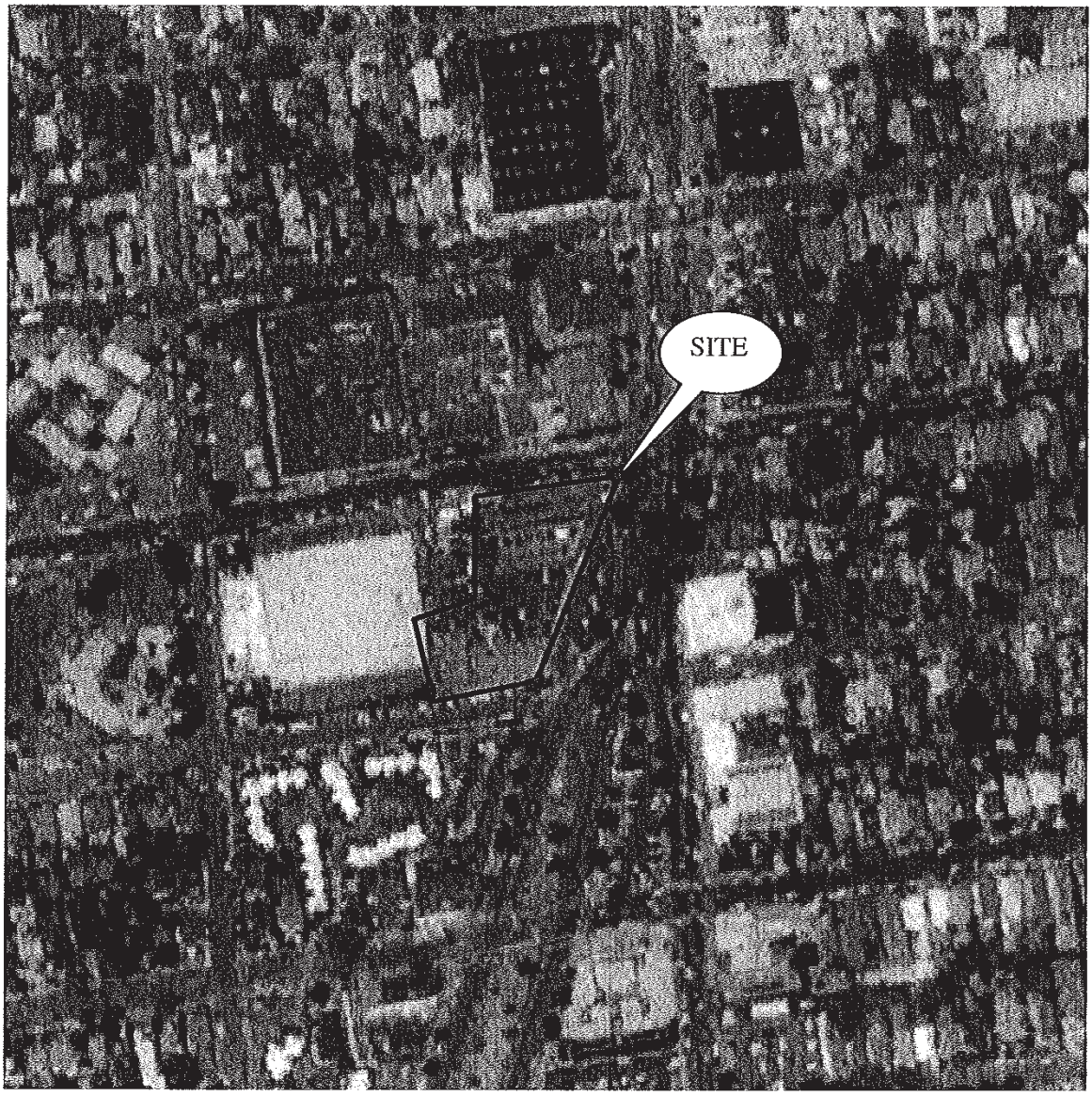
PANGEA

Pangea Environmental Services, Inc
1710 Franklin Street, Suite 200
Oakland, California

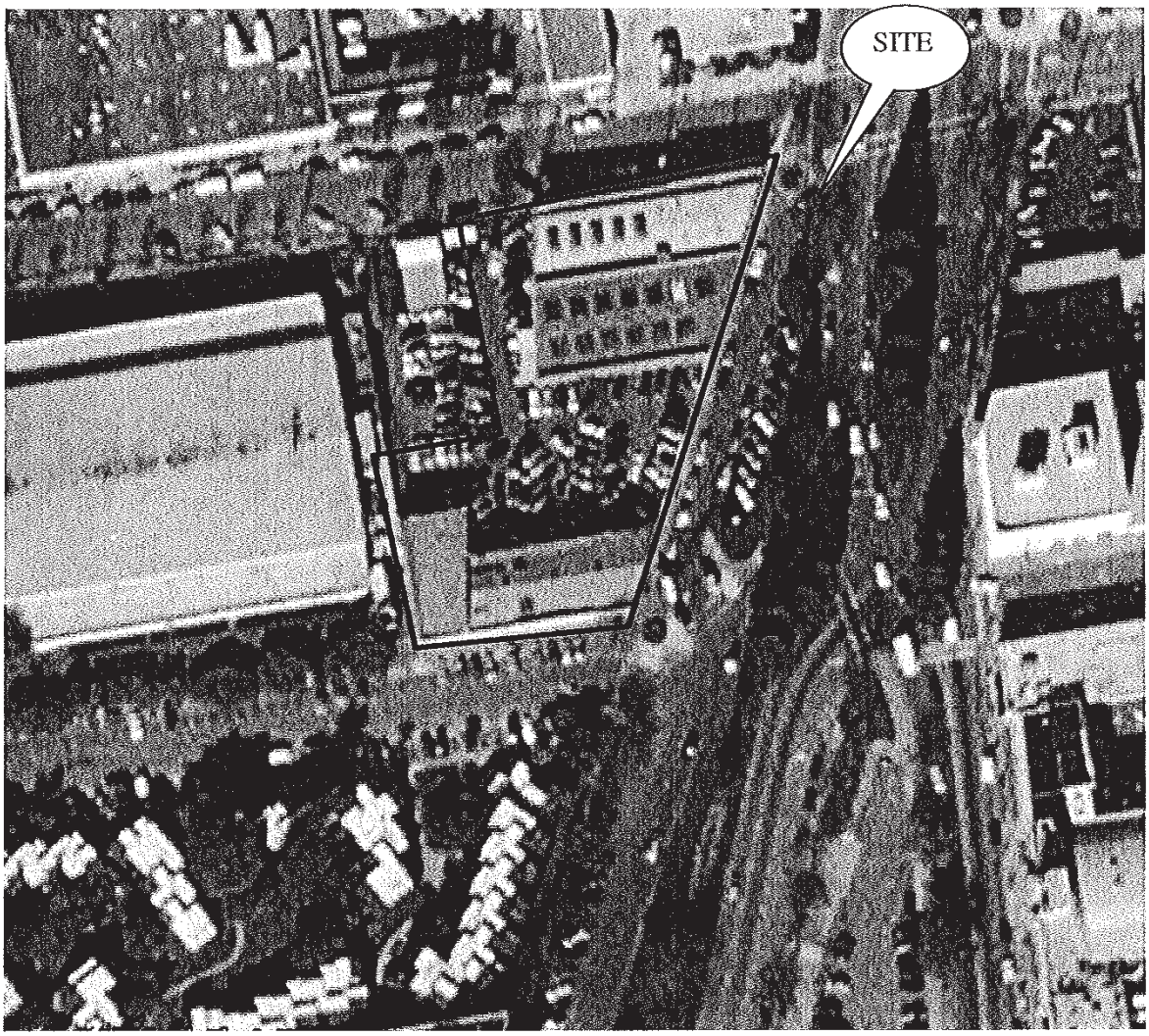
Aerial Photograph

Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California

Date: 1982
Source: WSA



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Aerial Photograph* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1993 Source: USGS



Pangea Environmental Services, Inc
1710 Franklin Street, Suite 200
Oakland, California

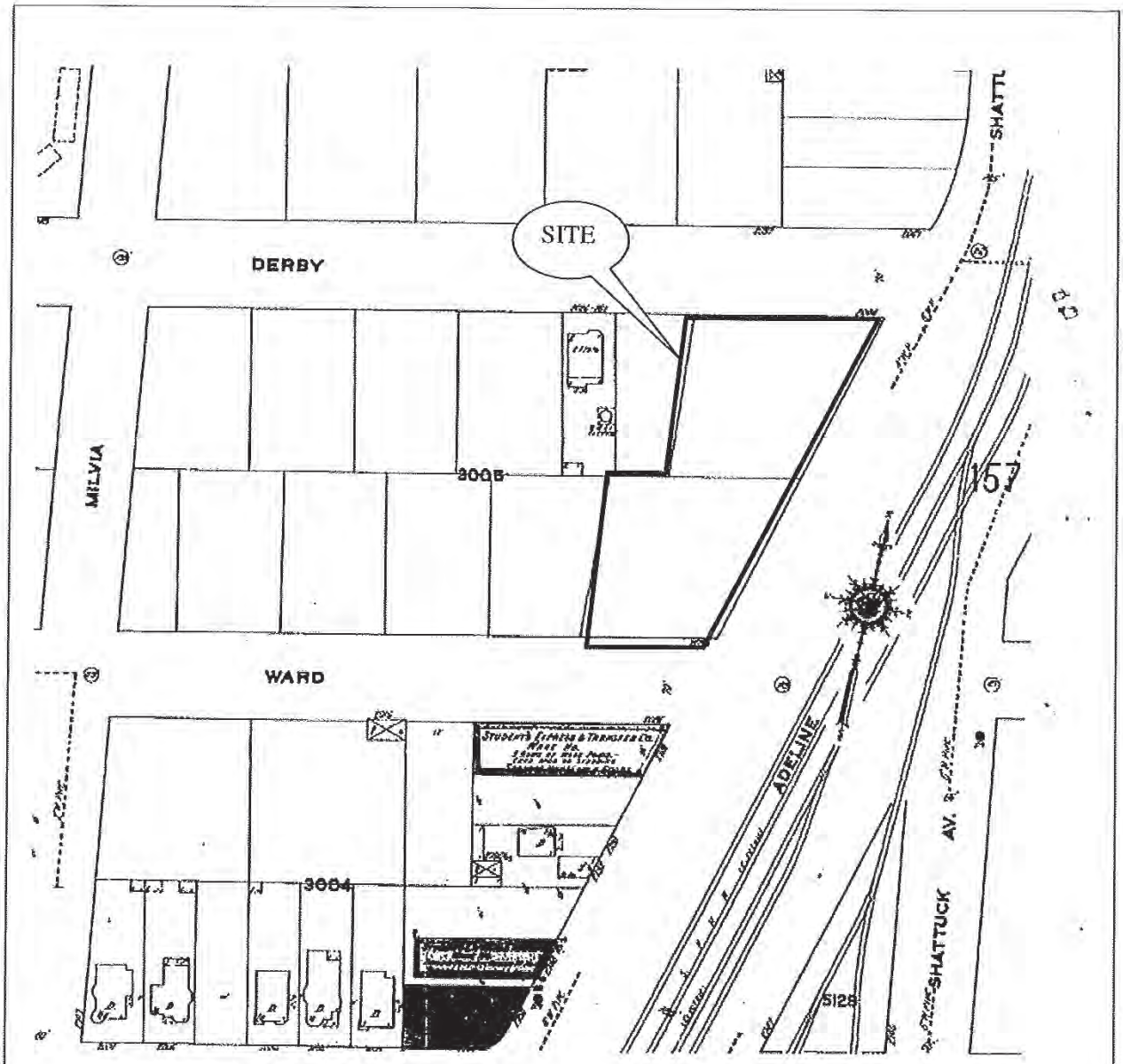
Aerial Photograph

Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California

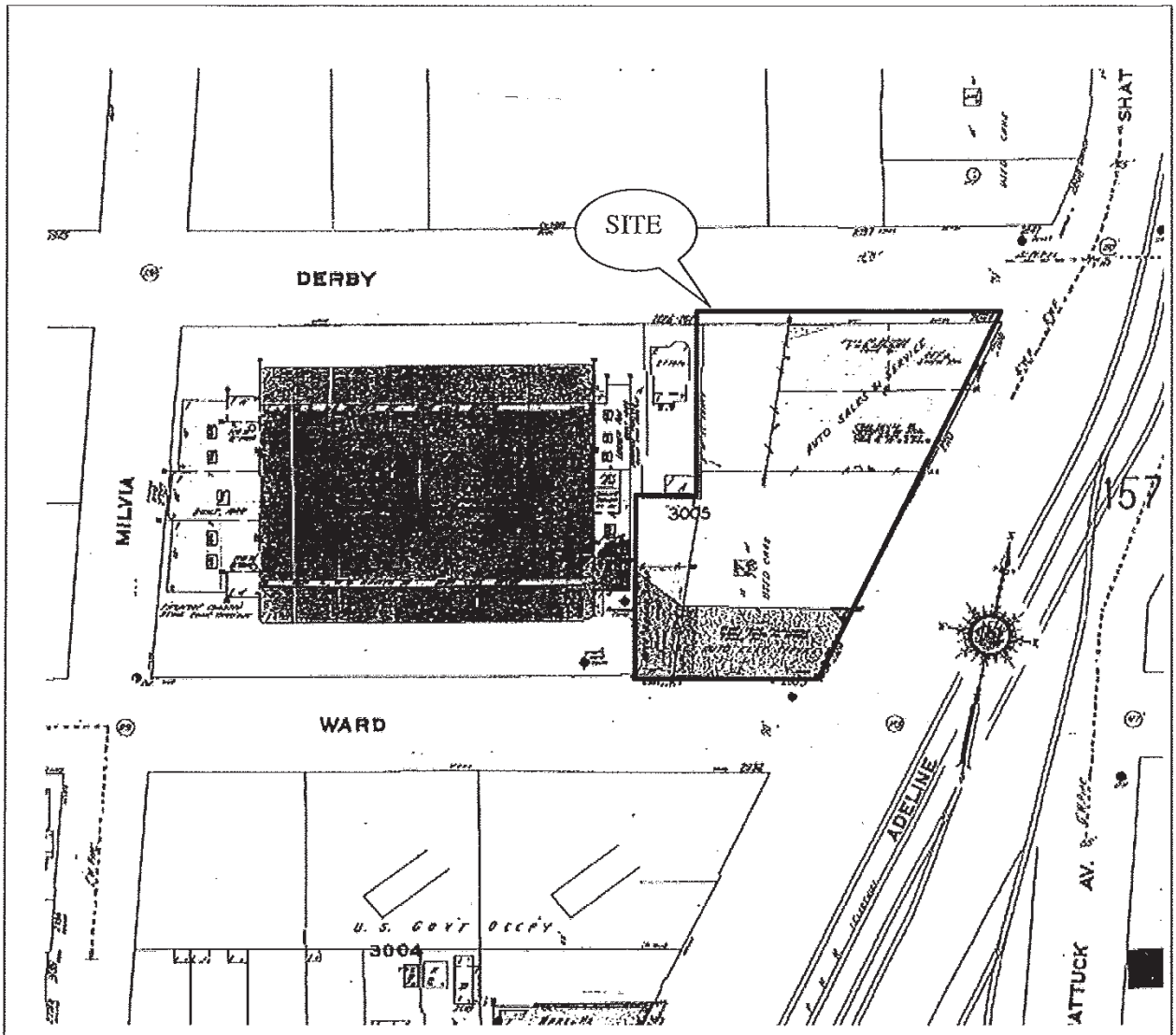
Date: 2005
Source: USGS



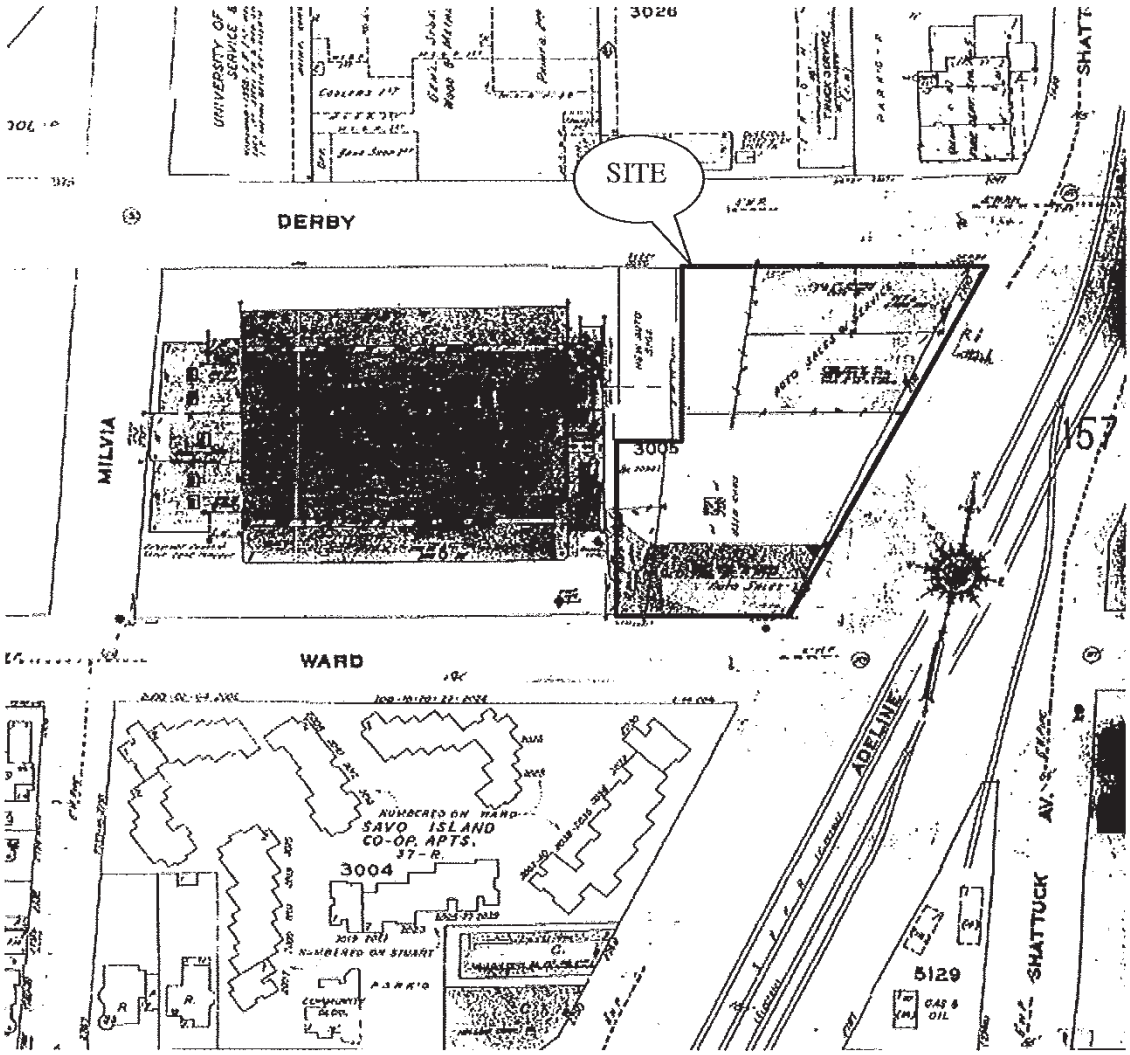
Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Sanborn Insurance Map* *Environmental Site Assessment* 2700 Shattuck Avenue Berkeley, California	Date: 1903 Source: EDR Sanborn



PANGEA Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Sanborn Insurance Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1911 Source: EDR Sanborn



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Sanborn Insurance Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1950 Source: EDR Sanborn



PANGEA **Pangea Environmental Services, Inc** **1710 Franklin Street, Suite 200** **Oakland, California**	*Sanborn Insurance Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1980 Source: EDR Sanborn



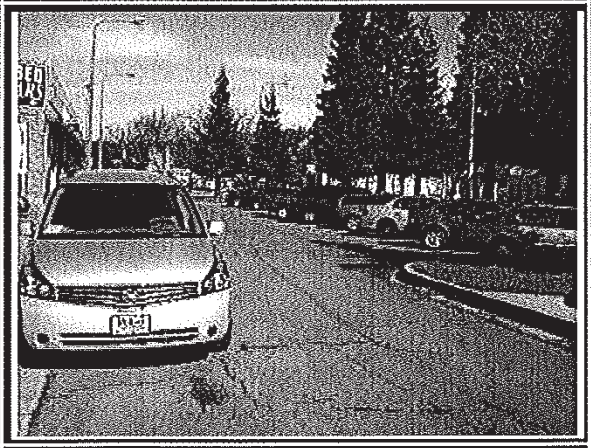
View of the northeast side of the Site.



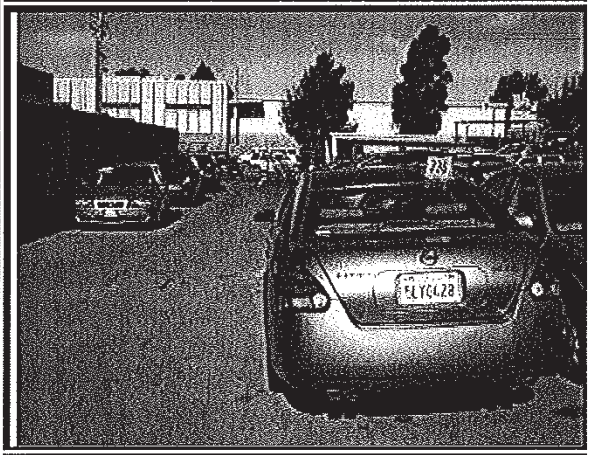
View of the central portion of the Site.



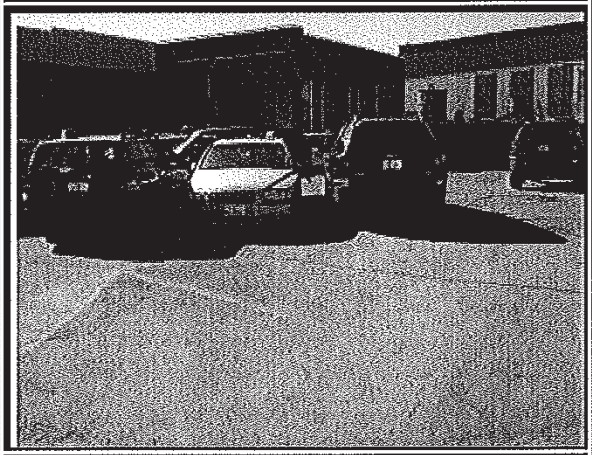
North end of the Site.



Parking at the east side of the Site.



View of the southwest portion of the Site.



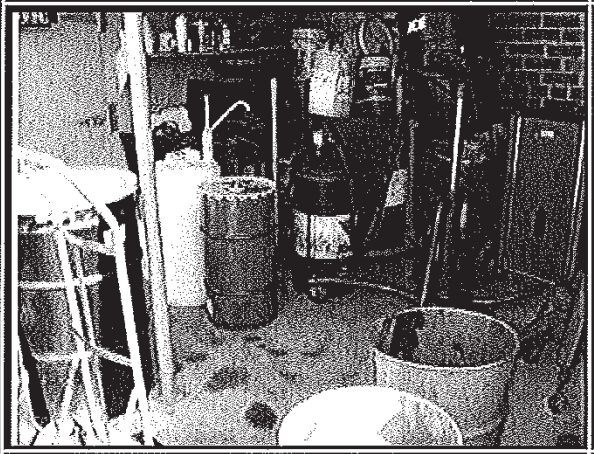
View of the central portion of the Site.



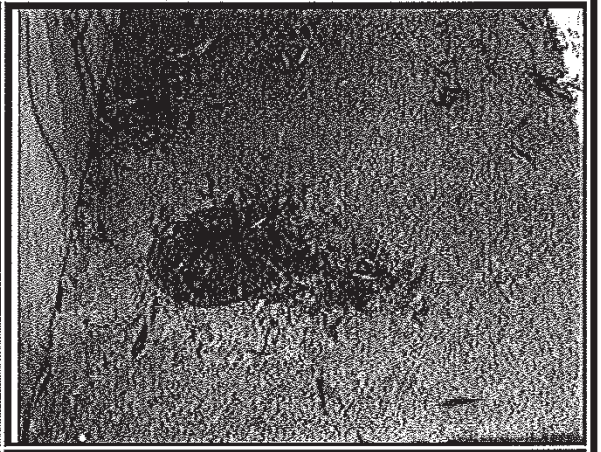
View of the northwest side of the Site structure.



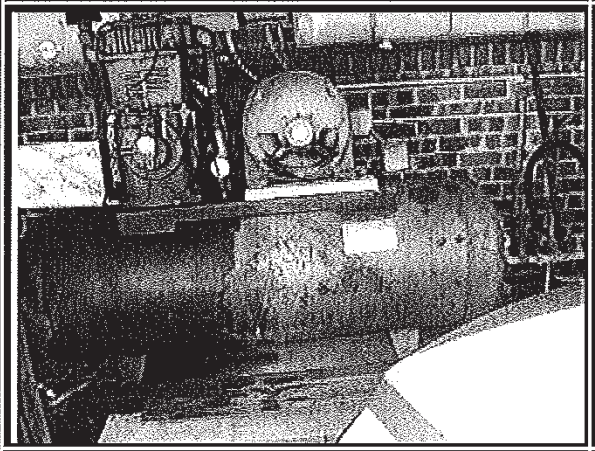
Northwest portion of the Site.



Hazardous materials storage at the northwest end of the Site.



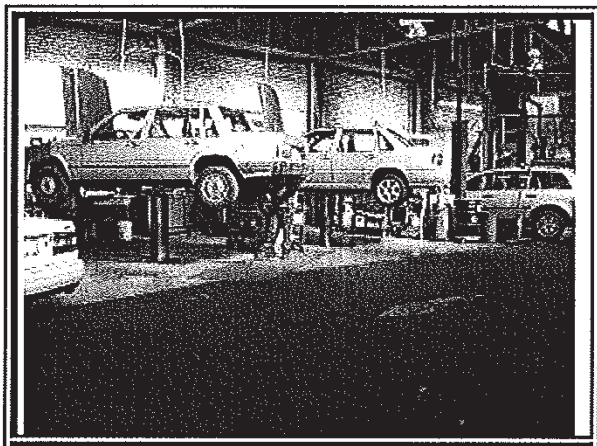
Unknown crushed hand hole seen in the sidewalk at the northwest end of the Site.



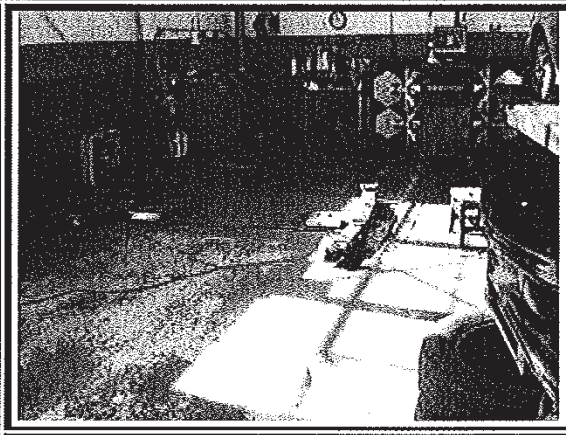
Compressor at the northwest portion of the Site.



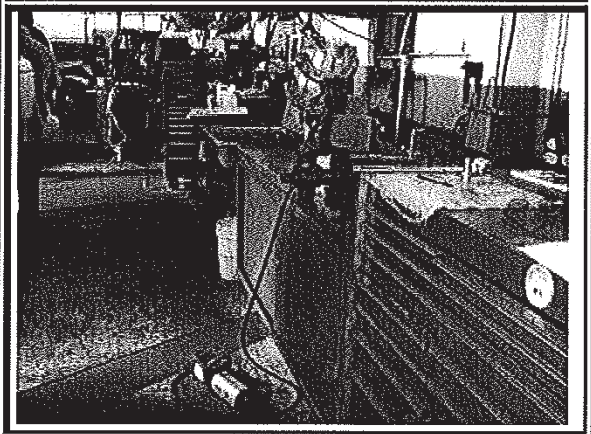
Waste oil AST at the northwest portion of the Site.



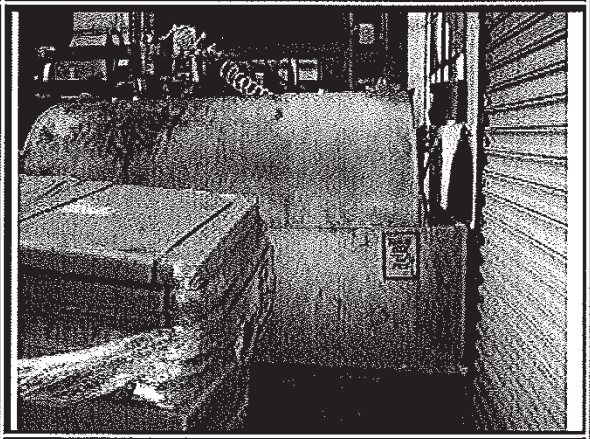
Service Bay of building 2700 Shattuck Avenue.



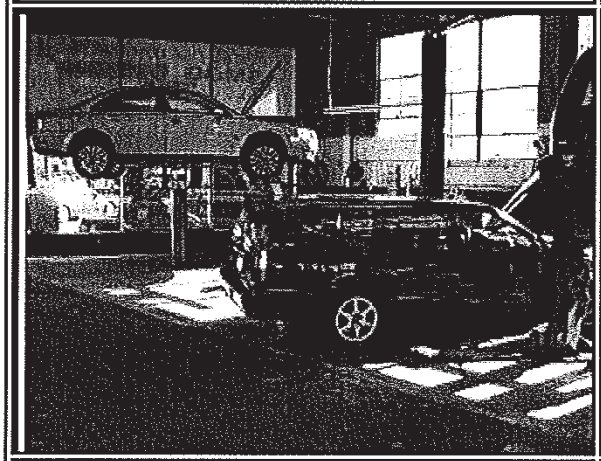
Southwest portion of 2700 Shattuck Avenue service building.



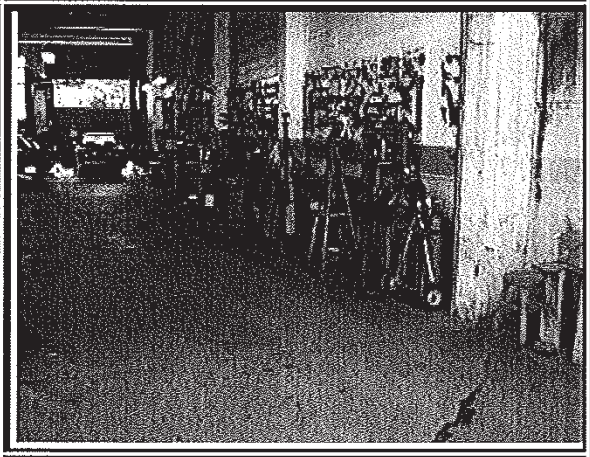
North end of the service bay, 2700 Shattuck.



Oil storage in the northwest corner of the 2700 Shattuck structure.



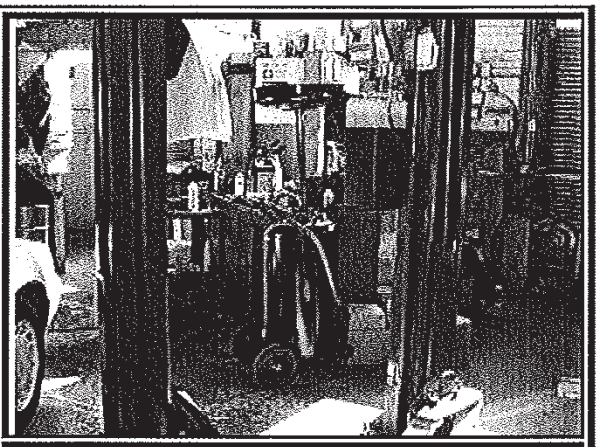
Southeast portion of the service bay, 2700 Shattuck.



Interior of 2724 Shattuck Avenue building.



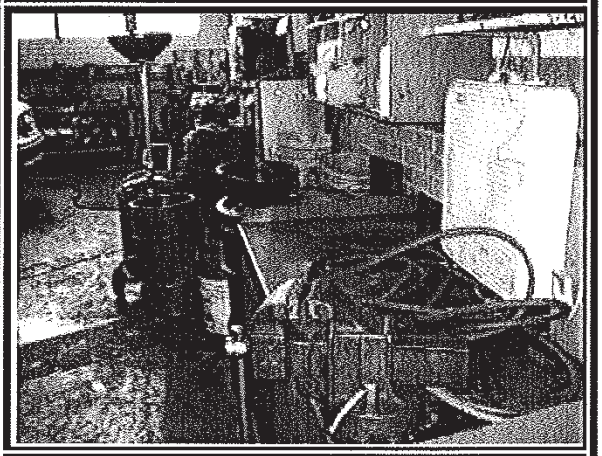
Interior of 2724 Shattuck Avenue building, service bays.



Interior of 2724 Shattuck Avenue building, service bays.



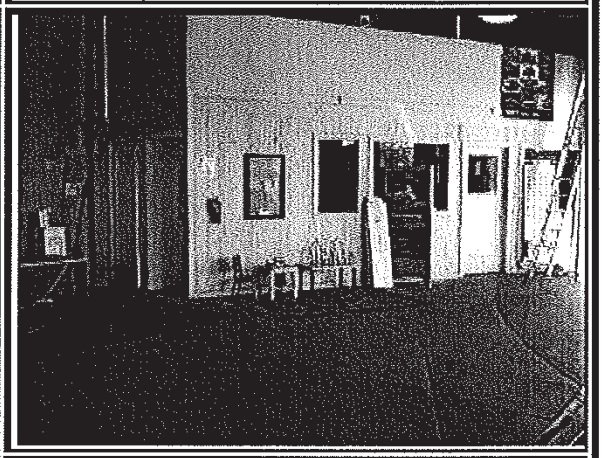
Interior of 2724 Shattuck Avenue building service bays.



Interior of 2724 Shattuck Avenue building service bays.



Interior of 2724 Shattuck Avenue building showroom.



Interior of 2724 Shattuck Avenue building showroom.

C.3 Stormwater Requirements Checklist
Municipal Regional Stormwater Permit (MRP 3)
Stormwater Controls for Development Projects

I. Applicability C.3 Stormwater Requirements

All projects must complete Section I.

I.A. Enter Project Data *(Data for "C.3 Regulated Projects," will be reported in the municipality's stormwater Annual Report.)*

I.A.1 Project Name:	2700 Shattuck Mixed Use		
I.A.2 Project Address (include cross street)	2700 Shattuck (at Derby St. and Ward St.)		
I.A.3 Project APN(s)	54-1723-1		
I.A.4 Project Watershed[1]	Potter & Derby Creeks		
I.A.5 Applicant Name	Isaiah Stackhouse		
I.A.6 Date Submitted	5/10/2024		
I.A.7 Applicant Address	2421 Fourth St., Berkeley, CA 94710		
I.A.8 Applicant Phone	510-649-1414	I.A.9 Applicant E-mail Address	isaiah@trachtenbergarch.com
I.A.10 Development Type (check all that apply)	☐ Residential ☐ Commercial ☐ Industrial ☒ Mixed-Use ☐ Streets, Roads, etc. ☐ Detached Single Family Home ☐ Redevelopment[2]		
I.A.11 Project Description (Include any past or future phase of the project)	REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE BUILDING WITH 126 DWELLING UNITS, GROUND LEVEL LOBBY, PARKING GARAGE, AND COMMERCIAL SPACES WITH STATE OF CALIFORNIA DENSITY BONUS.		
I.A.12 Total Project Area	1.05 acres	I.A.13 % Slope on Site	2%
I.A.14 Total Land Disturbance Area (Include all areas to be cleared, excavated, graded, and borrow and stockpile areas)	1.05 acres		

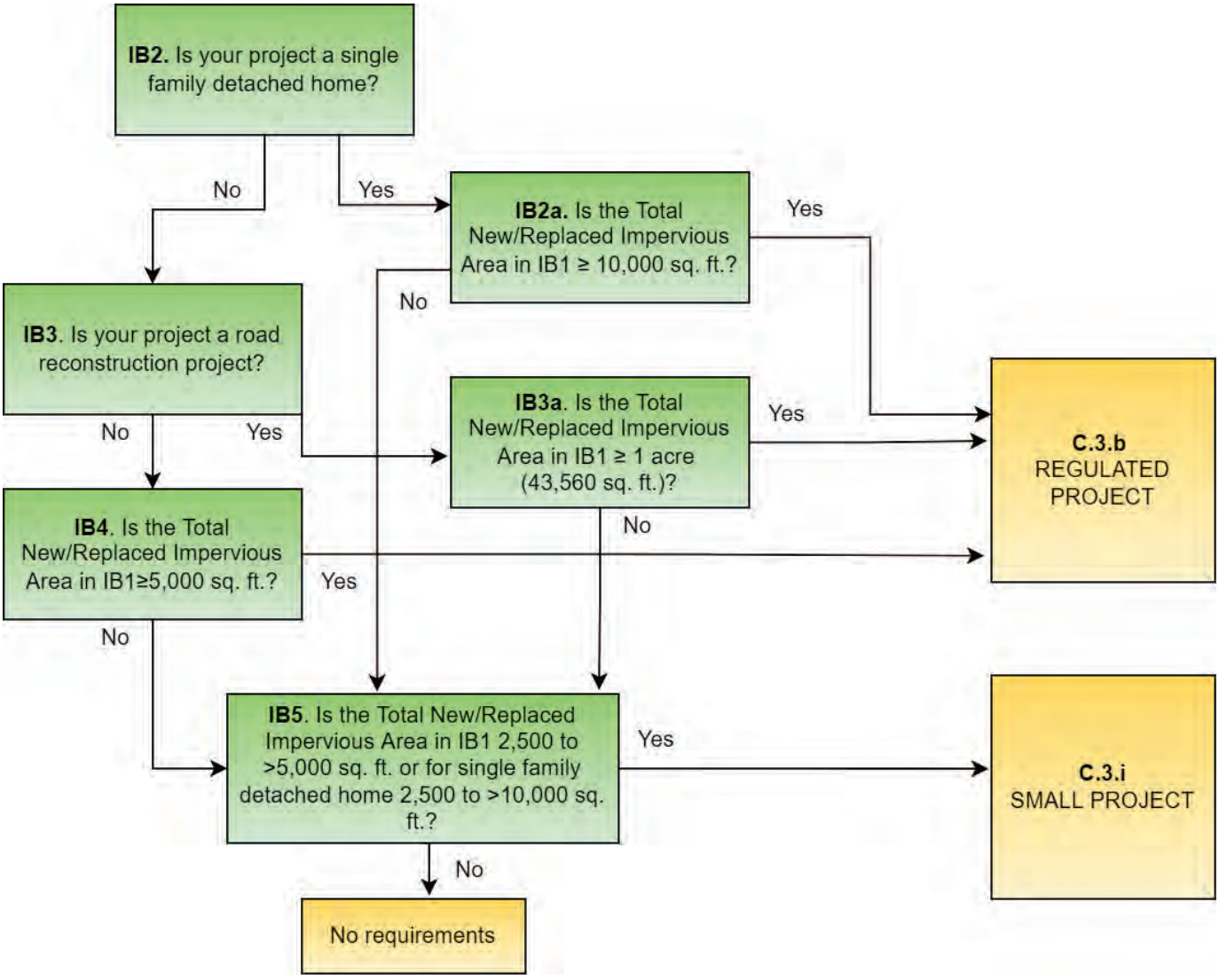
I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b or a Small Project per MRP Provision C.3.i

I.B.1 Complete the *Impervious and Pervious Surfaces Table*

Type of Impervious Surface[3]	a Pre-Project Impervious Area (sq ft)	b Existing Impervious Area to be Replaced (sq ft[4])	c New Impervious Area to be Created (sq ft)	d Post-Project Pervious Area (sq ft)
a. Impervious roof area(s)[5]	22,453	0	32,285	NA
b. Impervious sidewalks, patios, paths, driveways[6]	0	0	4,212	
c. Uncovered impervious parking[7]	23,420	0	0	
d. Streets (public)		N/A	N/A	
e. Streets (private)		N/A	N/A	
Totals	45,873	0	36,497	
Existing Impervious Area to remain in place	0	NA		
Total New/Replaced Impervious Area *(sum columns b and c)*		36,497		

[1] Watershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds
[2] As defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
[3] A surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater.
[4] Replaced impervious area means any impervious area that is removed and replaced in kind or upgraded. See Chapter 2 of the *C.3 Technical Guidance.*
[5] Exclude green roofs.
[6] A gravel surface is an impervious surface, except when it is constructed as part of appropriately designed pervious pavement system.
[7] Uncovered parking includes top level of a parking structure unless drainage from the uncovered portion is connected to the sanitary sewer along with the covered portions of the parking structure.

I.B. Is the project a "C.3 Regulated Project per MRP Provision C.3.b or a Small Project per MRP Provision C.3.i (cont'd)			
	Yes	No	NA
I.B.2 Is your project a single family detached home? If Yes go to I.B.2.a; if NO go to I.B.3	☐	☒	☐
I.B.2.a Is the Total New/Replaced Impervious Area in I.B.1 ≥10,000 sq ft? If YES, your project is a C.3.b Regulated Project. (See I.D). If NO go to I.B.5.	☐	☐	☐
I.B.3 Is your project a road reconstruction project? If YES go to I.B.3.a; if NO go to I.B.4	☐	☒	☐
I.B.3.a Is the Total New/Replaced Impervious Area in I.B.1 ≥1 acre (43,560 sq ft)? If YES, your project is a C.3.b Regulated Project. (See I.D)	☐	☐	☐
I.B.4 Is the Total New/Replaced Impervious Area in I.B.1 ≥5,000 sq ft? If YES, your project is a C.3.b Regulated Project. If NO go to I.B.5	☒	☐	☐
I.B.5 Is the Total New/Replaced Impervious Area in I.B.1 2,500 to >5,000 sq ft or for single family detached home 2,500 to >10,000 sq ft? If Yes, your project is a C.3.i Small Project.	☐	☐	☐



I.C. Pervious Pavement Systems			
I.C.1 Will your project install 3,000 sq ft or more of pervious pavement systems (not including private-use patios at residences)? If **YES, stormwater treatment system inspection requirements (C.3.h) apply.** (Municipal staff – add this site to your list of sites needing a final inspection at the end of construction and on-going O&M inspections.)	☐	☐	☒ NO
I.D. Projects not regulated by C.3 If your project is not regulated by C.3.b or C.3.i you are not subject to stormwater treatment requirements, however you are encouraged to incorporate site design and source control measures. The municipality may determine that source controls and site design measures are required for your project, if so, you must complete Section II and if required by the municipality, complete Sections III.A and III.B.			
I.E. C.3.i Small Projects If your project is regulated by C.3.i you are considered a "Small Project" and must implement site design (See III.A) and source control requirements (See III.B). You are not required to implement stormwater treatment requirements. You must complete Sections II, III.A, and III.B.			
I.F. C.3.b Regulated Projects If your project is a C.3.b regulated project, the project must include appropriate site design measures and source controls AND hydraulically-sized stormwater treatment measures. Hydromodification management may also be required. Complete Sections II, III, and V.			
II. Applicability C.6 Stormwater Requirements *All projects must complete Section II.*			
	Yes	No	
II.A Does the project disturb one acre or more of land? If YES you are required to obtain coverage under the State Construction Stormwater Permit, see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html. You must submit your WDID number and Stormwater Pollution Prevention Plan to the municipality before a building or grading permit will be issued. You do not need to complete Section IV.	☒	☐	
II.B Does the project disturb less than one acre of land? If NO, you are subject to MRP C.6 requirements. Complete Section IV to identify best management practices (BMPs) that will be in the erosion control plan and implemented during construction.	☐	☒	
II.C. Priority Inspection Factors	☐	☐	
II.C.1 Is the project 1 acre or more?	☒	☐	
II.C.2 Does the project require a grading permit?	☐	☐	
II.C.3 Is the project adjacent to a creek or waterway?	☐	☒	
II.C.4 Is the project in a municipally defined hillside development area or meet local hillside criteria?	☐	☒	
II.C.5 Does the project site have a slope of >15% and disturb ≥ 5,000 sq ft?	☐	☒	
II.C.6 Does the project involve demolition of a structure subject to the PCBs Building Demolition requirements? If yes the completion of the PCBs Building Material Demolition is required.	☐	☒	
(Municipal staff – refer projects answering YES to any questions in section II.C to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30) and other times of the year as appropriate.)			

III. Implementation of C.3 Stormwater Requirements

C.3.b Regulated Projects must complete all of Section III.
C.3.i Small Projects must complete Sections III.A and III.B
Projects not regulated by C.3 must complete Sections III.A and III.B if directed by the municipality.

III.A Select Appropriate Site Design Measures

C.3.b Regulated Projects must implement appropriate and feasible site design measures.
C.3.i Small Projects must implement at least one of site design measures listed in items a-f.
Projects not regulated by C.3 are encouraged to implement appropriate site design measures and those directed by the municipality.

Site Design Measure	Plan Sheet #	Yes	No
a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.		☐	☒
b. Direct roof runoff onto vegetated areas.		☒	☐
c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.		☒	☐
d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.		☐	☒
e. Construct sidewalks, walkways, and/or patios with pervious pavement systems.[8]		☐	☒
f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious pavement systems.[8]		☐	☒
g. Minimize land disturbance and impervious surface (especially parking lots).		☐	☒
h. Maximize permeability by clustering development and preserving open space.		☐	☒
i. Use micro-detention, including distributed landscape-based detention.		☐	☒
j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.		☐	☒
k. Self-treating area (see Chapter 5 of the *C.3 Technical Guidance*)		☒	☐
l. Self-retaining area (see Chapter 5 of the *C.3 Technical Guidance*)		☐	☒

III.B Select Appropriate Source Control Measures

C.3.b Regulated Projects must select and implement appropriate source control measures.
C.3.i Small Projects and projects not regulated by C.3 are encouraged to select and implement appropriate source control measures and those directed by the municipality.

Features in the project?		Features requiring source controls	Source control measures (Refer to Local Source Control List for detailed requirements)	Measure included in project plans?		
Yes	No			Yes	NO	Plan Sheet #
☒	☐	Storm Drain	Mark on-site inlets with the words “No Dumping! Flows to Bay” or equivalent.	☐	☒	To be included with permit drawings
☒	☐	Floor Drains	Plumb interior floor drains to sanitary sewer[9] [or prohibit].	☐	☒	" "
☒	☐	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[9]	☐	☒	
☒	☐	Landscaping	▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff.	☐	☒	" "
☐	☒	Pool/Spa/ Fountain	Provide connection to the sanitary sewer to facilitate draining.[9]	☐	☐	
☒	☐	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge.[9] ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off and signed to require equipment washing in this area.	☐	☒	" "
☒	☐	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff.	☐	☒	" "

[8] Use the specifications in the *C.3 Technical Guidance* or for small projects see the *BASMAA Pervious Paving Factsheet*. For these documents and others go to www.cleanwaterprogram.org and click on “Resources.”
[9] Any connection to the sanitary sewer system is subject to sanitary district approval.

C.3 Stormwater Requirement Checklist **City of Berkeley**

Features in the project?		Features requiring source controls	Source control measures (Refer to Local Source Control List for detailed requirements)	Measure included in project plans?		
Yes	No			Yes	NO	Plan Sheet #
			▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]			
☐	☒	Outdoor Process Activities [10]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☐	
☐	☒	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☐	
☐	☒	Vehicle/ Equipment Cleaning	▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer,[9] and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☐	
☐	☒	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer. [9] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer. [9]	☐	☐	
☐	☒	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☐	
☐	☒	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer.[9] ▪ Install door skirts between the trailers and the building.	☐	☐	
☐	☒	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☐	☐	
☐	☒	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer. [9]	☐	☐	
☐	☒	Architectural Copper	Discharge rinse water to sanitary sewer [9] or collect and dispose properly offsite. See flyer *Requirements for Architectural Copper*.	☐	☐	

[10] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

III.C Stormwater Treatment Measures

C.3.b Regulated Projects must select and implement stormwater treatment measures to manage the C.3.d numeric sizing criteria. Complete the applicable sections below.

Yes	No	
☐	☒	**III.C.1 Is the project a Special Project?** (See Appendix J of the *C.3 Technical Guidance* for Special Project criteria.) If YES, complete the Special Projects Worksheet and consult with municipal staff about the need to prepare a discussion of the feasibility and infeasibility of 100% LID treatment. Indicate the type of non-LID treatment to be used, the hydraulic sizing method*, and percentage of the amount of runoff specified in Provision C.3.d that is treated.

Non-LID Treatment	Hydraulic Sizing Method (See Note 1)	% of C.3. Amount of Runoff Treated
☐ Media filter		
☐ Tree well filter		

Yes	No	
☒	☐	**III.C.2 Is the project using biotreatment to treat the C.3.d amount of runoff?** (See the *C.3 Technical Guidance* for information on infiltration and rainwater harvesting[11] and use of stormwater.) If YES, indicate the biotreatment measures to be used, and the hydraulic sizing method:

Biotreatment Measures	Hydraulic sizing method (See Note 1)
☐ Bioretention area	
☒ Flow-through planter	Flow-based approach 2(c)
☐ Other (specify):	

Note 1. Indicate which of the following Provision C.3.d.i hydraulic sizing methods were used:

1. Volume based approaches – Refer to Provision C.3.d.i.(1):
   1(a) Urban Runoff Quality Management approach, or
   1(b) 80% capture approach (recommended volume-based approach).

2. Flow-based approaches – Refer to Provision C.3.d.i.(2):
   2(a) 10% of 50-year peak flow approach,
   2(b) Percentile rainfall intensity approach, or
   2(c) 0.2-Inch-per-hour intensity approach (this is recommended flow-based approach AND the basis for the 4% rule of thumb described in Section 7.1 of the C.3 Technical Guidance).

3. Combination hydraulic sizing approach -- Refer to Provision C.3.d.i.(3):
   If a combination flow and volume design basis was used, indicate which flow-based and volume-based criteria were used.

III.D Hydromodification Management (HM) Requirements

C.3.b Regulated Projects must complete this section

	YES	NO
III.D.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious area? If YES continue to item III.D.2. If NO, this project is not subject to the HM requirements.	☐	☒
III.D.2 Is the total impervious area increased from the pre-project condition? If YES continue to item III.D.3. If NO, this project is not subject to the HM requirements.	☐	☒
III.D.3 Is the site located in a tidally influenced/depositional area, or in the extreme eastern portion of the county that is not subject to HM requirements? (See HMP Susceptibility Map.) If YES continue to III.D.4. If NO the project is exempt from HM requirements. Attach map indicating project location. Skip to III.D.6 and check "NO".	☐	☐
III.D.4 Is the site located in a high slope zone or special consideration watershed, as shown on the HMP Susceptibility Map? If YES Project is subject to HM requirements. Attach map indicating project location. Skip to III.D.6 and check "YES.". If NO, continue to III.D.5.	☐	☐
III.D.5 For sites located in a white area on the HMP Susceptibility Map, has an engineer or qualified environmental professional determined that runoff from the project flows only through a hardened channel or enclosed pipe along its entire length before emptying into a waterway in the exempt area?	☐	☐
If YES, the project is exempt from HM requirements. Attach signed statement by qualified professional. Go to III.D.6 and check "NO." If NO, the project is subject to HM requirements. Attach map indicating project location. Go to Item G.6 and check "YES."	☐	☐

[11] The MRP no longer requires that a feasibility analysis of infiltration and rainwater harvesting be conducted. However, applicants using biotreatment are encouraged to maximize infiltration of stormwater if site conditions allow. If feasible and desired, infiltration and rainwater harvesting may be cost effective solutions depending on the project.

III.D.6 Is the project a Hydromodification Management Project?
☐ YES the project is subject to the *HM requirements in MRP Provision C.3.g.*
☒ NO, the project is not subject to the HM requirements.
➢ If the project is subject to the HM requirements, incorporate in the project flow duration stormwater control measures designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations. The Bay Area Hydrology Model (BAHM) has been developed to size flow duration controls. See https://www.clearcreeksolutions.info/downloads.Guidance is provided the *C.3 Technical Guidance*.

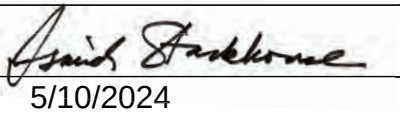
IV. Implementation of C.6 Construction Phase Requirements

All projects must complete Section IV.

IV.A Select Appropriate Construction Phase BMPs[12]

BMP	Plan Sheet #	Yes	No
Attach the municipality's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.	To be included with permit drawings	☒	☐
Implement temporary erosion controls to stabilize all disturbed areas until permanent erosion controls are established.	" "	☒	☐
Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.	" "	☒	☐
Provide notes, specifications, or attachments describing: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover and mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.	" "	☒	☐
Perform clearing and earth moving activities only during dry weather.	" "	☒	☐
Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.	" "	☒	☐
Protect all storm drain inlets in vicinity of site using drop inlet protection	" "	☒	☐
Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, erosion control blankets, covers for soil stock piles, etc.	" "	☒	☐
Divert on-site runoff around disturbed areas and construction materials; divert off-site runoff around the site (e.g., swales and dikes).	" "	☒	☐
Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.	" "	☒	☐
No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained for proper management and spill controls are in place.	" "	☒	☐
Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.	" "	☒	☐
Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.	" "	☒	☐
Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.	" "	☒	☐

[12] Additional information on Construction Phase BMPs can be found is MRP Provision C.6 and the California Stormwater Quality Association's Construction BMP Handbook.

V. Stormwater Treatment Measure and/HM Control Owner or Operator's Information *C.3.b Regulated Projects must complete Section V.*	
Name	
Address	
Phone	
Email	
➢ *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*	
Name of Applicant Completing Form	Isaiah Stackhouse
Signature	
Date	5/10/2024

VI. For Completion by Municipal Staff

(This section is only applicable for C.3.b Regulated Projects)

VI.1 Alternative Certification	**YES**	**NO**
Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?	☐	☐
Name of Reviewer:	☐	☐
VI.2 Confirm Operations and Maintenance (O&M) Submittal Complete for C.3.b Regulated Projects and HM Projects	☐	☐
VI.2.a Was the maintenance plan submitted?	☐	☐
VI.2.b Was the maintenance plan approved?	☐	☐
VI.2.c Was the maintenance agreement approved?	☐	☐
Date maintenance agreement was executed:		

VI.3 HM Controls (if required) Are the applicable items for HM compliance included in the plan submittal?			
Documentation for HM Compliance	**YES**	**NO**	**NA**
Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement	☐	☐	☐
Soils report or other site-specific document showing soil types at all parts of site	☐	☐	☐
If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs.	☐	☐	☐
If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate.	☐	☐	☐
If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, entity responsible for maintenance).	☐	☐	☐
If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.	☐	☐	☐

- Municipal staff: Refer to the "Flow Duration Control Review Worksheet for HM Submittals" to review the documentation submitted for HM compliance.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

planning@berkeleyca.gov • Phone (510) 981-7410, TDD (510) 981-7450

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

Affordable Housing Requirements

BERKELEY MUNICIPAL CODE CHAPTER 23.328

Berkeley Municipal Code (BMC) Chapter 23.328, Inclusionary Housing, requires Housing Development Projects[1] with more than 5,000 square feet of residential unit floor area to include at least 20 percent of the Residential Units[2] as permanently affordable units. All affordable units provided in the project will be established and monitored within the City's Below Market Rate (BMR) housing program, and are referred to as BMR Units. The housing development project must provide one of the following to comply with the City's Inclusionary Housing regulations:

A. Requirement to construct BMR units on-site

B. Option to pay an In-Lieu Fee

C. Combination of on-site BMR units and In-Lieu Fee

D. Other options allowed by the Chapter

Each option is described in more detail below.

A. REQUIREMENT TO CONSTRUCT AFFORDABLE UNITS

Projects must provide 20 percent of the total residential units as on-site BMR units. BMR units must have the same proportion of bedroom counts (except no affordable unit can have more than three bedrooms) and average unit size as the market rate units. BMR units must be reasonably dispersed throughout the project, be comparable to market-rate units in quality, and have access to the same amenities and common areas as market-rate units.

B. OPTION TO PAY AN IN-LIEU FEE

Applicants have the option to pay an In-Lieu Fee instead of providing the required BMR units.
The In-Lieu Fee applies to the residential unit floor area within the project (base project only if utilizing State Density Bonus provisions). The fee[3] is assessed on a square-foot basis according to the schedule listed in the table. The full fee must be paid prior to obtaining the Certificate of Occupancy, or, if a Certificate of Occupancy is not required, prior to the initial occupancy of the project. The fee is automatically adjusted every two years, beginning July 1, 2025, based on changes to the California Construction Cost Index.

Affordable Housing In-Lieu Fee Schedule

SQUARE FEET OF RESIDENTIAL UNIT FLOOR AREA	FEE PER SQUARE FOOT *(April 1, 2023 – June 30, 2025)*
12,000 square feet or more	$56.25
11,000-11,999 square feet	$53.75
10,000-10,999 square feet	$51.25
9,000-9,999 square feet	$48.75
8,000-8,999 square feet	$46.25
7,000-7,999 square feet	$43.75
6,000-6,999 square feet	$41.25
5,000-5,999 square feet	$38.75

NOTES

[1] **HOUSING DEVELOPMENT PROJECT** means a development project, including a Mixed-Use Residential project **(as defined in 23.502.020(M)(13)**, involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects **(BMC 23.328.020(E))**.

[2] **RESIDENTIAL UNIT** means any Dwelling Unit, any Live/Work Unit, or any bedroom of a Group Living Accommodation (GLA) except a GLA in a University-recognized fraternity, sorority or co-op; provided, however, that for purposes of this Chapter, "Residential Unit" shall not include any Accessory Dwelling Unit or Junior Accessory Dwelling Unit **(BMC 23.328.020(I))**.

[3] Resolution 70,698-N.S.

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C. COMBINATION OF BMR UNITS AND IN-LIEU FEE

Projects may provide less than the required 20 percent total residential units as on-site BMR units by paying a pro-rated In-Lieu Fee based on the schedule above. The fee amount per square foot is based on the total residential unit floor area of the project.

Formula to calculate the pro-rated in-lieu fee:

The Fee Per Square Foot *multiplied by* the **Total Residential Unit Floor Area** of a Housing Development Project, *multiplied by* the **Percentage of the Applicable Requirement Remaining** after accounting for any on-site Affordable Units provided.

For projects that utilize a State Density Bonus, only the base project is used in the pro-rated fee. Formula to determine the Base Project Residential Unit Floor Area:

The Final Residential Unit Floor Area (for the whole project) *divided by* **One** *plus* **the Density Bonus percentage taken.** (**Final Project Residential Unit Floor Area/(1+DB%)**)

D. OTHER OPTIONS ALLOWED BY BMC CHAPTER 23.328 – APPROVED AT THE CITY'S DISCRETION

Applicants may elect to fulfill the requirement to construct affordable housing via one of the options below. Unlike options A through C above, these options are approved at the City's discretion.

Alternative Unit Size Mix

In lieu of providing 20 percent of total residential units as on-site BMR units, an Applicant may propose an alternative mix of two-bedroom and/or three-bedroom BMR unit-types that comprise at least 20 percent of the residential unit floor area in the project.

Option to Dedicate Land

Affordable Housing requirements may be satisfied by dedicating land instead of constructing BMR units within the Housing Development Project if all the following criteria are met:

- The site is suitable for development of the Affordable Units
- Infrastructure to serve the dedicated site, including, but not limited to, streets and public utilities, are available at the property line and have adequate capacity to serve the maximum allowable residential density permitted under zoning regulations
- The site has been evaluated for the presence of hazardous materials
- The value of the site upon the date of the dedication is equal to or greater than the In-Lieu Fee that would otherwise be required.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Affordable Housing Compliance Plan Form

You are required to submit an Affordable Housing Compliance Plan (AHCP) for Housing Development Projects[4] that are subject to the affordable housing requirements of BMC Chapter 23.328, Inclusionary Housing. The AHCP is an enforceable commitment that identifies the number and type of affordable, or Below Market rate (BMR) units, the amount of In-Lieu Fees, and/or the parcels of land (or portions thereof) that will be provided and/or paid by the applicant to comply with those requirements.

The Department of Planning and Development's Land Use Division and the Department of Health, Housing, and Community Services use the information from this form and the related sheets to confirm which provisions of the City's affordable housing requirements apply to your project, and if the project complies.

Please complete the entire form. If a section doesn't apply, enter "n/a." If selecting the option to provide an alternative unit size mix or option to dedicate land, please complete the entire AHCP form and staff will contact you to discuss approval for these discretionary options.

You may be asked to revise this form to reflect the approved project during the permit review process and/or required plan sheets.

The Preliminary AHCP is required with a Zoning Permit or Zoning Certificate application. It is intended to provide estimates to the Applicant and City, and inform conditions of approval on discretionary zoning permits. See the **applicable pre-application and/or zoning submittal requirements** to determine if a Preliminary AHCP is needed for your project.

The Final AHCP is required with the first building permit application for construction, and will include the total fee amount due for projects electing to pay an In-Lieu Fee. The In-Lieu Fee can be paid any time prior to the issuance of the project's Certificate of Occupancy or Temporary Certificate of Occupancy (as applicable).

INDICATE AFFORDABLE HOUSING COMPLIANCE PLAN (AHCP) TYPE (CHECK ONE)

☑ Preliminary Affordable Housing Requirements (Land Use Entitlement)

☐ Final Affordable Housing Requirements (Building Permit)

1. PROJECT AND APPLICANT INFORMATION

Project Name:

2700 Shattuck Mixed-use

Project Address:

2700 Shattuck Ave

Zoning Project Number:

Building Permit Number (Final AHCP only):

Applicant Name:

IS

Applicant Email:

isaiah@trachtenbergarch.com

NOTES

[4] **HOUSING DEVELOPMENT PROJECT** means a development project, including a Mixed-Use Residential project **(as defined in 23.502.020(M)(13)**, involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects **(BMC 23.328.020(E))**.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

2. PROJECT SUMMARY INFORMATION –
THIS INFORMATION IS USED TO ESTIMATE THE TOTAL NUMBER OF REQUIRED BMR UNITS

Does the project use Density Bonus?

☑ **YES** ☐ **NO**

Total Density Bonus Units

71

Does the Demolition Ordinance (BMC 23.326) apply to the project?

☐ **YES** ☑ **NO**

Total units to be demolished

Total affordable replacement units required

(separate calculation required, Gov. Code §65589.5)

Total units replaced (affordable and market-rate)

A	**Total Residential Unit Floor Area[5] (square feet)** (Entire proposed project)	182,478
B	**Total Residential Units** (Base Project only for density bonus projects)	205
C	**Total BMR Units required (20% of B)**	41
D	**Total BMR Units Proposed**	
	50% AMI (Very-Low Income)	23
	80% AMI (Lower Income)	
	TOTAL BMR Units	23
E	**Other Compliance Option** (alternative unit size mix or option to dedicate land) ☐ **YES** ☑ **NO**	

Indicate Project Type (Check One) ☐ **Ownership** ☑ **Rental**

3. PLEASE INDICATE HOW THE PROJECT WILL FULFILL THE AFFORDABLE HOUSING REQUIREMENTS

3.A. PROVISION OF ON-SITE

The following provisions apply:

- BMR units cannot exceed three bedrooms
- At least 50 percent of the required Affordable Units in the Housing Development Project must be designated as affordable to Very-Low Income Households (round up for fractional numbers).
    - Up to a maximum requirement of 10 percent of the total units in the Housing Development Project if the project provides more Affordable Units than are required by BMC Chapter 23.328

Please complete the table by noting the number of units in each category.

PROJECT UNIT TYPES AND AFFORDABILITY LEVELS

Unit Type	Market Rate	Very-Low Income Affordable (50% AMI)	Low-Income Affordable (80% AMI)	TOTAL
Studio	70	7		77
One Bedroom	115	10		125
Two Bedroom	68	6		74
Three Bedroom				
Four Bedroom				
Five Bedroom				
TOTAL	**253**	**23**		**276**

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

3.B. OPTION TO PAY AN IN-LIEU FEE

Housing Development Projects may provide less than the required number of on-site BMR units and pay a proportionately reduced In-Lieu Fee, calculated as follows:

The Fee Per Square Foot
multiplied by
the **Total Residential Unit Floor Area**
of a Housing Development Project,
multiplied by
the **Percentage of the Applicable Requirement Remaining** after accounting for any on-site Affordable Units provided.

Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one.

The in-lieu fee for Density Bonus Projects is calculated using the base project residential unit floor area only:

The Base Project Residential Unit Floor Area (BP RUFA)
is equal to:
the Final Residential Unit Floor Area (FP RUFA)
divided by
One plus the Density Bonus percentage taken (DB %)

BP RUFA = FP RUFA / (1+DB%)

AFFORDABLE HOUSING FEE DUE

Per Square Foot Fee
based on Total Residential Unit Floor Area, see Fee Schedule on Page 1) (Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

135,169 SF

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

44%

TOTAL FEE DUE

$3,345,432.75

EXAMPLE CALCULATIONS:
50,000 square foot 100-unit project providing 15 Affordable Units

A **Total Residential Unit Floor Area[5] (square feet)**
RUFA (Base Project RUFA only for density projects)

50,000 square feet

B **Total Residential Units**
(Base Project only for density bonus projects)

100

C **Total BMR Units required (20% of B)**

20

D **Total BMR Units Proposed**

50% AMI (Very-Low Income)	**8**
80% AMI (Lower Income)	**7**
TOTAL BMR Units	**15**

Per Square Foot Fee
based on Total Residential Unit Floor Area
(Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

50,000 square feet

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

25%
((20-15)/20 = 0.25)

TOTAL FEE DUE

$703,125

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

SECTION 4 REQUIRED PLAN SHEETS (LAND USE ENTITLEMENT PLANS AND BUILDING PERMIT PLANS)

REQUIRED AHCP PLAN SHEETS

In addition to completing this form, the land use entitlement and building permit plans for your housing development project must demonstrate compliance with the applicable affordable housing provisions. If your project includes a discretionary zoning permit, the entitlement plans must include a Preliminary AHCP plan sheet(s), and all building permits for construction must include a Final AHCP plan sheet(s).

What needs to be in the plans to demonstrate compliance with the City's affordable housing regulations?

The applicable AHCP plan sheets with the applicable information (listed below) must be in sequential pages near the beginning of your plan set and labeled as "Preliminary or Final Affordable Housing Compliance Plan Sheet." Having this information together in the plans will make locating the information easier during project and plan review, and provide transparency to the public. A sample plan set page is attached for reference (see Exhibit A). You will receive corrections from your zoning reviewer if information is not displayed properly in the plan set.

ALL PROJECTS: APPLICABILITY AND REQUIREMENTS OF BMC CHAPTER 23.328 INCLUSIONARY HOUSING

- Residential unit floor area diagrams* showing the floor area that is included and excluded from calculation. Diagrams must be consistent with and separate from the architectural floor plans and include:
  - Schematic diagrams of each floor or level, including mezzanines
  - Indicate floor area by use with shading, color, and/or callouts
  - Dimension all areas of the project that qualify as residential unit floor area, and provide the square footage of each area
  - Tabulation of the total residential unit floor area according to the diagrams
- Calculation of the number of required and proposed BMR units (Base Project only for density bonus)
- Calculation of 100% In-Lieu fee (provide even if on-site units are proposed)

* Diagrams should reflect the whole project (base and bonus), and provide a calculation of the Base Project Residential Unit Floor Area (RUFA) for projects that utilize state density bonus. *(See page 5)*

ON-SITE BELOW MARKET RATE (BMR) UNITS (ALL OR COMBINATION)

Any on-site BMR units
(BMC 23.328.030(A) Requirement to Construct Affordable Units

- Unit summary table by floor of BMR and market-rate units, with bedroom counts
- Alternate mix of unit types, if applicable
  - Calculations for 20 percent of residential unit floor area (must be a mix of affordable units that are either two- or three-bedrooms)

IN-LIEU FEE (ALL OR COMBINATION)

Payment in-lieu of providing some or all required affordable units on-site (BMC Section 23.328.030(B) Option to Pay In-Lieu)

In-Lieu Fee per Resolution No. 70,698-N.S. calculated as follows: the fee per square foot multiplied by the total Residential Unit Floor Area of a Housing Development Project, multiplied by the percentage of the applicable requirement remaining after accounting for any on-site Affordable Units provided. Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one. *(See page 5)*

The In-Lieu Fee per square foot is based on the residential unit floor area of the project (base project only if utilizing State Density Bonus provisions). *(See page 5)*

STAFF ADMINISTRATION USE ONLY

This Affordable Housing Compliance Plan (AHCP) is certified in compliance with BMC Chapter 23.328, Inclusionary Housing.

LAND USE
Preliminary/Final AHCP
Name, Title:

Signature: Date:

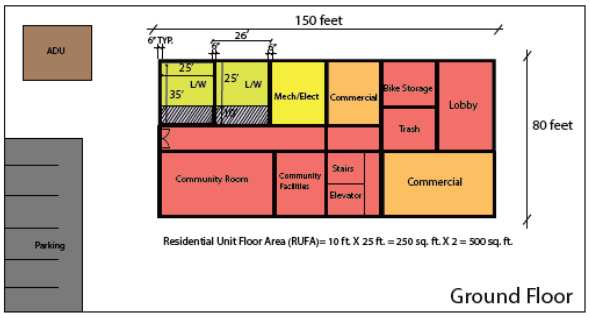
HHCS
Preliminary/Final AHCP
Regulatory Agreement executed (due prior to issuance of first building permit for construction:
☐ Yes ☐ No ☐ Not Applicable
In Lieu Fee payment complete (due prior to first occupancy):
☐ Yes ☐ No ☐ Not Applicable
Name, Title:

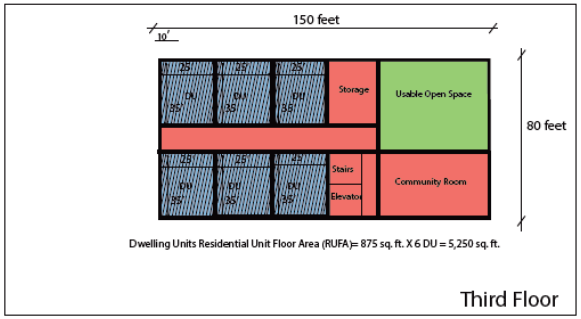
Signature: Date:

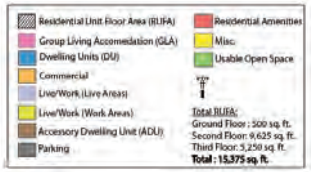
EXAMPLE OF AN AFFORDABLE HOUSING COMPLIANCE PLAN SHEET

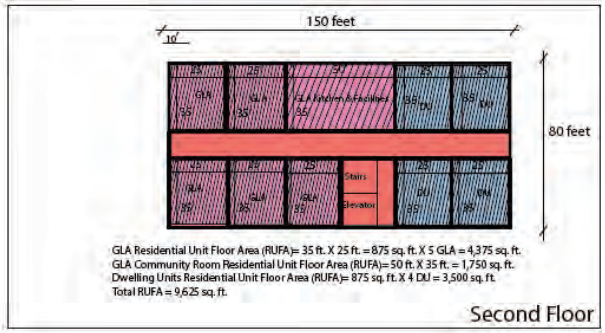
Internal

Example Affordable Housing Compliance Plan Sheet / Residential Unit Floor Area Diagrams / Calculations*









Affordable Housing requirements:

Total number of residential units in the example project: 17 (DU + L/W + GLA)
Total RUFA in the example project: 15, 375 sq. ft.

Option I: Providing the required number of BMR units (No in-lieu fee)
Total number of affordable units (VLI or LI): 4 (20% X 17 units = 3.4 Rounded up to 4)

Option II: Providing full in-lieu payment
15, 375 sq. ft. (RUFA) X $56.25= $864,843.75

Option III: Providing a combination of BMR units and in-lieu fee
((Required BMRs – Number of BMRs provided)/Total number of BMRS required) = X%
X% x (Total RUFA sq. ft.) = Y sq. ft.
Y sq. ft. X $56.25= $Z (Total In-Lieu fee required)

*For reference and illustrative purposes only

Affordable Housing
Compliance Plan Sheet

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

2700 Shattuck Mixed Use
Berkeley, CA 94704
May 10, 2024

B.1b. Anti-Discriminatory Housing Statement

Submit a written statement answering the following questions and **provide** the requested documentation, if applicable:

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California? **No**

2. If the answer to (1) is yes, in which states?

3. If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?

4. If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

5. If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of the application to the Planning Department.

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

TRACHTENBERG ARCHITECTS
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phone: 510.649.1414
www.TrachtenbergArch.com

2700 Shattuck Mixed Use
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May 10, 2024

5.C. Density Bonus Eligibility Statement

a. Number of "base project" units: **205 Units**
b. Number of affordable units and level of affordability: 2**3-Units (11%)** affordable to Very Low-Income Households as defined in Section 50105 of the Health and Safety Code.
c. Percent density bonus requested and allowed under Section 65915: **35%.**
d. Waivers or modifications of developments standards necessary to accommodate density bonus:

- Increase the maximum building height to accommodate the density bonus units.
- Increase the maximum FAR to accommodate the density bonus units.
- Reduce the required setbacks to accommodate the density bonus units
- Increase the maximum lot coverage to accommodate the density bonus units
- Reduce the required usable open space to accommodate the density bonus units

e. Explanation of why each waiver or modification is needed to accommodate density bonus: Following the guidelines provided in the City's "*Conceptual Approach to Implementing Density Bonus Law In Berkeley, February 22, 2013",* the density bonus units are added to the Base Project which "reflects the proposed project's building separation, open space location, and parking location", via additional the following waivers or modifications to accommodate additional dwelling units:

- Building height, FAR, setbacks, lot coverage, and open space waivers are needed to accommodate the density bonus units.

Request for Incentives or Concessions

Under Section 65917, as a project which provides 11 percent very low-income units, the project is eligible for two incentives or concessions which results in identifiable and actual cost reductions. Currently the project utilizing one concession, and is not utilizing the second concession pending further processing of the project.

- Cost reduction concession #1: the project requests a cost reduction concession to eliminate the public art requirement in order to eliminate the self-evident costs that would otherwise be required to construct the public art.

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

DATE STAMP HERE

DESIGN REVIEW APPLICATION

For: X Preliminary Design Review (PDR)
___ Final Design Review (FDR)
___ Staff Level Design Review (DRSL)
___ Signs and Awnings
___ Modification: PDR or FDR

Intake Planner _____

Project Address: 2700 Shattuck Avenue, Berkeley, CA 94704 Zone: C-SA

Project Description: Removal of existing commercial structures and new construction of a 8-story mixed-use housing development with 276 dwelling units, ground level lobbies, commercial space, and parking, with state of California Density Bonus.

Date Building Permit/Sign Permit/Use Permit or Zoning Permit was applied for: 5/10/2024

Associated Use Permit number: 54-1723-1

For exterior changes to existing buildings, other than signs and awnings, the estimated construction cost is $_____

- **Property Owner Name** (Print) 2700 Shattuck LLC

  Owner's Mailing Address: 1600 Shattuck Ave, Ste. 218, Berkeley, CA 94709

  Daytime Phone # 510 207 6174 E-mail: evan@hudsonmcdonald.com

- **Applicant Name** (Print) ☐ **SAME as Above**: Isaiah Stackhouse, Trachtenberg Architects

  Applicant's Mailing Address: 2421 Fourth Street, Berkeley, CA 94701

  Daytime Phone # 510 649 1414 x 124 E-mail: isaiah@trachtenbergarch.com

Under penalties of perjury, I certify that the information above and in any attachments hereto, is true and accurate to the best of my knowledge.

Applicant Signature: Isaiah Stackhouse Date: 05/10/2024

Owner's Signature: _____ Date: 05/10/2024

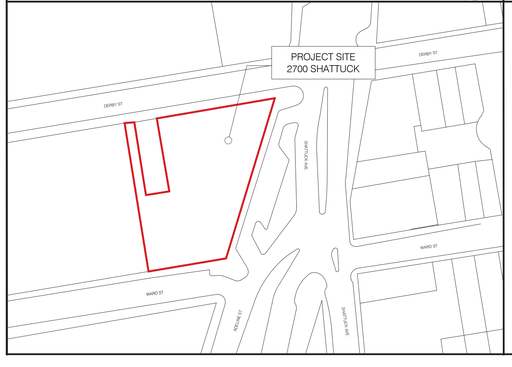
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PLANNING & DEVELOPMENT
Land Use Planning Division, 1947 Center Street, 2nd floor, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420
Email: Planning@CityofBerkeley.info



VICINITY MAP

N.T.S.



PROJECT DIRECTORY

OWNER/APPLICANT:
2700 Shattuck LLC
1600 Shattuck Ave.
Berkeley, CA 94709

ARCHITECT:
Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
Jesse Markman
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218
Orinda, CA 94563
925.254.5422
www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2700 Shattuck Ave.
Berkeley, CA 94705 (APN: 54-1723-1)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 276 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

PROJECT TO COMPLY WITH BERKELEY ENERGY CODE (BMC Chapter 19.36) AND BERKELEY GREEN CODE (BMC Chapter 19.37).

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL

A0.0	GENERAL INFORMATION	A3.3	STREET STRIP ELEVATIONS
A0.1	ZONING INFORMATION	A3.4	PHOTO MATCH VIEWS
A0.1B	ZONING INFORMATION	A3.5	PHOTO MATCH VIEWS
A0.2	DENSITY BONUS DIAGRAMS	A3.6	CONCEPTUAL RENDERING
A0.3	SITE PHOTOS	A3.7	CONCEPTUAL RENDERING
A0.4A	SHADOW STUDIES	A3.8	CONCEPTUAL RENDERING
A0.4B	SHADOW STUDIES	A3.9	CONCEPTUAL RENDERING
A0.4C	SHADOW STUDIES	A3.10	CONCEPTUAL RENDERING
A0.6	VICINITY MAP	A3.11	CONCEPTUAL RENDERING
A0.7	AFFORDABLE HOUSING PLAN	A3.12	CONCEPTUAL RENDERING
A2.0A	EXISTING SITE PLAN	MAT	BUILDING MATERIALS
A2.0B	PROPOSED SITE PLAN	A4.0	GRADING & STORMWATER PLANS
A2.1	FLOOR PLANS		
A2.2	FLOOR PLANS	**LANDSCAPE**	
A2.3	FLOOR PLANS	L1.01	LANDSCAPE PLANS
A2.4	UNIT PLANS	L1.02	LANDSCAPE PLANS
A3.1	BUILDING ELEVATIONS	L1.03	LANDSCAPE PLANS
A3.2	BUILDING ELEVATIONS	L3.01	PLANTING IMAGES, NOTES & CALCS.

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SHEET:

GENERAL INFORMATION

A0.0

DOWNZONING ANALYSIS FOR BASE PROJECT AND PROPOSED 35% DENSITY BONUS PROJECT

DOWNZONING ANALYSIS FOR BASE PROJECT

	JANUARY 1, 2018 C-SA (SOUTH AREA) BASE PROJECT	DOWNZONED C-AC (ADELINE CORRIDOR) BASE PROJECT
SITE AREA	45,877	45,877
ALLOWABLE HEIGHT W/UP	**6**	**4**
ALLOWABLE FAR	**4**	**2.5**
ALLOWABLE GFA	**183,508**	**114,693**
LEVEL 8		
LEVEL 7		
LEVEL 6	33,841	
LEVEL 5	33,841	
LEVEL 4	33,841	33,231
LEVEL 3	33,841	33,231
LEVEL 2	33,841	33,231
LEVEL 1	14,302	15,000
TOTAL GFA	**183,508**	**114,693**
FAR	**4.00**	**2.50**
LEVEL 8		
LEVEL 7		
LEVEL 6	41	
LEVEL 5	41	
LEVEL 4	41	41
LEVEL 3	41	41
LEVEL 2	41	41
LEVEL 1		
TOTAL UNITS	**205**	**123**
ONSITE VLI % REQUIRED	0%	0%

DOWNZONING ANALYSIS FOR 35% DENSITY BONUS PROJECT

	JANUARY 1, 2018 C-SA (SOUTH AREA) 35% DENSITY BONUS PROJECT	DOWNZONED C-AC (ADELINE CORRIDOR) 35% DENSITY BONUS PROJECT
SITE AREA	45,877	45,877
ALLOWABLE HEIGHT W/DB	**8.1**	**5.4**
ALLOWABLE FAR	**5.4**	**3.375**
ALLOWABLE GFA	**247,736**	**154,835**
LEVEL 8	31373	
LEVEL 7	32887	
LEVEL 6	32,887	
LEVEL 5	32,887	34,959
LEVEL 4	32,887	34,959
LEVEL 3	32,887	34,959
LEVEL 2	32,887	34,959
LEVEL 1	13,249	15,000
TOTAL GFA	**241,944**	**154,835**
FAR	**5.27**	**3.375**
LEVEL 8	36	
LEVEL 7	40	
LEVEL 6	40	
LEVEL 5	40	41
LEVEL 4	40	42
LEVEL 3	40	42
LEVEL 2	40	42
LEVEL 1		
TOTAL UNITS	**276**	**167**
ONSITE VLI % REQUIRED	11%	11%

SB-330 DOWNZONING PROHIBITION

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

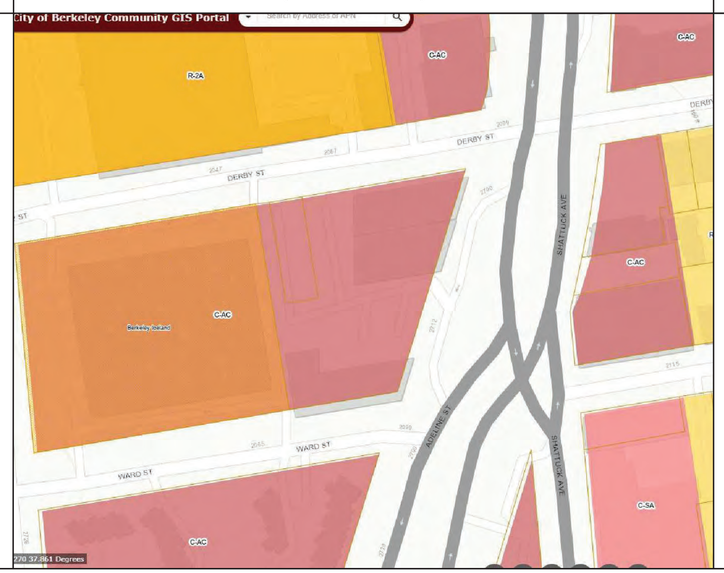
(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(2) Any development policy, standard, or condition enacted on or after the effective date of this section that does not comply with this section shall be deemed void.

ZONING MAP (JANUARY 1, 2018) C-SA



ZONING MAP (CURRENT) C-AC



ZONING SUMMARY: PER SB-330, THE FOLLOWING TABLE IS BASED ON THE C-SA ZONING THAT WAS IN EFFECT ON JANUARY 1, 2018, WHICH ALLOWS FOR A MORE INTENSE USE THAN THE REZONING

	BASE ZONING ALLOWABLE/REQUIRED	BASE PROJECT W/ UP OR AUP MODIFICATION	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	N/A	N/A	276	COMPLIES
COMMERCIAL AREA	N/A	N/A	4,150	COMPLIES
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
BIKE PARKING	N/A	128	155	COMPLIES
FRONT YARD SETBACK (WARD)	15'	0' W/UP BMC 23.204.100.D.2	0'	COMPLIES W/WAIVER
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES; 6' TO 15'	0' W/ UP BMC 23.204.100.D.2	0'	COMPLIES W/WAIVER
SIDE YARD SETBACK	VARIES; 4' TO 12'	0' W/ UP BMC 23.204.100.D.2	0' to 5'	COMPLIES W/WAIVER
REAR YARD SETBACK (DERBY)	15'	0' W/ UP BMC 23.204.100.D.2	0'	COMPLIES W/WAIVER
BUILDING HEIGHT	50'	65' W/UP BMC 23.204.100.D.2	90'-6"	COMPLIES W/WAIVER
BUILDING STORIES	4	6 STORIES W/UP BMC 23.204.100.D.2	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.05	1.05	1.05	COMPLIES
LOT AREA	45,877	45,877	45,877	COMPLIES
PROJECT FAR	4.0	4.0	5.3	COMPLIES W/WAIVER
GFA BASED ON FAR	183,508	183,508	241,944	COMPLIES W/WAIVER
LOT COVERAGE	40%	100% W/UP BMC 23.204.100.D.2	94%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	8040	SEE TABLE	10,050	COMPLIES W/WAIVER
DENSITY BONUS CALCULATIONS (SEE SHEET A0.2)				
BASE PROJECT UNITS			205	
% VLI UNITS PROVIDED			11%	
# VLI UNITS PROVIDED			23	
% BONUS EARNED			35%	
BONUS UNIT EARNED			72	
ALLOWABLE DENSITY BONUS PROJECT			277	
PROPOSED DENSITY BONUS PROJECT			**276**	

UNIT COUNTS

UNIT TYPE	STUDIOS	1-BR	2-BR	TOTAL
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	
TOTAL BEDROOM COUNT	77	125	148	350

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		31,373	31,373	
LEVEL 7		32,887	32,887	
LEVEL 6		32,887	32,887	
LEVEL 5		32,887	32,887	
LEVEL 4		32,887	32,887	
LEVEL 3		32,887	32,887	
LEVEL 2		32,887	32,887	
GROUND LEVEL (EXCLUDES PARKING)	4,150	9,099	13,249	29,785
TOTAL FLOOR AREA W/ DENSITY BONUS	4,150	237,794	241,944	29,785
FAR (FLOOR AREA RATIO)			5.3	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	276	40	11,040	
TOTAL REQUIRED			11,040	
TOTAL AREA PROVIDED			10,050	4,020
ROOFDECK OPEN SPACE			1,000	
PODIUM LEVEL OPEN SPACE			9,050	
GROUND LEVEL OPEN SPACE			-	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ
NEW COMMERCIAL (SHORT TERM)	4,150	1	2000	2
RESIDENTIAL (SHORT TERM)	350	0.025	1	9
RESIDENTIAL (LONG TERM)	350	1	3	117
TOTAL PARKING				**128**

PARKING TABLE

	UNITS/SF	SPACES	PER	REQUIRED
RESIDENTIAL	276	-	-	-
COMMERCIAL (1ST 1,000 SF EXEMPT)	3,150	-	-	-
TOTAL				0

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	33966
TOTAL AREA OF ROOFTOP ELEMENTS	5095
% AREA OF ROOFTOP ARCH. FEATURES	15.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

TRACHTENBERG ARCHITECTS

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JOB: 2307

SHEET:

ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

N.T.S.



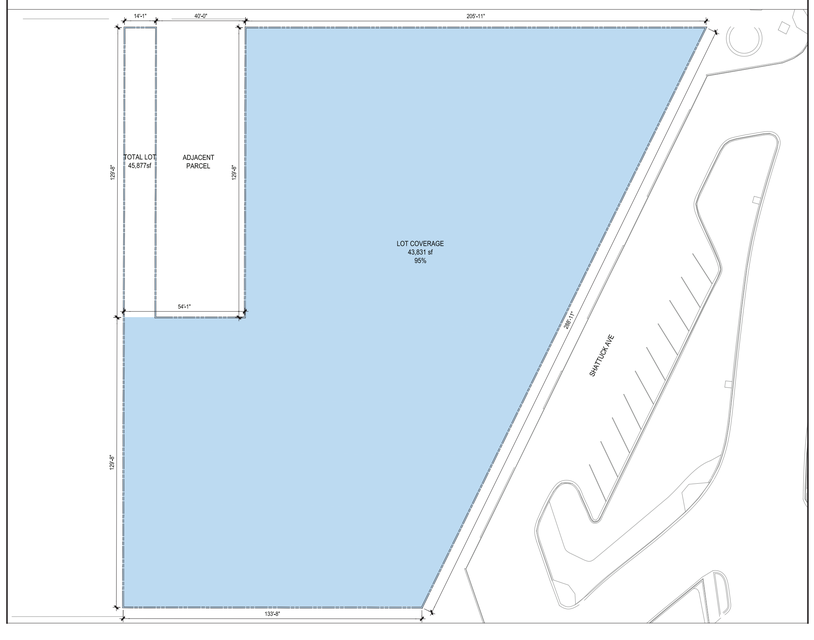
LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM

N.T.S.



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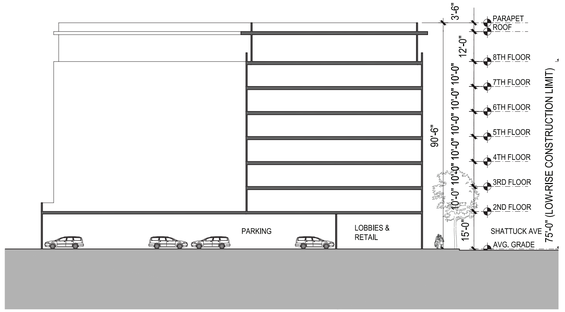
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JOB: 2307

SHEET:

ZONING INFORMATION

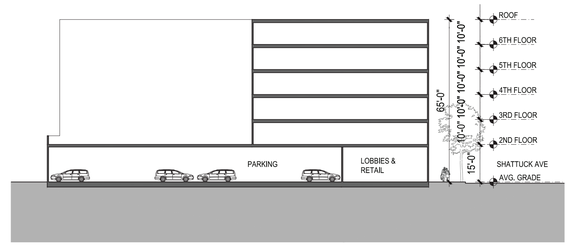
A0.1B



PROPOSED PROJECT SECTION



PROPOSED PROJECT PLANS



BASE PROJECT SECTION



BASE PROJECT PLANS

DENSITY BONUS TABLE

Base Project Area	Base Units Calculation	Base # Units	% VLI units	# VLI Units	% MI units	# MI Units	Total Bonus %	Total # DB Units	Maximum DB Project	Proposed Project
sq. ft. - see calculation below	base project area / avg. unit size	base project units (rounds up)		% VLI x Base # Units (rounded up)		% MI x Base # Units (rounded up)		%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	
175,798	204.04	205	11%	23	0%	0	35.00%	72	277	276

Base Project Res. Area	Floor	Proposed Project Res. Area
	Eighth	31,373
	Seventh	32,887
32,887	Sixth	32,887
32,887	Fifth	32,887
32,887	Fourth	32,887
32,887	Third	32,887
32,887	Second	32,887
11,363	Ground	9,099
175,798	**Total**	**237,794**

Base Project # of Units	Floor	Proposed # of Units
	Eighth	36
	Seventh	40
41	Sixth	40
41	Fifth	40
41	Fourth	40
41	Third	40
41	Second	40
	Ground	
205	**Total Units**	**276**

Proposed Area:	**237,794**
Proposed Units:	**276**
Average Unit Size:	**862**

#VLI	%VLI	%DB	#DB	#Concessions
11	5%	20.00%	246	1
13	6%	22.50%	252	1
15	7%	25.00%	257	1
17	8%	27.50%	262	1
19	9%	30.00%	267	1
21	10%	32.50%	272	2
23	**11%**	**35.00%**	**277**	**2**
25	12%	38.75%	285	2
27	13%	42.50%	293	2
29	14%	46.25%	300	2
31	15%	50.00%	308	3
#MI	**%MI**	**%DB**	**#DB**	**#Concessions**
11	5%	20.00%	349	
13	6%	22.50%	354	
15	7%	25.00%	359	
17	8%	27.50%	364	
19	9%	30.00%	369	
21	10%	32.50%	375	
23	11%	35.00%	380	
25	12%	38.75%	387	
27	13%	42.50%	395	
29	14%	46.25%	403	
31	15%	50.00%	410	

BASE PROJECT ZONING COMPLIANCE CHECKS (SEE ALSO A0.1 FOR AVAILABLE UP MODS)

Base Project - Open Space

	Units	Ratio	Total Area
Required	205	40	8200
Total Area Provided			10096
Provided Open Space (Ground Level Open Space)			1800
Provided Open Space (Podium)			8296

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	175,798	4150	179,948
Site Area			45,877
FAR			3.922

Base Project - Parking

	Units/SF	Spaces	Per	Total Req.	Provided
Residential	205			0	83
Commercial (1,000	3,150	0	1,000	0	0

Base Project -Bicycle Parking

	Units/SF	Spaces	Ratio	Total Req.	Provided
New Comm.	4,150	1	2000	2	2
Res. (Long)	260	1	3	87	88
Res (Short)	0	0.025	1	-	-

Base Project - Stormwater

	Roof Area	%	Required	Provided
Roof Area	32,887	4%	1315	949

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JOB: 2307

SHEET:

DENSITY BONUS DIAGRAMS AND CALCULATIONS

A0.2



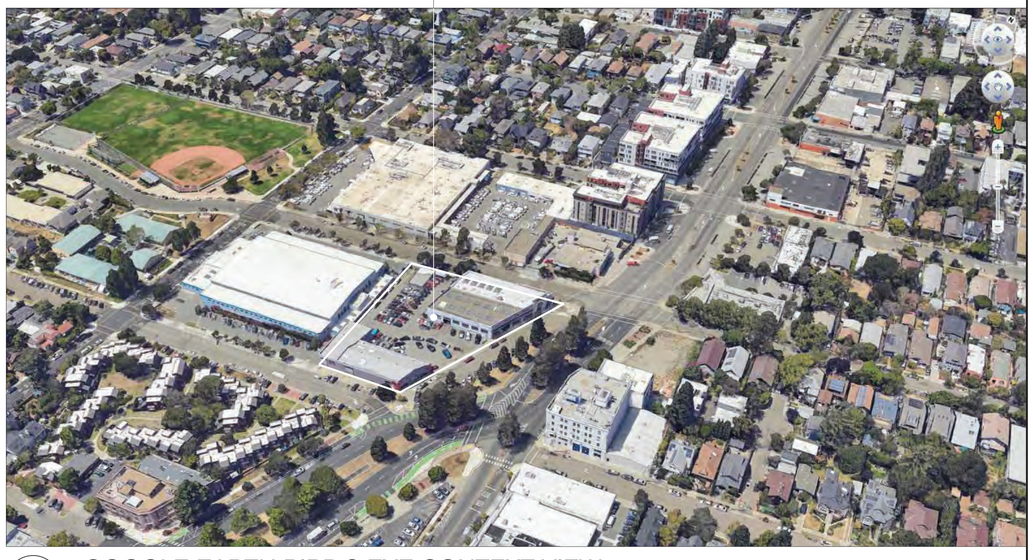
4 - VIEW FROM SHATTUCK LOOKING SOUTH



2 - VIEW FROM SHATTUCK LOOKING NORTH



3 - VIEW FROM WARD LOOKING WEST



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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JOB: 2307

SHEET:

SITE
PHOTOS

A0.3

WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36

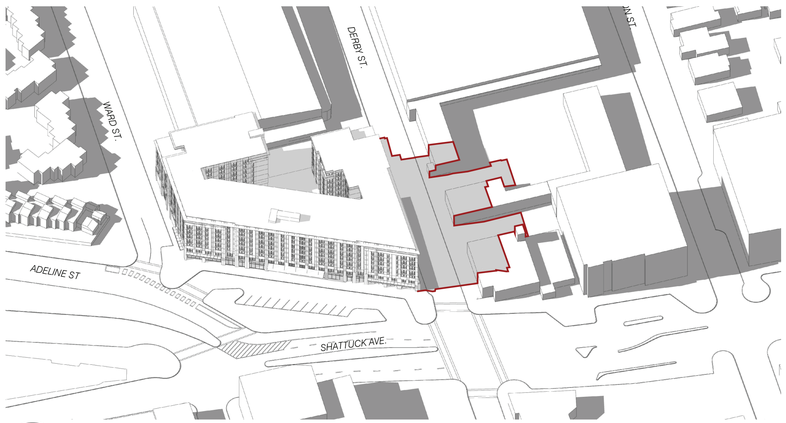
WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

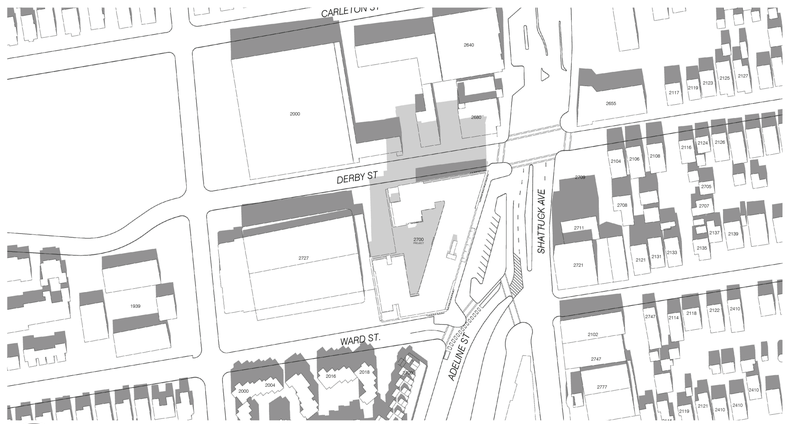
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NT.S.



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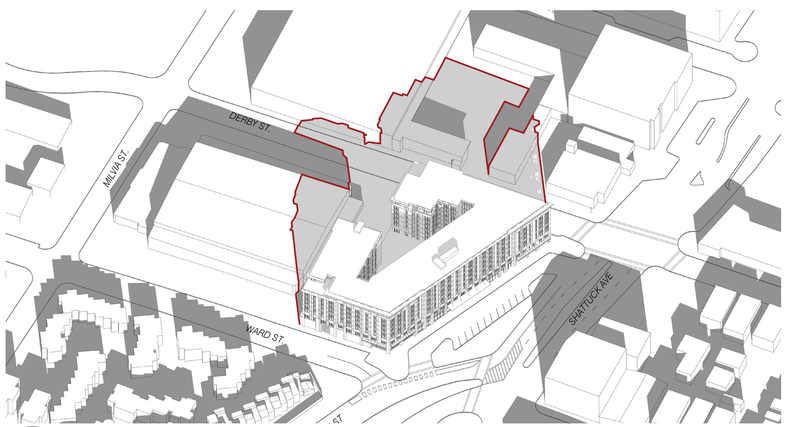
WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

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N.T.S.



1 SHADOW STUDY - AM
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JOB: 2307

SHEET:

SHADOW STUDIES
DECEMBER 21ST

A0.4A

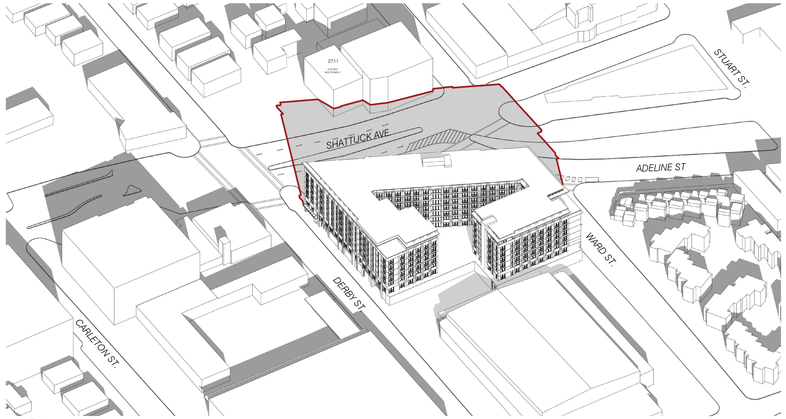
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

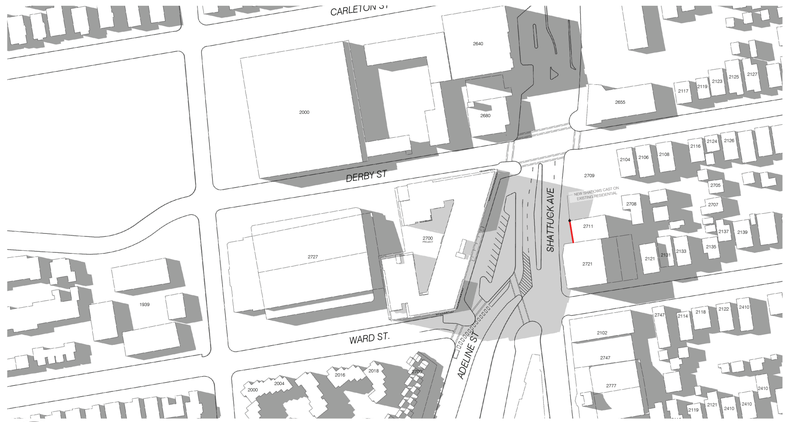
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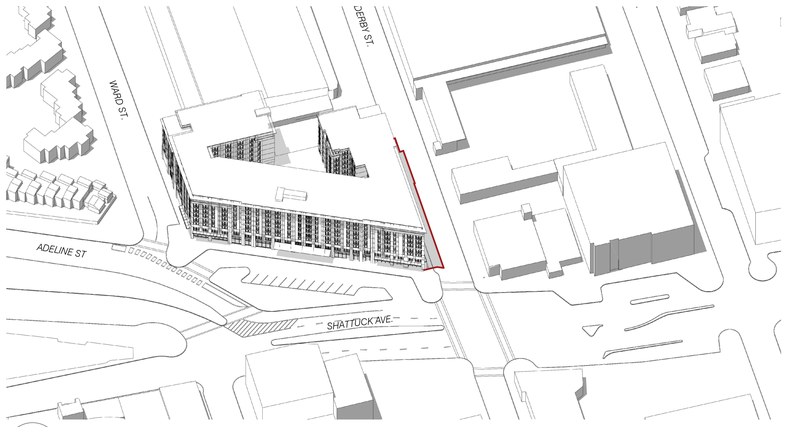
SUMMER SOLSTICE
JUN 21ST:
NOON

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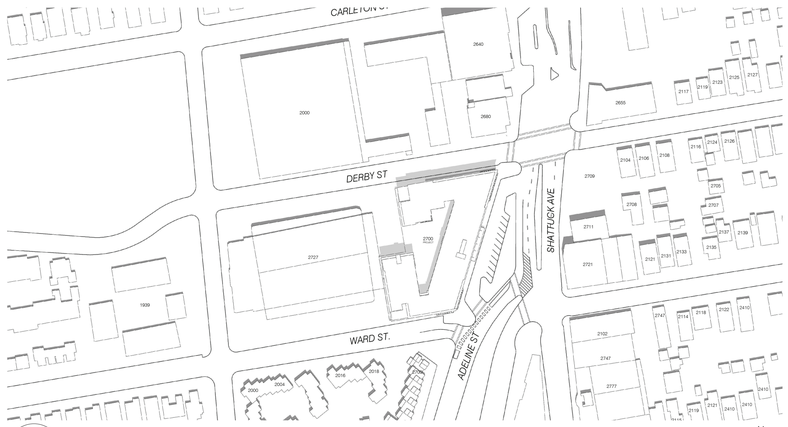
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NT.S.



3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

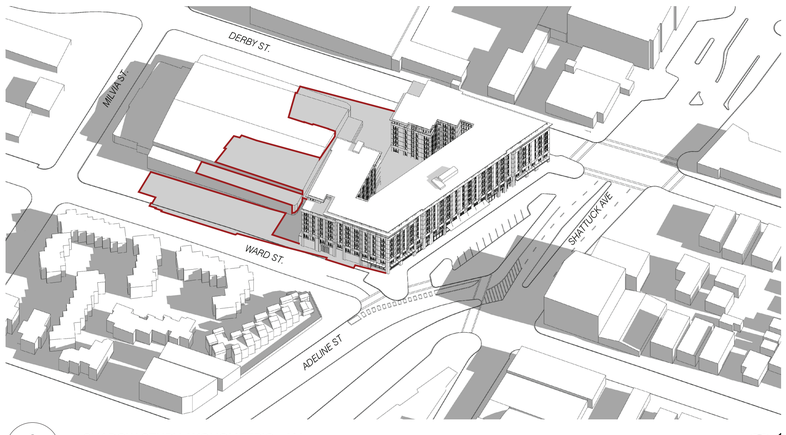
SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

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N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36

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JOB: 2307

SHEET:
SHADOW STUDIES
JUNE 21ST

A0.4B

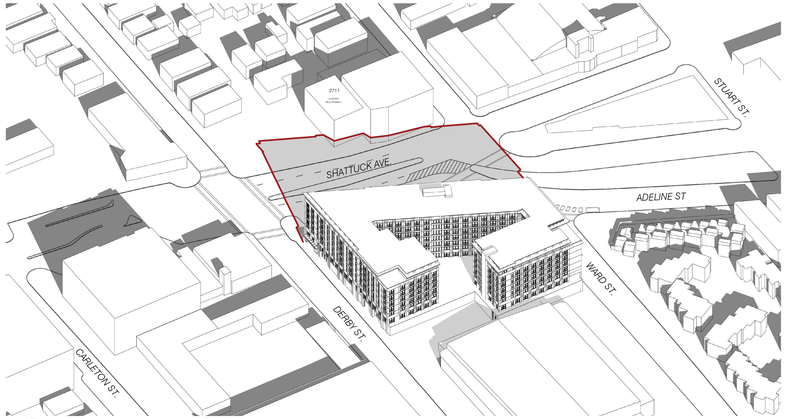
CURRENT
MAY 7TH:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

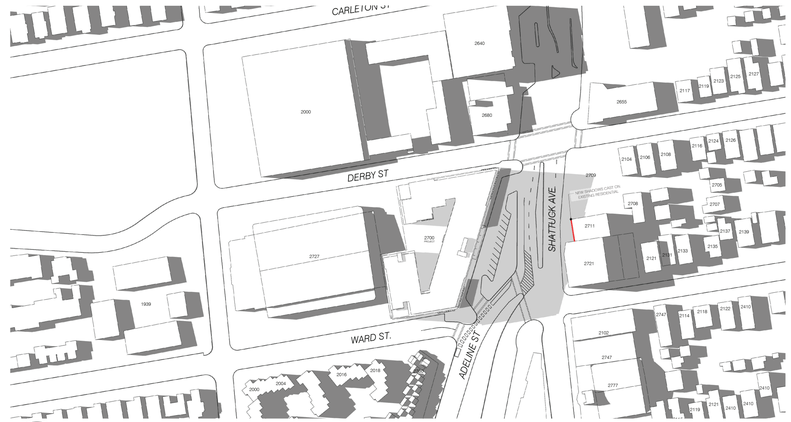
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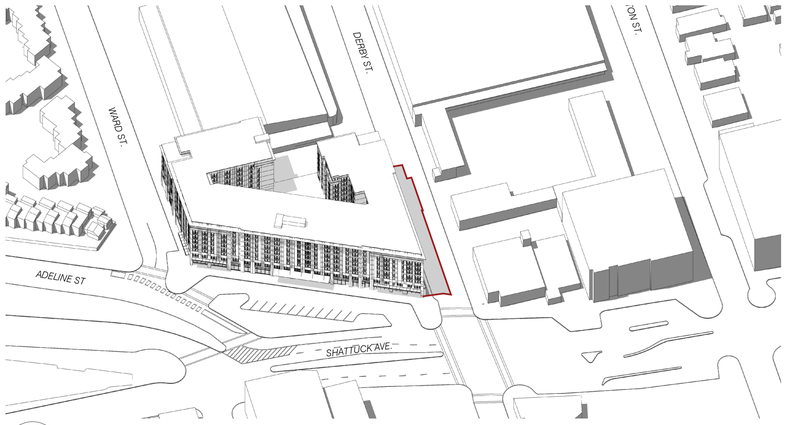
CURRENT
MAY 7TH:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

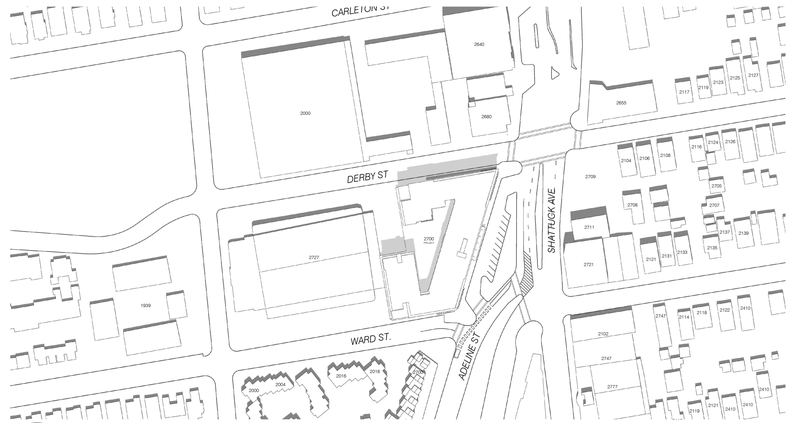
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NT.S.



3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

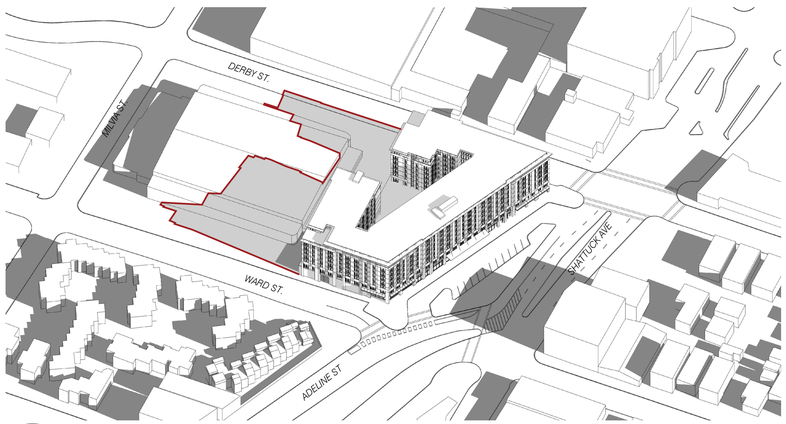
CURRENT
MAY 7TH:
2-HRS AFTER SUNRISE (AM)

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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36

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JOB: 2307

SHEET:

SHADOW STUDIES
MAY 7TH

A0.4C



1 - VICINITY MAP
NTS

N

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PANORAMIC
2109 VIRGINIA

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12.11.2023 SB330 SUBMISSION
04.30.2024 STRUCTURAL CONCEPT

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JOB: 2109

SHEET:
VICINITY MAP

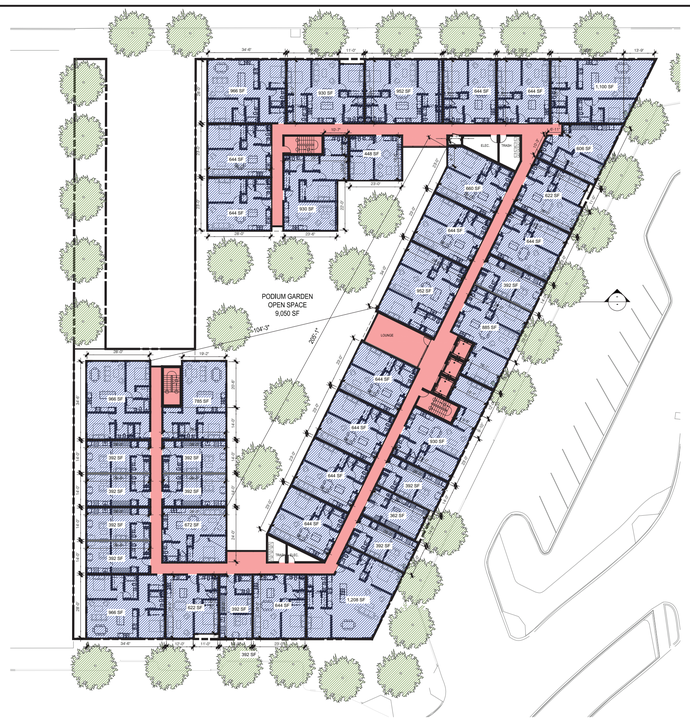
A0.6



LEVEL 8

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(1) 1BR x 622 SF =	622 SF
(2) 2BR x 930 SF =	1,860 SF
(1) 2BR x 966 SF =	966 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 + 660 + 606 + 1,100 + 952 + 448 =	8,630 SF
TOTAL =	**23,082 SF**



LEVELS 2 - 7

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(2) 1BR x 622 SF =	1,244 SF
(3) 2BR x 930 SF =	2,790 SF
(3) 2BR x 966 SF =	2,898 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 + 660 + 606 + 1,100 + 952 + 448 =	8,630 SF
TOTAL PER FLOOR =	**26,566 SF**



FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

TOTAL RESIDENTIAL UNIT FLOOR AREA:
LEVEL 2: 26,566 SF
LEVEL 3: 26,566 SF
LEVEL 4: 26,566 SF
LEVEL 5: 26,566 SF
LEVEL 6: 26,566 SF
LEVEL 7: 26,566 SF
LEVEL 8: 23,082 SF

TOTAL: 182,478 SF
BASE PROJECT RUFA: 182,478 / 1.35 = 135,169 SF

AFFORDABLE HOUSING REQUIREMENTS (BASE PROJECT):
TOTAL NUMBER OF DWELLING UNITS: 205
TOTAL RUFA: 135,169 SF

OPTION I: PROVIDING THE REQUIRED NUMBER OF BMR UNITS (NO IN-LIEU FEE)
TOTAL NUMBER OF AFFORDABLE UNITS: 41

OPTION II: PROVIDING FULL IN-LIEU PAYMENT
135,169 SF (RUFA) x $56.25 = $7,603,256.25

OPTION III: PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
41 (BMR UNITS REQ) - 23 (BMR UNITS PROP.) / 41 (BMR UNITS REQ) = 44%
44% x 135,169 SF (RUFA) = 59,474 SF
59,474 SF x $56.25 = $3,345,432.75

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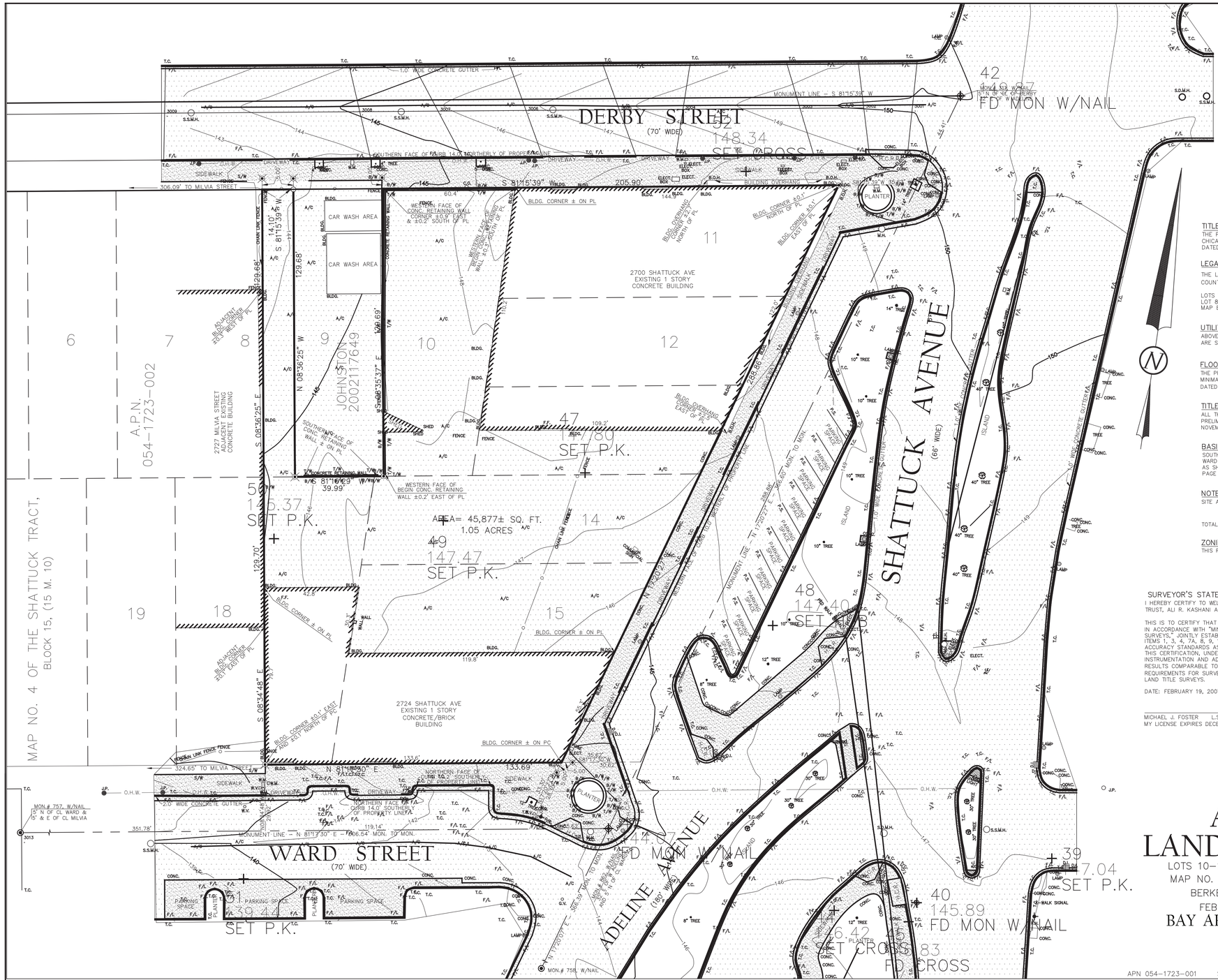
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JOB: 2307

SHEET:

AFFORDABLE HOUSING PLAN

A0.7



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND			
◉	FOUND MONUMENT	F/H	FIRE HYDRANT
▨	BUILDING EDGE	J/P	JOINT POLE
⋰⋱	CONCRETE	O.H.W.	OVERHEAD WIRE
⋰⋱	ASPHALT	B.O.H.	BUILDING OVERHANG
—o—	CHAIN LINK FENCE	H.C.R.	HANDICAP RAMP
D.I.	DRAIN INLET	( )	RECORD DATA
G.V.	GAS VALVE	S.S.M.H.	SANITARY SEWER MANHOLE
M.H.	MANHOLE	S.D.M.H.	SANITARY DRAIN MANHOLE
W.M.	WATER METER		
W.V.	WATER VALVE	PC	PROPERTY CORNER
PL	PROPERTY LINE		
○	SET REBAR & CAP L.S. 7170		
⊗	SET P.K. & TAG L.S. 7170		

TITLE REPORT:
THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 06-58200763-MG, DATED NOVEMBER 27, 2006.

LEGAL DESCRIPTION:
THE LAND REFERED TO HEREIN BELOW IS SITUATED IN THE CITY OF BERKELEY COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

LOTS 10 THROUGH 17, INCLUSIVE AND THE NORTHEASTERN 14.10 FEET OF LOT 8, BLOCK 15, MAP NO. 4 OF THE SHATTUCK TRACT, FILED MARCH 7, 1984, MAP BOOK 15, PAGE 10, ALAMEDA COUNTY RECORDS.

UTILITY INFORMATION:
ABOVE GROUND EVIDENCE OF UTILITIES WERE FIELD LOCATED AND ARE SHOWN ON THIS SHEET.

FLOOD ZONE:
THE PROPERTY SHOWN ON THIS MAP LIES IN ZONE C (AREA OF MINIMAL FLOODING), COMMUNITY PANEL NO. 060004 0002 A DATED SEPTEMBER 1, 1978.

TITLE REPORT EXCEPTIONS:
ALL THOSE EXCEPTIONS LISTED IN THE CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 06-58200763-MG, DATED NOVEMBER 27, 2006.

BASIS OF BEARINGS:
SOUTHERLY RIGHT OF WAY LINE OF WARD STREET TAKEN AS N81°17'30"E. AS SHOWN ON ASSESSOR'S MAP 54, PAGE 1722.

NOTES AND COMMENTS:
SITE ADDRESS: 2700 SHATTUCK AVENUE
BERKELEY, CA.

TOTAL LAND AREA: 45,878± SQ. FT. / 1.05 ACRES.

ZONING:
THIS PROPERTY LIES IN ZONE C-SA (SOUTH AREA COMMERCIAL).

SURVEYOR'S STATEMENT:
I HEREBY CERTIFY TO WELLS FARGO BANK, N.A., AS TRUSTEE OF THE WESTON HAVENS FOUNDATION TRUST TRUST, ALI R. KASHANI AND CHICAGO TITLE COMPANY THE FOLLOWING:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 4, 7A, 8, 9, 10, 11A, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: FEBRUARY 19, 2007

MICHAEL J. FOSTER L.S. 7170
MY LICENSE EXPIRES DECEMBER 31, 2007

ALTA / ACSM LAND TITLE SURVEY

LOTS 10-17 AND A PORTION OF LOT 8, BLOCK 15
MAP NO. 4 OF THE SHATTUCK TRACT, (15 M. 10)
BERKELEY, ALAMEDA COUNTY, CALIFORNIA
FEBRUARY, 2007 SCALE 1" = 20'

BAY AREA LAND SURVEYING INC.
1828 BONITA ROAD
RICHMOND, CALIFORNIA
94806
(510) 232-3095

APN 054-1723-001 SHT. 1 OF 1 F.B. # 263, /SHATTUCK1316 07-1316

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JOB: 2307

SHEET:

SURVEY

A1.0



1 - EXISTING SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 - PROPOSED SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

PROPOSED
SITE PLAN

A2.0B



1 - PLAN AT GROUND LEVEL

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT GROUND LEVEL

A2.1



1
-
PLAN AT LEVELS 2-7
1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT LEVELS 2-7

A2.2



1 - PLAN AT LEVEL 8

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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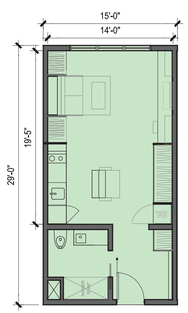
PLAN AT LEVEL 8

A2.3

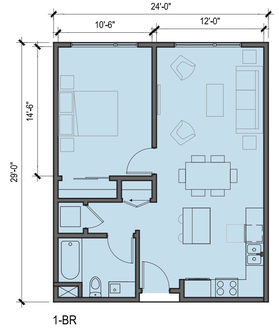
UNIT TABLE				
UNIT TYPE	**STUDIOS**	**1-BR**	**2-BR**	**TOTAL**
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	
TOTAL BEDROOM COUNT	77	125	148	350



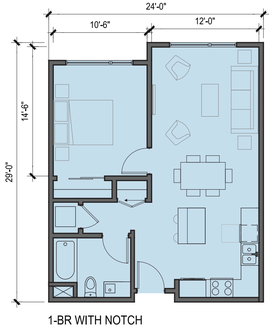
STUDIO A
435 SF



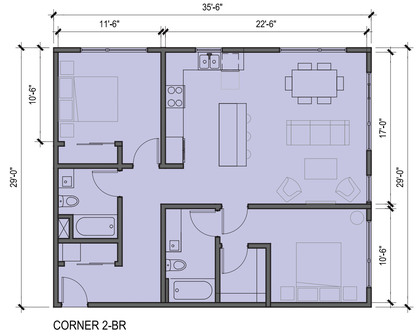
STUDIO B
435 SF



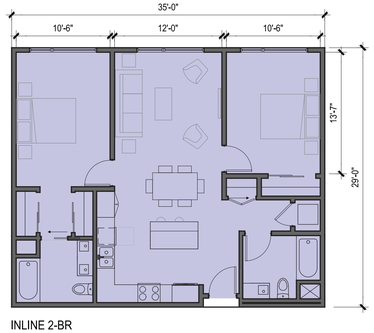
1-BR
700 SF



1-BR WITH NOTCH
670 SF



CORNER 2-BR
1,025 SF



INLINE 2-BR
1,010 SF

1
-

TYPICAL UNIT PLANS

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

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TYPICAL UNIT PLANS

A2.4



2 - SOUTH ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - NORTH ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

BUILDING ELEVATIONS

A3.1



2 - WEST ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - EAST ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

BUILDING ELEVATIONS

A3.2



2 - DERBY STREET
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64



1 - SHATTUCK AVE.
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64

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SHEET:

STREET STRIP ELEVATIONS

A3.3



4 - ADELINE LOOKING NORTH - AFTER



2 - DERBY LOOKING WEST - AFTER



3 - ADELINE LOOKING NORTH - BEFORE



1 - DERBY LOOKING WEST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.4



4 - SHATTUCK LOOKING SOUTH - AFTER



2 - WARD LOOKING EAST - AFTER



3 - SHATTUCK LOOKING SOUTH - BEFORE



1 - WARD LOOKING EAST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.5



1 - PERSPECTIVE VIEW - SHATTUCK AND DERBY
-

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SHEET:

CONCEPTUAL RENDERING

A3.6



1 - SIDEWALK VIEW - SHATTUCK AND DERBY
-

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SHEET:

CONCEPTUAL RENDERING

A3.7



1
-

PERSPECTIVE VIEW - LOBBY ENTRY

-

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SHEET:

CONCEPTUAL
RENDERING

A3.8



1 - PERSPECTIVE VIEW - ADEKINE LOOKING NORTH WEST
-

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SHEET:

CONCEPTUAL RENDERING

A3.9



1 - SIDEWALK VIEW - ADELINE AND WARD
-

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SHEET:

CONCEPTUAL RENDERING

A3.10



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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SHEET:

CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

-

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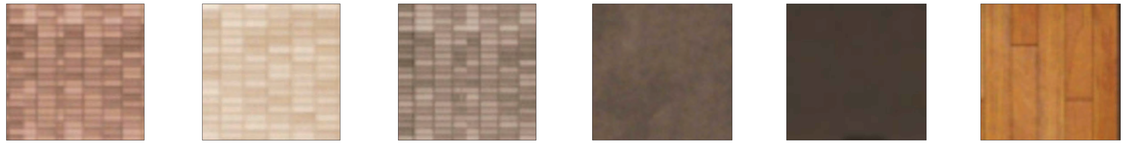
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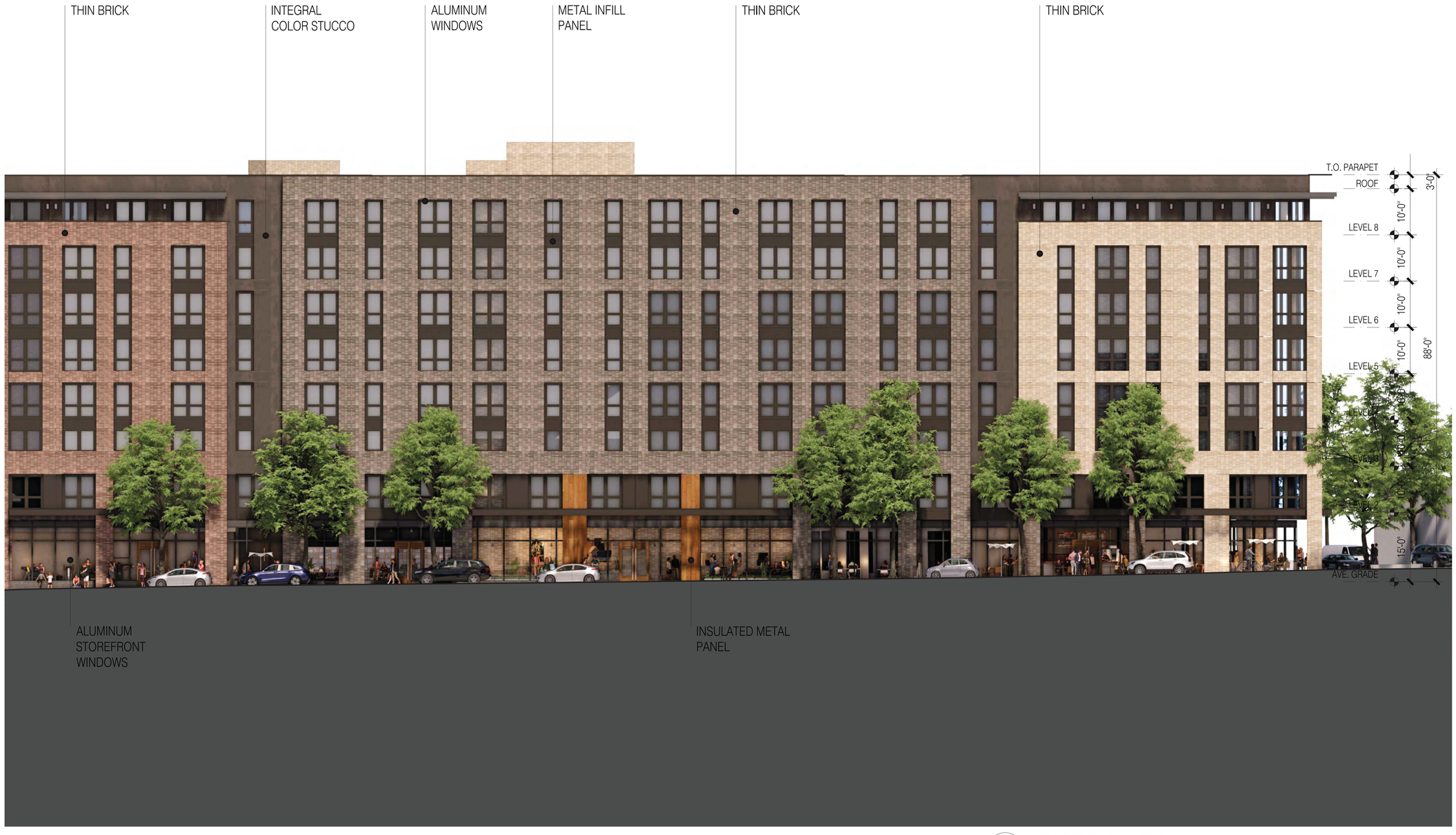
JOB: 2307

SHEET:

CONCEPTUAL RENDERING

A3.12





1 - EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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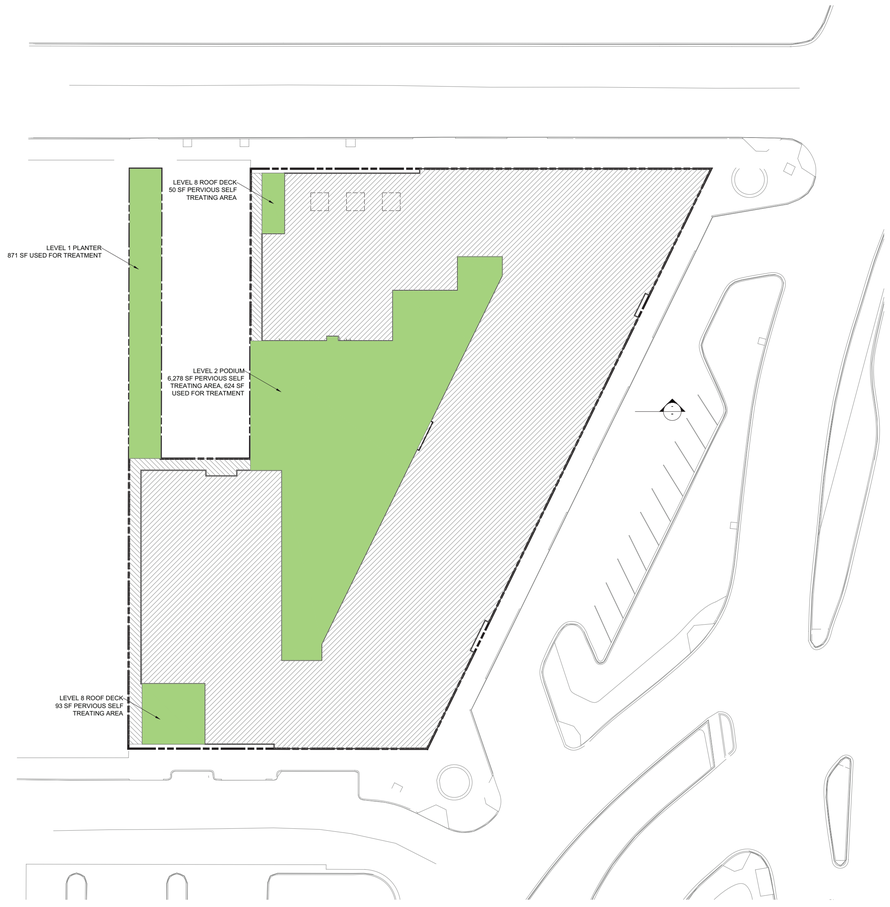
SHEET:

BUILDING MATERIALS

MAT

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	45,877 (1.05 ACRES)							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL REQ'D TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
MAIN ROOF AREA	32297	0	32297	4%	1292			
LEVEL 8 ROOF DECK	1000	143	857	4%	34			
LEVEL 2 PODIUM	10490	6278	4212	4%	168	624		
LEVEL 1	871	871	0	4%	0	871		
TOTAL	**44658**	**7292**	**37366**		**1495**	**1495**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						624		
LEVEL 1 PLANTER						871		
TOTAL PLANTERS						**1495**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	43,805	2	3,245
		24" mat slab foundation assumed	



2 - STORMWATER PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17



1 - GRADING PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17

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SHEET:

GRADING & STORMWATER PLANS

A4.0



LEGEND

1. 6' EGRESS PATH
2. C3 PLANTER
3. PLANTING AREA, TYP
4. EXISTING PLANTER TO BE REFINISHED
5. POSSIBLE DOG/ EQUIPMENT WASH ROOM
6. EXISTING TREE TO REMAIN, TYP
7. PROPOSED STREET TREE, TYP
8. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
9. CITY STANDARD SIDEWALK
10. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
11. FENCE
12. EXISITNG TREE TO BE REMOVED
13. ANGLED PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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LANDSCAPE PLAN- Ground Floor

L1.01



LEGEND

1. RECIRCULATING WATER FEATURE
2. GATHERING AREA WITH CIRCULAR BENCH
3. C3 PLANTERS
4. LOW PLANTER WITH A SPECIMEN PLANT(S)
5. SPECIMEN SHADE TREE
6. MAIN GATHERING AREA WITH TABLES AND CHAIRS
7. SPECIALTY PAVING, TYP

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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LANDSCAPE PLAN_LEVEL 2

L1.02



LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. SHADE STRUCTURE
4. LOUNGE FURNITURE
5. SOLARIUM LOUNGE
6. COFFEE TABLE AND CHAIRS

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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SHEET:

LANDSCAPE ROOF PLAN

L1.03







DENOTES BUTTERFLY POLLINATED SPECIES

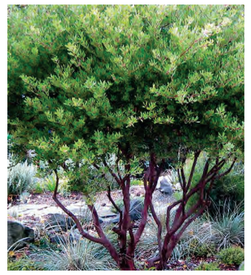
TREES





















SHRUBS




GROUNDCOVER




VINES

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN- DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULS FOR THE SITE SOIL PER [CGBSC 4.304].

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 75% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.

3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.

4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.

5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

7. COLOR CODED HYDROZONE LANDSACPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304}, TO BE PROVIDED IN PERMIT DRAWINGS.

8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
	ACER CIRCINATUM	VINE MAPLE	24" BOX	PER PLAN	Y	M
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	Y	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	Y	L
	LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX	PER PLAN	N	L
	QUERCUS GRAVESII	CHISOS RED OAK	24" BOX	PER PLAN	N	L
SHRUBS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

LANDSCAPE AREA CALCULATION:

	LANDSCAPE AREA
LEVEL 1:	871 SF
LEVEL 2:	6,278 SF
ROOF LEVEL:	143 SF
TOTAL:	7,299 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2343 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

TRACHTENBERG ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

JETT LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION

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JOB: 2307

SHEET:

PLANT IMAGES, NOTES AND CALCULATIONS

L3.01

Planning and Development Department
Land Use Planning Division

June 13, 2024

Isaiah Stackhouse
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710

Sent via email to:
isaiah@trachtenbergarch.com

Re: Application Status Incomplete – Administrative Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Applicant,

Thank you for the Zoning Permit application submittal received on May 12, 2024. The project proposes to demolish existing commercial structures and construct an eight-story, mixed-use housing development with 276 units, ground level lobbies, commercial space, and parking, in the C-AC Adeline Corridor Zoning District at 2700 Shattuck Avenue. (APN 54-1723-1)

Application – Based on staff's review, the following base zoning permit is required. Additional Administrative Use Permits and/or Use Permits will be added and invoiced at a later date after a full application review.

- Tier 2, Use Permit under BMC Section 23.202.020(A) to construct a multifamily residential building in C-AC District

Items Required for Submittal or Correction

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 Title 7), the application has been deemed **incomplete as of June 13, 2024.** Please prepare and resubmit the following required information:

1. **Payment of Application Fees.** The project base fee has been invoiced. Please make payment to the cashier in the Permit Service Center or through the Online Permit Portal. A copy of the invoice is attached.
2. **Zoning Designation.** The application materials provided are for a project in the C-SA Zoning District. Staff is unable to review the project for compliance with the C-AC Zoning District standards, which is the appropriate zoning designation for the site. The Application Submittal Requirements list includes various types of documentation of compliance with the applicable zoning standards. Plans and other supporting documents must be revised to reflect a project that complies with C-AC zoning standards. Note that the SB 330 Preliminary Application for the project vested the C-AC zoning designation and other policies, standards and fees at the time of submittal, providing streamlining and protections for housing development projects *if* they are compliant with the applicable objective standards.

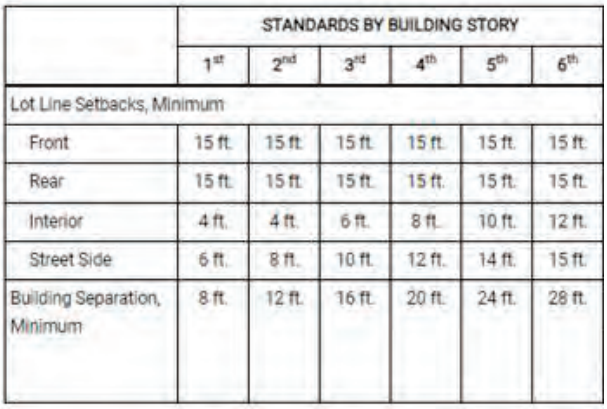
3. **Architect's Stamp.** Include a licensed architect or engineer's stamp on each sheet in the plan set.
4. **Maximum Height.** Provide a dimension on the elevations for maximum height of the building, per the definition in the BMC: see Maximum Building Height Instructions, https://berkeleyca.gov/sites/default/files/2022-02/Height-Instructions%20-%20Residential-Maximum-Height.pdf
5. **Site Survey.** The survey should have the stamp and signature of the licensed surveyor or licensed engineer who prepared it.
6. **VMT Screening.** Provide documentation to substantiate that the project meets at least one of the City's screening criteria. Contact the Transportation Division for a copy of the screening criteria and thresholds – (510) 981-7010.
7. **Water Efficiency.** WELO-compliant landscape documentation including a planting, grading, and irrigation plan is required. Provide water budget calculations for landscapes of 2,500 square feet or more.

Advisory Comments

- Tables in the plan set support a claim that the C-SA zoning designation on the site in January 2018 allowed a more intense building use than the current C-AC zoning designation, and that pursuant to Gov't Code 66300(b)(1)(A)[1], the rezoning of the site from C-SA to C-AC in December 2020 resulted in a reduction of land use intensity for the site. Please see the below table comparing the zoning standards for the C-SA district in January 2018 to those for the C-AC district, indicating that no reduction in land use intensity occurred. Rather, the C-AC standards allow a greater land use intensity across all development standards than was possible under C-SA zoning in January 2018 without discretionary permits.

[1] Gov't Code 66300:
(b) (1) Notwithstanding any other law except as provided in subdivision (h), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:
(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district in effect at the time of the proposed change, below what was allowed under the land use designation or zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B) or subdivision (h). For purposes of this subparagraph, "reducing the intensity of land use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site's residential development capacity.

Development Standards Comparison Table

	C-SA (for mixed-use), 2018 Standards [a]	**C-AC – South Shattuck Sub-Area, Tier 4, Current Standards [b]**
Lot Area	0 min.	0 min.
Height	50'/4 stories max.	85'/8 stories max.
FAR	4 max.	5.5 max.
UOS	40 sf/du min.	40 sf/du min.
Density	n/a [c]	300 du/ac max.
Setbacks		0 min.
Lot coverage (corner lot)	40% (4 or more stories) [c]	95% max.
Parking	1 parking space per dwelling unit, min.[c]; two spaces per 1,000 square feet of commercial space, min.; first 1,000 square feet of gross floor area exempt	0 min.

Notes:

[a] Per BMC Section23E.52.070(D)(5), a discretionary use permit was available to modify all standards except FAR, if approved.

[b] C-AC Tier 4 development standards apply if at least 25% of project is affordable.

[c] Per BMC Section23E.52.070(D)(4), for the Residential Use portion of a Mixed-Use development, the density, coverage, and off-street parking requirements shall be the same as set forth in the R-4 District requirements.

Next Steps

Please submit the outstanding required information for staff review. Once revised information is submitted, staff will review for application completeness.

Permit Processing Review

During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application. This may result in additional fees for zoning permits, CEQA review costs, and other processes/reviews as needed, based on the City's adopted fee schedule.

Should you have questions regarding this letter or your application, please feel free to contact me.

Sincerely,



Sharon Gong
Senior Planner
(510) 981-7429
sgong@cityofberkeley.info

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

2700 Shattuck Mixed Use
Berkeley, CA 94704
September 10, 2024

4.E Transportation Impact Study Exemption

Per the City of Berkeley VMT Criteria and Thresholds, the following excerpt explains which projects would not require VMT analysis:

VMT Screening

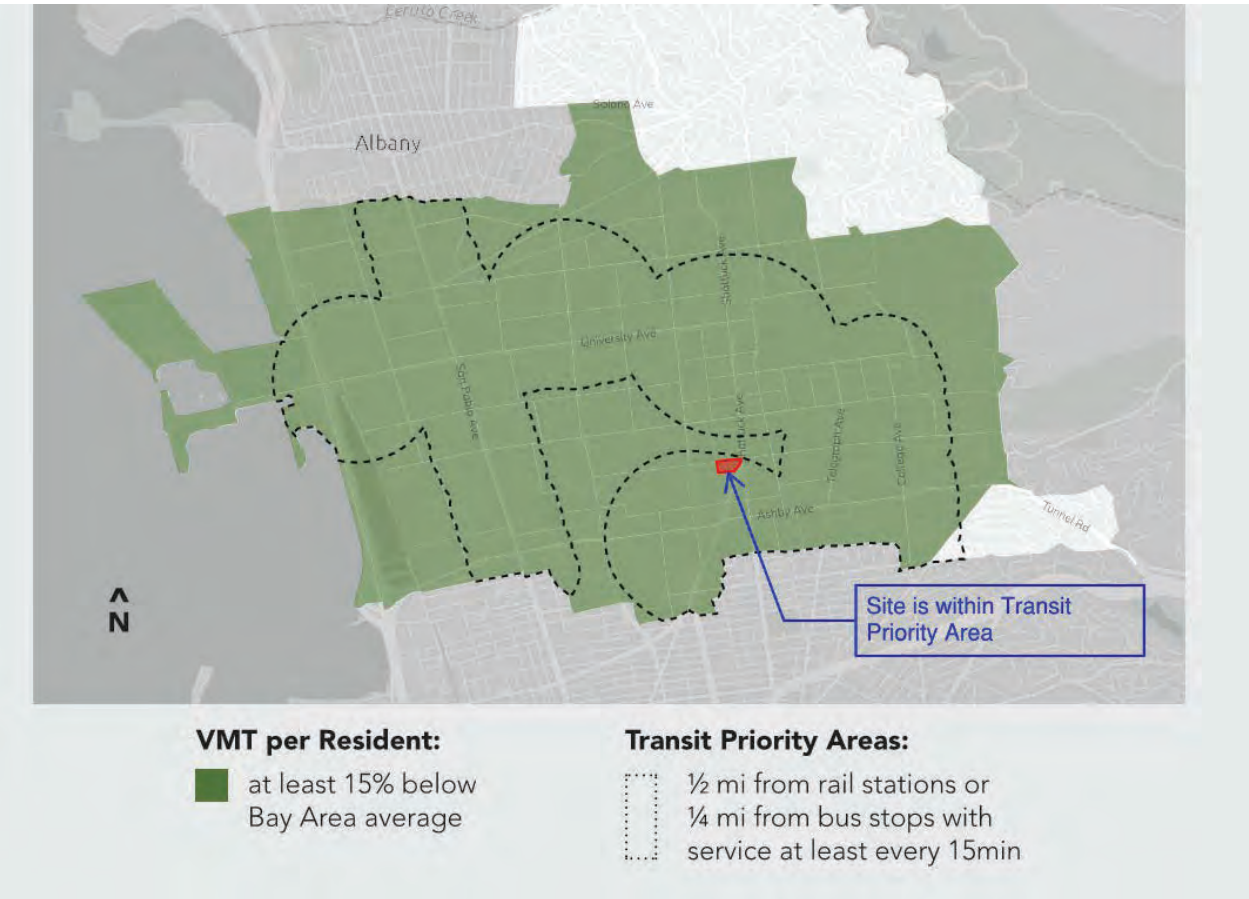
Analysis of smaller, less complex projects can be simplified by using a screening process. OPR suggests that screening criteria may be applied to identify when land use projects can be expected to cause a less-than-significant impact, without needing to conduct a detailed study. Screening is an option but is not mandatory. Because it requires limited evidence to support its use on a project, screening benefits project applicants and agencies wanting to streamline development review, with the trade-off of the potential for somewhat more legal risk if the screening process is challenged.

In the City of Berkeley, land use projects that meet at least one of the following screening criteria are presumed to cause a less-than-significant VMT impact and would not require VMT analysis in order to address the question on the Appendix G CEQA checklist: "Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?" The other CEQA checklist items related to transportation impacts should still be reviewed and evaluated. Although calculation of VMT may not be required to evaluate transportation impacts, preparation of VMT estimates may still be needed for other environmental analysis topics, such as energy and greenhouse gas emissions, if such are necessary for the project being studied. City staff will review the screening conclusions for each project and may request additional transportation analysis at their discretion.

Of the screening criteria options, the following applies to our project:

- **Transit Priority Areas (TPA)**: Projects located within a ½-mile walkshed around major transit stops[1] (i.e., the BART stations and the Amtrak station) or within a ¼-mile walkshed around high-quality transit corridors[2]. Maps that show the TPAs within Berkeley are attached to this report. This TPA screening would not apply if the project has any of the following characteristics:
    - Has a Floor Area Ratio (FAR) of less than 0.75 for office uses; or
    - Includes more than 200,000 square feet of office or commercial space; or
    - Includes more parking supply than the project's estimated demand; or
    - Is inconsistent with the City's *General Plan*, an applicable Specific Plan, or an applicable Sustainable Communities Strategy (as determined by the City, with input from MTC); or
    - Replaces affordable residential units with market-rate residential units; or
    - Has project-specific or location-specific information that indicates that the project will generate significant levels of VMT.

This map confirms that our site falls within the Transit Priority Area:



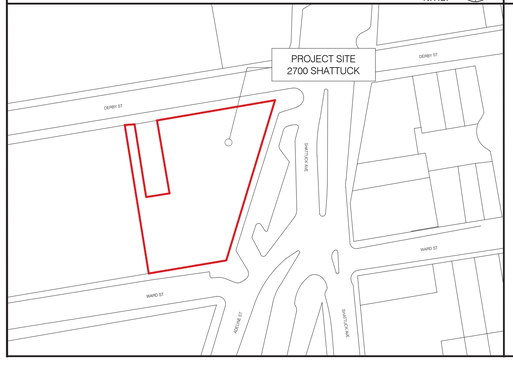
In summary, our project is exempt from VMT analysis and therefore exempt from needing a Transportation Impact Study.

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS



VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2700 Shattuck LLC
1600 Shattuck Ave.
Berkeley, CA 94709

ARCHITECT:
Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
Jesse Markman
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218
Orinda, CA 94563
925.254.5422
www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2700 Shattuck Ave.
Berkeley, CA 94705 (APN: 54-1723-1)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 276 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

PROJECT TO COMPLY WITH BERKELEY ENERGY CODE (BMC Chapter 19.36) AND BERKELEY GREEN CODE (BMC Chapter 19.37).

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL				LANDSCAPE	
A0.0	GENERAL INFORMATION	A3.1	BUILDING ELEVATIONS	L1.01	LANDSCAPE PLANS
A0.1A	ZONING INFORMATION	A3.2	BUILDING ELEVATIONS	L1.02	LANDSCAPE PLANS
A0.1B	ZONING INFORMATION	A3.3	STREET STRIP ELEVATIONS	L1.03	LANDSCAPE PLANS
A0.2	C-SA DENSITY BONUS DIAGRAMS	A3.4	PHOTO MATCH VIEWS	L3.01	PLANTING IMAGES, NOTES & CALCS.
A0.3	SITE PHOTOS	A3.5	PHOTO MATCH VIEWS	L4.01	PLANTING PLANS
A0.4A	SHADOW STUDIES	A3.6	CONCEPTUAL RENDERING	L4.02	PLANTING PLANS
A0.4B	SHADOW STUDIES	A3.7	CONCEPTUAL RENDERING	L4.03	PLANTING PLANS
A0.4C	SHADOW STUDIES	A3.8	CONCEPTUAL RENDERING	L5.01	IRRIGATION PLANS
A0.6	VICINITY MAP	A3.9	CONCEPTUAL RENDERING	L5.02	IRRIGATION PLANS
A0.7	AFFORDABLE HOUSING PLAN	A3.10	CONCEPTUAL RENDERING	L5.03	IRRIGATION PLANS
A1.0	SURVEY	A3.11	CONCEPTUAL RENDERING		
A2.0A	EXISTING SITE PLAN	A3.12	CONCEPTUAL RENDERING		
A2.0B	PROPOSED SITE PLAN	MAT	BUILDING MATERIALS		
A2.1	FLOOR PLANS	A4.0	GRADING & STORMWATER PLANS		
A2.2	FLOOR PLANS				
A2.3	FLOOR PLANS				
A2.4	UNIT PLANS				
A3.0	BUILDING SECTIONS				

TRACHTENBERG
ARCHITECTS

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Berkeley, California 94710
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LICENSED ARCHITECT
DAVID TRACHTENBERG
C20926
4/30/20 25
RENEWAL DATE
STATE OF CALIFORNIA

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL

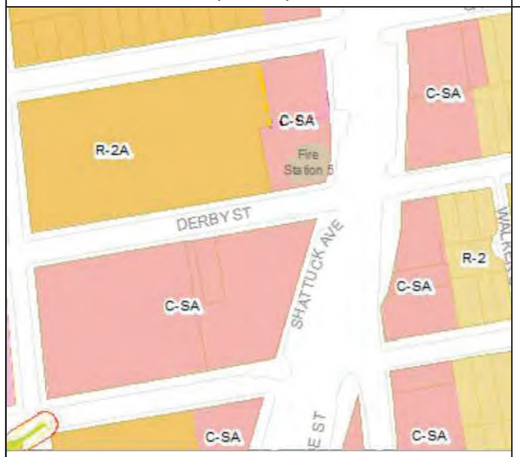
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JOB: 2307

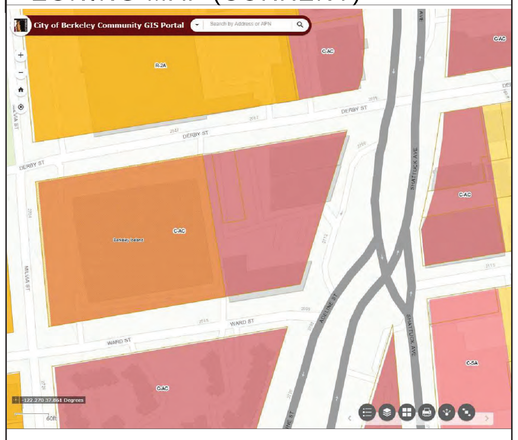
SHEET:
GENERAL INFORMATION

A0.0

ZONING MAP (2018)



ZONING MAP (CURRENT)



C-SA ZONING COMPLIANCE TABLE

	BASE ZONING ALLOWABLE/REQUIRED	BASE PROJECT W/ UP OR AUP MODIFICATION	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	N/A	N/A	276	COMPLIES
COMMERCIAL AREA	N/A	N/A	4,150	COMPLIES
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
BIKE PARKING	N/A	128	155	COMPLIES
FRONT YARD SETBACK (WARD)	15'	0' W/UP BMC 23.204.100.D.2 (2018's BMC 23E.52.010)	0'	COMPLIES W/WAIVER
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES; 6' TO 15'	0' W/ UP BMC 23.204.100.D.2 (2018's BMC 23E.52.010)	0'	COMPLIES W/WAIVER
SIDE YARD SETBACK	VARIES; 4' TO 12'	0' W/ UP BMC 23.204.100.D.2 (2018's BMC 23E.52.010)	0' to 5'	COMPLIES W/WAIVER
REAR YARD SETBACK (DERBY)	15'	0' W/ UP BMC 23.204.100.D.2 (2018's BMC 23E.52.010)	0'	COMPLIES W/WAIVER
BUILDING HEIGHT	50'	65' W/UP BMC 23.204.100.D.2 (2018's BMC 23E.52.010)	90'-4"	COMPLIES W/WAIVER
BUILDING STORIES	4	6 STORIES W/UP BMC 23.204.100.D.2 (2018's BMC 23E.52.010)	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.05	1.05	1.05	COMPLIES
LOT AREA	45,877	45,877	45,877	COMPLIES
PROJECT FAR	4.0	4.0	5.3	COMPLIES W/WAIVER
GFA BASED ON FAR	183,508	183,508	241,944	COMPLIES W/WAIVER
LOT COVERAGE	40%	100% W/UP BMC 23.204.100.D.2 (2018's BMC 23E.52.010)	94%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	8040	SEE TABLE	10,050	COMPLIES W/WAIVER

DENSITY BONUS CALCULATIONS (SEE SHEET A0.2)

BASE PROJECT UNITS			205	
% VLI UNITS PROVIDED			11%	
# VLI UNITS PROVIDED			23	
% BONUS EARNED			35%	
BONUS UNIT EARNED			72	
ALLOWABLE DENSITY BONUS PROJECT			277	
PROPOSED DENSITY BONUS PROJECT			**276**	

UNIT COUNTS

UNIT TYPE	STUDIOS	1-BR	2-BR	TOTAL
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	
TOTAL BEDROOM COUNT	77	125	148	350

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		31,373	31,373	
LEVEL 7		32,887	32,887	
LEVEL 6		32,887	32,887	
LEVEL 5		32,887	32,887	
LEVEL 4		32,887	32,887	
LEVEL 3		32,887	32,887	
LEVEL 2		32,887	32,887	
GROUND LEVEL (EXCLUDES PARKING)	4,150	9,099	13,249	29,785
TOTAL FLOOR AREA W/ DENSITY BONUS	4,150	237,794	241,944	29,785
FAR (FLOOR AREA RATIO)			5.3	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	276	40	11,040	
TOTAL REQUIRED			11,040	
TOTAL AREA PROVIDED			10,050	4,020
ROOFDECK OPEN SPACE			1,000	
PODIUM LEVEL OPEN SPACE			9,050	
GROUND LEVEL OPEN SPACE			-	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ
NEW COMMERCIAL (SHORT TERM)	4,150	1	2000	2
RESIDENTIAL (SHORT TERM)	350	0.025	1	9
RESIDENTIAL (LONG TERM)	350	1	3	117
TOTAL PARKING				**128**

PARKING TABLE

	UNITS/SF	SPACES	PER	REQUIRED
RESIDENTIAL	276	-	-	-
COMMERCIAL (1ST 1,000 SF EXEMPT)	3,150	-	-	-
TOTAL				0

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	33966
TOTAL AREA OF ROOFTOP ELEMENTS	5095
% AREA OF ROOFTOP ARCH. FEATURES	15.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (ACRES)	1.05
ALLOWABLE DENSITY (DU/AC)	210
BASE PROJECT UNITS	221
% VLI UNITS PROVIDED	7%
# VLI UNITS PROVIDED	16
% BONUS EARNED	25%
BONUS UNIT EARNED	56
ALLOWABLE DENSITY BONUS PROJECT	277
PROPOSED DENSITY BONUS PROJECT	**276**

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	276	COMPLIES
COMMERCIAL AREA	N/A	4,150	COMPLIES
PARKING	SEE TABLE	83	COMPLIES
BIKE PARKING	SEE TABLE	155	COMPLIES
FRONT YARD SETBACK (WARD)	0'	0'	COMPLIES
STREET SIDE YARD SETBACK (SHATTUCK)	0'	0'	COMPLIES
SIDE YARD SETBACK	0'	0' to 5'	COMPLIES
REAR YARD SETBACK (DERBY)	0', 10' ABOVE 45'	0'	COMPLIES W/WAIVER
BUILDING HEIGHT	65'	90'-4"	COMPLIES W/WAIVER
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.05	1.05	COMPLIES
LOT AREA	45,877	45,877	COMPLIES
PROJECT FAR	4.0	5.3	COMPLIES W/WAIVER
GFA BASED ON FAR	183,508	241,944	COMPLIES W/WAIVER
LOT COVERAGE	90%	94%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	8,880	10,050	COMPLIES W/WAIVER
PERMITTED GROUND FLOOR USES (TABLE 23.204-42)	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES
MIN. GROUND LEVEL FLOOR TO FLOOR HEIGHT	12'	VARIES, 13'-6" TO 17'	COMPLIES
GROUND LEVEL CEILING HEIGHT FOR USES PER TABLE 23.204-42	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES

UNIT COUNTS

UNIT TYPE	STUDIOS	1-BR	2-BR	TOTAL
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	
TOTAL BEDROOM COUNT	77	125	148	350

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
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LEVEL 4		32,887	32,887	
LEVEL 3		32,887	32,887	
LEVEL 2		32,887	32,887	
GROUND LEVEL (EXCLUDES PARKING)	4,150	9,099	13,249	29,785
TOTAL FLOOR AREA W/ DENSITY BONUS	4,150	237,794	241,944	29,785
FAR (FLOOR AREA RATIO)			5.3	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	276	40	11,040	
TOTAL REQUIRED			11,040	
TOTAL AREA PROVIDED			10,050	4,020
ROOFDECK OPEN SPACE			1,000	
PODIUM LEVEL OPEN SPACE			9,050	
GROUND LEVEL OPEN SPACE			-	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	4,150	1	2000	2	2
RESIDENTIAL (SHORT TERM)	350	0.025	1	9	9
RESIDENTIAL (LONG TERM)	350	1	3	117	144
TOTAL PARKING				**128**	**155**

PARKING TABLE

	UNITS/SF	SPACES	PER	REQUIRED	PROPOSED
RESIDENTIAL	276	-	-	-	83
COMMERCIAL (1ST 1,000 SF EXEMPT)	3,150	-	-	-	
TOTAL				0	83

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	33966
TOTAL AREA OF ROOFTOP ELEMENTS	5095
% AREA OF ROOFTOP ARCH. FEATURES	15.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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DAVID TRACHTENBERG
C20926
4/30/20 25
RENEWAL DATE
STATE OF CALIFORNIA

2700 SHATTUCK

2700 Shattuck Ave
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05.10.2024 ZONING APPLICATION
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JOB: 2307

SHEET:

ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

N.T.S.



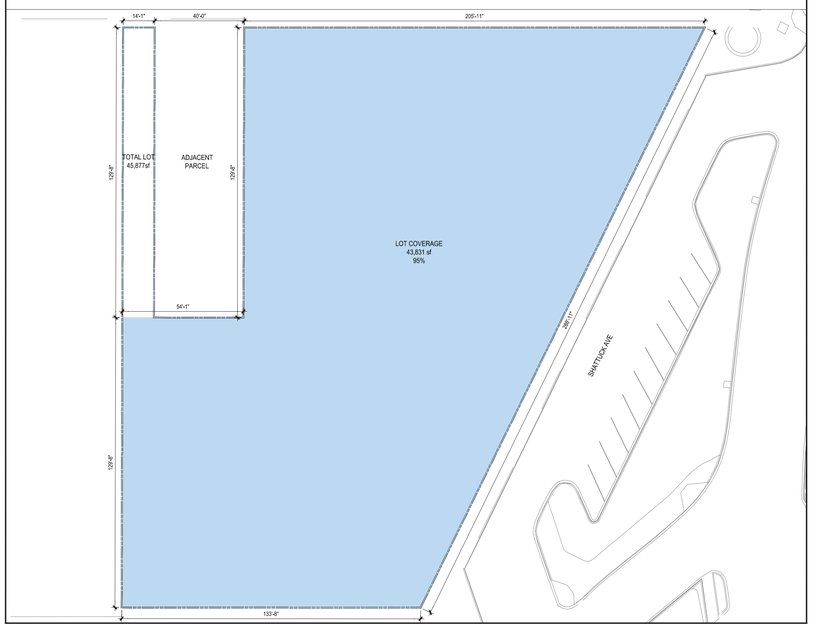
LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM

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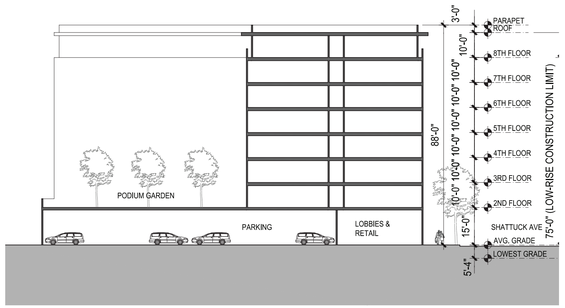
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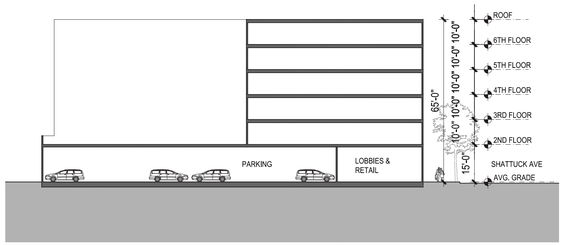
SHEET:

ZONING INFORMATION

A0.1B



PROPOSED PROJECT SECTION



BASE PROJECT SECTION

DENSITY BONUS TABLE (FOR C-SA ONLY, DOES NOT APPLY TO C-AC)

Base Project Area	Base Units Calculation	Base # Units	% VLI units	# VLI Units	% MI units	# MI Units	Total Bonus %	Total # DB Units	Maximum DB Project	Proposed Project
sq. ft. - see calculation below	base project area / avg. unit size	base project units (rounds up)		% VLI x Base # Units (rounded up)		% MI x Base # Units (rounded up)		%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	
175,798	204.04	205	11%	23	0%	0	35.00%	72	277	276

Base Project Res. Area	Floor	Proposed Project Res. Area
	Eighth	31,373
	Seventh	32,887
32,887	Sixth	32,887
32,887	Fifth	32,887
32,887	Fourth	32,887
32,887	Third	32,887
32,887	Second	32,887
11,363	Ground	9,099
175,798	**Total**	**237,794**

Base Project # of Units	Floor	Proposed # of Units
	Eighth	36
	Seventh	40
41	Sixth	40
41	Fifth	40
41	Fourth	40
41	Third	40
41	Second	40
	Ground	
205	**Total Units**	**276**

Proposed Area: 237,794
Proposed Units: 276
Average Unit Size: 862

#VLI	%VLI	%DB	#DB	#Concessions
11	5%	20.00%	246	1
13	6%	22.50%	252	1
15	7%	25.00%	257	1
17	8%	27.50%	262	1
19	9%	30.00%	267	1
21	10%	32.50%	272	2
23	**11%**	**35.00%**	**277**	**2**
25	12%	38.75%	285	2
27	13%	42.50%	293	2
29	14%	46.25%	300	2
31	15%	50.00%	308	3
#MI		**%MI**	**%DB**	**#DB**	**#Concessions**
11	5%	20.00%	349	
13	6%	22.50%	354	
15	7%	25.00%	359	
17	8%	27.50%	364	
19	9%	30.00%	369	
21	10%	32.50%	375	
23	11%	35.00%	380	
25	12%	38.75%	387	
27	13%	42.50%	395	
29	14%	46.25%	403	
31	15%	50.00%	410	

BASE PROJECT ZONING COMPLIANCE CHECKS (SEE ALSO A0.1 FOR AVAILABLE UP MODS)

Base Project - Open Space

	Units	Ratio	Total Area
Required	205	40	8200
Total Area Provided			10096
Provided Open Space (Ground Level Open Space)			1800
Provided Open Space (Podium)			8296

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	175,798	4150	179,948
Site Area			45,877
FAR			3.922

Base Project - Parking

	Units/SF	Spaces	Per	Total Req.	Provided
Residential	205			0	83
Commercial (1,000	3,150	0	1,000	0	0

Base Project -Bicycle Parking

	Units/SF	Spaces	Ratio	Total Req.	Provided
New Comm.	4,150	1	2000	2	2
Res. (Long)	260	1	3	87	88
Res (Short)	0	0.025	1	-	-

Base Project - Stormwater

	Roof Area	%	Required	Provided
Roof Area	32,887	4%	1315	949



PROPOSED PROJECT PLANS



BASE PROJECT PLANS

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SHEET: C-SA DENSITY BONUS DIAGRAMS AND CALCULATIONS (DOES NOT APPLY TO C-AC)

A0.2



4 - VIEW FROM SHATTUCK LOOKING SOUTH



2 - VIEW FROM SHATTUCK LOOKING NORTH



3 - VIEW FROM WARD LOOKING WEST



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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SHEET:

SITE
PHOTOS

A0.3

WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36

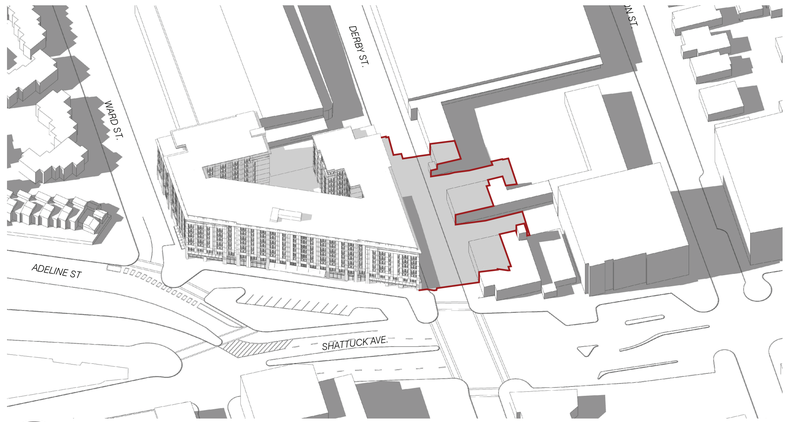
WINTER SOLSTICE
DEC 21ST:
NOON

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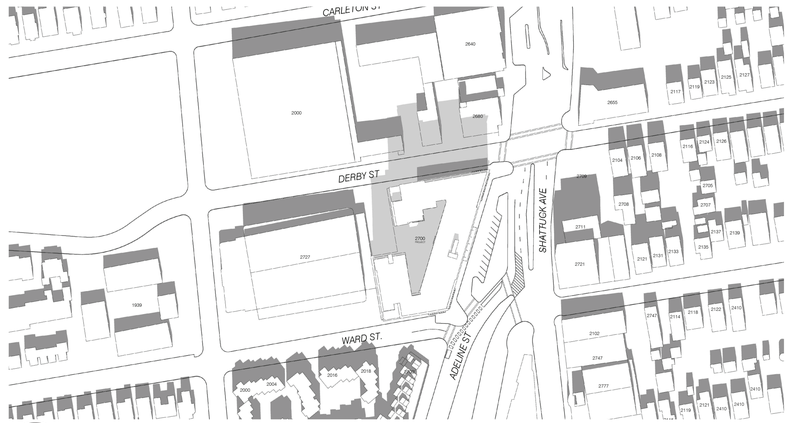
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NT.S.



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1:240 @ 11X17 1:120 @ 24X36

WINTER SOLSTICE
DEC 21ST:
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SHADOW STUDIES
DECEMBER 21ST

A0.4A

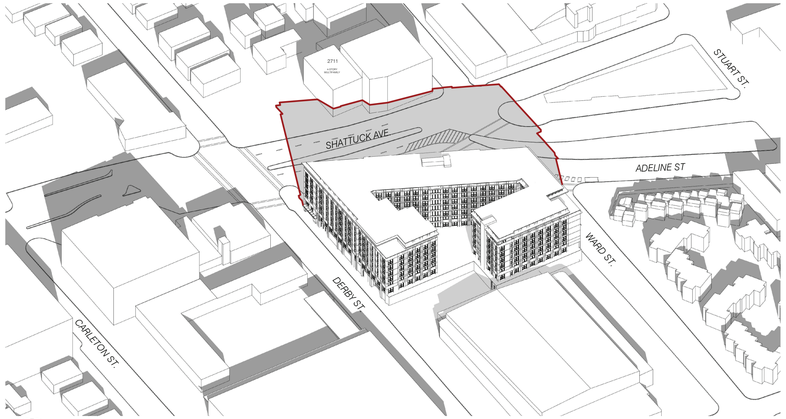
SUMMER SOLSTICE
JUN 21ST:
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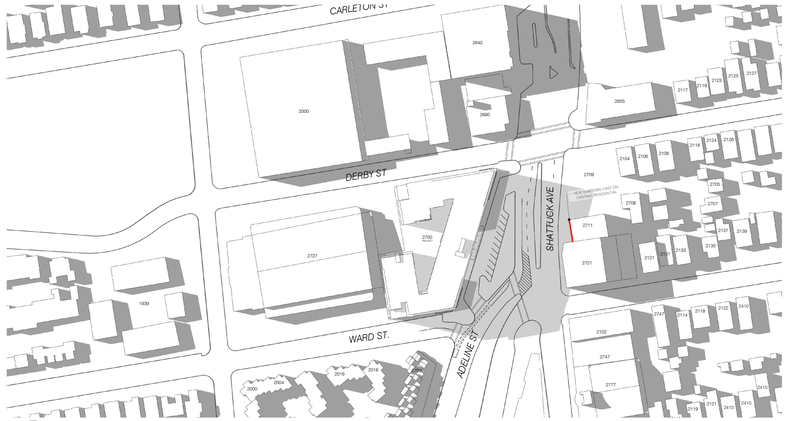
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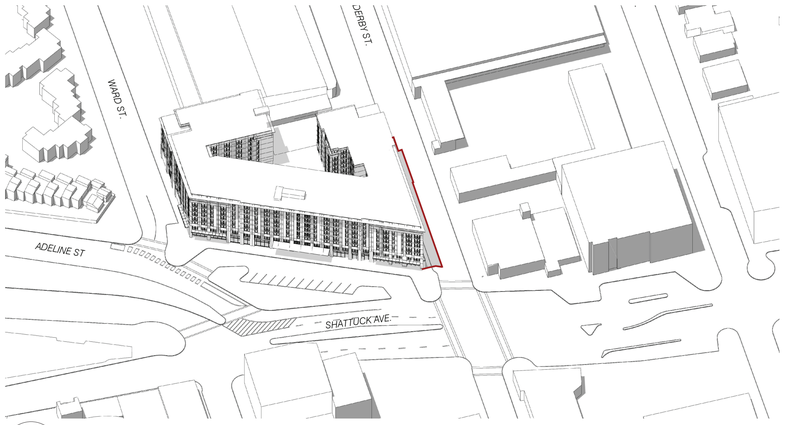
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JUN 21ST:
NOON

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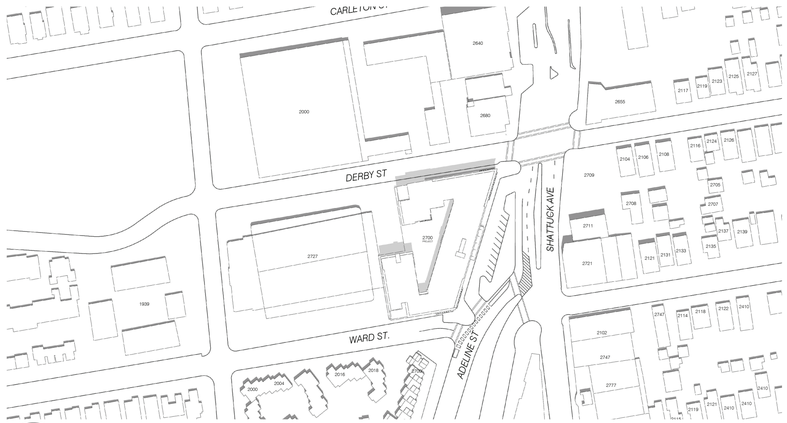
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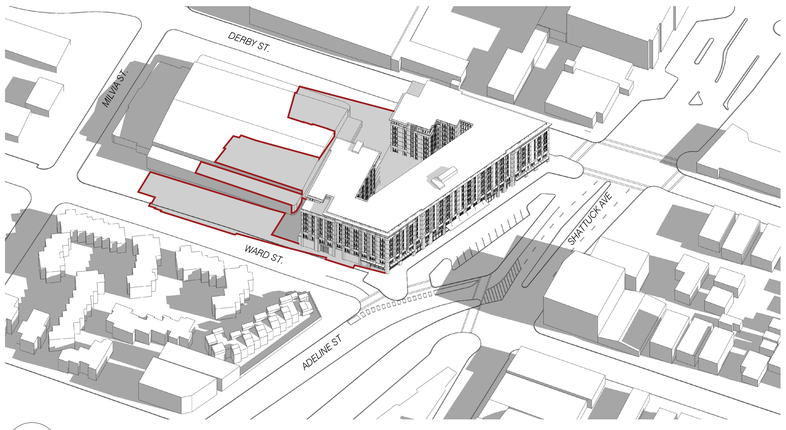
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2-HRS AFTER SUNRISE (AM)

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SHADOW STUDIES
JUNE 21ST

A0.4B

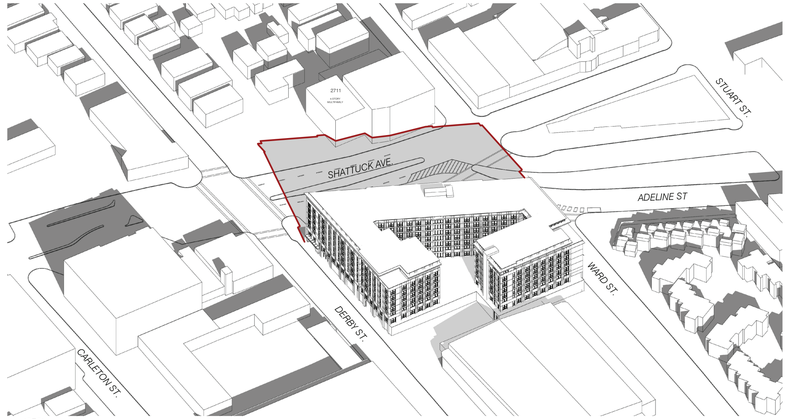
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MAY 7TH:
2-HRS BEFORE SUNSET (PM)

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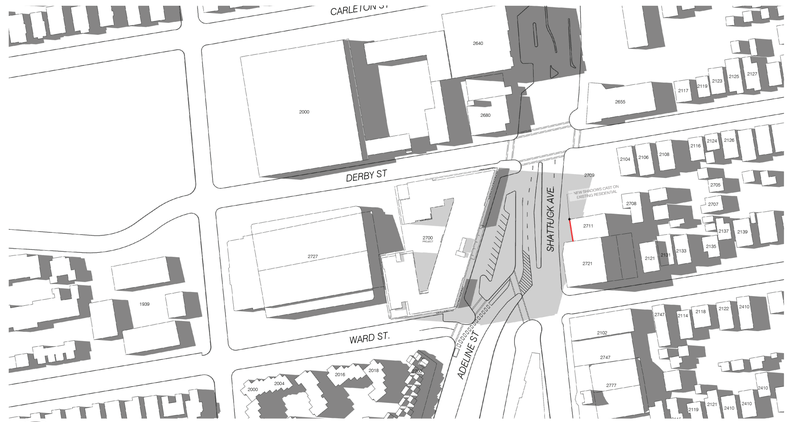
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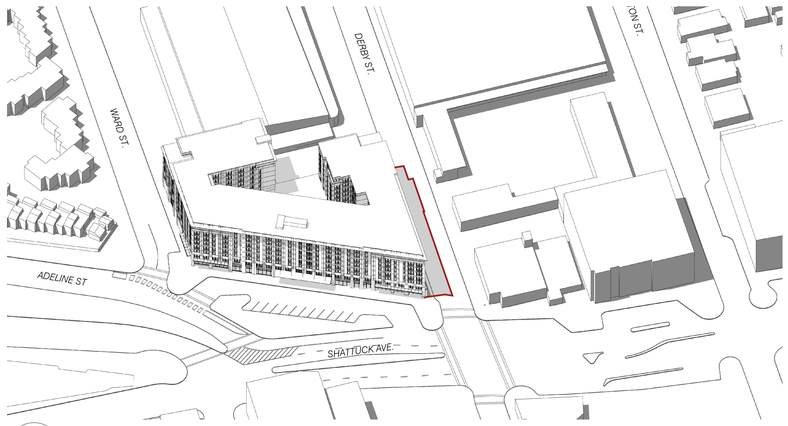
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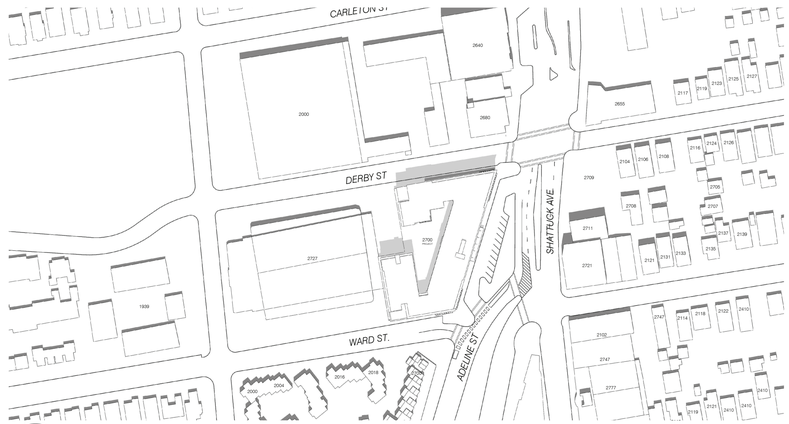
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NT.S.



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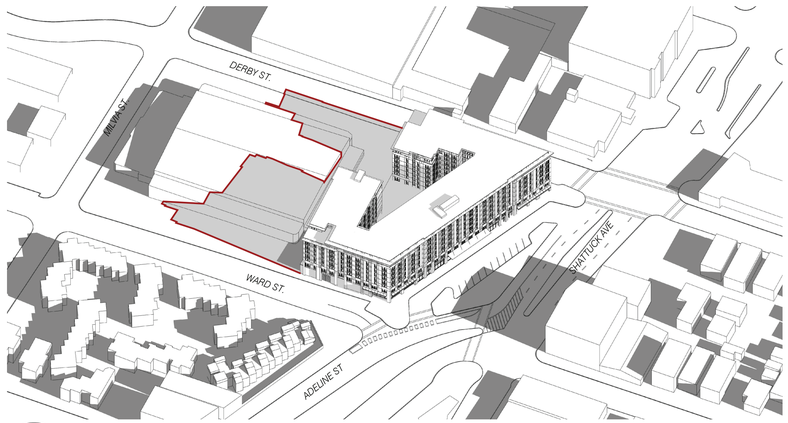
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SHEET:

SHADOW STUDIES
MAY 7TH

A0.4C



1 VICINITY MAP
NTS

N

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PANORAMIC 1685 SHATTUCK

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12.11.2023 SB330 SUBMISSION
04.30.2024 STRUCTURAL CONCEPT
05.31.2024 ZONING APPLICATION

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JOB: 2109

SHEET:

VICINITY MAP

A0.6

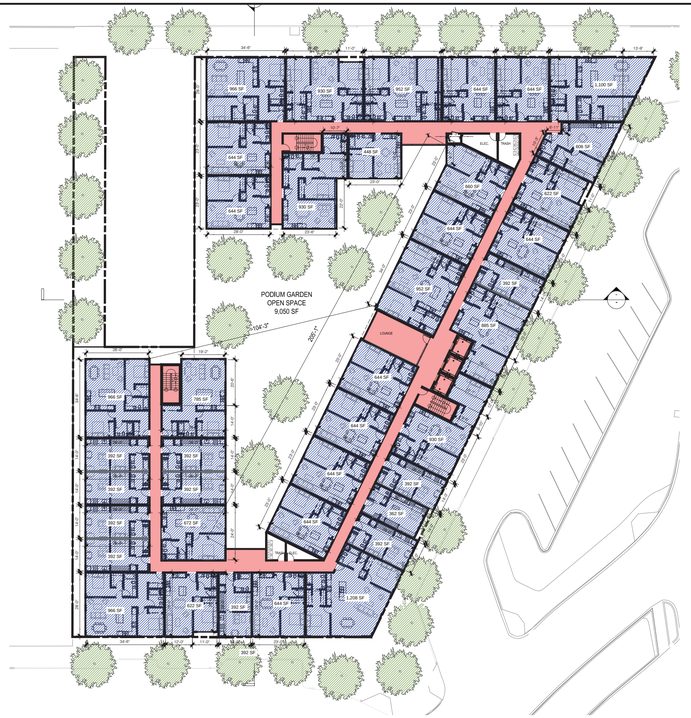


LEVEL 8

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(1) 1BR x 622 SF =	622 SF
(2) 2BR x 930 SF =	1,860 SF
(1) 2BR x 966 SF =	966 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 + 660 + 606 + 1,100 + 952 + 448 =	8,630 SF

TOTAL = 23,082 SF



LEVELS 2 - 7

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(2) 1BR x 622 SF =	1,244 SF
(3) 2BR x 930 SF =	2,790 SF
(3) 2BR x 966 SF =	2,898 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 + 660 + 606 + 1,100 + 952 + 448 =	8,630 SF

TOTAL PER FLOOR = 26,566 SF



FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

TOTAL RESIDENTIAL UNIT FLOOR AREA:
LEVEL 2: 26,566 SF
LEVEL 3: 26,566 SF
LEVEL 4: 26,566 SF
LEVEL 5: 26,566 SF
LEVEL 6: 26,566 SF
LEVEL 7: 26,566 SF
LEVEL 8: 23,082 SF

TOTAL: 182,478 SF
BASE PROJECT RUFA: 182,478 / 1.35 = 135,169 SF

AFFORDABLE HOUSING REQUIREMENTS (BASE PROJECT):
TOTAL NUMBER OF DWELLING UNITS: 205
TOTAL RUFA: 135,169 SF

OPTION I: PROVIDING THE REQUIRED NUMBER OF BMR UNITS (NO IN-LIEU FEE)
TOTAL NUMBER OF AFFORDABLE UNITS: 41

OPTION II: PROVIDING FULL IN-LIEU PAYMENT
135,169 SF (RUFA) x $56.25 = $7,603,256.25

OPTION III: PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
41 (BMR UNITS REQ) - 23 (BMR UNITS PROP.) / 41 (BMR UNITS REQ) = 44%
44% x 135,169 SF (RUFA) = 59,474 SF
59,474 SF x $56.25 = $3,345,432.75

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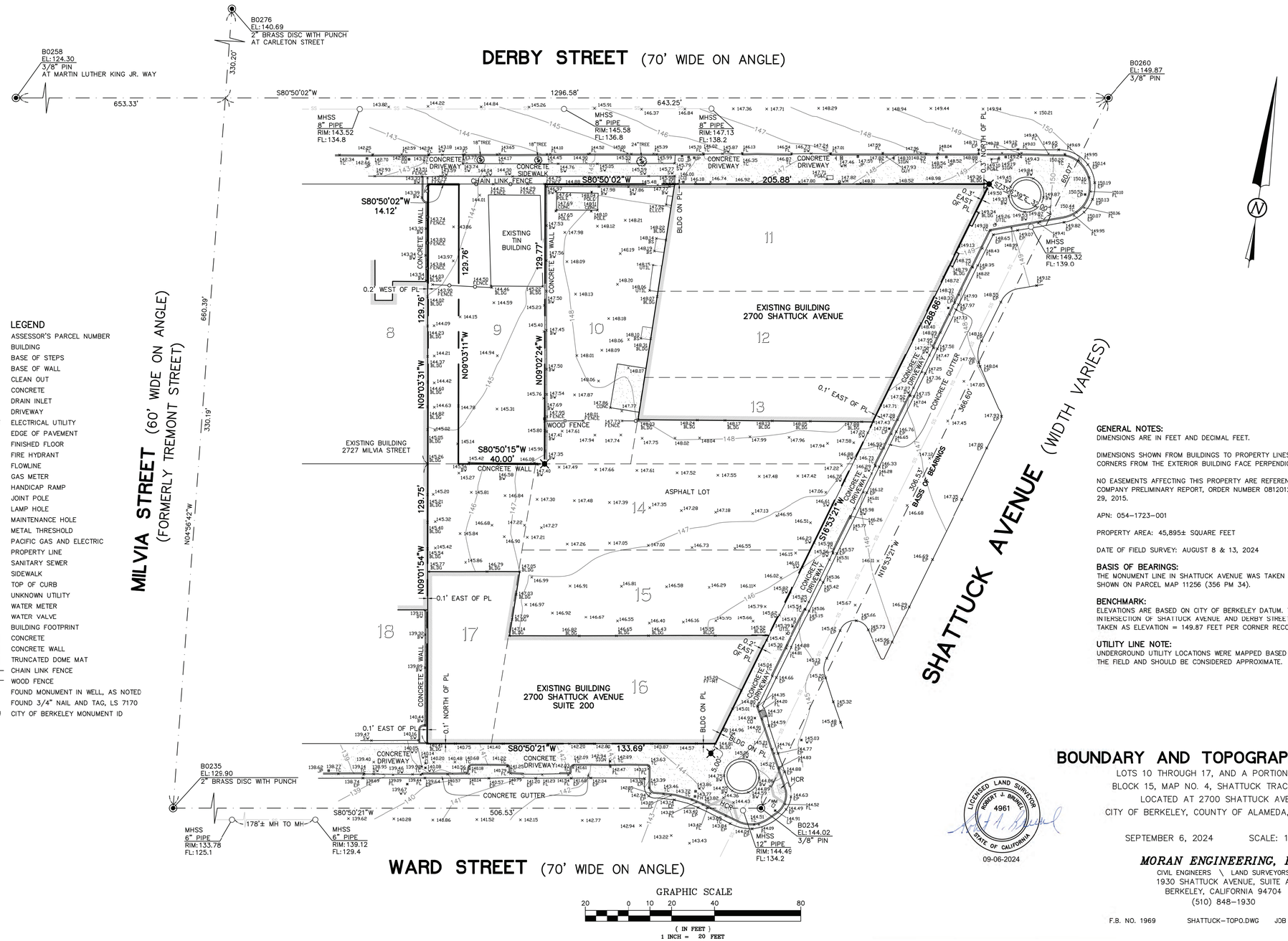
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SHEET:

AFFORDABLE HOUSING PLAN

A0.7



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BS	BASE OF STEPS
BW	BASE OF WALL
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
ELECT	ELECTRICAL UTILITY
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HCR	HANDICAP RAMP
JP	JOINT POLE
LH	LAMP HOLE
MH	MAINTENANCE HOLE
MT	METAL THRESHOLD
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
UTIL	UNKNOWN UTILITY
WM	WATER METER
WV	WATER VALVE
	BUILDING FOOTPRINT
	CONCRETE
	CONCRETE WALL
	TRUNCATED DOME MAT
	CHAIN LINK FENCE
	WOOD FENCE
	FOUND MONUMENT IN WELL, AS NOTED
	FOUND 3/4" NAIL AND TAG, LS 7170
B####	CITY OF BERKELEY MONUMENT ID

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NUMBER 0812012135–CB, DATED SEPTEMBER 29, 2015.

APN: 054–1723–001

PROPERTY AREA: 45,895± SQUARE FEET

DATE OF FIELD SURVEY: AUGUST 8 & 13, 2024

BASIS OF BEARINGS:
THE MONUMENT LINE IN SHATTUCK AVENUE WAS TAKEN AS NORTH 16°53'21" EAST AS SHOWN ON PARCEL MAP 11256 (356 PM 34).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM. THE PIN MONUMENT AT THE INTERSECTION OF SHATTUCK AVENUE AND DERBY STREET, DESIGNATED "B0260" WAS TAKEN AS ELEVATION = 149.87 FEET PER CORNER RECORD 9266 (89 OR 37).

UTILITY LINE NOTE:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

LICENSED LAND SURVEYOR
ROBERT J. BRUNEL
4961
STATE OF CALIFORNIA
09-06-2024

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 10 THROUGH 17, AND A PORTION OF LOT 8,
BLOCK 15, MAP NO. 4, SHATTUCK TRACT (15 M 10)
LOCATED AT 2700 SHATTUCK AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

SEPTEMBER 6, 2024 SCALE: 1" = 20'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848–1930

F.B. NO. 1969 SHATTUCK–TOPO.DWG JOB NO. 24–11302

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JOB: 2307

SHEET:

SURVEY

A1.0



1 - EXISTING SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 - PROPOSED SITE PLAN

1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

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SHEET:

PROPOSED
SITE PLAN

A2.0B



1 - PLAN AT GROUND LEVEL

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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SHEET:

PLAN AT
GROUND LEVEL

A2.1



1 PLAN AT LEVELS 2-7
1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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SHEET:

PLAN AT
LEVELS 2-7

A2.2



1 / -

PLAN AT LEVEL 8

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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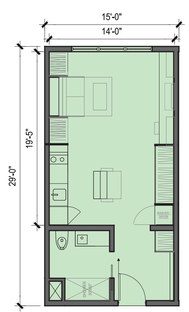
PLAN AT LEVEL 8

A2.3

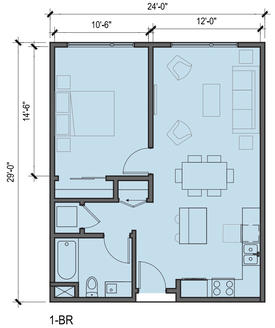
UNIT TABLE				
UNIT TYPE	**STUDIOS**	**1-BR**	**2-BR**	**TOTAL**
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	
TOTAL BEDROOM COUNT	77	125	148	350



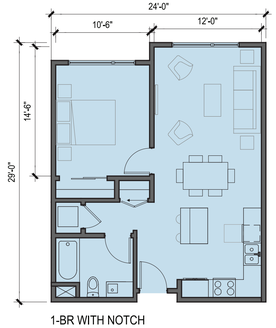
STUDIO A
435 SF



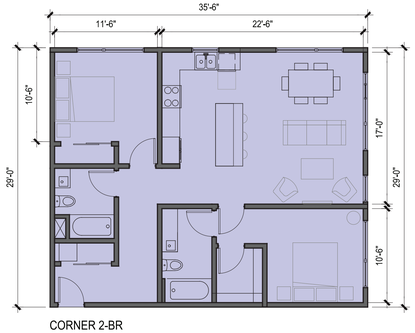
STUDIO B
435 SF



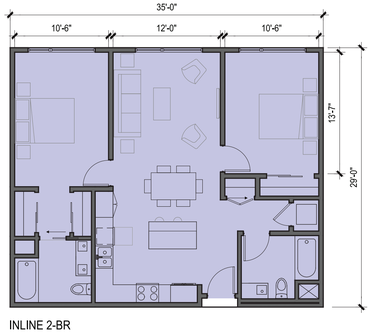
1-BR
700 SF



1-BR WITH NOTCH
670 SF



CORNER 2-BR
1,025 SF



INLINE 2-BR
1,010 SF

1
-

TYPICAL UNIT PLANS

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

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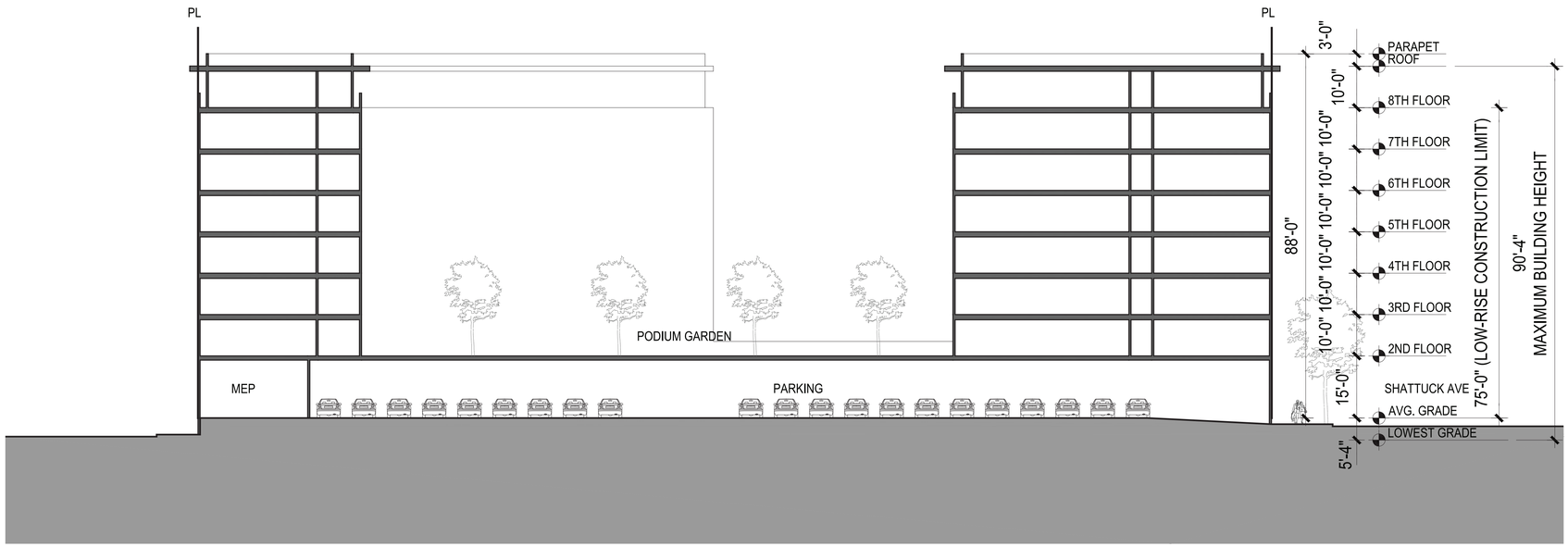
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SHEET:

TYPICAL UNIT PLANS

A2.4

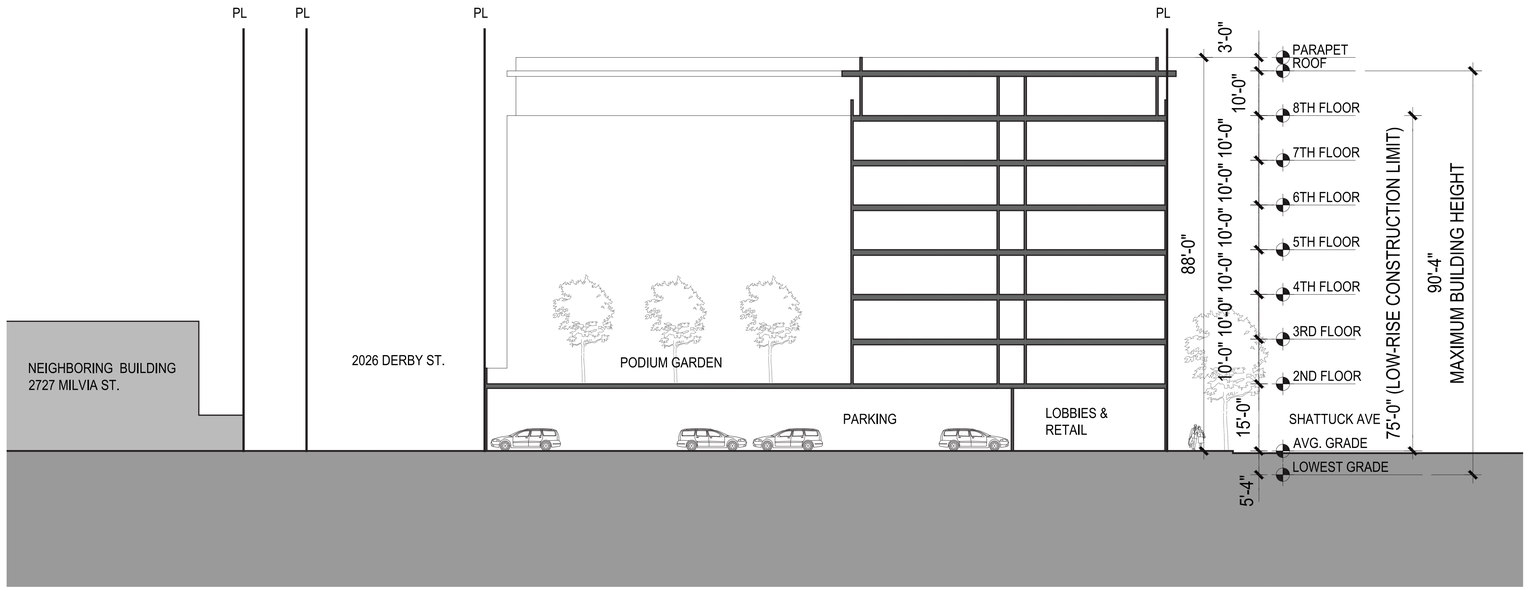


1 / -

NORTH-SOUTH BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16



1 / -

EAST-WEST BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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BUILDING SECTIONS

A3.0



2 - SOUTH ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - NORTH ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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BUILDING ELEVATIONS

A3.1



2 - WEST ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - EAST ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

BUILDING ELEVATIONS

A3.2



2 - DERBY STREET
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64



1 - SHATTUCK AVE.
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64

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SHEET:

STREET STRIP ELEVATIONS

A3.3



4 - ADELINE LOOKING NORTH - AFTER



2 - DERBY LOOKING WEST - AFTER



3 - ADELINE LOOKING NORTH - BEFORE



1 - DERBY LOOKING WEST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.4



4 - SHATTUCK LOOKING SOUTH - AFTER



2 - WARD LOOKING EAST - AFTER



3 - SHATTUCK LOOKING SOUTH - BEFORE



1 - WARD LOOKING EAST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.5



1 - PERSPECTIVE VIEW - SHATTUCK AND DERBY

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SHEET:

CONCEPTUAL RENDERING

A3.6



1
-

SIDEWALK VIEW - SHATTUCK AND DERBY

-

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SHEET:

CONCEPTUAL RENDERING

A3.7



1 - PERSPECTIVE VIEW - LOBBY ENTRY

-

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SHEET:

CONCEPTUAL RENDERING

A3.8



1 - PERSPECTIVE VIEW - ADEKINE LOOKING NORTH WEST

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SHEET:

CONCEPTUAL RENDERING

A3.9



1
-

SIDEWALK VIEW - ADELINE AND WARD

-

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SHEET:

CONCEPTUAL RENDERING

A3.10



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST

-

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SHEET:

CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

-

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JOB: 2307

SHEET:

CONCEPTUAL RENDERING

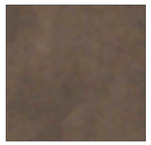
A3.12

PROPOSED EXTERIOR MATERIALS

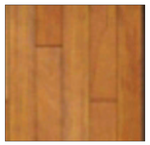

THIN BRICK


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL

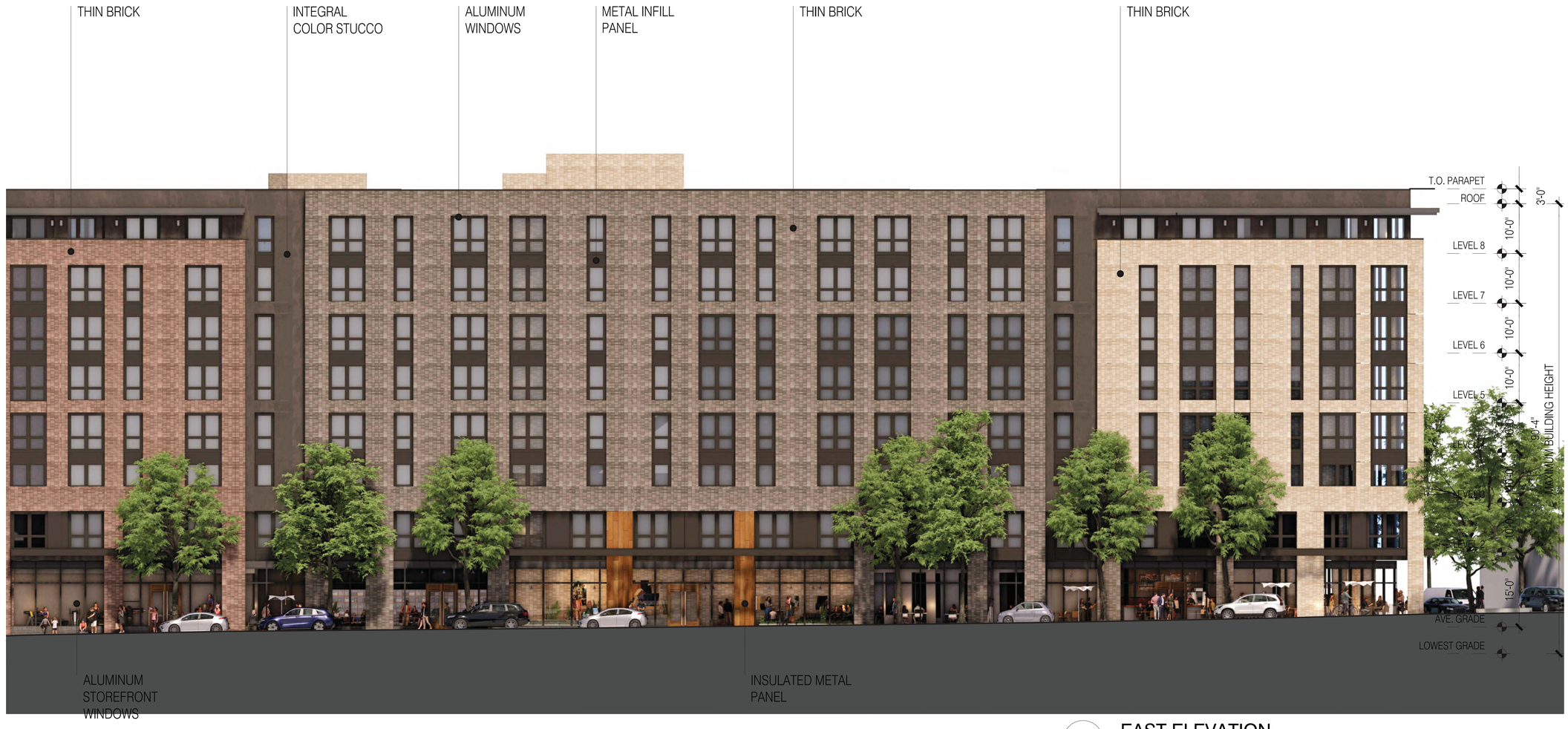

INSULATED METAL PANEL

PROPOSED EXTERIOR LIGHTING FIXTURES


WALL DOWNLIGHT


RECESSED CANOPY DOWNLIGHT


STEP LIGHT



1 - EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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10.18.2023 SB-330 SUBMITTAL PLANS
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BUILDING MATERIALS

MAT

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	45,877 (1.05 ACRES)							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL REQ'D TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
MAIN ROOF AREA	32297	0	32297	4%	1292			
LEVEL 8 ROOF DECK	1000	143	857	4%	34			
LEVEL 2 PODIUM	10490	6278	4212	4%	168	624		
LEVEL 1	871	871	0	4%	0	871		
TOTAL	**44658**	**7292**	**37366**		**1495**	**1495**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						624		
LEVEL 1 PLANTER						871		
TOTAL PLANTERS						**1495**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	43,805	2	3,245
		24" mat slab foundation assumed	



2 - STORMWATER PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17



1 - GRADING PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17

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SHEET:

GRADING & STORMWATER PLANS

A4.0



LEGEND

1. 6' EGRESS PATH
2. C3 PLANTER
3. PLANTING AREA, TYP
4. EXISTING PLANTER TO BE REFINISHED
5. POSSIBLE DOG/ EQUIPMENT WASH ROOM
6. EXISTING TREE TO REMAIN, TYP
7. PROPOSED STREET TREE, TYP
8. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
9. CITY STANDARD SIDEWALK
10. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
11. FENCE
12. EXISITNG TREE TO BE REMOVED
13. ANGLED PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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LANDSCAPE PLAN- Ground Floor

L1.01



LEGEND

1. RECIRCULATING WATER FEATURE
2. GATHERING AREA WITH CIRCULAR BENCH
3. C3 PLANTERS
4. LOW PLANTER WITH A SPECIMEN PLANT(S)
5. SPECIMEN SHADE TREE
6. MAIN GATHERING AREA WITH TABLES AND CHAIRS
7. SPECIALTY PAVING, TYP

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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SHEET:

LANDSCAPE PLAN_LEVEL 2

L1.02



LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. SHADE STRUCTURE
4. LOUNGE FURNITURE
5. SOLARIUM LOUNGE
6. COFFEE TABLE AND CHAIRS

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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SHEET:

LANDSCAPE ROOF PLAN

L1.03







DENOTES BUTTERFLY POLLINATED SPECIES

TREES






















SHRUBS




GROUNDCOVER




VINES

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN- DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULS FOR THE SITE SOIL PER [CGBSC 4.304].

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.

3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.

4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.

5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

7. COLOR CODED HYDROZONE LANDSACPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304}, TO BE PROVIDED IN PERMIT DRAWINGS.

8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

LANDSCAPE AREA CALCULATION:

	LANDSCAPE AREA
LEVEL 1:	871 SF
LEVEL 2:	6,278 SF
ROOF LEVEL:	143 SF
TOTAL:	7,299 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2343 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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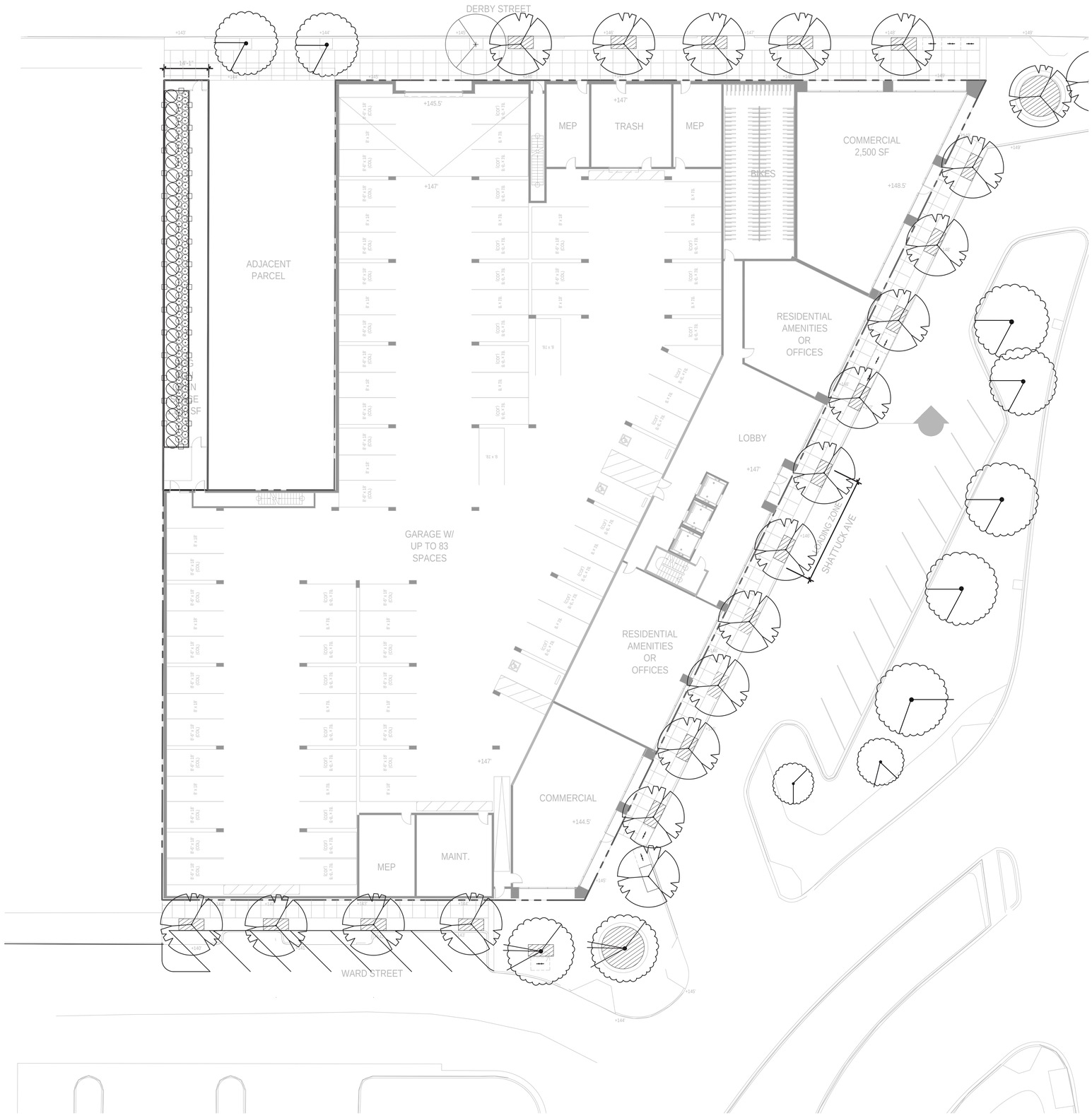
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SHEET:

PLANT IMAGES, NOTES AND CALCULATIONS

L3.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

* NOTE: 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

0 8' 16' 32' 48'
SCALE: 1/16" = 1'–0"

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JOB: 2307

SHEET:

PLANTING PLAN - LANDSCAPE
GROUNDFLOOR

L4.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
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	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
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VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
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SCALE: 1/16" = 1'–0"

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SHEET:

PLANTING PLAN - LEVEL 2- 7

L4.02



PLANT LIST

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STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
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	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
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	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL

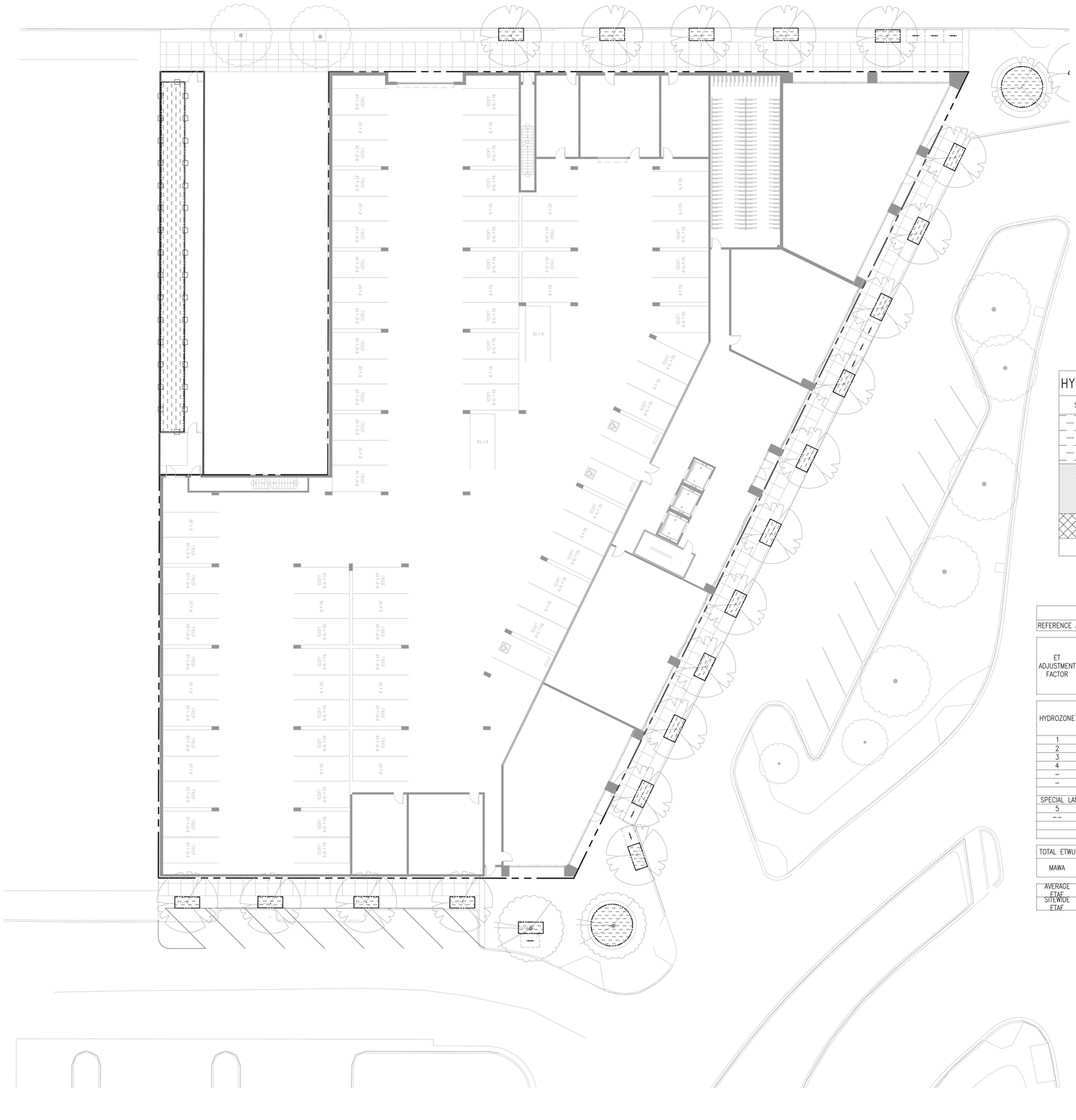
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JOB: 2307

SHEET:

PLANTING PLAN - LANDSCAPE ROOF PLAN

L4.03



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB & GROUNDCOVER	DRIP	7,376	7,568.0	89%
	2	LOW WATER USE	TREES	BUBBLER	192		
	3	MODERATE WATER USE	SHRUB & GROUNDCOVER	DRIP	820	968	11%
	4	MODERATE WATER USE	TREES	BUBBLER	148		
	5	EDIBLE GARDEN		DRIP	0	0	0%
					TOTAL	8,536.0	100%

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR:	BERKELEY (MWELO REF. ET TABLE)		41.8
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	7376	2731.85	70798.67
2	0.3	B	0.81	0.37	192	71.11	1842.92
3	0.6	D	0.81	0.74	820	607.41	15741.57
4	0.6	B	0.81	0.74	148	109.63	2841.16
–	0	D	.81	0.00	0	0.00	0.00
–	0	D	.81	0.00	0	0.00	0.00
				TOTAL	8536.00	3520.00	91,224.32
SPECIAL LANDSCAPE AREAS							
5				1	0	0.00	0.00
– –				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				8,536.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	91,224.32
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	121,670.44

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_{SC})	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_{SC})	0.41

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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JOB: 2307

SHEET:

IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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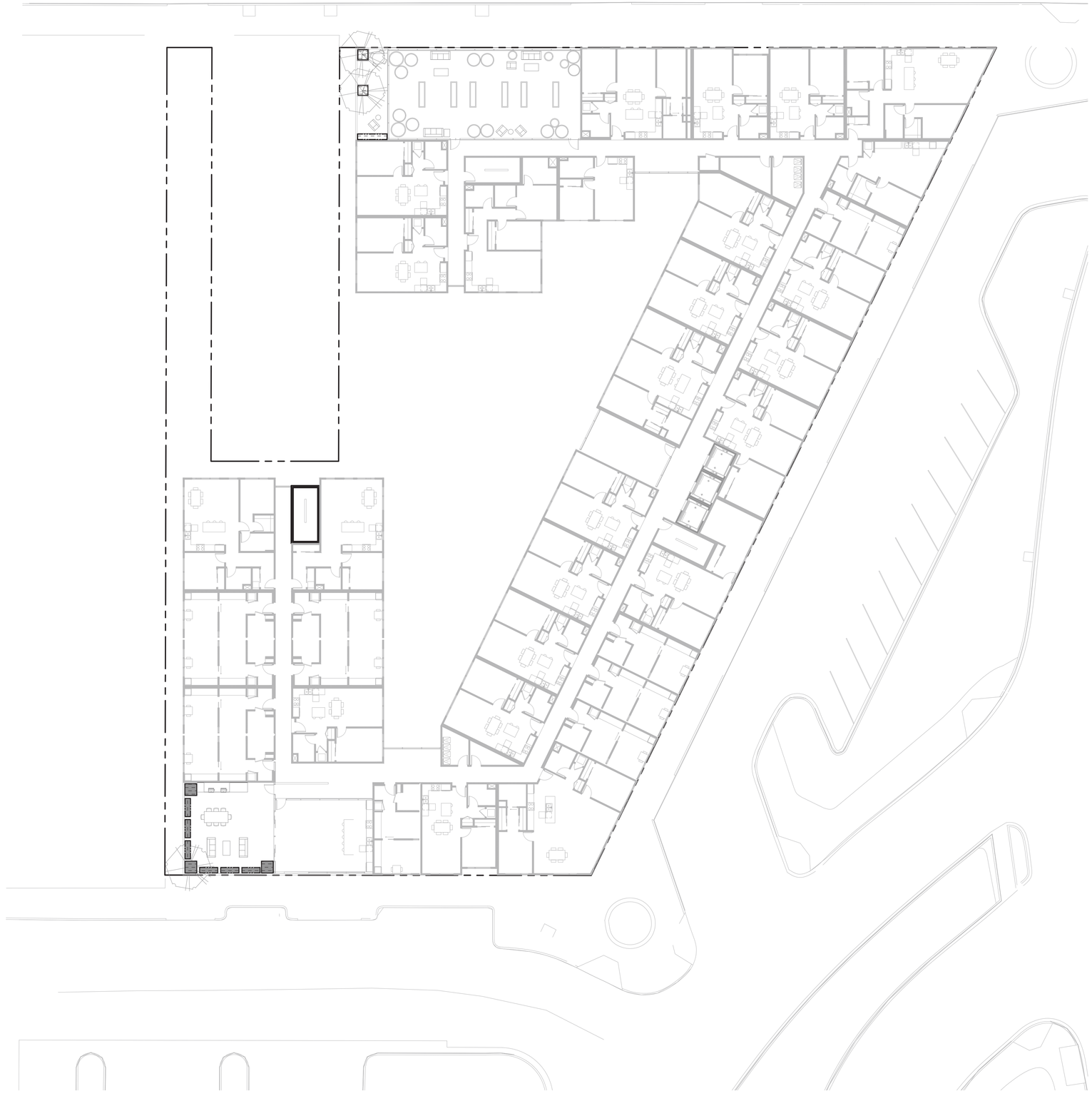
JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 2

0 8' 16' 32' 48'
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L5.02



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - ROOF

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

L5.03

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

September 10, 2024

Attn: Sharon Gong
Land Use Planning
City of Berkeley
1947 Center St
Berkeley, CA 94704

RE: Application Status Incomplete – Administrative Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Sharon,

Thank you for your review and incompleteness letter dated June 13, 2024. Please see our responses below in blue text along with the attached updated plans and documents.

Incomplete Items:

1. Payment of Application Fees. The project base fee has been invoiced. Please make payment to the cashier in the Permit Service Center or through the Online Permit Portal. A copy of the invoice is attached.
   All outstanding fees have been paid as of 9/10/2024.

2. Zoning Designation. The application materials provided are for a project in the C-SA Zoning District. Staff is unable to review the project for compliance with the C-AC Zoning District standards, which is the appropriate zoning designation for the site. The Application Submittal Requirements list includes various types of documentation of compliance with the applicable zoning standards. Plans and other supporting documents must be revised to reflect a project that complies with C-AC zoning standards. Note that the SB 330 Preliminary Application for the project vested the C-AC zoning designation and other policies, standards and fees at the time of submittal, providing streamlining and protections for housing development projects if they are compliant with the applicable objective standards.
   Please refer to the density bonus statement letter from the project attorney that responds to this comment. Accompanying updated zoning data tables have been provided on sheet A0.1.

3. Architect's Stamp. Include a licensed architect or engineer's stamp on each sheet in the plan set.
   A licensed architect's stamp and signature has been added to all architectural sheets.

4. Maximum Height. Provide a dimension on the elevations for maximum height of the building, per the definition in the BMC: see Maximum Building Height Instructions, https://berkeleyca.gov/sites/default/files/2022-02/Height-Instructions%20-%20Residential-Maximum-Height.pdf
   Per BMC section 23.204.150.E.4, the building height is measured to the top of the roof, and parapet walls are allowed to exceed the height limit by 5'. Dimensions for the building's maximum height above grade in accordance with the BMC definition and section 23.204.150.E.4 have been added to the section and elevation sheets A3.0, A3.1 and A3.2. The max height has also been updated on the zoning data table on sheet A0.1A.

5. Site Survey. The survey should have the stamp and signature of the licensed surveyor or licensed engineer who prepared it.
   The site survey has been revised and includes the stamp and signature of a licensed surveyor / civil engineer.

6. VMT Screening. Provide documentation to substantiate that the project meets at least one of the City's screening criteria. Contact the Transportation Division for a copy of the screening criteria and thresholds – (510) 981-7010.
   See attached letter that explains how the project meets the city's VMT screening requirements.

7. Water Efficiency. WELO-compliant landscape documentation including a planting, grading, and irrigation plan is required. Provide water budget calculations for landscapes of 2,500 square feet or more.
   The irrigation and planting plans have been provided as required.

Design Review Comments

- Provide more detailed information about proposed encroachments over the Public Right-of-way and start to work with Public Works for any review needed for that.
  The awnings above the ground floor are designed in compliance with CBC 3202.3 for encroachments into the public right of way. Our team will continue discussions with Public Works as we get close to applying for a building permit.

- We ask that you work with our Land Use Planning consultant, Darya Barar, as well as Public Works as you continue to finalize your street tree and overall streetscape improvement plans. Darya's email follows: dbarar@Bartlett.com
  We have reached out to Darya Barar and will follow her guidance, as well as collaborate with Public Works, to finalize the street tree and streetscape improvement plan.

- Provide building sections in both the east-west and north-south directions. Also, structures on the adjacent parcel to the west should be included.
  Building sections with neighboring buildings have been included on sheet A3.0.

- We do see the Preliminary Plant List on Sheet L3.01 and those plants that denote butterfly pollinated species, but also please provide the native plants proposed as well as their percentage of the total plants proposed.
  We have included a list of the native plants proposed for the project. (refer to the planting schedule- sheet L4.01) Additionally, 58% of the total plants proposed are native.

- I did see vines on the Preliminary Plant List. Please provide more information on where those are envisioned. We see some blank wall spaces on both the south and north ground floor elevations and wondering if the vines might be envisioned there.
  The Star Jasmine vine is intended to be used as a spreading ground cover to enhance the landscape with its lush foliage and fragrant flowers.

- There are some units that have bedrooms fronting onto the podium open space. Provide additional information on whether there are any privacy issues with these units.
  As shown on the landscape plan, a raised planter provides a landscape and privacy buffer between all units facing the courtyard.

- We recommend including more details to show storefront windows, residential windows (including any operability), material transitions, and any architectural elements that help to show the quality and scale of the proposed design.
  Thank you for the recommendation. The project drawings submitted for the Design Review hearing will include more details.

- Provide more information on proposed lighting.
  Design intent for lighting fixtures have been added to the MAT sheet.

- Colors and materials – provide more detailed information of the proposed materials, including photos of material samples and successful installations. As we have gone back to in-person meetings, we are looking forward to seeing a color and material board presented to the Design

Review Committee.
A physical material board will be included for the DRC hearing.

Attachments:

- Revised plans, dated 9/10/2024
- Density Bonus Statement Letter to address project zoning
- VMT screening findings

If you have any questions or comments, please feel free to contact me at (510) 649-1414 x124.

Sincerely,



Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

ROBIN R. BARAL
SENIOR COUNSEL
DIRECT DIAL (415) 995-6331
DIRECT FAX (916) 491-3085
E-MAIL rbaral@hansonbridgett.com

HansonBridgett

September 10, 2024

VIA E-MAIL sgong@cityofberkeley.info

Sharon Gong
Senior Planner
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Re: Density Bonus Eligibility Statement (Use Permit Application #ZP2024-0058)

Dear Sharon:

Our office represents 2700 Shattuck LLC, the owner and project sponsor for the proposed project at 2700 Shattuck Avenue (the "Project"). The purpose of this letter is to address the City's June 13, 2024 response to the downzoning analysis in the initial Project plans submitted on May 10, 2024. In this case, the applicant's downzoning analysis should be reviewed in connection with the base density applicable to the Project site, in order to determine the level of density bonus authorized under state law in connection with the resubmitted Project plans.

(1) SB 330 prohibits any downzoning that would individually or cumulatively reduce the development standards applicable to the Project site.

The Housing Crisis Act of 2019 ("SB 330") prohibits cities and counties from downzoning any land where housing is an allowable use.[1] Specifically, SB 330 prohibits the City from enacting a zoning change that would reduce the intensity of land on any site that is suitable for housing. "Reducing the intensity of land use" includes reductions to height, density, floor area ratio, and other development standards.[2] Courts have interpreted this provision strictly, holding that a zoning ordinance violated SB 330 by reducing the applicable floor area ratio for single-family residences from 0.60 to 0.45.[3]

There is no published caselaw, however, that analyzes the prohibition against downzoning in connection with projects that are eligible for a density bonus under state law. Density bonus projects, for example, may obtain an unlimited number of waivers of development standards, to the extent that such waivers are needed to accommodate the total units authorized by the density bonus application. A downzoning analysis must therefore compare the *base densities* allowed under the prior zone and the amended zone. In other words, a zoning amendment that seeks to limit the application of state density bonus law is unlawful under SB 330 to the extent

[1] Gov. Code § 66300(b)
[2] *Id.,* subd. (b)(1)(A)
[3] *Yes in My Back Yard v. City of Culver City* (2023) 96 Cal.App.5th 1103

that the amendment imposes limits on floor area ratio, height, setbacks and other requirements that would otherwise be waivable under the prior zoning for a density bonus project.

The City's rezoning of the Project site under the C-AC zone therefore runs afoul of SB 330 to the extent that it purports to prohibit the application of state density bonus law to Tiers 2 through 4, while reducing the development capacity of the site under Tier 1 to below what was originally authorized under the C-SA zone.

The Project plans submitted on May 10, 2024 included a downzoning analysis, which found that the base density under the prior C-SA zone would have yielded 205 units prior to applying for any additional units pursuant to state density bonus law.[4] Given that the rezoning occurred prior to the adoption of AB 1287 (Alvarez 2023), the maximum density bonus for the site was 50%, which would have resulted in 308 total units under the prior C-SA zone for the Project area.

The May 10 Project plans also calculated the base density under the C-AC zone pursuant to the City's guidelines for Implementation of State Density Bonus. In applying the City's guidelines, the base density under the C-AC zone was calculated to yield only 123 units. A project with similar affordability thresholds between the C-SA and C-AC zone would therefore yield only 185 total units, if a 50% density bonus were applied to the C-AC zone under the City's guidelines.

The May 10 Project plans show that the C-AC rezoning would result in a significant downzoning if the City's density bonus guidelines were applied to the C-AC zone. The nuance here, however, is that the City's guidelines for Implementation of State Density Bonus do not apply to the C-AC zone. The C-AC zone was amended to include a range of density, from 150 dwelling units per acre (Tier 1) to 300 dwelling units per acre (Tier 4). Under state density bonus law, dwelling units per acre is the *default approach* for calculating base density. Alternatively, the applicant may calculate base density by applying floor area ratios and other development standards *only if* the zoning ordinance does not provide a dwelling units-per-acre density standard.[5] Therefore, as a matter of law, the density ranges in the C-AC zone supersede the City's guidelines for Implementation of State Density Bonus.

(2) State housing law establishes Tier 2 as the base density for the Project site

In the C-AC zone, the only way to reconcile state density bonus law with SB 330's prohibition against downzoning is to establish Tier 2 as the base density for purposes of calculating the density bonus. Otherwise, Tier 1 development standards would run afoul of SB 330 given that they reduced the development standards applicable to the site, such as the applicable floor area ratio (from 4.0 to 2.5), height limit (from 50 feet to 45 feet), and overall density (from 205 to 126 residential units as the base density).

Ultimately, the C-AC zone cannot be deemed in compliance with the downzoning prohibition in SB 330 unless state density bonus law is applied at a minimum to Tier 2. In other words, Tier 2 is the lowest tier under the C-AC zone that provides minimum development standards equal to or greater than the development standards that were previously authorized by the C-SA zone.

[4] Gov. Code § 65915
[5] Gov. Code § 65915(o)(6)(A)

Your June 13, 2024 response indirectly acknowledges this by noting that the project proposes 276 residential units, while concluding that a Tier 2 Use Permit (allowing a minimum of 210 dwelling units per acre) is required as the base zoning permit for the Project. The Project is therefore revised to request a density bonus under Tier 2 of the C-AC zone. Pursuant to state density bonus law, the applicant will set aside 7% of the 221 base density units for very-low income households and, in exchange, the applicant is eligible for a 25% bonus, resulting in an allowable density of up to 277 units, with 276 units proposed under the resubmitted plans.

(3) The C-AC zone conflicts with the City's inclusionary housing ordinance

The City's inclusionary housing ordinance requires housing development projects to set aside 20 percent of a project's units for affordable housing.[6] *Alternatively*, "an Applicant may elect to pay a fee… *in lieu* of providing some or all of the Affordable Units required under [the Inclusionary Housing Ordinance]."[7] The C-AC zone, on the other hand, includes a separate inclusionary requirement tied to Tiers 1 through 4; payment of an in-lieu fee is prohibited in connection with establishing those tiers. Thus, there are only two permissible interpretations for resolving this inconsistency. Either (1) the inclusionary requirements in the C-AC zone supersede the City-wide inclusionary housing ordinance, or (2) the City-wide inclusionary requirements establish Tier 2 as the base density, given that Tier 2 provides the minimum threshold for satisfying the City-wide 20% inclusionary housing obligation. Simply put, the City cannot impose separate onsite inclusionary standards on projects in the C-AC zone.

In other words, it is not legally permissible to impose an additional onsite inclusionary housing obligation for projects that utilize Tiers 2-4, nor can the City charge an in-lieu fee on projects utilizing Tiers 2-4, as Tiers 2-4 were designed to satisfy the onsite affordable/inclusionary housing obligation for C-AC projects. Alternatively, if the City-wide inclusionary housing ordinance establishes 20% as the minimum inclusionary requirement for the City, Tier 2 provides the minimum inclusionary housing threshold (14-21%) that would meet a 20% threshold under the City's inclusionary housing ordinance, and should therefore constitute the base density for the C-AC zone.

Overall, the C-AC zone must be consistent with the City's obligations under state density bonus law, SB 330, and the City's inclusionary housing ordinance. The only way to achieve this is if Tier 2 is established as the base project onto which a density bonus may be applied. Please do not hesitate to contact me if the City has questions about the state housing laws referenced above, relative to this project and the City's local policies.

Sincerely,

Hanson Bridgett LLP



Robin R. Baral
Senior Counsel

[6] BMC 23.328.030.A
[7] BMC § 23.328.030.B

Planning and Development Department
Land Use Planning Division

October 10, 2024

Isaiah Stackhouse
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710

Sent via email to:
isaiah@trachtenbergarch.com

Re: Application Status Complete – Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Applicant,

Thank you for the Zoning Permit application submittal received on May 12, 2024. The project proposes to demolish existing commercial structures and construct an eight-story, mixed-use housing development with 276 units, ground level lobbies, commercial space, and parking, in the C-AC Adeline Corridor Zoning District at 2700 Shattuck Avenue. (APN 54-1723-1)

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 Title 7), the application has been deemed complete as of October 10, 2024.

Application – Based on staff's review, the following base zoning permit is required. Additional Administrative Use Permits and/or Use Permits will be added and invoiced at a later date after a full application review.

- Tier 2, Use Permit under BMC Section 23.202.020(A) to construct a multifamily residential building in C-AC District

Level of Review Under the California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), staff determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. This determination will be made within 30 days of an application being deemed complete. If a project is exempt from CEQA, staff recommends an exemption determination to the Zoning Officer or the Zoning Adjustments Board (ZAB).

Advisory Comments

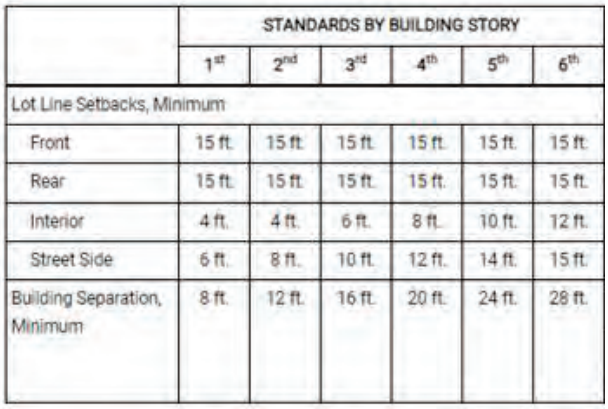
- You have submitted revised project plans for a project in the C-AC zoning designation. However, the C-AC South Shattuck Sub-Area standards require that Tier 1 density standard be used as the maximum allowable gross residential density for a project that utilizes the State Density Bonus [BMC 23.204.150(E)(2)]. Instead, the proposal applies the Tier 2 density standard as the base density. A variance to allow this deviation from the Zoning Ordinance will be added to the application. Please provide variance findings to assist staff evaluating the variance request [BMC 23.406.050(F)].

- Tables in the plan set purport to support a claim that the C-SA zoning designation on the site in January 2018 allowed a more intense building use than the current C-AC zoning designation, and that pursuant to Gov't Code 66300(b)(1)(A)[1], the rezoning of the site from C-SA to C-AC in December 2020 resulted in a reduction of land use intensity for the site. Please see the below table comparing the zoning standards for the C-SA district in January 2018 to those for the C-AC district, indicating that no reduction in land use intensity occurred. Rather, as explained in our previous advisory letter dated June 13, 2024, the C-AC standards allow a greater land use intensity across all development standards than was possible under C-SA zoning in January 2018 without discretionary permits. Further, even if the C-AC development standards did represent downzoning, they are clearly permissible under SB 330. *See e.g.* Gov. Code 66300(i). Therefore, Tier 1 is the appropriate base density to determine the state density bonus.

Development Standards Comparison Table		
	C-SA (for mixed-use), 2018 Standards [a]	**C-AC – South Shattuck Sub-Area, Tier 4, Current Standards [b]**
Lot Area	0 min.	0 min.
Height	50'/4 stories max.	85'/8 stories max.
FAR	4 max.	5.5 max.
UOS	40 sf/du min.	40 sf/du min.
Density	n/a [c]	300 du/ac max.

[1] Gov't Code 66300:
(b) (1) Notwithstanding any other law except as provided in subdivision (h), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:
(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district in effect at the time of the proposed change, below what was allowed under the land use designation or zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B) or subdivision (h). For purposes of this subparagraph, "reducing the intensity of land use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site's residential development capacity.

Development Standards Comparison Table

	C-SA (for mixed-use), 2018 Standards [a]	C-AC – South Shattuck Sub-Area, Tier 4, Current Standards [b]
Setbacks		0 min.
Lot coverage (corner lot)	40% (4 or more stories) [c]	95% max.
Parking	1 parking space per dwelling unit, min.[c]; two spaces per 1,000 square feet of commercial space, min.; first 1,000 square feet of gross floor area exempt	0 min.

Notes:
[a] Per BMC Section23E.52.070(D)(5), a discretionary use permit was available to modify all standards except FAR, if approved.
[b] C-AC Tier 4 development standards apply if at least 25% of project is affordable.
[c] Per BMC Section23E.52.070(D)(4), for the Residential Use portion of a Mixed-Use development, the density, coverage, and off-street parking requirements shall be the same as set forth in the R-4 District requirements.

- During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the applicable Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits and/or CEQA review costs, as needed based on the City's adopted fee schedule, and other processes/reviews.

Next Steps

The project planner will contact you within 30 days of the date of this letter with the California Environmental Quality Act (CEQA) recommendation, corrections or additional information needed to complete the review and processing of the application, and additional zoning permits that are needed for your project (including fees).

Should you have questions regarding this letter or your application, please feel free to contact me.

Sincerely,



Sharon Gong
Senior Planner
(510) 981-7429
sgong@cityofberkeley.info

Planning and Development Department
Land Use Planning Division

November 7, 2024

Isaiah Stackhouse
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710

Sent via email to:
isaiah@trachtenbergarch.com

Re: California Environmental Quality Act (CEQA) and Additional Information Required – Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Applicant,

Thank you for the Zoning Permit application submittal received on May 12, 2024. The project proposes to demolish existing two commercial structures and construct an eight-story, mixed-use housing development with 276 units, ground-level lobbies, commercial space, and parking, in the C-AC Adeline Corridor Zoning District, South Shattuck Sub-Area, at 2700 Shattuck Avenue. (APN 54-1723-1)

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 Title 7), the application has been deemed complete as of October 10, 2024.

Level of Review Under the California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), staff determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. The project site is identified as the McKevitt Volvo T0600100948, LUST Cleanup Site, and is on a State Cortese List of sites that contain hazardous materials or substances. Pursuant to Government Code Section 15300.2(e), the site must undergo environmental review, and Staff has determined that the appropriate level of CEQA review will be an Initial Study.

Staff will obtain a fee proposal for the CEQA consultant to perform the environmental review, and will send an invoice to you for payment. CEQA review work will begin upon full payment of the invoice.

Zoning Permits Required – Based on staff's review, the following zoning permits are required. See below for invoiced fees due.

1. Variance to BMC Section 23.202.020(A), to use Tier 2 development standards to calculate the Density Bonus maximum allowable density (base project), instead of the Tier 1 standards, as required by this section.
2. Use Permit under BMC Section 23.202.020(A) to construct a multifamily residential building
3. Use Permit under BMC Section 23.202.020(A) to construct dwelling units
4. Use Permit under BMC Section 23.204.030(A) to construct a new main building in the C-AC District

5. Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
6. Administrative Use Permit under BMC Section 23.304.080(A) to exceed six feet height for fence on the west property line

Waivers and Concessions

- Waiver of BMC Section 23.204.150(E) to exceed building height limits – to be 90 feet, 4 inches (plus 3-foot parapet) and 8 stories, where 65' (plus 5-foot parapet, by right) and 6 stories is required
- Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0', where 10' is required, at over 45' in height when a lot confronts a residentially-zoned lot.
- Waiver of BMC Section 23.204.150(E) to exceed FAR limits – to be 5.3 where 4 is required.
- Waiver of BMC Section 23.204.150(E) to exceed lot coverage limits – to be 94% where 90% is required for a corner lot.
- Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 10,050 square feet, where 11,040 square feet is required
- Waiver of BMC Section 23.304.050(A) to allow architectural projections to exceed district height limits
- Waiver of BMC Section 23.304.130.C to eliminate the requirement for a six-foot, solid wall or fence on the lot line of an abutting/confronting lot in a residential district (R-2A)
- Concession to eliminate the Percentage for Public Art on Private Projects fee requirement

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. **Payment of Application Fees.** Additional permit fees have been identified for the application, and invoiced. Please pay the attached invoice with the cashier in the Permit Service Center or through the Online Permit Portal to continue with the application review.
2. **Variance**. The project includes a variance request to use Tier 2 development standards to calculate the Density Bonus maximum allowable density (base project), instead of the Tier 1 standards. Please provide a statement of variance findings for approval to assist staff evaluating the variance request [BMC 23.406.050(F)]. Note that a Variance represents non-compliance with this objective standard – Housing Development Project protections pursuant to the HAA, Government Code 65589.5, may not be applicable to the project.
3. **Plans.**
   - Show the existing structure to remain at 2026 Derby Street on the site plans on sheets A2.0A and A2.0B.
   - Specify/label the commercial use per the categories in the Use Table 23.204-1.
   - Label the "Residential Amenities" areas in the floor plans with their specific proposed use.
   - Confirm whether there is only one garage entry, and that it is on Derby Street. Please label as such. It is unclear whether a curb cut is proposed there.
   - Indicate on the plans the locations for door access to the podium garden.

- Show all overhangs on the plans a dashed – i.e. ground-floor awnings, roof deck overhangs, trellises, etc..
- Provide a roof plan showing all rooftop elements, as well as transparent calculations for how the elements comply with BMC Section 23.304.050(A).
- Double check the uses for all properties on Sheet A0.6, Vicinity Map. The building at 2711 Shattuck is a residential building but is labeled "commercial". Likewise, the building at 2701 Shattuck is a residential building with ground-floor live/work, but is labeled "parking".
- Show all proposed fences on the site plan and ground floor plan and provide height dimensions on the landscape plan. A use permit may be required for fences taller than 6 feet.
- Confirm whether a screening wall or fence is proposed in front of the property at 2026 Derby to comply with BMC Section 23.304.130. Provide a height dimension. Is there an agreement with the abutting property owner to build the fence? A separate permit may be required to build a fence over 6 feet in height for this abutting lot.
- Include street names on the elevations where applicable.
- Provide an elevation exhibit that demonstrates compliance with blank wall and transparency requirements in BMC Section 23.204.150(F) Design Standards.
- Be aware of design requirements in BMC Section 23.304.130 that apply to projects that abut or confront a lot in a residential district. A waiver has been added to eliminate the requirement for a 6-foot fence/wall on the lot line.
- Provide building sections in the plan set.

4. **Density Bonus Diagrams/Calculations.** Base Project = BP; Proposed Project = PP; AUS=Average Unit Size; QU=Qualifying Units; DBU=Density Bonus Units; RFA=Residential Floor Area.
   a. The density bonus calculations are based on the approval of a Variance to use Tier 2 development standards to calculate the BP. If the Variance is not approved, density bonus calculations and the BP will not be compliant with standards and will need to be modified.
   b. The rear setback (Derby) in the BP does not appear to be compliant with BMC Section 23.204.150(E)(5)(a)(i) – a 10' setback is required at over 45' in height, when a lot confronts a residentially-zoned lot. The BP must be fully-compliant with standards.
   c. The C-SA Zoning Compliance Table on A0.1A, and Sheet A0.2 density bonus diagrams and calculations for the C-SA district are not necessary. Please remove them from the plan set.
5. **Other Submittal Requirements**
   a. Applicant Statement. Update the statement to reflect a project in the C-AC District.
   b. Neighborhood Meeting. Submit evidence of mailing of the meeting invitations, including the date of mailing.
   c. Shadow Studies. Clarify whether the red line on the isometric views is indicating impact to residential uses only. Most of the adjacent properties appear to be non-residential.
   d. Traffic. Submit documentation that the proejct meets screening criteria for determining if a VMT or other transportation impact report are required.

e. Affordable Housing Compliance Plan.

i. The base project should be 221 units, per the Tier 2 density standard. Update all calculations to be consistent with this.
ii. The density bonus utilized should be 25%. Update all calculations to be consistent with this.

6. Berkeley Energy Code. Provide a statement and corresponding features on plans, that the proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37).

7. Design Review. Design Review comments will be provided under separate cover. Respond to all DR comments with a response letter to Anne Burns, Senior Planner, and copy me.

Advisory comments

- Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with you to schedule a time when you can attend. Meetings are 2nd and 4th Wednesdays monthly at 1:00 p.m. or 2:30 p.m.
- During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the applicable Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits and/or CEQA review costs, as needed based on the City's adopted fee schedule, and other processes/reviews.

Next Steps

Please submit responses to **all** requested items at once, and not incrementally. Be sure to include a written response and pay the attached invoice. Please use this BOX link for your project and email me when you've uploaded. Once revised information is submitted, staff will review the application within 30 days.

Should you have questions regarding this letter or your application, please feel free to contact me.

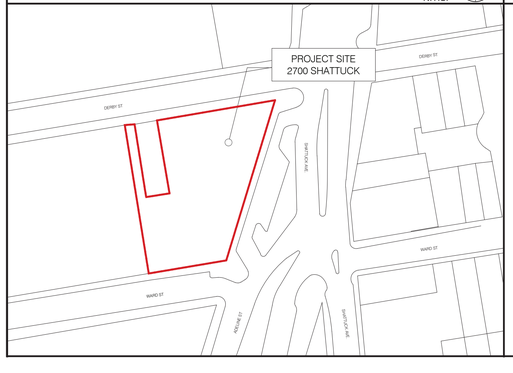
Sincerely,



Sharon Gong
Senior Planner
(510) 981-7429
sgong@cityofberkeley.info



VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2700 Shattuck LLC
1600 Shattuck Ave.
Berkeley, CA 94709

ARCHITECT:
Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
Jesse Markman
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218
Orinda, CA 94563
925.254.5422
www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2700 Shattuck Ave.
Berkeley, CA 94705 (APN: 54-1723-1)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 276 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

PROJECT TO COMPLY WITH BERKELEY ENERGY CODE (BMC Chapter 19.36) AND BERKELEY GREEN CODE (BMC Chapter 19.37).

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL				LANDSCAPE	
A0.0	GENERAL INFORMATION	A2.5	UNIT PLANS	L1.01	LANDSCAPE PLANS
A0.1A	ZONING INFORMATION	A3.0	BUILDING SECTIONS	L1.02	LANDSCAPE PLANS
A0.1B	ZONING INFORMATION	A3.1	BUILDING ELEVATIONS	L1.03	LANDSCAPE PLANS
A0.1C	ZONING INFORMATION	A3.2	BUILDING ELEVATIONS	L3.01	PLANTING IMAGES, NOTES & CALCS.
A0.3	SITE PHOTOS	A3.3	STREET STRIP ELEVATIONS	L4.01	PLANTING PLANS
A0.4A	SHADOW STUDIES	A3.4	PHOTO MATCH VIEWS	L4.02	PLANTING PLANS
A0.4B	SHADOW STUDIES	A3.5	PHOTO MATCH VIEWS	L4.03	PLANTING PLANS
A0.4C	SHADOW STUDIES	A3.6	CONCEPTUAL RENDERING	L5.01	IRRIGATION PLANS
A0.6	VICINITY MAP	A3.7	CONCEPTUAL RENDERING	L5.02	IRRIGATION PLANS
A0.7	AFFORDABLE HOUSING PLAN	A3.8	CONCEPTUAL RENDERING	L5.03	IRRIGATION PLANS
A1.0	SURVEY	A3.9	CONCEPTUAL RENDERING		
A2.0A	EXISTING SITE PLAN	A3.10	CONCEPTUAL RENDERING		
A2.0B	PROPOSED SITE PLAN	A3.11	CONCEPTUAL RENDERING		
A2.1	FLOOR PLANS	A3.12	CONCEPTUAL RENDERING		
A2.2	FLOOR PLANS	MAT	BUILDING MATERIALS		
A2.3	FLOOR PLANS	A4.0	GRADING & STORMWATER PLANS		
A2.4	ROOF PLAN				

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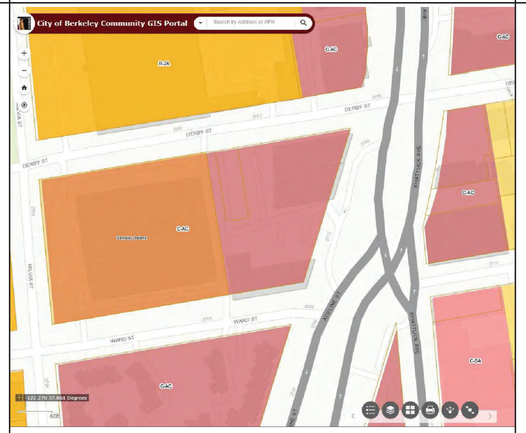
JOB: 2307

SHEET:

GENERAL INFORMATION

A0.0

ZONING MAP



C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (ACRES)	1.05
ALLOWABLE DENSITY (DU/AC)	210
BASE PROJECT UNITS	221
% TOTAL BMR UNITS (VLI)	7% Balance subject to in-lieu fees per Gov Code 65850
# TOTAL BMR UNITS (VLI)	16
% BONUS EARNED	25%
BONUS UNITS EARNED	56
ALLOWABLE DENSITY BONUS PROJECT	277
PROPOSED DENSITY BONUS PROJECT	**276**

DENSITY BONUS CONCESSIONS / INCENTIVES:

THE PROJECT IS ELIGIBLE FOR ONE CONCESSION / INCENTIVE.

DENSITY BONUS WAIVERS:

THE FOLLOWING WAIVERS ARE REQUESTED IN ORDER TO PHYSICALLY ACCOMMODATE THE DENSITY OF THE PROJECT AS PROPOSED: WAIVERS FOR HEIGHT, FAR, SETBACKS, LOT COVERAGE, AND OPEN SPACE.

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	276	COMPLIES
COMMERCIAL AREA	N/A	4,150	COMPLIES
PARKING	SEE TABLE	83	COMPLIES
BIKE PARKING	SEE TABLE	155	COMPLIES
FRONT YARD SETBACK (WARD)	0'	0'	COMPLIES
STREET SIDE YARD SETBACK (SHATTUCK)	0'	0'	COMPLIES
SIDE YARD SETBACK	0'	0' to 5'	COMPLIES
REAR YARD SETBACK (DERBY)	0', 10' ABOVE 45'	0'	COMPLIES W/WAIVER
BUILDING HEIGHT	65'	90'-4"	COMPLIES W/WAIVER
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.05	1.05	COMPLIES
LOT AREA	45,877	45,877	COMPLIES
PROJECT FAR	4.0	5.3	COMPLIES W/WAIVER
GFA BASED ON FAR	183,508	241,944	COMPLIES W/WAIVER
LOT COVERAGE	90%	94%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	8,880	10,050	COMPLIES W/WAIVER
PERMITTED GROUND FLOOR USES (TABLE 23.204-42)	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES
MIN. GROUND LEVEL FLOOR TO FLOOR HEIGHT	12'	VARIES, 13'-6" TO 17'	COMPLIES
GROUND LEVEL CEILING HEIGHT FOR USES PER TABLE 23.204-42	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES

UNIT COUNTS

UNIT TYPE	STUDIOS	1-BR	2-BR	TOTAL
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	100%
TOTAL BEDROOM COUNT	77	125	148	350
BMR UNITS				
#LVI UNITS	5	7	4	16
PRECENT OF TOTAL LVI UNITS	31%	44%	25%	100%

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		31,373	31,373	
LEVEL 7		32,887	32,887	
LEVEL 6		32,887	32,887	
LEVEL 5		32,887	32,887	
LEVEL 4		32,887	32,887	
LEVEL 3		32,887	32,887	
LEVEL 2		32,887	32,887	
GROUND LEVEL (EXCLUDES PARKING)	4,150	9,099	13,249	29,785
TOTAL FLOOR AREA W/ DENSITY BONUS	4,150	237,794	241,944	29,785
FAR (FLOOR AREA RATIO)			5.3	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	276	40	11,040	
TOTAL REQUIRED			11,040	
TOTAL AREA PROVIDED			10,050	4,020
ROOFDECK OPEN SPACE			1,000	
PODIUM LEVEL OPEN SPACE			9,050	
GROUND LEVEL OPEN SPACE			-	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	4,150	1	2000	2	2
RESIDENTIAL (SHORT TERM)	350	0.025	1	9	9
RESIDENTIAL (LONG TERM)	350	1	3	117	144
TOTAL PARKING				**128**	**155**

PARKING TABLE

	UNITS/SF	SPACES	PER	REQUIRED	PROPOSED
RESIDENTIAL	276	-	-	-	83
COMMERCIAL (1ST 1,000 SF EXEMPT)	3,150	-	-	-	
TOTAL				0	83

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	33,966
TOTAL AREA OF ROOFTOP ELEMENTS	605
% AREA OF ROOFTOP ARCH. FEATURES	1.8%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

N.T.S.



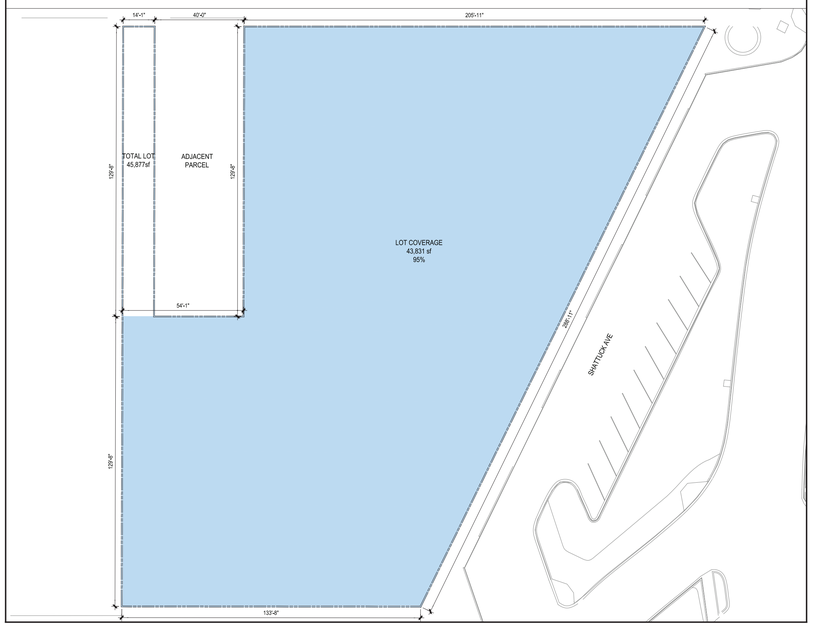
LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM

N.T.S.



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ZONING INFORMATION

A0.1B

FACADE BLANK WALLS DIAGRAM



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NO BLANK WALL EXCEEDS 30' MAX LENGTH ALLOWABLE = COMPLIES

FACADE TRANSPARENCY DIAGRAM N.T.S.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

TOTAL LENGTH OF FACADES ALONG SIDEWALKS: 621'-8"
TOTAL LENGTH OF FACADES FULLY TRANSPARENT BETWEEN 3' - 10' ABOVE GRADE: 285'-2"
PERCENTAGE OF FACADE TRANSPARENCY: 46% (>30% MINIMUM REQUIRED, COMPLIES)

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ZONING INFORMATION

A0.1C



4 - VIEW FROM SHATTUCK LOOKING SOUTH



2 - VIEW FROM SHATTUCK LOOKING NORTH



3 - VIEW FROM WARD LOOKING WEST



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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SITE
PHOTOS

A0.3

WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

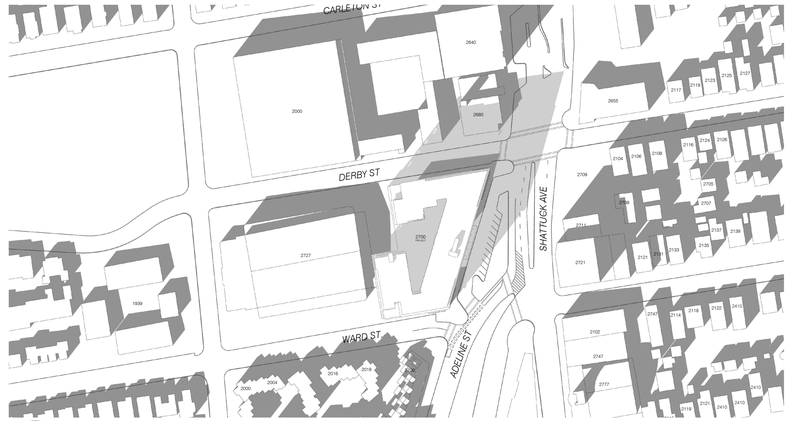
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36

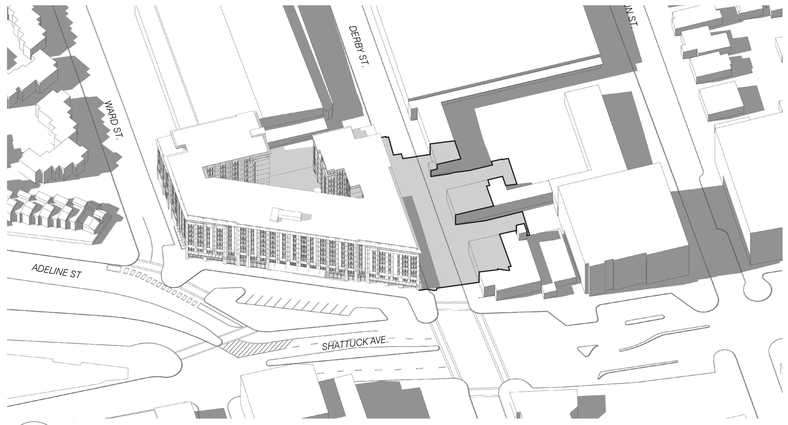
WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

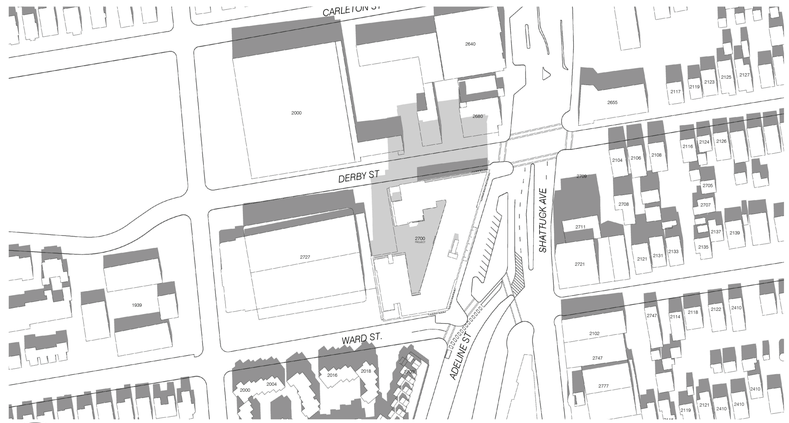
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NT.S.



3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

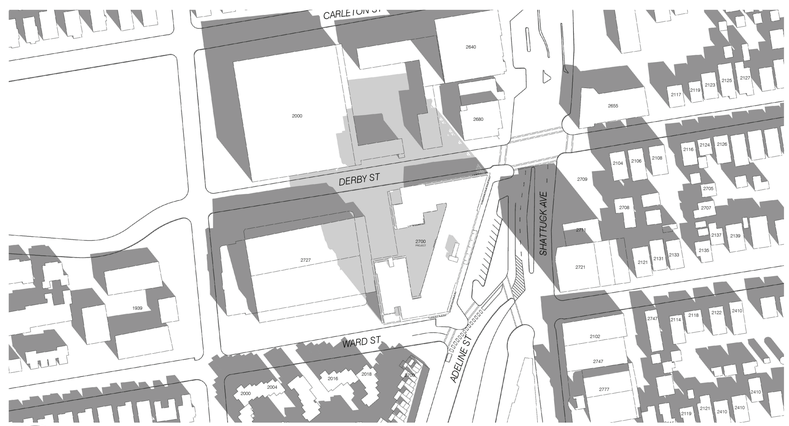
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N.T.S.



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C20926
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JOB: 2307

SHEET:

SHADOW STUDIES
DECEMBER 21ST

A0.4A

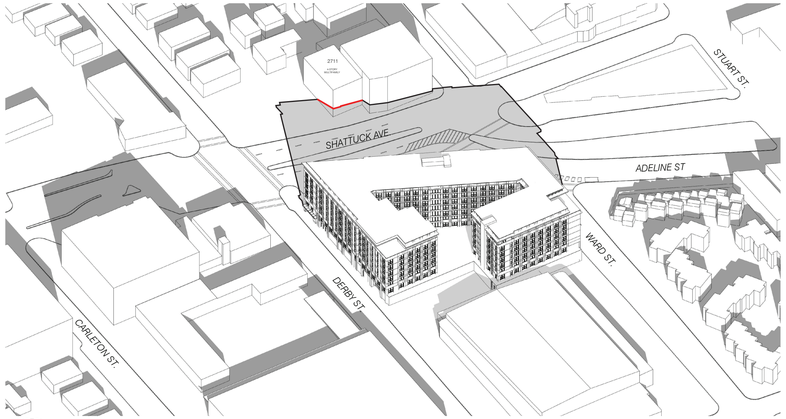
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

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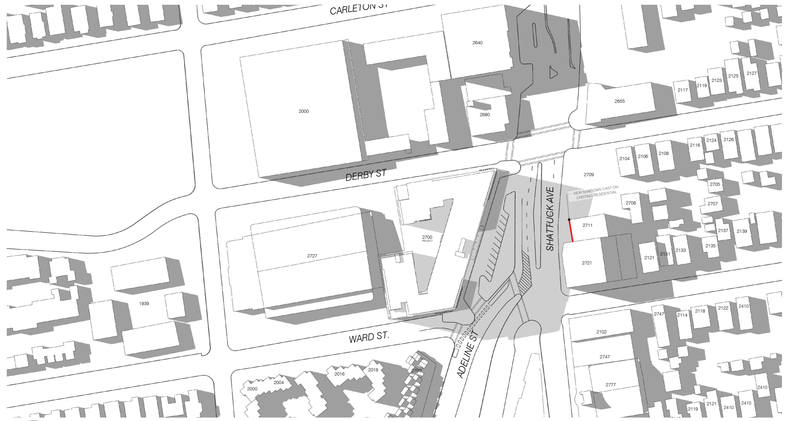
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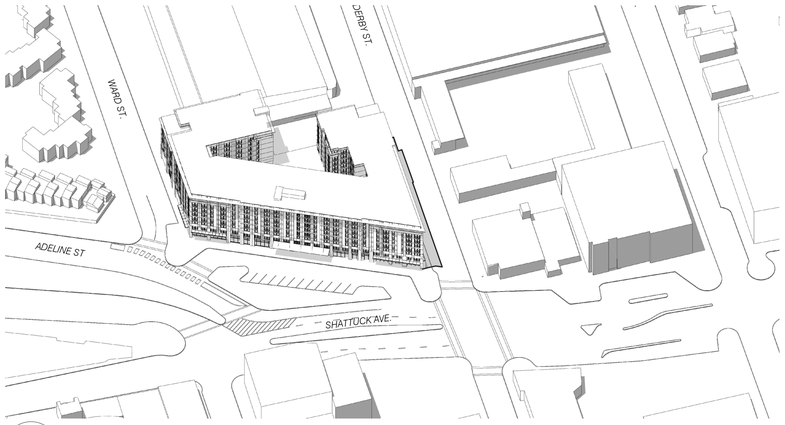
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JUN 21ST:
NOON

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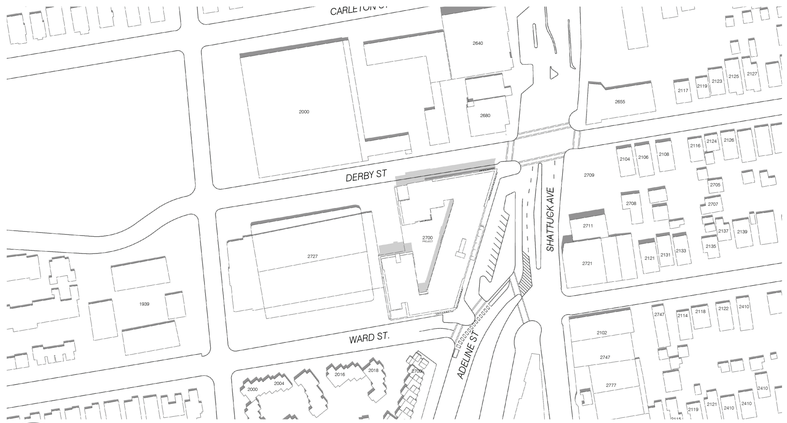
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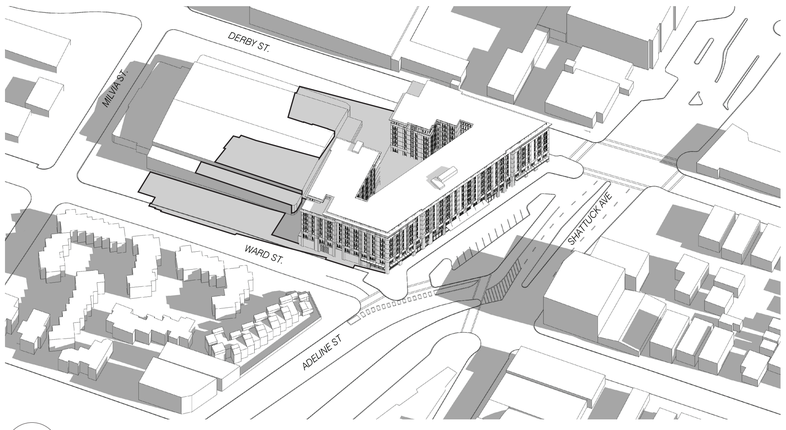
SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

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JOB: 2307

SHEET:

SHADOW STUDIES
JUNE 21ST

A0.4B

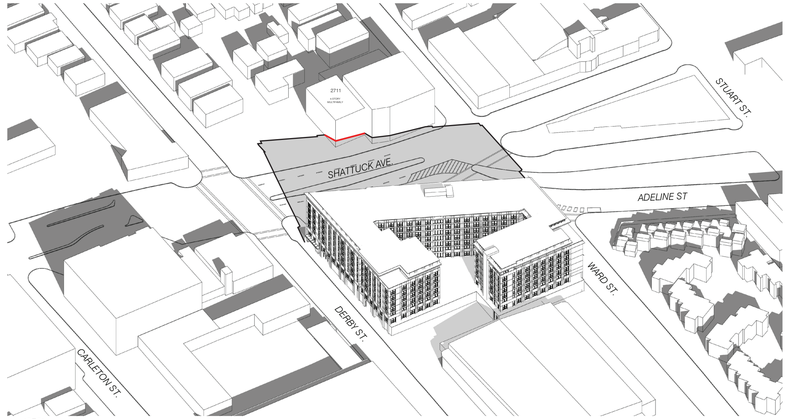
CURRENT
MAY 7TH:
2-HRS BEFORE SUNSET (PM)

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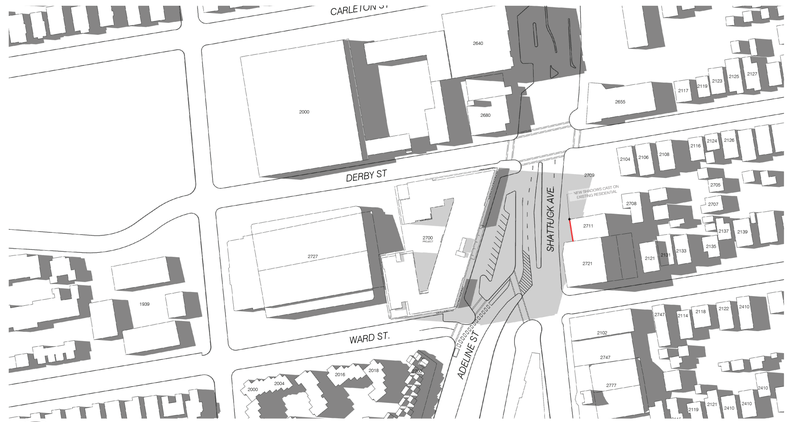
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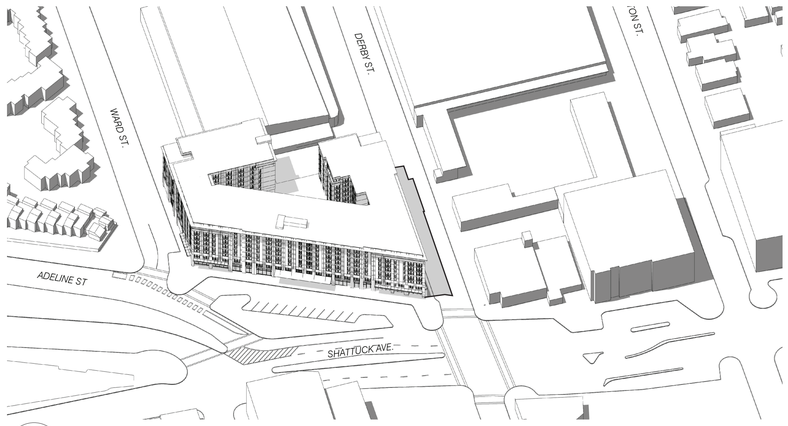
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MAY 7TH:
NOON

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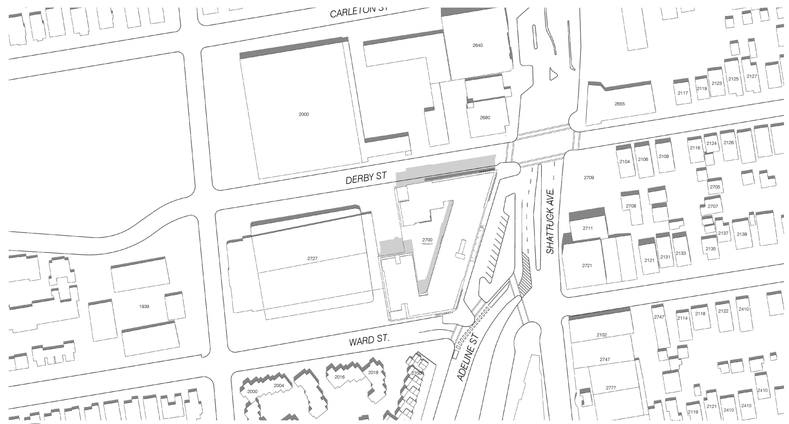
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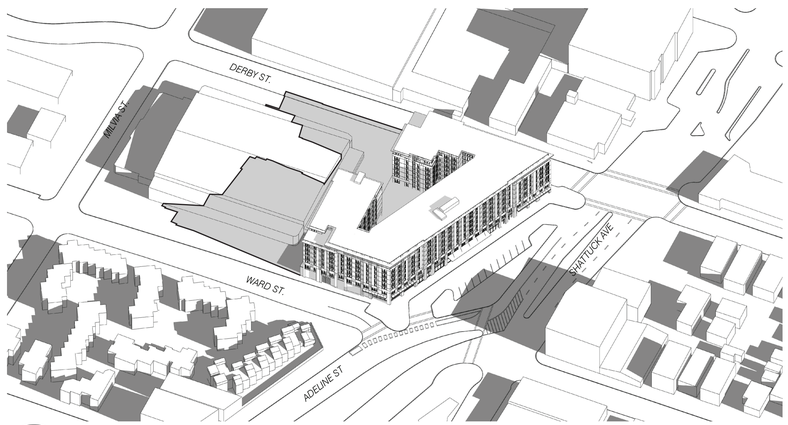
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MAY 7TH:
2-HRS AFTER SUNRISE (AM)

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JOB: 2307

SHEET:

SHADOW STUDIES
MAY 7TH

A0.4C



1 - VICINITY MAP
NTS

N

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PANORAMIC 1685 SHATTUCK/ 2109 VIRGINIA

Berkeley, CA

12.11.2023 SB330 SUBMISSION
04.30.2024 STRUCTURAL CONCEPT
05.31.2024 ZONING APPLICATION
09.18.2024 ZONING RESUBMISSION

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JOB: 2341

SHEET:

VICINITY MAP

A0.6



LEVEL 8

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(1) 1BR x 622 SF =	622 SF
(2) 2BR x 930 SF =	1,860 SF
(1) 2BR x 966 SF =	966 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 +	
660 + 606 + 1,100 + 952 + 448 =	8,630 SF

TOTAL = 23,082 SF



LEVELS 2 - 7

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(2) 1BR x 622 SF =	1,244 SF
(3) 2BR x 930 SF =	2,790 SF
(3) 2BR x 966 SF =	2,898 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 +	
660 + 606 + 1,100 + 952 + 448 =	8,630 SF

TOTAL PER FLOOR = 26,566 SF



FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

TOTAL RESIDENTIAL UNIT FLOOR AREA:
LEVEL 2: 26,566 SF
LEVEL 3: 26,566 SF
LEVEL 4: 26,566 SF
LEVEL 5: 26,566 SF
LEVEL 6: 26,566 SF
LEVEL 7: 26,566 SF
LEVEL 8: 23,082 SF

TOTAL: 182,478 SF
BASE PROJECT RUFA: 182,478 / 1.35 = 135,169 SF

AFFORDABLE HOUSING REQUIREMENTS (BASE PROJECT):
TOTAL NUMBER OF DWELLING UNITS: 221
TOTAL RUFA: 135,169 SF

OPTION I: PROVIDING THE REQUIRED NUMBER OF BMR UNITS (NO IN-LIEU FEE)
TOTAL NUMBER OF AFFORDABLE UNITS: 45

OPTION II: PROVIDING FULL IN-LIEU PAYMENT
135,169 SF (RUFA) x $56.25 = $7,603,256.25

OPTION III: PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
45 (BMR UNITS REQ) - 16 (BMR UNITS PROP.) / 45 (BMR UNITS REQ) = 64%
64% x 135,169 SF (RUFA) = 85,508 SF
85,508 SF x $56.25 = $4,866,084

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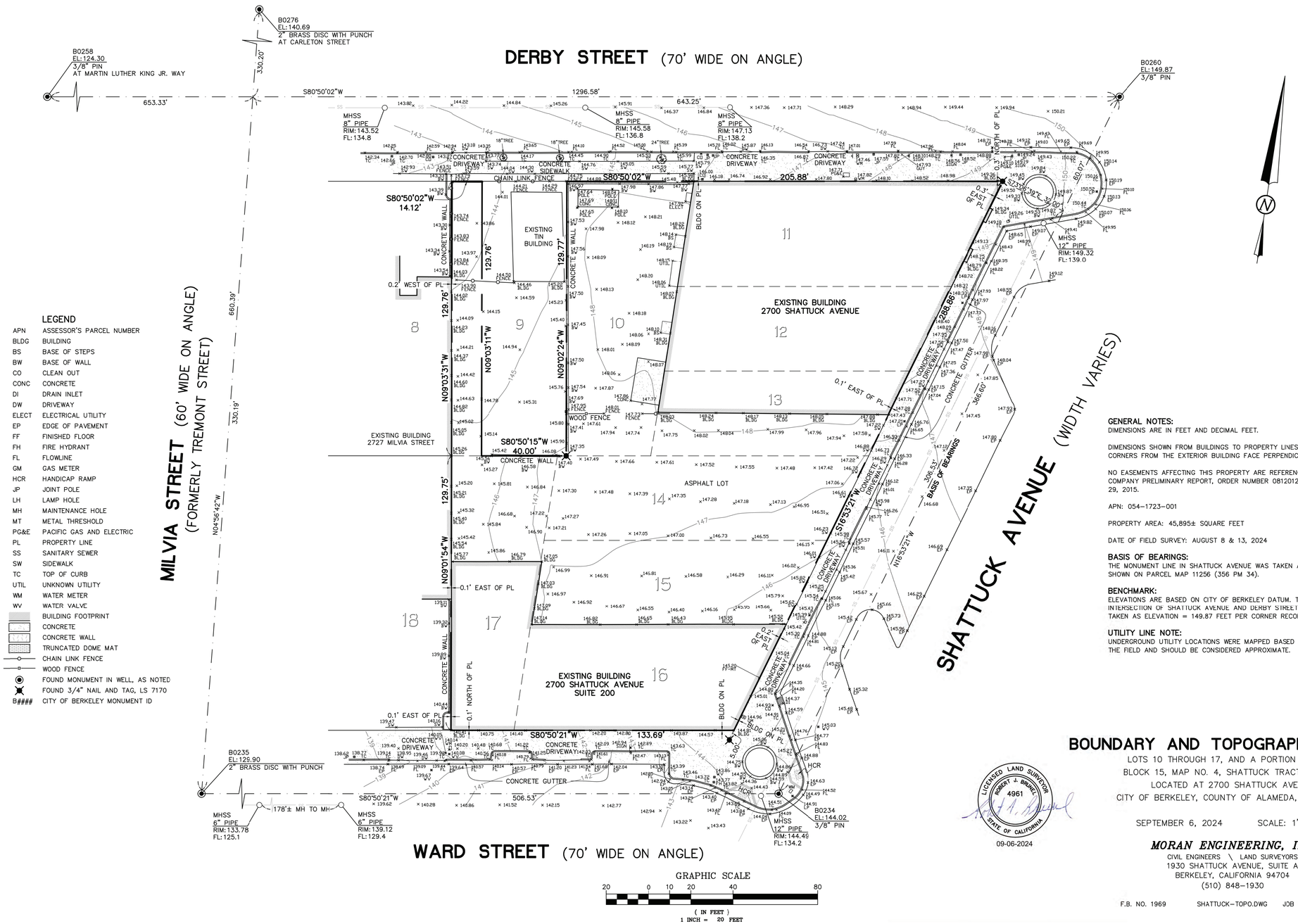
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JOB: 2307

SHEET:

AFFORDABLE HOUSING PLAN

A0.7



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BS	BASE OF STEPS
BW	BASE OF WALL
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
ELECT	ELECTRICAL UTILITY
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HCR	HANDICAP RAMP
JP	JOINT POLE
LH	LAMP HOLE
MH	MAINTENANCE HOLE
MT	METAL THRESHOLD
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
UTIL	UNKNOWN UTILITY
WM	WATER METER
WV	WATER VALVE
	BUILDING FOOTPRINT
	CONCRETE
	CONCRETE WALL
	TRUNCATED DOME MAT
	CHAIN LINK FENCE
	WOOD FENCE
	FOUND MONUMENT IN WELL, AS NOTED
	FOUND 3/4" NAIL AND TAG, LS 7170
B####	CITY OF BERKELEY MONUMENT ID

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NUMBER 0812012135–CB, DATED SEPTEMBER 29, 2015.

APN: 054–1723–001

PROPERTY AREA: 45,895± SQUARE FEET

DATE OF FIELD SURVEY: AUGUST 8 & 13, 2024

BASIS OF BEARINGS:
THE MONUMENT LINE IN SHATTUCK AVENUE WAS TAKEN AS NORTH 16°53'21" EAST AS SHOWN ON PARCEL MAP 11256 (356 PM 34).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM. THE PIN MONUMENT AT THE INTERSECTION OF SHATTUCK AVENUE AND DERBY STREET, DESIGNATED "B0260" WAS TAKEN AS ELEVATION = 149.87 FEET PER CORNER RECORD 9266 (89 CR 37).

UTILITY LINE NOTE:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

LICENSED LAND SURVEYOR
ROBERT J. BRUNEL
4961
STATE OF CALIFORNIA
09-06-2024

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 10 THROUGH 17, AND A PORTION OF LOT 8,
BLOCK 15, MAP NO. 4, SHATTUCK TRACT (15 M 10)
LOCATED AT 2700 SHATTUCK AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

SEPTEMBER 6, 2024 SCALE: 1" = 20'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848–1930

F.B. NO. 1969 SHATTUCK–TOPO.DWG JOB NO. 24–11302

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JOB: 2307

SHEET:

SURVEY

A1.0



1 EXISTING SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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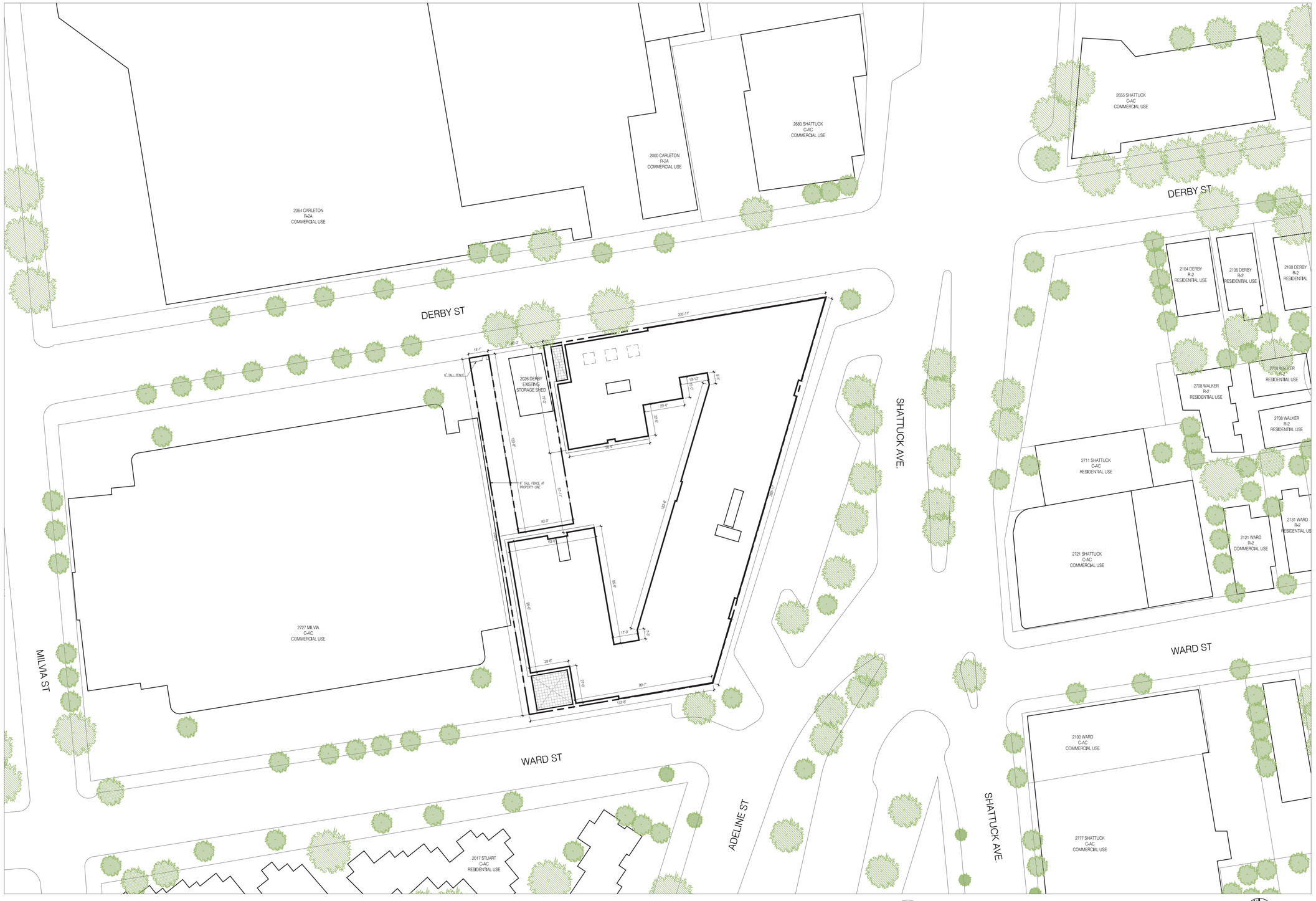
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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 PROPOSED SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

PROPOSED
SITE PLAN

A2.0B



1 PLAN AT GROUND LEVEL
1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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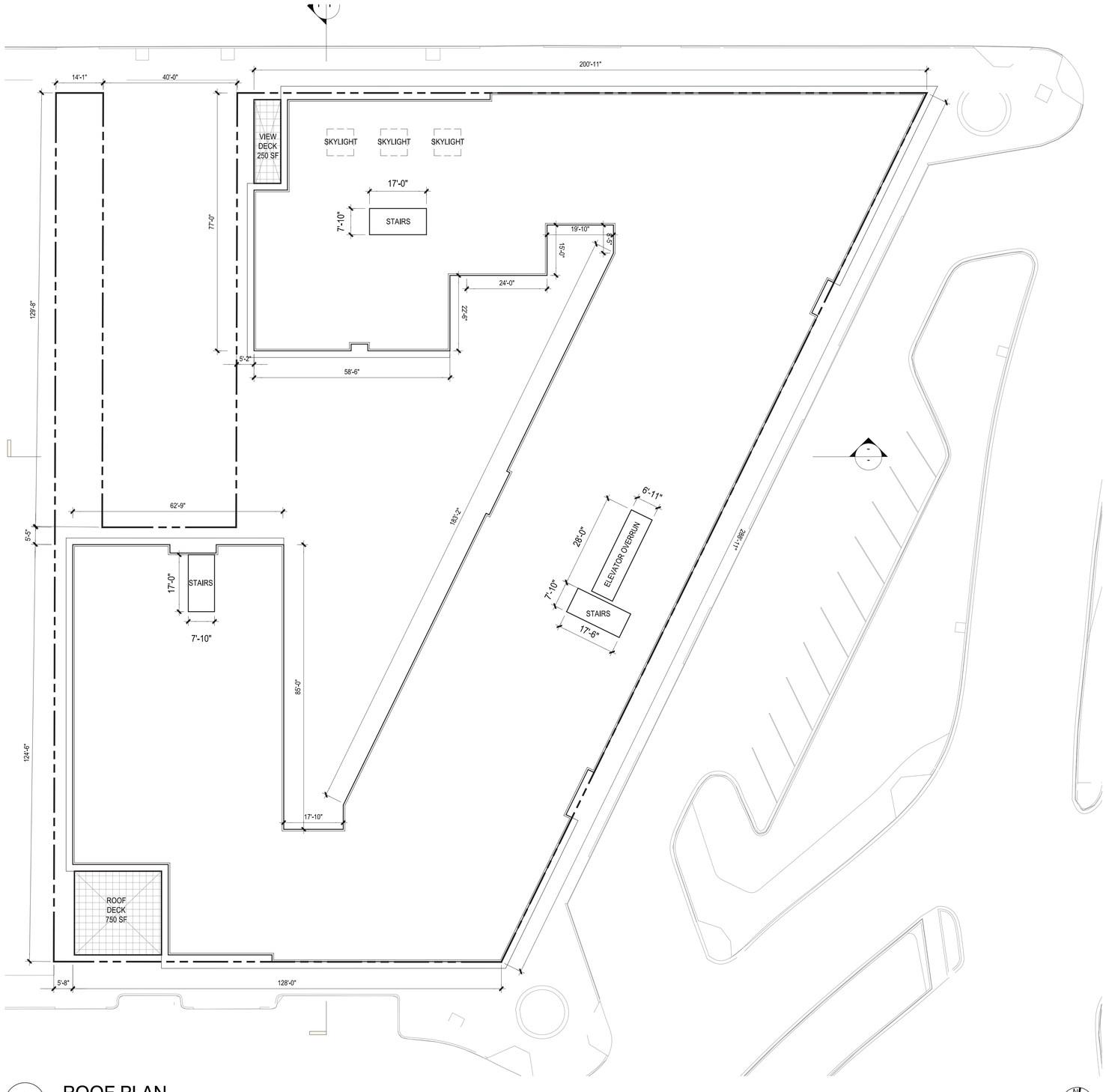
SHEET:

PLAN AT GROUND LEVEL

A2.1


200'-11"
14'-1"
40'-0"
5'-0"
35'-6"
35'-0"
35'-0"
24'-0"
24'-0"
47'-5"
77'-0"
129'-8"
29'-0"
24'-0"
24'-0"
24'-0"
5'-2"
29'-0"
5'-0"
24'-6"
58'-6"
1020 SF
PODIUM GARDEN
OPEN SPACE
9,050 SF
104'-3"
205'-1"
185'-7"
35'-0"
15'-0"
LOUNGE
ELEC.
TRASH
19'-10"
16'-0"
10'-0"
5'-0"
24'-0"
8'-2"
24'-0"
30'-10"
30'-10"
35'-10"
10'-0"
41'-09"
40'-08"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
62'-9"
29'-0"
13'-10"
19'-11"
5'-5"
35'-6"
15'-0"
15'-0"
15'-0"
15'-0"
29'-0"
124'-6"
35'-6"
15'-0"
24'-0"
15'-0"
24'-0"
29'-6"
128'-0"
5'-8"
414 SF
TRASH
ELEC.
17'-10"
17'-3"
19'-6"
15'-0"
24'-0"
24'-0"
24


200'-11"
60'-6"
14'-1"
40'-0"
5'-0"
35'-6"
35'-0"
35'-0"
24'-0"
24'-0"
47'-5"
VIEW DECK 250 SF
"SOLARIUM" LOUNGE 1,625 SF
ELEC.
TRASH
129'-6"
77'-0"
29'-0"
24'-0"
24'-0"
19'-10"
15'-0"
5'-0"
24'-0"
5'-2"
29'-0"
5'-0"
24'-6"
58'-6"
62'-9"
29'-0"
13'-10"
19'-11"
5'-5"
35'-6"
35'-6"
124'-6"
15'-0"
15'-0"
15'-0"
15'-0"
15'-0"
15'-0"
15'-0"
15'-0"
15'-0"
15'-0"
19'-6"
17'-10"
7'-3"
TRASH
ELEC.
LOUNGE
ROOF DECK 750 SF
LOUNGE 725 SF
5'-8"
35'-6"
24'-0"
15'-0"
24'-0"
29'-6"
128'-0"
LOUNGE
185'-2"
24'-0"
24'-0"
24'-0



1 / - ROOF PLAN

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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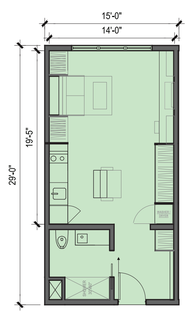
ROOF PLAN

A2.4

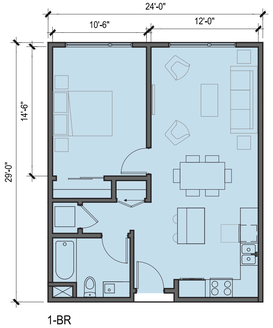
UNIT TABLE				
UNIT TYPE	**STUDIOS**	**1-BR**	**2-BR**	**TOTAL**
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	
TOTAL BEDROOM COUNT	77	125	148	350



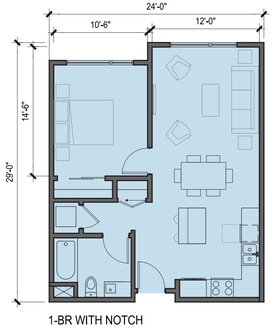
STUDIO A
435 SF



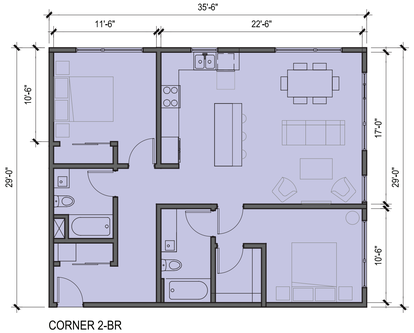
STUDIO B
435 SF



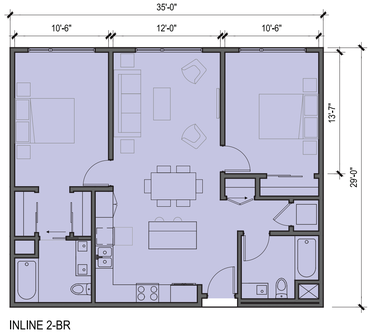
1-BR
700 SF



1-BR WITH NOTCH
670 SF



CORNER 2-BR
1,025 SF



INLINE 2-BR
1,010 SF

1
-

TYPICAL UNIT PLANS

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

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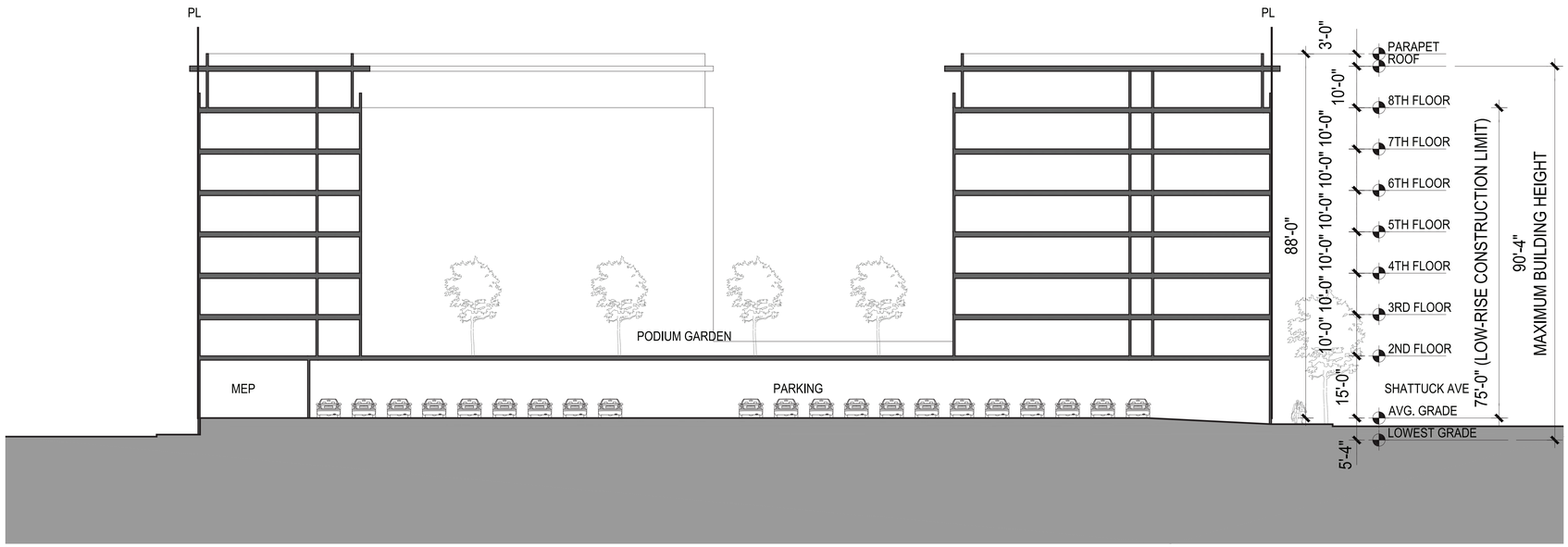
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TYPICAL UNIT PLANS

A2.5

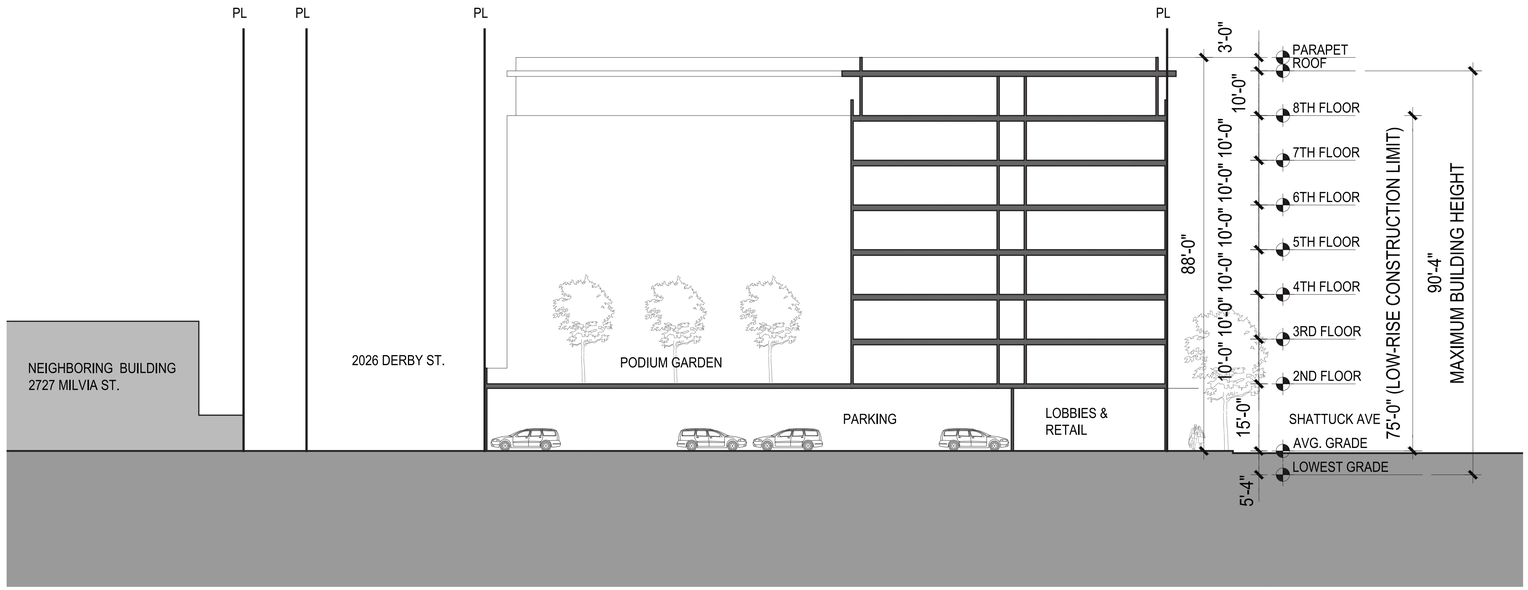


1 / -

NORTH-SOUTH BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16



1 / -

EAST-WEST BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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BUILDING SECTIONS

A3.0



2 - SOUTH ELEVATION - WARD ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - NORTH ELEVATION - DERBY ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

BUILDING ELEVATIONS

A3.1



2 - WEST ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - EAST ELEVATION - SHATTUCK AVE

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

BUILDING ELEVATIONS

A3.2



2 - DERBY STREET
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64



1 - SHATTUCK AVE.
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64

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SHEET:

STREET STRIP ELEVATIONS

A3.3



4 - ADELINE LOOKING NORTH - AFTER



2 - DERBY LOOKING WEST - AFTER



3 - ADELINE LOOKING NORTH - BEFORE



1 - DERBY LOOKING WEST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.4



4 - SHATTUCK LOOKING SOUTH - AFTER



2 - WARD LOOKING EAST - AFTER



3 - SHATTUCK LOOKING SOUTH - BEFORE



1 - WARD LOOKING EAST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.5



1 - PERSPECTIVE VIEW - SHATTUCK AND DERBY

-

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SHEET:

CONCEPTUAL RENDERING

A3.6



1 - SIDEWALK VIEW - SHATTUCK AND DERBY

-

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SHEET:

CONCEPTUAL RENDERING

A3.7



1 - PERSPECTIVE VIEW - LOBBY ENTRY

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SHEET:

CONCEPTUAL RENDERING

A3.8



1 - PERSPECTIVE VIEW - ADEKINE LOOKING NORTH WEST

-

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CONCEPTUAL RENDERING

A3.9



1
-

SIDEWALK VIEW - ADELINE AND WARD

-

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CONCEPTUAL RENDERING

A3.10



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST

-

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CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

-

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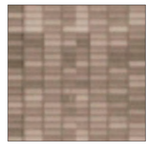
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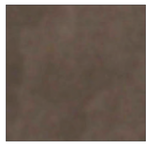
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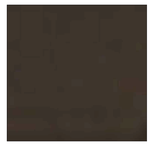
PROPOSED EXTERIOR MATERIALS


THIN BRICK


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL


INSULATED METAL PANEL

PROPOSED EXTERIOR LIGHTING FIXTURES


WALL DOWNLIGHT


RECESSED CANOPY DOWNLIGHT


STEP LIGHT



1 - EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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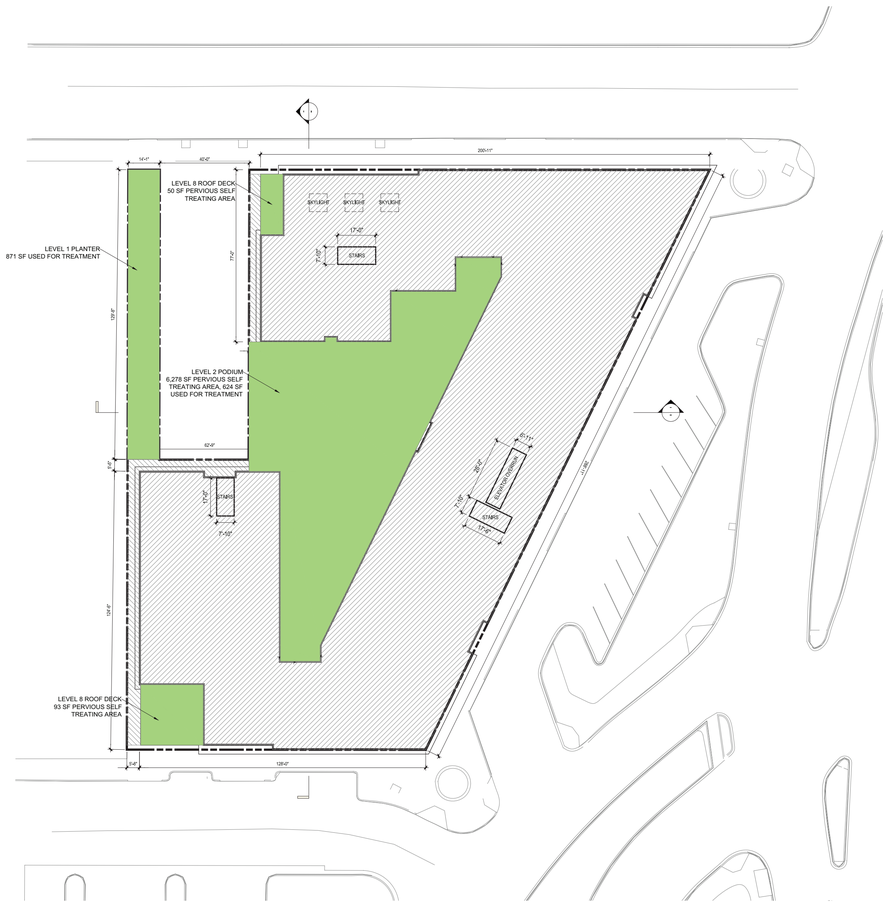
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BUILDING MATERIALS

MAT

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	45,877 (1.05 ACRES)							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL REQ'D TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
MAIN ROOF AREA	32297	0	32297	4%	1292			
LEVEL 8 ROOF DECK	1000	143	857	4%	34			
LEVEL 2 PODIUM	10490	6278	4212	4%	168	624		
LEVEL 1	871	871	0	4%	0	871		
TOTAL	**44658**	**7292**	**37366**		**1495**	**1495**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						624		
LEVEL 1 PLANTER						871		
TOTAL PLANTERS						**1495**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	43,805	2	3,245
	24" mat slab foundation assumed		



2 - STORMWATER PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17



1 - GRADING PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17

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2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL
01.06.2025 ZONING RESUBMITTAL

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JOB: 2307

SHEET:

GRADING & STORMWATER PLANS

A4.0

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
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TRANSMITTAL

To: **Sharon Gong** **Date:** 01.07.2025
Berkeley Planning and Development
1947 Center St., 2nd Floor
Berkeley, CA 94704
From: Isaiah Stackhouse, Principal, Trachtenberg Architects
Regarding: **Job No: 2307**
Planning Resubmittal for
2700 Shattuck Ave
Use Permit #ZP2024-0058

Attached please find the following:

Item No.	Date	Description
Planning Resubmittal		
1	01.06.2025	Incompleteness Letter Response
2	01.07.2025	Density Bonus Statement & Legal Response
3	01.06.2025	Applicant Statement
4	01.06.2025	Affordable Housing Compliance Plan
5	04.19.2025	Neighborhood Meeting Confirmation of Mailings
6	09.10.2024	Transportation Impact Study Exemption
7	01.06.2025	Architectural Drawings
8	09.10.2024	Landscape Drawings

Copies To:

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- ☒ For your use
- ☐ For review and comment
- ☐ As requested
- ☐ For your information

Items to Follow:

TRACHTENBERG ARCHITECTS
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January 6, 2025

Attn: Sharon Gong
Land Use Planning
City of Berkeley
1947 Center St
Berkeley, CA 94704

RE: Application Status Incomplete – Administrative Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Sharon,

Thank you for your review and request for additional information in your letter dated November 7, 2024. Please see our responses below in blue text along with the attached updated plans and documents.

Action Items:

1. Payment of Application Fees. Additional permit fees have been identified for the application, and invoiced. Please pay the attached invoice with the cashier in the Permit Service Center or through the Online Permit Portal to continue with the application review
   All outstanding fees have been paid as of 1/6/2025.

2. Variance. The project includes a variance request to use Tier 2 development standards to calculate the Density Bonus maximum allowable density (base project), instead of the Tier 1 standards. Please provide a statement of variance findings for approval to assist staff evaluating the variance request [BMC 23.406.050(F)]. Note that a Variance represents non-compliance with this objective standard – Housing Development Project protections pursuant to the HAA, Government Code 65589.5, may not be applicable to the project.
   See attached letter from Hanson Bridgett that addresses this item.

3. Plans
   - Show the existing structure to remain at 2026 Derby Street on the site plans on sheets A2.0A and A2.0B
     The existing storage shed at 2026 Derby St. has been added to both site plans on A2.0A and A2.0B.

   - Specify/label the commercial use per the categories in the Use Table 23.204-1.
     The commercial spaces have been labeled with their proposed uses (Food Service Establishments with outdoor café seating).

   - Label the “Residential Amenities” areas in the floor plans with their specific proposed use.
     The residential amenity spaces at the ground floor lobby have been labeled with their proposed uses.

   - Confirm whether there is only one garage entry, and that it is on Derby Street. Please label as such. It is unclear whether a curb cut is proposed there.
     Yes, there is only one garage entry which is on Derby Street. This has been more clearly labeled on the floor plan, A2.1.

   - Indicate on the plans the locations for door access to the podium garden.
     Door locations for access to the podium garden have been added to the second level

floor plan, A2.2.

- Show all overhangs on the plans a dashed – i.e. ground-floor awnings, roof deck overhangs, trellises, etc..
  All overhangs (awnings, roof overhangs, trellises) have been shown as dashed lines on the floor plans.

- Provide a roof plan showing all rooftop elements, as well as transparent calculations for how the elements comply with BMC Section 23.304.050(A).
  A roof plan has been included on A2.4. Rooftop element calculations have been added to the zoning table on A0.1A.

- Double check the uses for all properties on Sheet A0.6, Vicinity Map. The building at 2711 Shattuck is a residential building but is labeled “commercial”. Likewise, the building at 2701 Shattuck is a residential building with ground-floor live/work, but is labeled “parking”.
  The uses for neighboring properties on A0.6 have been reviewed and updated.

- Show all proposed fences on the site plan and ground floor plan and provide height dimensions on the landscape plan. A use permit may be required for fences taller than 6 feet.
  All proposed fences have been shown and labeled on the proposed site plan (A2.0B) and ground floor plan (A2.1), and height has been labeled on the landscape plan (L1.01).

- Confirm whether a screening wall or fence is proposed in front of the property at 2026 Derby to comply with BMC Section 23.304.130. Provide a height dimension. Is there an agreement with the abutting property owner to build the fence? A separate permit may be required to build a fence over 6 feet in height for this abutting lot.
  Since we do not own the neighboring property at 2026 Derby, we are not proposing to build a fence outside of our own property. A fence will be provided between our narrow strip of property and theirs, as shown on the ground floor plan, A2.1.

- Include street names on the elevations where applicable.
  Street names have been added to the elevation views.

- Provide an elevation exhibit that demonstrates compliance with blank wall and transparency requirements in BMC Section 23.204.150(F) Design Standards.
  An exhibit has been added to A0.1C which demonstrates compliance with the blank wall and transparency requirements per the BMC.

- Be aware of design requirements in BMC Section 23.304.130 that apply to projects that abut or confront a lot in a residential district. A waiver has been added to eliminate the requirement for a 6-foot fence/wall on the lot line.
  Acknowledged.

- Provide building sections in the plan set.
  Building sections were included on sheet A3.0 in the previous submittal. I have tried to flatten the PDF drawing and reduce file size for better graphics.

4. Density Bonus Diagrams/Calculations. Base Project = BP; Proposed Project = PP; AUS=Average Unit Size; QU=Qualifying Units; DBU=Density Bonus Units; RFA=Residential Floor Area.
   a. The density bonus calculations are based on the approval of a Variance to use Tier 2 development standards to calculate the BP. If the Variance is not approved, density bonus calculations and the BP will not be compliant with standards and will need to be modified.
      See attached letter from Hanson Bridgett that addresses this item.

b. The rear setback (Derby) in the BP does not appear to be compliant with BMC Section 23.204.150(E)(5)(a)(i) – a 10' setback is required at over 45' in height, when a lot confronts a residentially-zoned lot. The BP must be fully-compliant with standards.
Acknowledged, however based on comment (c) below, the base projects is no longer relevant and has been removed.

c. The C-SA Zoning Compliance Table on A0.1A, and Sheet A0.2 density bonus diagrams and calculations for the C-SA district are not necessary. Please remove them from the plan set.
The C-SA zoning compliance table and density bonus diagrams have been removed from the set. The C-AC zoning determines the base density of the BP, therefore BP diagrams are not needed.

5. Other Submittal Requirements
   a. Applicant Statement. Update the statement to reflect a project in the C-AC District
   The applicant statement has been updated to reflect the C-AC zoning.

   b. Neighborhood Meeting. Submit evidence of mailing of the meeting invitations, including the date of mailing.
   Dated email correspondence has been attached to show evidence of the date of mailing the invitations.

   c. Shadow Studies: Clarify whether the red line on the isometric views is indicating impact to residential uses only. Most of the adjacent properties appear to be non-residential.
   The shadow study diagrams have been revised to only show red lines where impacting residential uses.

   d. Traffic. Submit documentation that the project meets screening criteria for determining if a VMT or other transportation impact report are required.
   Evidence showing the project is exempt from VMT/TIS was included in the previous resubmission. As discussed via email on 12/2/2024, this documentation was sufficient. This document has been attached again for reference

   e. Affordable Housing Compliance Plan
      i. The base project should be 221 units, per the Tier 2 density standard. Update all calculations to be consistent with this.
      Calculations have been updated with a base project of 221 units.
      ii. The density bonus utilized should be 25%. Update all calculations to be consistent with this.
      Calculations have been updated with a density bonus of 25%.

6. Berkeley Energy Code. Provide a statement and corresponding features on plans, that the proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37).
In the previous resubmission, a note on A0.0 was included to confirm compliance with the Berkeley Energy and Green codes. As discussed via email on 12/2/2024, this documentation was sufficient.

7. Design Review. Design Review comments will be provided under separate cover. Respond to all DR comments with a response letter to Anne Burns, Senior Planner, and copy me.
As discussed via email on 12/2/2024, the Design Review application was deemed complete and no additional comments were issued.

Advisory Comments:

- Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with

you to schedule a time when you can attend. Meetings are 2nd and 4th Wednesdays monthly at 1:00 p.m. or 2:30 p.m.

- During the course of review, the project planner may request that the applicant correct, clarify, amplify, or otherwise supplement the details provided in the application according to the applicable Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits and/or CEQA review costs, as needed based on the City's adopted fee schedule, and other processes/reviews.

Attachments:

- Revised plans, dated 01/06/2024
- Revised Density Bonus Eligibility Statement & Legal Response
- Revised Applicant Statement
- Revised Affordable Housing Compliance Plan
- Confirmation of mailing neighborhood meeting invites
- Traffic Impact Study Exemption

If you have any questions or comments, please feel free to contact me at (510) 649-1414 x124.

Sincerely,



Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

ROBIN R. BARAL
PARTNER
DIRECT DIAL (415) 995-6331
E-MAIL rbaral@hansonbridgett.com

HansonBridgett

January 7, 2025

Sharon Gong
Senior Planner
Land Use Planning Division
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Re: 2700 Shattuck Avenue, Revised Density Bonus Eligibility Statement (#ZP2024-0058)

Dear Sharon:

This letter is in response to the City's October 10 and November 7, 2024, correspondence asserting that this project requires a zoning variance. As detailed herein, and in our prior correspondence, state density bonus law[1] authorizes the applicant to seek a density bonus using the C-AC zone (South Shattuck Subarea), Tier 2, as the base density. In addition, this letter clarifies that state law requires the City to allow payment of in-lieu fees for rental projects in the C-AC zone. By providing 7% of the base density for very-low income households and electing to pay an in-lieu fee for the balance, the proposed project meets all *applicable* provisions of state and local law. The City cannot legally require a variance for the project given that the project is allowed, as submitted, pursuant to state law.

Part I of this letter provides the applicant's revised Density Bonus Eligibility Statement pursuant to Section 5.C of the City's Zoning Application. Part II of this letter provides legal justification for the applicant's request for density bonus and payment of in-lieu fees, while reminding the City of its obligations to review and approve this project consistent with the requirements of the the Housing Accountability Act ("HAA")[2] and state density bonus law.

In sum, the applicant respectfully requests that the Land Use Planning Division process this project in accordance with state law, including the density bonus application and payment of in-lieu fees for the remaining balance. In addition, the project is allowed one concession, which the applicant expressly reserves pending the outcome of this application resubmittal.

If alignment cannot be reached with the Land Use Planning Division, the applicant reserves the right to appeal the purported variance requirement in accordance with the Permit Streamlining Act, the HAA (as recently amended by AB 1893), and all other applicable laws.[3]

[1] Gov. Code § 65915.
[2] Gov. Code § 65589.5.
[3] Gov. Code § 65943.

I. REVISED DENSITY BONUS ELIGIBILITY STATEMENT

1. Narrative Statement

a. Base project: 221 units.

The applicant is utilizing Tier 2 of the Shattuck Subarea in the C-AC zone. The base density is 210 dwelling units per acre (du/ac) for the 1.05-acre site, totaling 220.5, or 221 units when rounded up pursuant to state density bonus law.[4]

b. Number and percent of affordable units and level of affordability: 16 very-low income units; VLI units comprise 7% of the base density.

The project will set aside 16 units for very-low income households, i.e., 7% of the base density of 221 units. The applicant elects to pay the City's in-lieu fee for the remaining balance in accordance with Government Code 65850, subdivision (g) and applicable City policies.

c. Percent density bonus requested/allowed pursuant to Gov. Code 65915: 25%

By setting aside 7% of the base density (16 units) for very-low income households, the project is allowed a 25% density bonus, which accommodates the total unit count of 276 units.

d. Waivers and modifications of development standards necessary to physically accommodate "density bonus" units: see Sheet A0.1A.

As noted on Sheet A0.1A and the City's prior correspondence, the following waivers of development standards are needed to physically accommodate the density bonus units: rear yard setback (Derby); building height; building stories; floor area ratio; gross floor area based on floor area ratio; lot coverage limit, and usable open space.

e. Explanation of why each waiver or modification is needed: urban infill site.

The project is situated on an urban infill site. As a result, the project must extend vertically and into the rear setback to physically accommodate the density bonus units. Usable open space is provided on the podium and roof deck where reasonably feasible, however a waiver of the open space requirement is needed to accommodate the density bonus units.

2. Base Project Plans: Not Required in the C-AC zone.

As noted below and in prior correspondence, the City's guidelines for establishing the base project do not apply to the C-AC zone. The density ranges set forth in Tiers 1 through 4 of the C-AC zone supersede the City guidelines for establishing a base project.

[4] See Gov. Code § 65915, subds. (o)(6), (q).

II. LEGAL BACKGROUND

For projects that include a certain percentage of affordable housing, state density bonus law grants the project applicant a density bonus, incentives and concessions, waivers of development standards, and other incentives such as reduced parking ratios.[5] State density bonus law requires that cities implement its provisions "liberally in favor of producing the maximum number of total housing units."[6] The law "includes very limited exceptions to its requirements and places the burden on a city to establish [when] an exception applies."[7] A city cannot, however, impose local requirements via ordinance that are inconsistent with state law, as state law "preempts any inconsistent local provisions."[8]

The project at 2700 Shattuck Avenue seeks a density bonus, waivers, and incentives and concessions allowed by state density bonus law. As explained herein, however, (1) the C-AC zone unlawfully restricts the base density of the project to Tier 1; and (2) the C-AC zone conflicts with state law by purporting to establish a "local density bonus" that disallows benefits under state density bonus law, such as waivers of development standards and concessions. As a result, ***state law preempts, and supersedes, footnote [2] to the South Shattuck Subarea development standards in the C-AC zone*****.** As a matter of law, base density in the C-AC zone may consist of Tiers 1–4, depending on the applicant's selection of which Tier is "applicable to the project" in accordance with state density bonus law.[9] Here, the applicant requests a density bonus using Tier 2 as the base density. State density bonus law prohibits the City from requiring a variance to facilitate this request.[10]

In addition, the C-AC zone unlawfully precludes the payment of in-lieu fees, or other alternative compliance in violation of Government Code section 65850, subdivision (g). Although the C-AC zone is unenforceable as applied to this project, the applicant proposes to pay in-lieu fees for the balance of affordable units, in accordance with applicable City policy.

1. The Applicant may Propose Tier 2 as the Base Density for this Project.

With the persistent housing crisis affecting every region in California, courts have consistently required cities to apply state density bonus law in conjunction with – not in lieu of – local inclusionary housing requirements.[11] This principle is key in establishing how Tiers 1–4 in the C-AC zone must be implemented in accordance with state density bonus law.

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[5] *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 769.
[6] Gov. Code § 65915 subd. (r).
[7] *Id.,* at 770.
[8] *Id.*, at 771, citing Gov. Code § 65915, subd. (a); accord, *West Adams Heritage Assn. v. City of Los Angeles* (2024) 326 Cal.Rptr.3d 844.
[9] Gov. Code § 65915, subd. (o)(6).
[10] Gov. Code § 65915, subd. (f)(5).
[11] See, e.g., *Latinos Unidos Del Valle De Napa Y Solano v. County of Napa* (2013) 217 Cal.App.4th 1160.

In addition, the state legislature has amended state density bonus law numerous times over the past five years. AB 2334 (Wicks, 2022) took effect on January 1, 2023, and revised the definition of "maximum allowable gross residential density," in relevant part, as follows:

> "Maximum allowable residential density" or "base density" means the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, ***if a range of density is permitted***, means ***the greatest number of units allowed by the specific zoning range, specific plan, or land use element*** of the general plan ***applicable to the project***. Density shall be determined using dwelling units per acre….[12]

Therefore, if a zoning ordinance establishes a range of permitted densities, state density bonus law defines "base density" or "maximum allowable gross residential density" to comprise (a) the greatest number of units allowed by the specific zoning range, specific plan or land use element that is (b) applicable to the project. Here, the density ranges in the C-AC zone allow the greatest number of units.[13] However, only one of Tiers 1–4 can be "***applicable to the project***" as provided in the state definition of base density. The applicant therefore has discretion to determine which Tier is applicable to the project, given the affordable housing goals and development standards in each Tier that would apply to the project (and if not waived, as allowed under state law).

In addition, the City's own guidelines for interpreting state density bonus law conclude that "the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits."[14] Even under the prior state definition of "base density," the City guidelines conclude that the "definition of maximum allowable residential density requires the City to consider the base density to be the higher densities allowed pursuant to the modified standards available with discretionary permits, ***i.e. all "density allowed under the zoning ordinance" must be considered*** *in establishing the maximum allowable base residential density*."[15]

State law, and the City's own guidelines, therefore supersede the provision in the C-AC zone that seeks to limit the definition of "maximum allowable gross residential density" to only Tier 1.

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[12] Gov. Code § 65915, subd. (o)(6) [emphasis added]. The remainder of the definition does not apply in this case because the C-AC zone uses dwelling units per acre as the density threshold.
[13] The Adeline Corridor Specific Plan, on the other hand, includes non-binding narrative that Tiers 2 – 4 "are to be used in lieu of (and not on top of) the State Density Bonus." (Adeline Corridor Specific Plan, p. 3-8.) This qualification does not exist within the C-AC zone. The density threshold in the Specific Plan is thus inapplicable as it is not expressly stated in the range of permitted density in the C-AC zone. (See also *West Adams Heritage Assn., supra,* at p. 876-7 [ruling that the disjunctive "or" in subd. (o)(6) indicates that when a city has multiple provisions governing density that conflict with one another, the city should look to the provision that allows the greatest number of units to be constructed].) Lastly, even if the Specific Plan were not superseded by the C-AC zone, it would be superseded by state density bonus law for the same reasons as provided herein – a locally adopted Specific Plan cannot limit the state definition of "maximum allowable gross residential density."
[14] City of Berkeley, *Housing Accountability Act & Density Bonus – Objective Standards,* at p. 1.
[15] *Id.* [emphasis added].

All density allowed under the C-AC zone "must be considered," however, only one of the Tiers 1–4 can be "applicable to the project." Here, the applicant is electing to proceed with Tier 2 as the base density. Footnote [2] to Table 23.204-43 unlawfully limits the definition of base density, and is therefore superseded by state law, as further memorialized by the City's 2021 guidelines.

As noted in Part I, above, with Tier 2 as the base density, the base project is comprised of 221 units when multiplying dwelling units per acre (210 du/ac) by gross acreage (1.05 acres). A 25% density bonus is therefore required for the proposed unit count of 276 units.

2. As a Matter of Law, Tiers 2–4 in the C-AC Zone are Enhanced Inclusionary Zoning Provisions, not a "Local Density Bonus."

The C-AC zone asserts that "Tier 2, 3, and 4 density is authorized as a local density bonus under Government Code section 65915(n)."[16] As a matter of law, however, Tiers 2–4 cannot be deemed a local density bonus. The City has interpreted the C-AC zone to require a variance in order to establish Tier 2 as the base density for this project. The City's purported "local density bonus" unlawfully conflicts with state law because the City is requiring a variance and would otherwise prohibit the use of waivers of development standards, concessions and incentives, and other entitlements allowed by state density bonus law in connection with establishing Tier 2 as the base density for the project.

Even if the City did not require a variance for this project, the enhanced affordable housing requirements and unique development standards identified in Tiers 2–4 clearly exceed the authority provided to local agencies under Government Code section 65915, subdivision (n). State density bonus law preempts any local ordinance that limits, or increases the requirements to obtain its benefits.

Subdivision (n) of Government Code section 65915 provides, in its entirety, as follows:

> If permitted by local ordinance, ***nothing in this section shall be construed to prohibit*** a city, county, or city and county from granting ***a density bonus greater than what is described in this section for a development that meets the requirements of this section*** or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

A "density bonus" is defined under state law as a "density increase over the otherwise maximum allowable gross residential density, as of the date of application by the applicant to the city… or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density."[17] Simply put, subdivision (n) allows the City to allow a greater density bonus (or a lower density bonus), for projects that conform (or do not conform) with state law.

There is no published case law to support the City's position that a "local density bonus" can include more stringent inclusionary housing obligations or preclude the use of concessions and waivers of development standards.[18] In fact, recent published case law addressing a local

[16] Table 23.204-43, footnote [2].
[17] Gov. Code § 65915, subd. (f).
[18] See, e.g., *Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 826, holding that a city may award a density bonus greater than the maximum set forth by state law;

density bonus held that a local ordinance is preempted if it conflicts with state density bonus law "by increasing the requirements to obtain its benefits."[19] In that case, the court invalidated provisions of a redevelopment plan that required *findings* to be made before a density bonus could be granted.[20] The court found that the plan required "findings in support of a density bonus that are not required under state law." As such, the redevelopment plan increased the requirements to obtain the benefits of state density bonus law and was preempted.

In another recent case, a court invalidated a Los Angeles ordinance that required a developer to provide a financial pro forma to prove an incentive was needed to make a project economically feasible.[21] The requirement was held to be inconsistent with state density bonus law, which places the burden of proof on the City to establish that a concession is not required.

In the present case, the City's "local density bonus" is unlawful because Tiers 2–4 of the C-AC zone only provide additional density, while effectively prohibiting the use of concessions and waivers by unlawfully requiring a variance. Subdivision (n), on the other hand, is merely intended to allow cities to award a greater "density bonus," which are defined as additional market rate units in subdivision (f), for cities that seek to incentivize more housing production. **Subdivision (n) does not authorize a "local density bonus" to impose enhanced onsite affordable housing requirements, or prohibit the use of waivers and concessions in exchange for greater density**. Such requirements would conflict with the core features of state density bonus law. Again, courts will interpret the allowances provided by state density bonus law liberally in favor of housing production, and any potential exceptions very narrowly.

By imposing additional onsite affordable housing in exchange for additional density, the City is unlawfully increasing the requirements to obtain the benefits of state law. By disallowing concessions and waivers of development standards unless an applicant obtains a variance, the City is unlawfully requiring a discretionary approval for core features of density bonus law.[22] More troubling is the fact that the City has imposed a very high bar to meet the discretionary findings for approving a variance in Berkeley.[23] In essence, the City cannot restrict core features of state density bonus law under the guise of establishing a "local density bonus."

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accord, *Wollmer v. City of Berkeley* (2009) 179 Cal.App.4th 933, 937, holding that the City was allowed to approve an additional 25 "discretionary units" in excess of the density bonus allowed by state law; see also *W. Adams Heritage Assn v. City of Los Angeles* (2024) 106 Cal.App.5th 395, 326, fn. 19, finding – in dicta – that a local density bonus may result in a corresponding *increase* in maximum allowable gross residential density applicable to a site.

[19] *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549, 558 [citing *Latinos Unidos Del Valle de Napa Y Solano v. County of Napa* (2013) 217 Cal.App.4th 1160, 1169] accord, *W. Adams Heritage Assn., supra*.

[20] *W. Adams Heritage Assn. v. City of Los Angeles* (2024) 106 Cal.App.5th 395.

[21] *Schreiber, supra* at p. 558.

[22] See Gov. Code § 65915, subd. (f)(5).

[23] See BMC § 23.406.050.F, Findings for Approval.

3. Tiers 2–4 in the C-AC Zone Must be Applied In Conjunction With, not In Lieu Of, State Density Bonus Law and Government Code § 65850

Rather than a "local density bonus," Tiers 2–4 of the C-AC zone are more accurately described as an enhanced local inclusionary housing program. In electing to proceed with Tiers 2–4, an applicant is awarded more density in exchange for setting aside a higher percentage of onsite affordable housing. The applicant's affordable housing allocations used to satisfy state density bonus law must be processed in conjunction with the enhanced inclusionary housing framework of the C-AC zone.[24] In this case, the applicant has opted to utilize Tier 2. The applicant must therefore be allowed to request a density bonus under state law *in conjunction with* the additional density allowed under Tier 2.[25]

In addition, the C-AC zone is unlawful to the extent that it does not allow alternative means of compliance for the inclusionary housing goals in Tiers 2–4. Government Code section 65850 authorizes the City to "require, as a condition of the development of residential rental units, that the development include a certain percentage of residential units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income." Section 65850, however, also requires that an inclusionary housing policy for rental units provide "alternative means of compliance," including but not limited to the payment of in-lieu fees.[26]

As HCD has noted, section 65850 was amended to allow rental inclusionary housing policies in response to a court ruling that rental inclusionary housing violated the Costa-Hawkins Rental Housing Act.[27] The amendments to section 65850 are therefore intended to apply generally to all City ordinances that require rental residential units to be set aside for affordable, or non-market rate housing.

Here, it is legally irrelevant that Tiers 2–4 are described by ordinance as a "local density bonus." Tiers 2–4 of the C-AC zone clearly fall within the provisions of section 65850 by requiring new development to include a certain (albeit higher) percentage of residential units affordable to, and occupied by, households with incomes that qualify for affordable housing under state law. The enhanced inclusionary housing requirements in the C-AC zone are therefore invalid as applied to this project. The applicant nevertheless is proposing to pay the City's affordable housing fee for the remaining balance of units, consistent with applicable City policy.

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[24] See, e.g. *Latinos Unidos Del Valle De Napa Y Solano, supra,* 217 Cal.App.4th 1160, holding that the onsite affordable housing used to satisfy state density bonus law must be accounted for within local inclusionary housing requirements.

[25] This aligns with previous correspondence from S. Gong (project planner) who provided that Tier 2 "base zoning" applies to the proposed project, and on its face, suggests that state density bonus law *can* be stacked onto the local bonus provided through Tier 2 density.

[26] *Id.*, subd. (g).

[27] https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/AB_1505_Final.pdf [citing *Palmer/Sixth St. Properties, L.P. v. City of Los Angeles* (2009) 175 Cal.App.4th 1396].

4. The City's Purported Variance Requirement also Constitutes a Violation of the Housing Accountability Act, in Addition to State Density Bonus Law.

This project has been submitted to the City in accordance with the provisions of the Housing Accountability Act ("HAA"), as amended by the Housing Crisis Act of 2019 ("SB 330") and other amendments to the HAA and state housing law. Under recent revisions to the HAA, an applicant is required to notify the City when it acts unlawfully to disapprove a project. Here, the City is unlawfully disapproving this project in two ways, as defined under the HAA, by (1) unlawfully requiring a variance and hence refusing to process the project as a "housing development project" under the HAA, and (2) needlessly delaying the project through the unlawful variance requirement.[28] The City is undoubtedly aware of penalties, statutory damages and attorneys' fees that may be awarded to a successful petitioner under the HAA and state density bonus law.[29] While this letter does not constitute formal notice pursuant to the HAA, the applicant reserves the right to provide such notice in the event that the applicant and the City fail to reach alignment on this issue or if a formal appeal is needed to reach alignment on the requirements of state law for this project and the applicant's density bonus request.

* * *

In summary, the applicant requests that the City accept the application as complete, specifically with the provision that a variance shall not be required to utilize Tier 2 as the base density, and a density bonus of 25% shall be awarded based on the proposed allocation of 16 units onsite for very-low income housing. In addition, the applicant proposes to pay an in-lieu fee for the remaining balance of units, in accordance with applicable City policy. By processing the project in accordance with the goals of the C-AC zone and the requirements of state law, the project will deliver a significant amount of affordable housing, while providing a significant cash infusion for the City's affordable housing trust fund. The policies of the C-AC zone may therefore be fulfilled while also complying with state law.

Sincerely,

HANSON BRIDGETT LLP



Robin R. Baral
Partner

[28] See Gov. Code 65589.5, subd. (h)(6)(D) [as recently amended by AB 1893 (Wicks, 2024)].
[29] Gov. Code § 65915, subd. (d)(3); § 65589.5, subd. (k)(1)(A)(ii).

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

2700 Shattuck Mixed Use **06 January 2025**
Applicant's Statement

Dear planner,

We propose to construct a new 8-story mixed-use building at 2700 Shattuck in Berkeley. The project, as generally described in our "Zoning Submittal" drawings dated 01/06/2025, consists of 276 residential apartments over a 4,150 square foot commercial space and lobbies. The project seeks to utilize a State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus.*

Zoning
The 45,877 sq. ft. lot is within the C-AC zoning district.

Parking
No automobile parking is required, and 83 parking spaces are being proposed. The project will provide 155 bicycle parking spaces.

Building Height
The base project height allowed for Mixed Use building in the C-AC zone Tier 2 is 65' (up to an FAR of 4.0). As a State Density Bonus project with an increase in density of 25% above the maximum density allowed under the zoning code, this project proposes a height waiver for 90'-4" in order to physically accommodate the additional density bonus units.

Setbacks/Yards
Setbacks are as follows in the C-AC Zone:

Front (Shattuck)		**Side (Ward)**		**Side (Derby)**		**Rear**		**Compliance**
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	
0'	**0'**	0'	**0'**	Varies 0' to 10'	**0'**	0"	**0' to 5'**	**Complies w/ Waiver**

Project Benefits
The proposed project is sited, massed and articulated as to continue the urban building fabric along Shattuck. The project is ideally located for a high-density development as it is located along a major transit corridor, and walkable to bus and train lines.

The project will create needed housing, with some additional affordable housing and will benefit Berkeley by providing a high-quality infill development.

Thank you for your consideration of this application.

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

planning@berkeleyca.gov • Phone **(510) 981-7410,** TDD **(510) 981-7450**

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

Affordable Housing Requirements

BERKELEY MUNICIPAL CODE CHAPTER 23.328

Berkeley Municipal Code (BMC) Chapter 23.328, Inclusionary Housing, requires Housing Development Projects[1] with more than 5,000 square feet of residential unit floor area to include at least 20 percent of the Residential Units[2] as permanently affordable units. All affordable units provided in the project will be established and monitored within the City's Below Market Rate (BMR) housing program, and are referred to as BMR Units. The housing development project must provide one of the following to comply with the City's Inclusionary Housing regulations:

A. Requirement to construct BMR units on-site

B. Option to pay an In-Lieu Fee

C. Combination of on-site BMR units and In-Lieu Fee

D. Other options allowed by the Chapter

Each option is described in more detail below.

A. REQUIREMENT TO CONSTRUCT AFFORDABLE UNITS

Projects must provide 20 percent of the total residential units as on-site BMR units. BMR units must have the same proportion of bedroom counts (except no affordable unit can have more than three bedrooms) and average unit size as the market rate units. BMR units must be reasonably dispersed throughout the project, be comparable to market-rate units in quality, and have access to the same amenities and common areas as market-rate units.

B. OPTION TO PAY AN IN-LIEU FEE

Applicants have the option to pay an In-Lieu Fee instead of providing the required BMR units.
The In-Lieu Fee applies to the residential unit floor area within the project (base project only if utilizing State Density Bonus provisions). The fee[3] is assessed on a square-foot basis according to the schedule listed in the table. The full fee must be paid prior to obtaining the Certificate of Occupancy, or, if a Certificate of Occupancy is not required, prior to the initial occupancy of the project. The fee is automatically adjusted every two years, beginning July 1, 2025, based on changes to the California Construction Cost Index.

Affordable Housing In-Lieu Fee Schedule

SQUARE FEET OF RESIDENTIAL UNIT FLOOR AREA	FEE PER SQUARE FOOT *(April 1, 2023 – June 30, 2025)*
12,000 square feet or more	$56.25
11,000-11,999 square feet	$53.75
10,000-10,999 square feet	$51.25
9,000-9,999 square feet	$48.75
8,000-8,999 square feet	$46.25
7,000-7,999 square feet	$43.75
6,000-6,999 square feet	$41.25
5,000-5,999 square feet	$38.75

NOTES

[1] **HOUSING DEVELOPMENT PROJECT** means a development project, including a Mixed-Use Residential project **(as defined in 23.502.020(M)(13)**, involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects **(BMC 23.328.020(E))**.

[2] **RESIDENTIAL UNIT** means any Dwelling Unit, any Live/Work Unit, or any bedroom of a Group Living Accommodation (GLA) except a GLA in a University-recognized fraternity, sorority or co-op; provided, however, that for purposes of this Chapter, "Residential Unit" shall not include any Accessory Dwelling Unit or Junior Accessory Dwelling Unit **(BMC 23.328.020(I))**.

[3] Resolution 70,698-N.S.

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

planning@berkeleyca.gov • Phone **(510) 981-7410,** TDD **(510) 981-7450**

C. COMBINATION OF BMR UNITS AND IN-LIEU FEE

Projects may provide less than the required 20 percent total residential units as on-site BMR units by paying a pro-rated In-Lieu Fee based on the schedule above. The fee amount per square foot is based on the total residential unit floor area of the project.

Formula to calculate the pro-rated in-lieu fee:

The Fee Per Square Foot *multiplied by* the **Total Residential Unit Floor Area** of a Housing Development Project, *multiplied by* the **Percentage of the Applicable Requirement Remaining** after accounting for any on-site Affordable Units provided.

For projects that utilize a State Density Bonus, only the base project is used in the pro-rated fee. Formula to determine the Base Project Residential Unit Floor Area:

The Final Residential Unit Floor Area (for the whole project) *divided by* **One** *plus* **the Density Bonus percentage taken.** (**Final Project Residential Unit Floor Area/(1+DB%)**)

D. OTHER OPTIONS ALLOWED BY BMC CHAPTER 23.328 – APPROVED AT THE CITY'S DISCRETION

Applicants may elect to fulfill the requirement to construct affordable housing via one of the options below. Unlike options A through C above, these options are approved at the City's discretion.

Alternative Unit Size Mix

In lieu of providing 20 percent of total residential units as on-site BMR units, an Applicant may propose an alternative mix of two-bedroom and/or three-bedroom BMR unit-types that comprise at least 20 percent of the residential unit floor area in the project.

Option to Dedicate Land

Affordable Housing requirements may be satisfied by dedicating land instead of constructing BMR units within the Housing Development Project if all the following criteria are met:

- The site is suitable for development of the Affordable Units
- Infrastructure to serve the dedicated site, including, but not limited to, streets and public utilities, are available at the property line and have adequate capacity to serve the maximum allowable residential density permitted under zoning regulations
- The site has been evaluated for the presence of hazardous materials
- The value of the site upon the date of the dedication is equal to or greater than the In-Lieu Fee that would otherwise be required.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Affordable Housing Compliance Plan Form

You are required to submit an Affordable Housing Compliance Plan (AHCP) for Housing Development Projects[4] that are subject to the affordable housing requirements of BMC Chapter 23.328, Inclusionary Housing. The AHCP is an enforceable commitment that identifies the number and type of affordable, or Below Market rate (BMR) units, the amount of In-Lieu Fees, and/or the parcels of land (or portions thereof) that will be provided and/or paid by the applicant to comply with those requirements.

The Department of Planning and Development's Land Use Division and the Department of Health, Housing, and Community Services use the information from this form and the related sheets to confirm which provisions of the City's affordable housing requirements apply to your project, and if the project complies.

Please complete the entire form. If a section doesn't apply, enter "n/a." If selecting the option to provide an alternative unit size mix or option to dedicate land, please complete the entire AHCP form and staff will contact you to discuss approval for these discretionary options.

You may be asked to revise this form to reflect the approved project during the permit review process and/or required plan sheets.

The Preliminary AHCP is required with a Zoning Permit or Zoning Certificate application. It is intended to provide estimates to the Applicant and City, and inform conditions of approval on discretionary zoning permits. See the **applicable pre-application and/or zoning submittal requirements** to determine if a Preliminary AHCP is needed for your project.

The Final AHCP is required with the first building permit application for construction, and will include the total fee amount due for projects electing to pay an In-Lieu Fee. The In-Lieu Fee can be paid any time prior to the issuance of the project's Certificate of Occupancy or Temporary Certificate of Occupancy (as applicable).

INDICATE AFFORDABLE HOUSING COMPLIANCE PLAN (AHCP) TYPE (CHECK ONE)

- [x] Preliminary Affordable Housing Requirements (Land Use Entitlement)
- [ ] Final Affordable Housing Requirements (Building Permit)

1. PROJECT AND APPLICANT INFORMATION

Project Name:

2700 Shattuck Mixed-use

Project Address:

2700 Shattuck Ave

Zoning Project Number:

Building Permit Number (Final AHCP only):

Applicant Name:

IS

Applicant Email:

isaiah@trachtenbergarch.com

NOTES

[4] **HOUSING DEVELOPMENT PROJECT** means a development project, including a Mixed-Use Residential project **(as defined in 23.502.020(M)(13)**, involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects **(BMC 23.328.020(E))**.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

2. PROJECT SUMMARY INFORMATION –
THIS INFORMATION IS USED TO ESTIMATE THE TOTAL NUMBER OF REQUIRED BMR UNITS

Does the project use Density Bonus?

☑ **YES** ☐ **NO**

Total Density Bonus Units

71

Does the Demolition Ordinance (BMC 23.326) apply to the project?

☐ **YES** ☑ **NO**

Total units to be demolished

Total affordable replacement units required

(separate calculation required, Gov. Code §65589.5)

Total units replaced (affordable and market-rate)

A **Total Residential Unit Floor Area[5] (square feet)**
(Entire proposed project)

182,478

B **Total Residential Units**
(Base Project only for density bonus projects)

205

C **Total BMR Units required (20% of B)**

41

D **Total BMR Units Proposed**

50% AMI (Very-Low Income)	23
80% AMI (Lower Income)	
TOTAL BMR Units	23

E **Other Compliance Option**
(alternative unit size mix or option to dedicate land)

☐ **YES** ☑ **NO**

Indicate Project Type (Check One) ☐ **Ownership** ☑ **Rental**

3. PLEASE INDICATE HOW THE PROJECT WILL FULFILL THE AFFORDABLE HOUSING REQUIREMENTS

3.A. PROVISION OF ON-SITE

The following provisions apply:

- BMR units cannot exceed three bedrooms
- At least 50 percent of the required Affordable Units in the Housing Development Project must be designated as affordable to Very-Low Income Households (round up for fractional numbers).
    - Up to a maximum requirement of 10 percent of the total units in the Housing Development Project if the project provides more Affordable Units than are required by BMC Chapter 23.328

Please complete the table by noting the number of units in each category.

PROJECT UNIT TYPES AND AFFORDABILITY LEVELS

Unit Type	Market Rate	Very-Low Income Affordable (50% AMI)	Low-Income Affordable (80% AMI)	TOTAL
Studio	70	7		77
One Bedroom	115	10		125
Two Bedroom	68	6		74
Three Bedroom				
Four Bedroom				
Five Bedroom				
TOTAL	253	23		276

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

3.B. OPTION TO PAY AN IN-LIEU FEE

Housing Development Projects may provide less than the required number of on-site BMR units and pay a proportionately reduced In-Lieu Fee, calculated as follows:

The Fee Per Square Foot
multiplied by
the **Total Residential Unit Floor Area**
of a Housing Development Project,
multiplied by
the **Percentage of the Applicable Requirement Remaining** after accounting for any on-site Affordable Units provided.

Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one.

The in-lieu fee for Density Bonus Projects is calculated using the base project residential unit floor area only:

The Base Project Residential Unit Floor Area (BP RUFA)
is equal to:
the Final Residential Unit Floor Area (FP RUFA)
divided by
One plus the Density Bonus percentage taken (DB %)

BP RUFA = FP RUFA / (1+DB%)

AFFORDABLE HOUSING FEE DUE

Per Square Foot Fee
based on Total Residential Unit Floor Area, see Fee Schedule on Page 1) (Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

135,169 SF

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

44%

TOTAL FEE DUE

$3,345,432.75

EXAMPLE CALCULATIONS:
50,000 square foot 100-unit project providing 15 Affordable Units

A **Total Residential Unit Floor Area[5] (square feet)**
RUFA (Base Project RUFA only for density projects)

50,000 square feet

B **Total Residential Units**
(Base Project only for density bonus projects)

100

C **Total BMR Units required (20% of B)**

20

D **Total BMR Units Proposed**

50% AMI (Very-Low Income)	**8**
80% AMI (Lower Income)	**7**
TOTAL BMR Units	**15**

Per Square Foot Fee
based on Total Residential Unit Floor Area
(Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects)

50,000 square feet

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

25%
((20-15)/20 = 0.25)

TOTAL FEE DUE

$703,125

[5] See BMC 23.328.020 Definitions

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

SECTION 4 REQUIRED PLAN SHEETS (LAND USE ENTITLEMENT PLANS AND BUILDING PERMIT PLANS)

REQUIRED AHCP PLAN SHEETS

In addition to completing this form, the land use entitlement and building permit plans for your housing development project must demonstrate compliance with the applicable affordable housing provisions. If your project includes a discretionary zoning permit, the entitlement plans must include a Preliminary AHCP plan sheet(s), and all building permits for construction must include a Final AHCP plan sheet(s).

What needs to be in the plans to demonstrate compliance with the City's affordable housing regulations?

The applicable AHCP plan sheets with the applicable information (listed below) must be in sequential pages near the beginning of your plan set and labeled as "Preliminary or Final Affordable Housing Compliance Plan Sheet." Having this information together in the plans will make locating the information easier during project and plan review, and provide transparency to the public. A sample plan set page is attached for reference (see Exhibit A). You will receive corrections from your zoning reviewer if information is not displayed properly in the plan set.

ALL PROJECTS: APPLICABILITY AND REQUIREMENTS OF BMC CHAPTER 23.328 INCLUSIONARY HOUSING

- Residential unit floor area diagrams* showing the floor area that is included and excluded from calculation. Diagrams must be consistent with and separate from the architectural floor plans and include:
  - Schematic diagrams of each floor or level, including mezzanines
  - Indicate floor area by use with shading, color, and/or callouts
  - Dimension all areas of the project that qualify as residential unit floor area, and provide the square footage of each area
  - Tabulation of the total residential unit floor area according to the diagrams
- Calculation of the number of required and proposed BMR units (Base Project only for density bonus)
- Calculation of 100% In-Lieu fee (provide even if on-site units are proposed)

* Diagrams should reflect the whole project (base and bonus), and provide a calculation of the Base Project Residential Unit Floor Area (RUFA) for projects that utilize state density bonus. *(See page 5)*

ON-SITE BELOW MARKET RATE (BMR) UNITS (ALL OR COMBINATION)

Any on-site BMR units
(BMC 23.328.030(A) Requirement to Construct Affordable Units

- Unit summary table by floor of BMR and market-rate units, with bedroom counts
- Alternate mix of unit types, if applicable
  - Calculations for 20 percent of residential unit floor area (must be a mix of affordable units that are either two- or three-bedrooms)

IN-LIEU FEE (ALL OR COMBINATION)

Payment in-lieu of providing some or all required affordable units on-site (BMC Section 23.328.030(B) Option to Pay In-Lieu)

In-Lieu Fee per Resolution No. 70,698-N.S. calculated as follows: the fee per square foot multiplied by the total Residential Unit Floor Area of a Housing Development Project, multiplied by the percentage of the applicable requirement remaining after accounting for any on-site Affordable Units provided. Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one. *(See page 5)*

The In-Lieu Fee per square foot is based on the residential unit floor area of the project (base project only if utilizing State Density Bonus provisions). *(See page 5)*

STAFF ADMINISTRATION USE ONLY

This Affordable Housing Compliance Plan (AHCP) is certified in compliance with BMC Chapter 23.328, Inclusionary Housing.

LAND USE
Preliminary/Final AHCP
Name, Title:

Signature: Date:

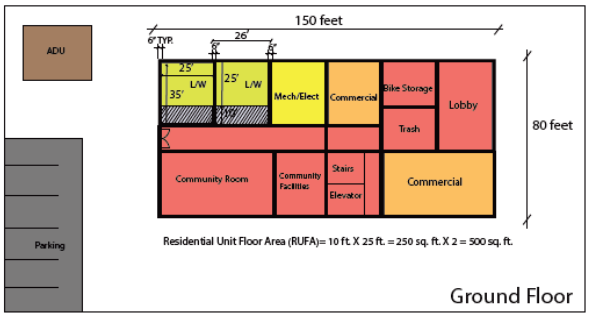
HHCS
Preliminary/Final AHCP
Regulatory Agreement executed (due prior to issuance of first building permit for construction:
☐ Yes ☐ No ☐ Not Applicable
In Lieu Fee payment complete (due prior to first occupancy):
☐ Yes ☐ No ☐ Not Applicable
Name, Title:

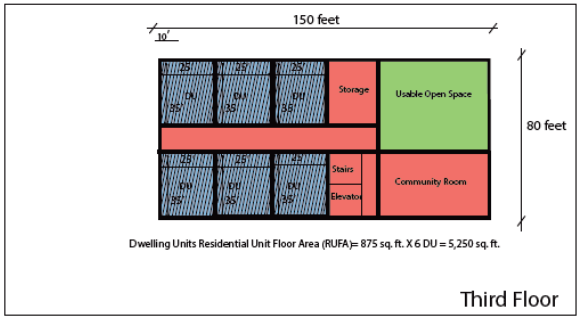
Signature: Date:

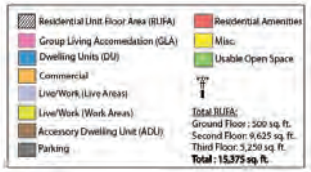
EXAMPLE OF AN AFFORDABLE HOUSING COMPLIANCE PLAN SHEET

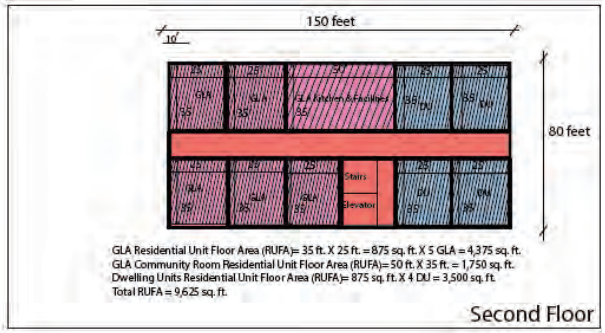
Internal

Example Affordable Housing Compliance Plan Sheet / Residential Unit Floor Area Diagrams / Calculations*









Affordable Housing requirements:

Total number of residential units in the example project: 17 (DU + L/W + GLA)
Total RUFA in the example project: 15, 375 sq. ft.

Option I: Providing the required number of BMR units (No in-lieu fee)
Total number of affordable units (VLI or LI): 4 (20% X 17 units = 3.4 Rounded up to 4)

Option II: Providing full in-lieu payment
15, 375 sq. ft. (RUFA) X $56.25= $864,843.75

Option III: Providing a combination of BMR units and in-lieu fee
((Required BMRs – Number of BMRs provided)/Total number of BMRS required) = X%
X% x (Total RUFA sq. ft.) = Y sq. ft.
Y sq. ft. X $56.25= $Z (Total In-Lieu fee required)

*For reference and illustrative purposes only

Affordable Housing
Compliance Plan Sheet

TRACHTENBERG ARCHITECTS

Andy Pittman <andy@sdtarch.com>

PPR Job# 33871 Re: 2700 Shattuck Neighborhood Meeting - Printing and Mailing Postcards

Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com> Fri, Apr 19, 2024 at 10:43 AM
To: Andy Pittman <andy@trachtenbergarch.com>
Cc: Diego Romero-Evans <diego@trachtenbergarch.com>, Jon Lopez <jlopez@pacificprintresources.com>

Hi Andy,

Approval received. Yes, double sided.

We'll drop it at the post office today.

Thanks,
Uno

From: Andy Pittman <andy@trachtenbergarch.com>
Sent: Friday, April 19, 2024 10:37 AM
To: Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com>
Cc: Diego Romero-Evans <diego@trachtenbergarch.com>; Jon Lopez <jlopez@pacificprintresources.com>
Subject: Re: PPR Job# 33871 Re: 2700 Shattuck Neighborhood Meeting - Printing and Mailing Postcards

Hi Uno,
Looks good for the mailing addresses. These will be printed double sided with the other info page, correct?

Thanks,
Andy

Andy Pittman | Project Architect
TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
510.649.1414 ext. 111
TrachtenbergArch.com

On Fri, Apr 19, 2024 at 10:22 AM Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com> wrote:

> Hi Andy,
>
> Here are inkjet proofs for approval.
>
> Thanks,
> Uno
>
> ---
>
> **From:** Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com>
> **Sent:** Thursday, April 18, 2024 2:22 PM
> **To:** Andy Pittman <andy@trachtenbergarch.com>

Cc: Diego Romero-Evans <diego@trachtenbergarch.com>; Jon Lopez <jlopez@pacificprintresources.com>
Subject: Re: PPR Job# 33871 Re: 2700 Shattuck Neighborhood Meeting - Printing and Mailing Postcards

Approval received.

Thanks,
Uno

From: Andy Pittman <andy@trachtenbergarch.com>
Sent: Thursday, April 18, 2024 2:20 PM
To: Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com>
Cc: Diego Romero-Evans <diego@trachtenbergarch.com>; Jon Lopez <jlopez@pacificprintresources.com>
Subject: Re: PPR Job# 33871 Re: 2700 Shattuck Neighborhood Meeting - Printing and Mailing Postcards

Looks good, please proceed. Let us know once they have been dropped off at the post office.
When sending the invoice, please note project #2307 - 2700 Shattuck

Thank you!

Andy Pittman | Project Architect
TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
510.649.1414 ext. 111
TrachtenbergArch.com

On Thu, Apr 18, 2024 at 2:10 PM Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com> wrote:

> Hi Andy,
>
> Here is a proof for approval.
>
> Thanks,
> Uno
>
> ---
>
> **From:** Jon Lopez <jlopez@pacificprintresources.com>
> **Sent:** Thursday, April 18, 2024 1:20 PM
> **To:** Andy Pittman <andy@trachtenbergarch.com>
> **Cc:** Diego Romero-Evans <diego@trachtenbergarch.com>; Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com>
> **Subject:** Re: 2700 Shattuck Neighborhood Meeting - Printing and Mailing Postcards
>
> Will do.
>
> ---
>
> **From:** Andy Pittman <andy@trachtenbergarch.com>
> **Date:** Thursday, April 18, 2024 at 1:18 PM
> **To:** Jon Lopez <jlopez@pacificprintresources.com>
> **Cc:** Diego Romero-Evans <diego@trachtenbergarch.com>, Unurtsetseg Enkhbayar <unurtsetseg@pacificprintresources.com>
> **Subject:** Re: 2700 Shattuck Neighborhood Meeting - Printing and Mailing Postcards
>
> Hello Jon,

That sounds good. Could you please send a proof before printing?

Thank you,

Andy

Andy Pittman | Project Architect

TRACHTENBERG ARCHITECTS

2421 Fourth Street Berkeley, CA 94710

510.649.1414 ext. 111

TrachtenbergArch.com

On Thu, Apr 18, 2024 at 12:57 PM Jon Lopez <jlopez@pacificprintresources.com> wrote:

> Hi Diego,
>
> Adding Uno from our office. I think the best wat handle this one is to run the cards variable and apply first class stamps. Here is your pricing:
>
> Postcard – 5 x 7 – 4/4 on 9 pt. Velvet Cover and apply first class postage.
>
> Qty: 188 – 288.00 + postage - .68 per piece
>
> Let me know if we are good to proceed.
>
> Thanks,
>
> Jon
>
> ---
>
> **From:** Diego Romero-Evans <diego@trachtenbergarch.com>
> **Date:** Thursday, April 18, 2024 at 11:36 AM
> **To:** Jon Lopez <jlopez@pacificprintresources.com>
> **Cc:** Andy Pittman <andy@trachtenbergarch.com>
> **Subject:** Re: 2700 Shattuck Neighborhood Meeting - Printing and Mailing Postcards
>
> Sounds good, thanks!
>
> On Thu, Apr 18, 2024 at 11:30 AM Jon Lopez <jlopez@pacificprintresources.com> wrote:

Thanks, Diego. I'll get this priced

On Apr 18, 2024, at 11:29 AM, Diego Romero-Evans <diego@trachtenbergarch.com> wrote:

Hello Jon-

We will have a neighborhood meeting on 5/2 for a residential project located at 2700 Shattuck, Berkeley, and the schedule is tight. Please provide proof and a price estimate for printing and mailing postcards to the attached list.

Thank you,

Diego

--

Diego Romero-Evans | Senior Architect

TRACHTENBERG ARCHITECTS

2421 Fourth Street Berkeley, CA 94710

office: 510.649.1414 x 120

cell: 510.717.9931

TrachtenbergArch.com

<2700 Shattuck_300' Mailing List.xlsx>

<TA Postcard - 2700 Shattuck.pdf>

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phone: 510.649.1414
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2700 Shattuck Mixed Use
Berkeley, CA 94704
September 10, 2024

4.E Transportation Impact Study Exemption

Per the City of Berkeley VMT Criteria and Thresholds, the following excerpt explains which projects would not require VMT analysis:

VMT Screening

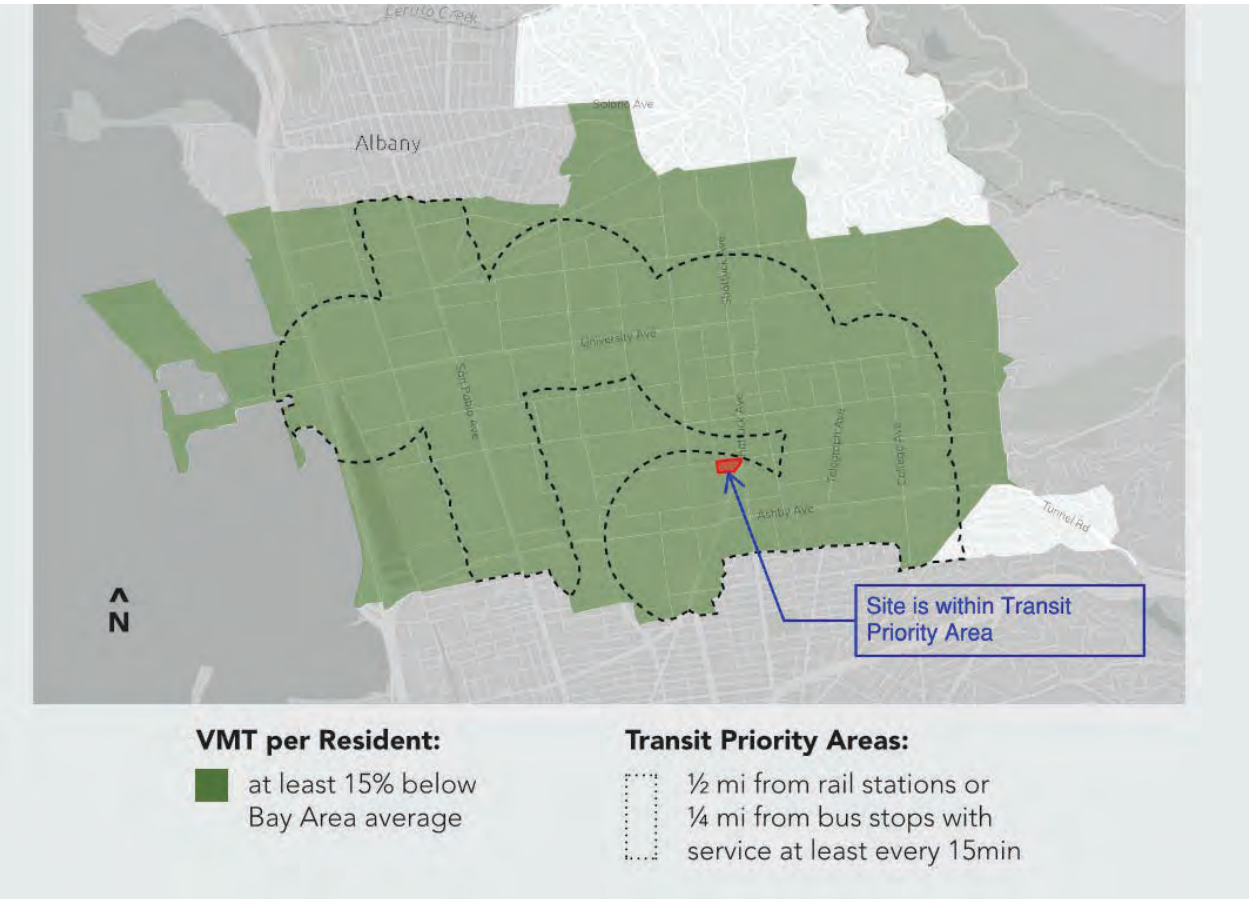
Analysis of smaller, less complex projects can be simplified by using a screening process. OPR suggests that screening criteria may be applied to identify when land use projects can be expected to cause a less-than-significant impact, without needing to conduct a detailed study. Screening is an option but is not mandatory. Because it requires limited evidence to support its use on a project, screening benefits project applicants and agencies wanting to streamline development review, with the trade-off of the potential for somewhat more legal risk if the screening process is challenged.

In the City of Berkeley, land use projects that meet at least one of the following screening criteria are presumed to cause a less-than-significant VMT impact and would not require VMT analysis in order to address the question on the Appendix G CEQA checklist: "Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?" The other CEQA checklist items related to transportation impacts should still be reviewed and evaluated. Although calculation of VMT may not be required to evaluate transportation impacts, preparation of VMT estimates may still be needed for other environmental analysis topics, such as energy and greenhouse gas emissions, if such are necessary for the project being studied. City staff will review the screening conclusions for each project and may request additional transportation analysis at their discretion.

Of the screening criteria options, the following applies to our project:

- **Transit Priority Areas (TPA)**: Projects located within a ½-mile walkshed around major transit stops[1] (i.e., the BART stations and the Amtrak station) or within a ¼-mile walkshed around high-quality transit corridors[2]. Maps that show the TPAs within Berkeley are attached to this report. This TPA screening would not apply if the project has any of the following characteristics:
    - Has a Floor Area Ratio (FAR) of less than 0.75 for office uses; or
    - Includes more than 200,000 square feet of office or commercial space; or
    - Includes more parking supply than the project's estimated demand; or
    - Is inconsistent with the City's *General Plan*, an applicable Specific Plan, or an applicable Sustainable Communities Strategy (as determined by the City, with input from MTC); or
    - Replaces affordable residential units with market-rate residential units; or
    - Has project-specific or location-specific information that indicates that the project will generate significant levels of VMT.

This map confirms that our site falls within the Transit Priority Area:



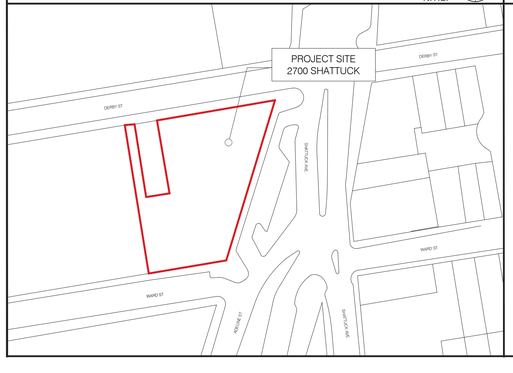
In summary, our project is exempt from VMT analysis and therefore exempt from needing a Transportation Impact Study.

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS



VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2700 Shattuck LLC
1600 Shattuck Ave.
Berkeley, CA 94709

ARCHITECT:
Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
Jesse Markman
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218
Orinda, CA 94563
925.254.5422
www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2700 Shattuck Ave.
Berkeley, CA 94705 (APN: 54-1723-1)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 276 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

PROJECT TO COMPLY WITH BERKELEY ENERGY CODE (BMC Chapter 19.36) AND BERKELEY GREEN CODE (BMC Chapter 19.37).

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL				LANDSCAPE	
A0.0	GENERAL INFORMATION	A2.5	UNIT PLANS	L1.01	LANDSCAPE PLANS
A0.1A	ZONING INFORMATION	A3.0	BUILDING SECTIONS	L1.02	LANDSCAPE PLANS
A0.1B	ZONING INFORMATION	A3.1	BUILDING ELEVATIONS	L1.03	LANDSCAPE PLANS
A0.1C	ZONING INFORMATION	A3.2	BUILDING ELEVATIONS	L3.01	PLANTING IMAGES, NOTES & CALCS.
A0.3	SITE PHOTOS	A3.3	STREET STRIP ELEVATIONS	L4.01	PLANTING PLANS
A0.4A	SHADOW STUDIES	A3.4	PHOTO MATCH VIEWS	L4.02	PLANTING PLANS
A0.4B	SHADOW STUDIES	A3.5	PHOTO MATCH VIEWS	L4.03	PLANTING PLANS
A0.4C	SHADOW STUDIES	A3.6	CONCEPTUAL RENDERING	L5.01	IRRIGATION PLANS
A0.6	VICINITY MAP	A3.7	CONCEPTUAL RENDERING	L5.02	IRRIGATION PLANS
A0.7	AFFORDABLE HOUSING PLAN	A3.8	CONCEPTUAL RENDERING	L5.03	IRRIGATION PLANS
A1.0	SURVEY	A3.9	CONCEPTUAL RENDERING		
A2.0A	EXISTING SITE PLAN	A3.10	CONCEPTUAL RENDERING		
A2.0B	PROPOSED SITE PLAN	A3.11	CONCEPTUAL RENDERING		
A2.1	FLOOR PLANS	A3.12	CONCEPTUAL RENDERING		
A2.2	FLOOR PLANS	MAT	BUILDING MATERIALS		
A2.3	FLOOR PLANS	A4.0	GRADING & STORMWATER PLANS		
A2.4	ROOF PLAN				

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Berkeley, CA

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05.10.2024 ZONING APPLICATION
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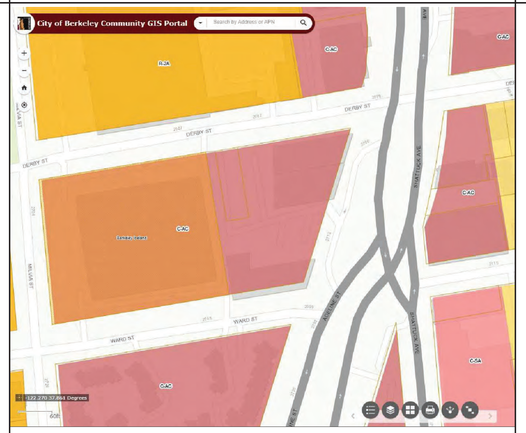
JOB: 2307

SHEET:

GENERAL INFORMATION

A0.0

ZONING MAP



C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (ACRES)	1.05
ALLOWABLE DENSITY (DU/AC)	210
BASE PROJECT UNITS	221
% TOTAL BMR UNITS (VLI)	7% Balance subject to in-lieu fees per Gov Code 65850
# TOTAL BMR UNITS (VLI)	16
% BONUS EARNED	25%
BONUS UNITS EARNED	56
ALLOWABLE DENSITY BONUS PROJECT	277
PROPOSED DENSITY BONUS PROJECT	**276**

DENSITY BONUS CONCESSIONS / INCENTIVES:

THE PROJECT IS ELIGIBLE FOR ONE CONCESSION / INCENTIVE.

DENSITY BONUS WAIVERS:

THE FOLLOWING WAIVERS ARE REQUESTED IN ORDER TO PHYSICALLY ACCOMMODATE THE DENSITY OF THE PROJECT AS PROPOSED: WAIVERS FOR HEIGHT, FAR, SETBACKS, LOT COVERAGE, AND OPEN SPACE.

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	276	COMPLIES
COMMERCIAL AREA	N/A	4,150	COMPLIES
PARKING	SEE TABLE	83	COMPLIES
BIKE PARKING	SEE TABLE	155	COMPLIES
FRONT YARD SETBACK (WARD)	0'	0'	COMPLIES
STREET SIDE YARD SETBACK (SHATTUCK)	0'	0'	COMPLIES
SIDE YARD SETBACK	0'	0' to 5'	COMPLIES
REAR YARD SETBACK (DERBY)	0', 10' ABOVE 45'	0'	COMPLIES W/WAIVER
BUILDING HEIGHT	65'	90'-4"	COMPLIES W/WAIVER
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.05	1.05	COMPLIES
LOT AREA	45,877	45,877	COMPLIES
PROJECT FAR	4.0	5.3	COMPLIES W/WAIVER
GFA BASED ON FAR	183,508	241,944	COMPLIES W/WAIVER
LOT COVERAGE	90%	94%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	8,880	10,050	COMPLIES W/WAIVER
PERMITTED GROUND FLOOR USES (TABLE 23.204-42)	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES
MIN. GROUND LEVEL FLOOR TO FLOOR HEIGHT	12'	VARIES, 13'-6" TO 17'	COMPLIES
GROUND LEVEL CEILING HEIGHT FOR USES PER TABLE 23.204-42	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES

UNIT COUNTS

UNIT TYPE	STUDIOS	1-BR	2-BR	TOTAL
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	100%
TOTAL BEDROOM COUNT	77	125	148	350
BMR UNITS				
#LVI UNITS	5	7	4	16
PRECENT OF TOTAL LVI UNITS	31%	44%	25%	100%

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		31,373	31,373	
LEVEL 7		32,887	32,887	
LEVEL 6		32,887	32,887	
LEVEL 5		32,887	32,887	
LEVEL 4		32,887	32,887	
LEVEL 3		32,887	32,887	
LEVEL 2		32,887	32,887	
GROUND LEVEL (EXCLUDES PARKING)	4,150	9,099	13,249	29,785
TOTAL FLOOR AREA W/ DENSITY BONUS	4,150	237,794	241,944	29,785
FAR (FLOOR AREA RATIO)			5.3	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	276	40	11,040	
TOTAL REQUIRED			11,040	
TOTAL AREA PROVIDED			10,050	4,020
ROOFDECK OPEN SPACE			1,000	
PODIUM LEVEL OPEN SPACE			9,050	
GROUND LEVEL OPEN SPACE			-	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	4,150	1	2000	2	2
RESIDENTIAL (SHORT TERM)	350	0.025	1	9	9
RESIDENTIAL (LONG TERM)	350	1	3	117	144
TOTAL PARKING				**128**	**155**

PARKING TABLE

	UNITS/SF	SPACES	PER	REQUIRED	PROPOSED
RESIDENTIAL	276	-	-	-	83
COMMERCIAL (1ST 1,000 SF EXEMPT)	3,150	-	-	-	
TOTAL				0	83

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	33,966
TOTAL AREA OF ROOFTOP ELEMENTS	605
% AREA OF ROOFTOP ARCH. FEATURES	1.8%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

N.T.S.



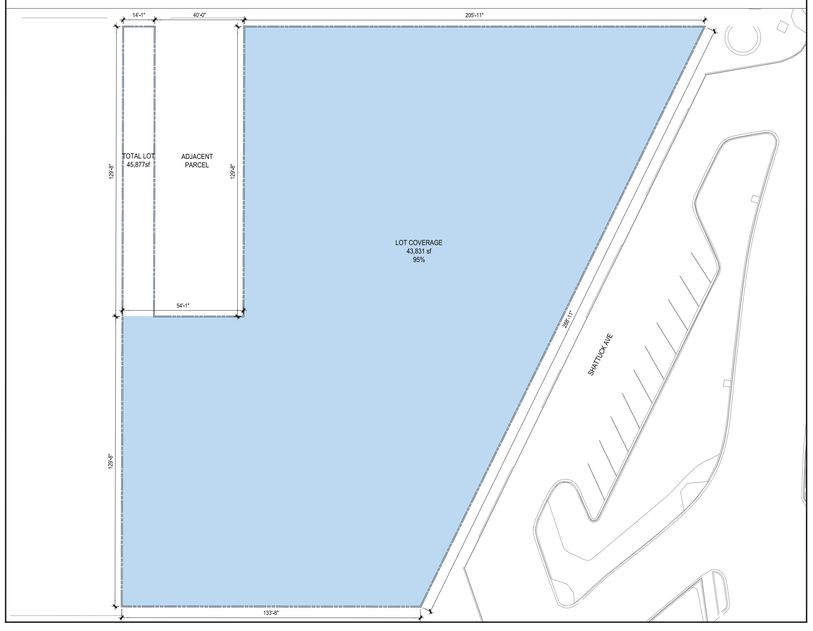
LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM

N.T.S.



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A0.1B

FACADE BLANK WALLS DIAGRAM



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NO BLANK WALL EXCEEDS 30' MAX LENGTH ALLOWABLE = COMPLIES

FACADE TRANSPARENCY DIAGRAM N.T.S.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

TOTAL LENGTH OF FACADES ALONG SIDEWALKS: 621'-8"
TOTAL LENGTH OF FACADES FULLY TRANSPARENT BETWEEN 3' - 10' ABOVE GRADE: 285'-2"
PERCENTAGE OF FACADE TRANSPARENCY: 46% (>30% MINIMUM REQUIRED, COMPLIES)

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ZONING INFORMATION

A0.1C

2701 SHATTUCK BAYROCK (MULTI-FAMILY)
2700 SHATTUCK PROJECT SITE
2700 SHATTUCK PROJECT SITE
2640 SHATTUCK AQUATIC (MULTI-FAMILY)



4 - VIEW FROM SHATTUCK LOOKING SOUTH

2773 SHATTUCK HONDA (COMMERCIAL)
2700 SHATTUCK PROJECT SITE
2640 SHATTUCK AQUATIC (MULTI-FAMILY)
2721 SHATTUCK SECURESPACE SELF STORAGE (COMMERCIAL)
2777 SHATTUCK HONDA (COMMERCIAL)



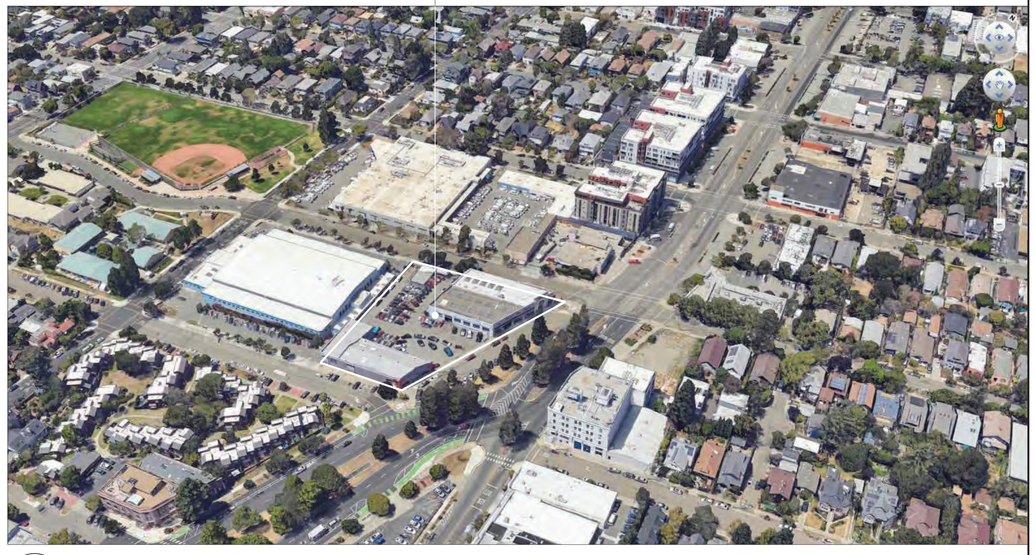
2 - VIEW FROM SHATTUCK LOOKING NORTH

2100 WARD KIRALA (COMMERCIAL)
2700 SHATTUCK PROJECT SITE
ICELAND SPORTS BASEMENT (COMMERCIAL)
2721 SHATTUCK SECURESPACE SELF STORAGE (COMMERCIAL)



3 - VIEW FROM WARD LOOKING WEST

PROJECT SITE
2700 SHATTUCK AVE



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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SITE PHOTOS

A0.3

WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

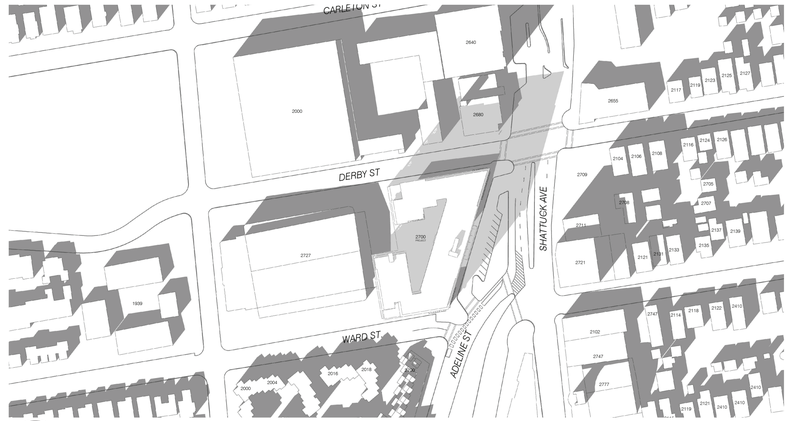
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36

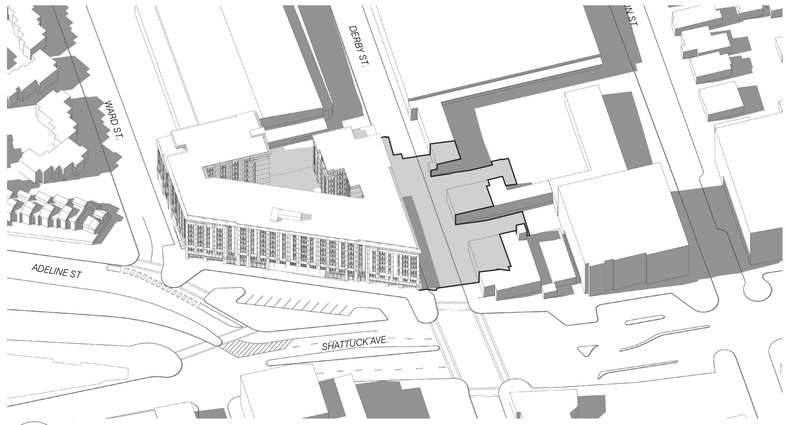
WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

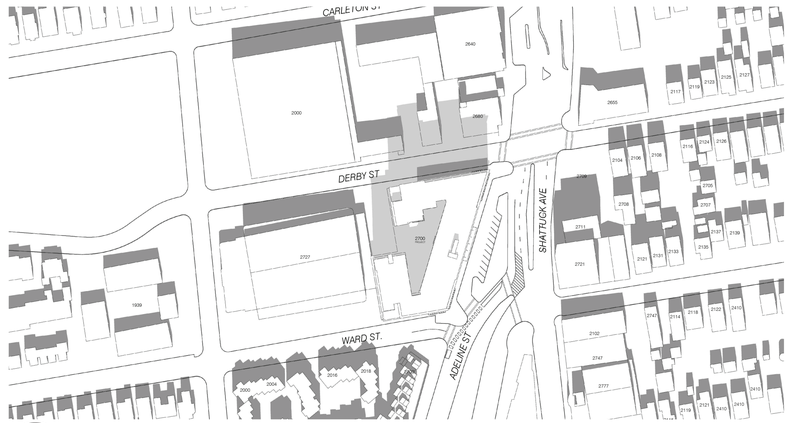
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4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

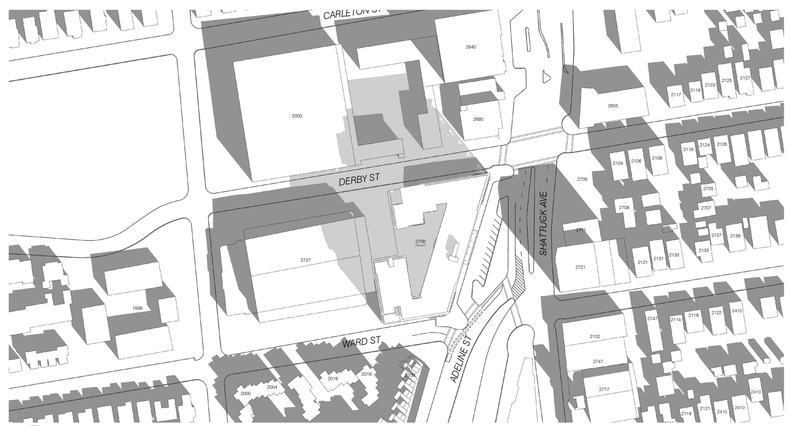
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36

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SHADOW STUDIES
DECEMBER 21ST

A0.4A

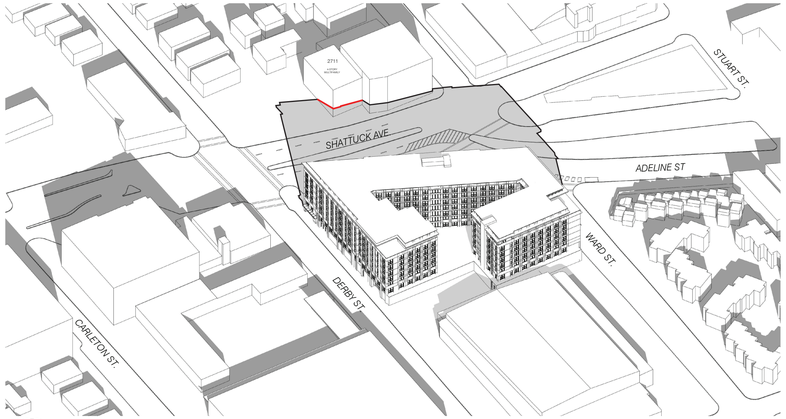
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

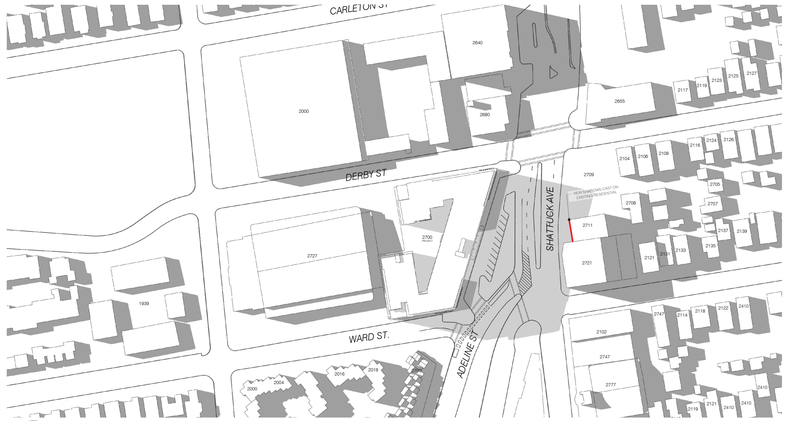
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N.T.S.



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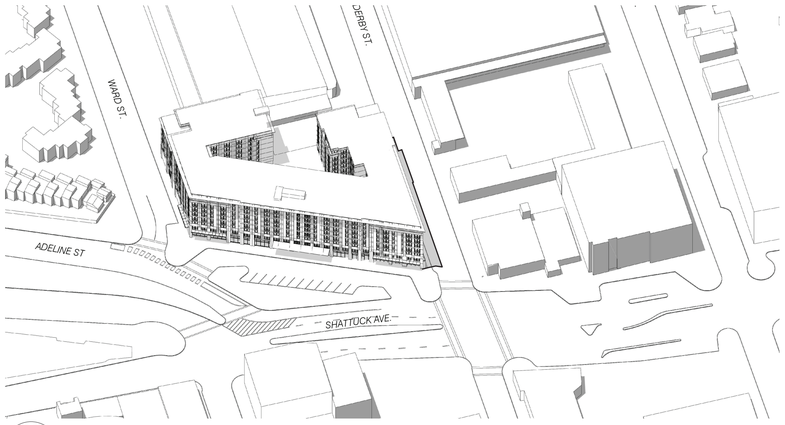
SUMMER SOLSTICE
JUN 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

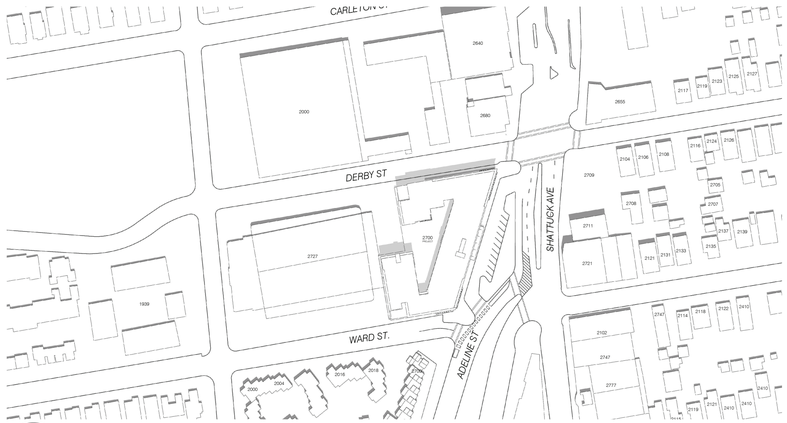
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

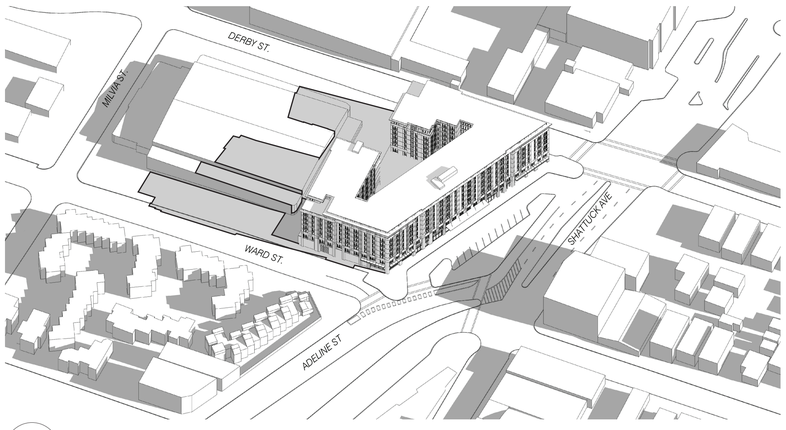
SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36

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JOB: 2307

SHEET:

SHADOW STUDIES
JUNE 21ST

A0.4B

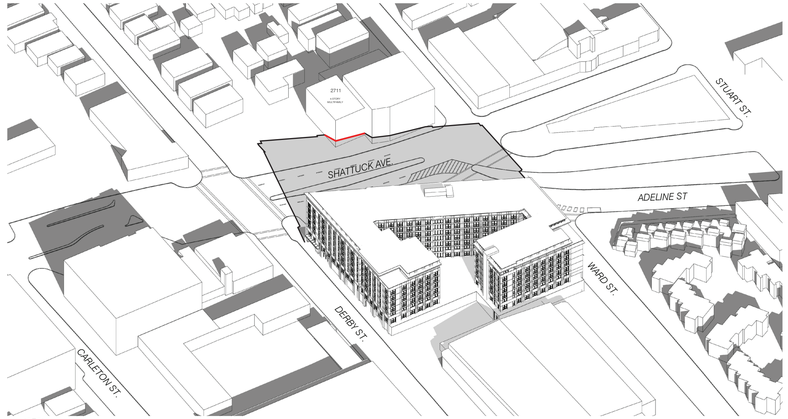
CURRENT
MAY 7TH:
2-HRS BEFORE SUNSET (PM)

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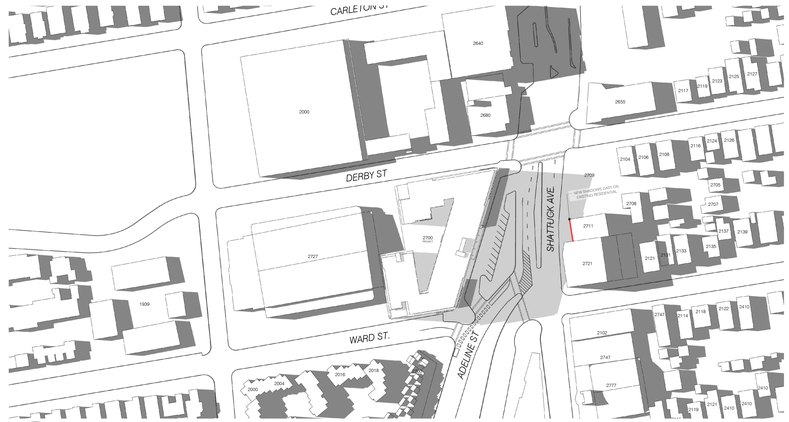
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6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36

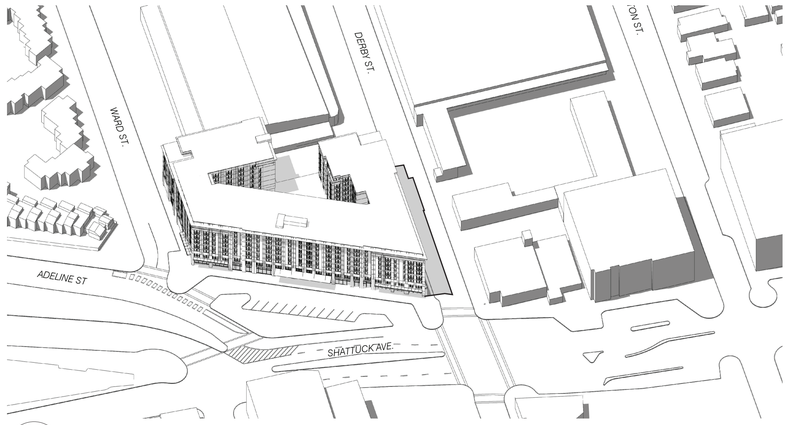
CURRENT
MAY 7TH:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

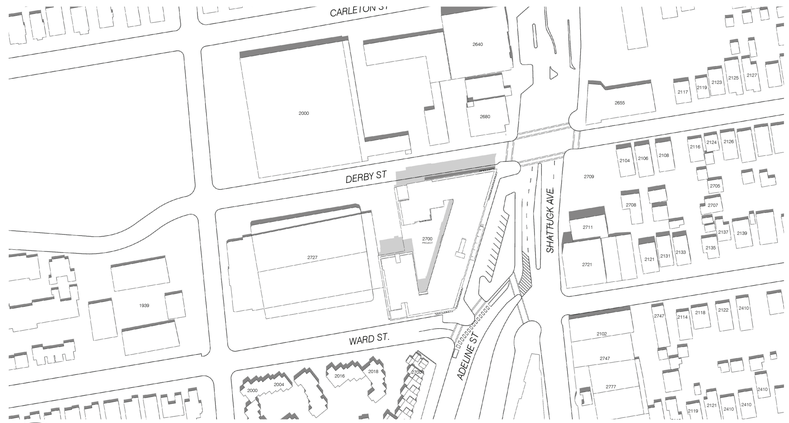
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NT.S.



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1:240 @ 11X17 1:120 @ 24X36

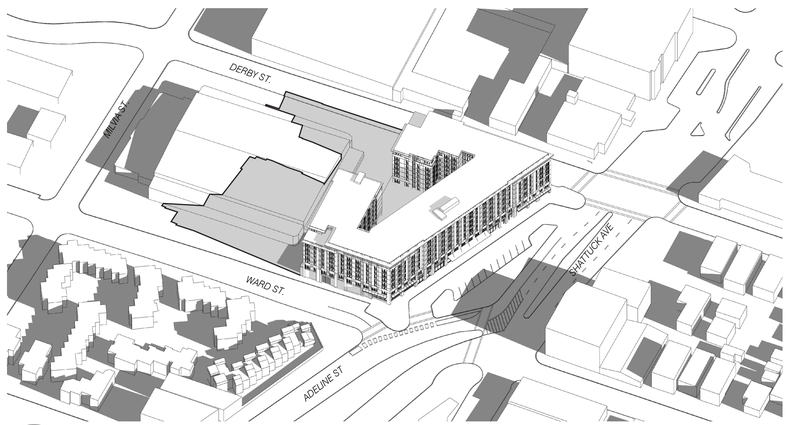
CURRENT
MAY 7TH:
2-HRS AFTER SUNRISE (AM)

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JOB: 2307

SHEET:

SHADOW STUDIES
MAY 7TH

A0.4C



1 - VICINITY MAP
NTS

N

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PANORAMIC 1685 SHATTUCK/ 2109 VIRGINIA

Berkeley, CA

12.11.2023 SB330 SUBMISSION
04.30.2024 STRUCTURAL CONCEPT
05.31.2024 ZONING APPLICATION
09.18.2024 ZONING RESUBMISSION

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JOB: 2341

SHEET:

VICINITY MAP

A0.6



LEVEL 8

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(1) 1BR x 622 SF =	622 SF
(2) 2BR x 930 SF =	1,860 SF
(1) 2BR x 966 SF =	966 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 + 660 + 606 + 1,100 + 952 + 448 =	8,630 SF

TOTAL = 23,082 SF



LEVELS 2 - 7

RESIDENTIAL UNIT FLOOR AREA:

(10) STUDIOS x 392 SF =	3,920 SF
(11) 1BR x 644 SF =	7,084 SF
(2) 1BR x 622 SF =	1,244 SF
(3) 2BR x 930 SF =	2,790 SF
(3) 2BR x 966 SF =	2,898 SF
UNIQUE UNITS:	
785 + 672 + 1,208 + 362 + 885 + 952 + 660 + 606 + 1,100 + 952 + 448 =	8,630 SF

TOTAL PER FLOOR = 26,566 SF



FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

TOTAL RESIDENTIAL UNIT FLOOR AREA:
LEVEL 2: 26,566 SF
LEVEL 3: 26,566 SF
LEVEL 4: 26,566 SF
LEVEL 5: 26,566 SF
LEVEL 6: 26,566 SF
LEVEL 7: 26,566 SF
LEVEL 8: 23,082 SF

TOTAL: 182,478 SF
BASE PROJECT RUFA: 182,478 / 1.35 = 135,169 SF

AFFORDABLE HOUSING REQUIREMENTS (BASE PROJECT):
TOTAL NUMBER OF DWELLING UNITS: 221
TOTAL RUFA: 135,169 SF

OPTION I: PROVIDING THE REQUIRED NUMBER OF BMR UNITS (NO IN-LIEU FEE)
TOTAL NUMBER OF AFFORDABLE UNITS: 45

OPTION II: PROVIDING FULL IN-LIEU PAYMENT
135,169 SF (RUFA) x $56.25 = $7,603,256.25

OPTION III: PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
45 (BMR UNITS REQ) - 16 (BMR UNITS PROP.) / 45 (BMR UNITS REQ) = 64%
64% x 135,169 SF (RUFA) = 85,508 SF
85,508 SF x $56.25 = $4,866,084

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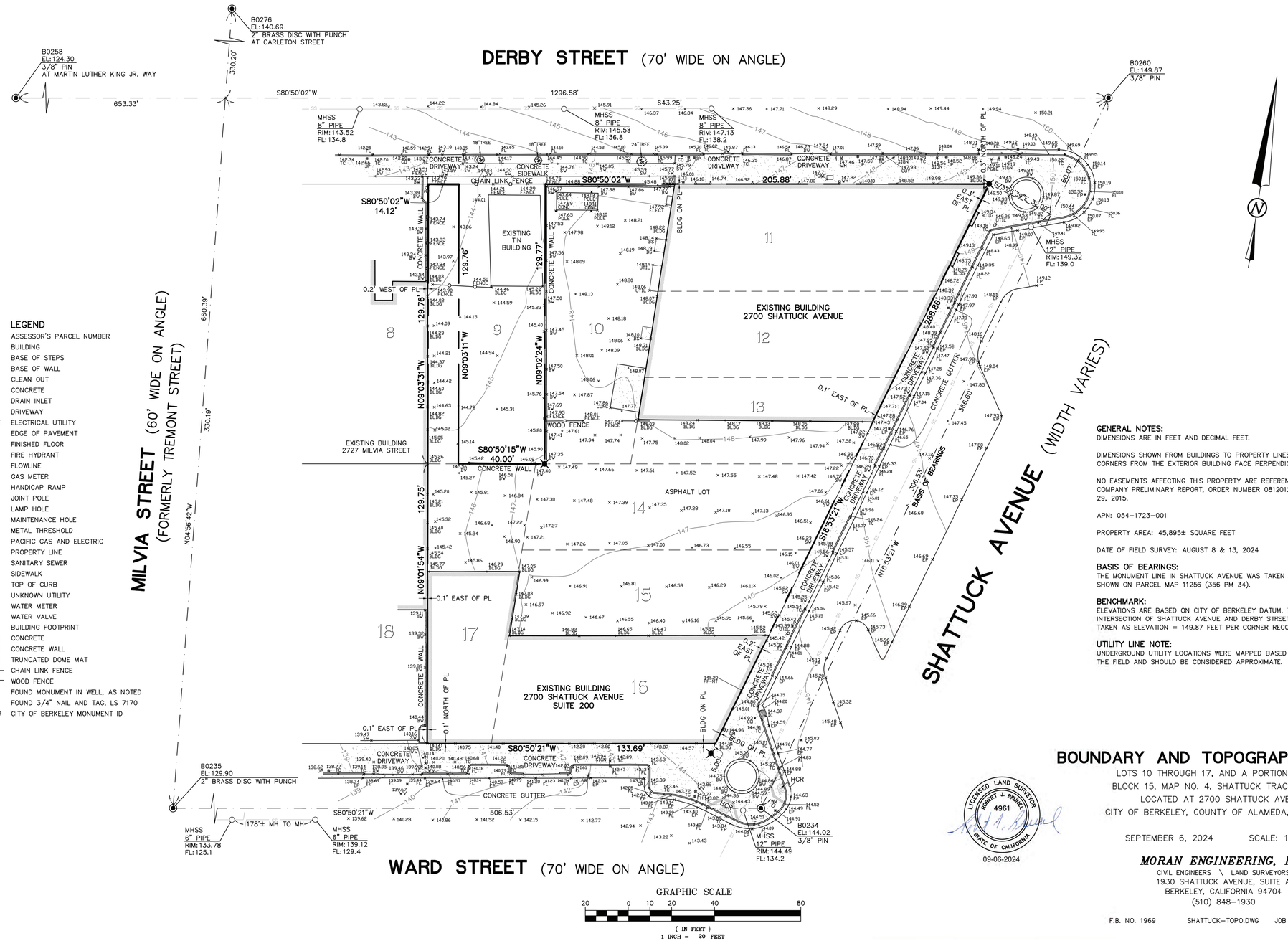
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JOB: 2307

SHEET:

AFFORDABLE HOUSING PLAN

A0.7



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BS	BASE OF STEPS
BW	BASE OF WALL
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
ELECT	ELECTRICAL UTILITY
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HCR	HANDICAP RAMP
JP	JOINT POLE
LH	LAMP HOLE
MH	MAINTENANCE HOLE
MT	METAL THRESHOLD
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
UTIL	UNKNOWN UTILITY
WM	WATER METER
WV	WATER VALVE
	BUILDING FOOTPRINT
	CONCRETE
	CONCRETE WALL
	TRUNCATED DOME MAT
	CHAIN LINK FENCE
	WOOD FENCE
	FOUND MONUMENT IN WELL, AS NOTED
	FOUND 3/4" NAIL AND TAG, LS 7170
B####	CITY OF BERKELEY MONUMENT ID

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NUMBER 0812012135–CB, DATED SEPTEMBER 29, 2015.

APN: 054–1723–001

PROPERTY AREA: 45,895± SQUARE FEET

DATE OF FIELD SURVEY: AUGUST 8 & 13, 2024

BASIS OF BEARINGS:
THE MONUMENT LINE IN SHATTUCK AVENUE WAS TAKEN AS NORTH 16°53'21" EAST AS SHOWN ON PARCEL MAP 11256 (356 PM 34).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM. THE PIN MONUMENT AT THE INTERSECTION OF SHATTUCK AVENUE AND DERBY STREET, DESIGNATED "B0260" WAS TAKEN AS ELEVATION = 149.87 FEET PER CORNER RECORD 9266 (89 CR 37).

UTILITY LINE NOTE:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

LICENSED LAND SURVEYOR
ROBERT J. BRUNEL
4961
STATE OF CALIFORNIA
09-06-2024

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 10 THROUGH 17, AND A PORTION OF LOT 8,
BLOCK 15, MAP NO. 4, SHATTUCK TRACT (15 M 10)
LOCATED AT 2700 SHATTUCK AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

SEPTEMBER 6, 2024 SCALE: 1" = 20'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848–1930

F.B. NO. 1969 SHATTUCK–TOPO.DWG JOB NO. 24–11302

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JOB: 2307

SHEET:

SURVEY

A1.0



1 - EXISTING SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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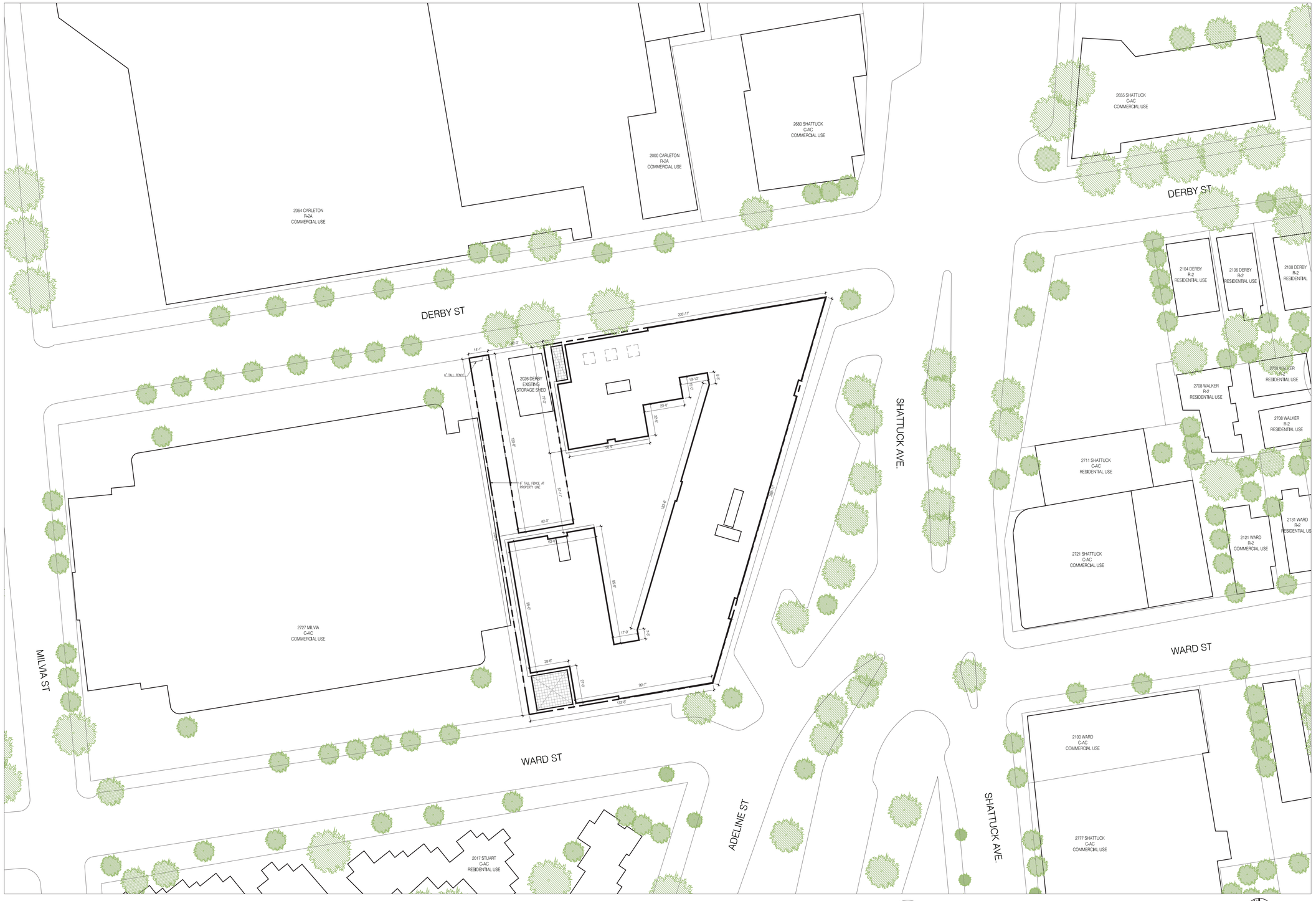
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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 - PROPOSED SITE PLAN

1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

PROPOSED
SITE PLAN

A2.0B



1 PLAN AT GROUND LEVEL
1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT GROUND LEVEL

A2.1



1 / -

PLAN AT LEVELS 2-7

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT
LEVELS 2-7

A2.2



1 - PLAN AT LEVEL 8

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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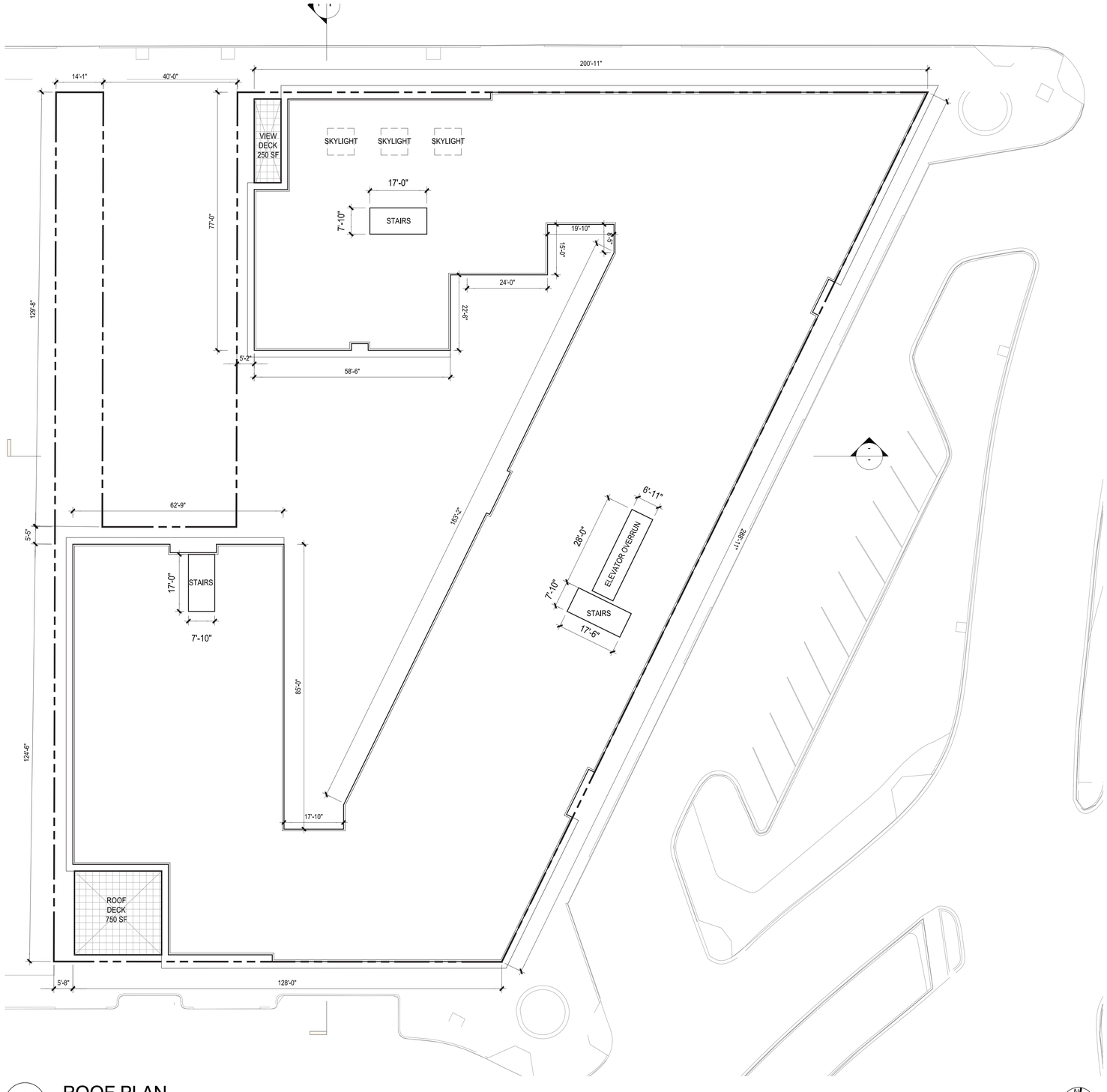
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JOB: 2307

SHEET:

PLAN AT LEVEL 8

A2.3



1 / - ROOF PLAN

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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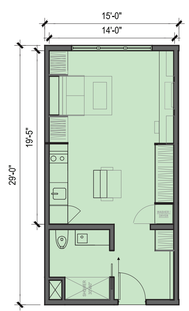
ROOF PLAN

A2.4

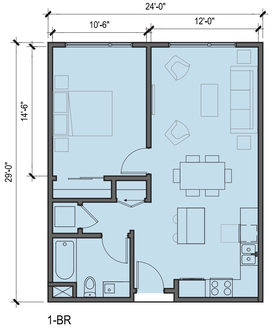
UNIT TABLE				
UNIT TYPE	**STUDIOS**	**1-BR**	**2-BR**	**TOTAL**
LEVEL 8	11	17	8	36
LEVEL 7	11	18	11	40
LEVEL 6	11	18	11	40
LEVEL 5	11	18	11	40
LEVEL 4	11	18	11	40
LEVEL 3	11	18	11	40
LEVEL 2	11	18	11	40
GROUND LEVEL				
TOTAL	**77**	**125**	**74**	**276**
PERCENT OF TOTAL	28%	45%	27%	
TOTAL BEDROOM COUNT	77	125	148	350



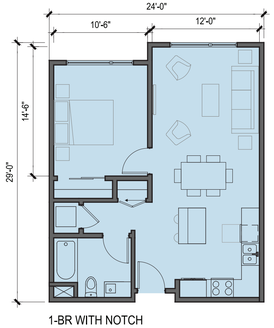
STUDIO A
435 SF



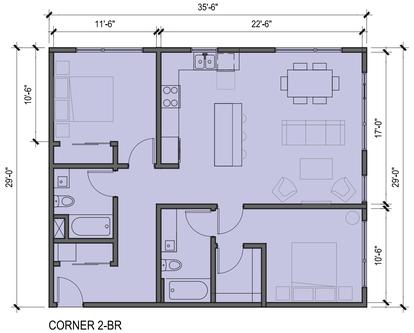
STUDIO B
435 SF



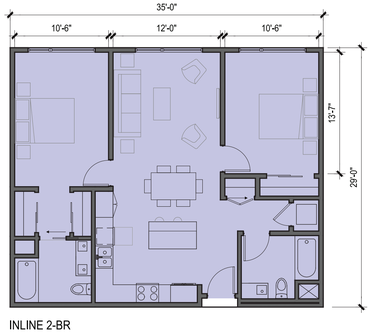
1-BR
700 SF



1-BR WITH NOTCH
670 SF



CORNER 2-BR
1,025 SF



INLINE 2-BR
1,010 SF

1
-

TYPICAL UNIT PLANS

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

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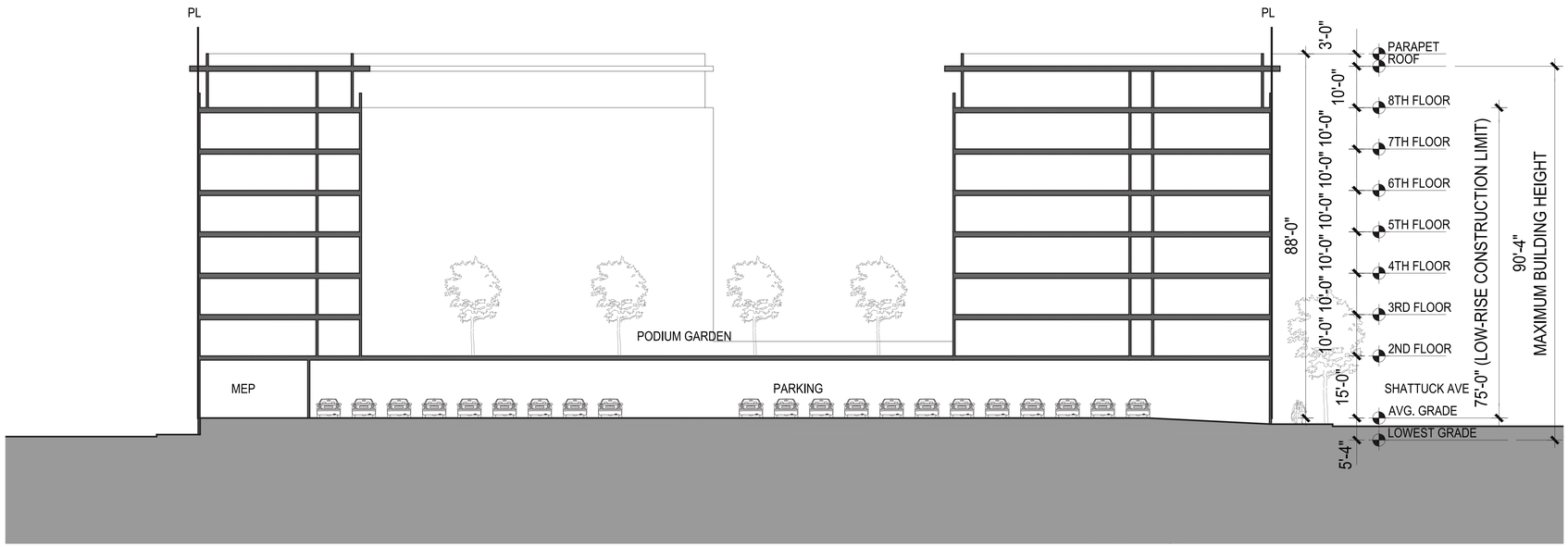
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TYPICAL UNIT PLANS

A2.5

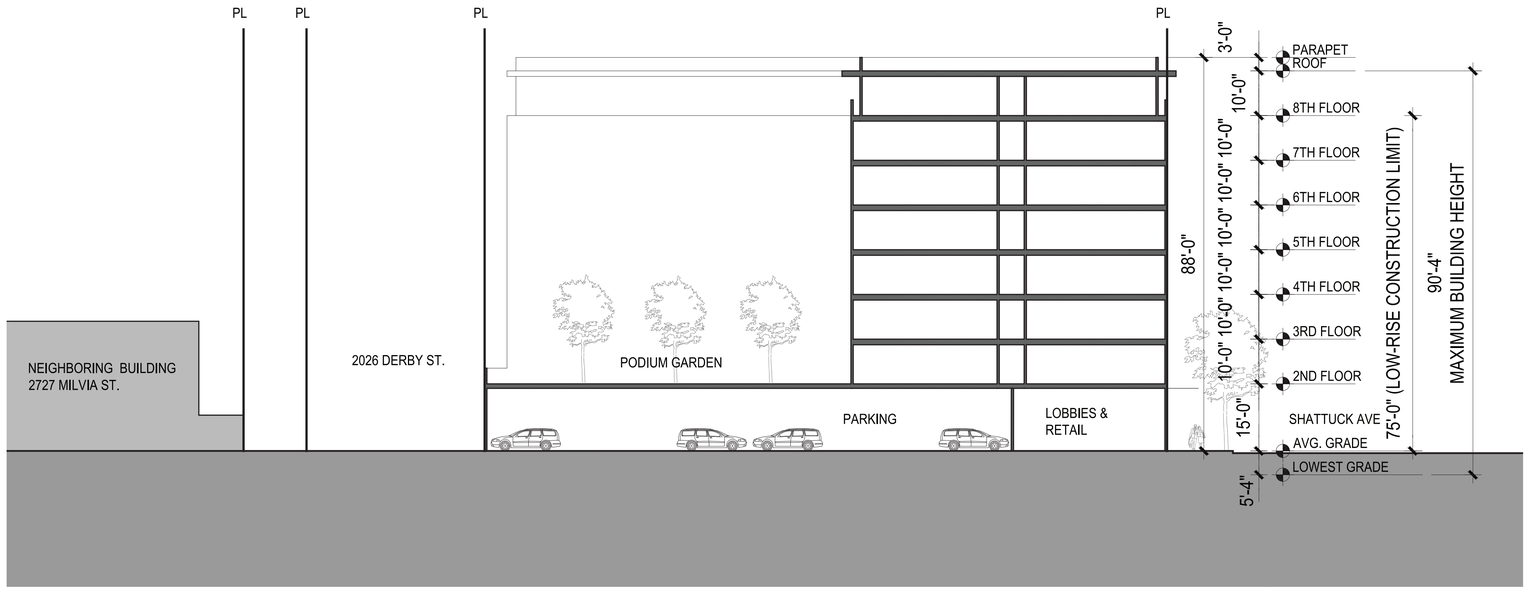


1 / -

NORTH-SOUTH BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16



1 / -

EAST-WEST BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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BUILDING SECTIONS

A3.0



2 - SOUTH ELEVATION - WARD ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - NORTH ELEVATION - DERBY ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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BUILDING ELEVATIONS

A3.1


INTEGRAL COLOR STUCCO
THIN BRICK
ALUMINUM WINDOWS
METAL INFILL PANEL
THIN BRICK
T.O. PARAPET
ROOF
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
AVE. GRADE
LOWEST GRADE
3'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
4"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0



2 - DERBY STREET
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64



1 - SHATTUCK AVE.
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64

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SHEET:

STREET STRIP ELEVATIONS

A3.3



4 - ADELINE LOOKING NORTH - AFTER



2 - DERBY LOOKING WEST - AFTER



3 - ADELINE LOOKING NORTH - BEFORE



1 - DERBY LOOKING WEST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.4



4 - SHATTUCK LOOKING SOUTH - AFTER



2 - WARD LOOKING EAST - AFTER



3 - SHATTUCK LOOKING SOUTH - BEFORE



1 - WARD LOOKING EAST- BEFORE

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PHOTO MATCH VIEWS

A3.5



1
-

PERSPECTIVE VIEW - SHATTUCK AND DERBY

-

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SHEET:

CONCEPTUAL RENDERING

A3.6



1 - SIDEWALK VIEW - SHATTUCK AND DERBY

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SHEET:

CONCEPTUAL RENDERING

A3.7



1 - PERSPECTIVE VIEW - LOBBY ENTRY

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SHEET:

CONCEPTUAL RENDERING

A3.8



1 - PERSPECTIVE VIEW - ADEKINE LOOKING NORTH WEST

-

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SHEET:

CONCEPTUAL RENDERING

A3.9



1
-

SIDEWALK VIEW - ADELINE AND WARD

-

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CONCEPTUAL RENDERING

A3.10



1
-
SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

-

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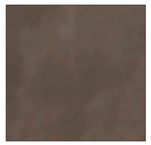
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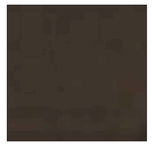
PROPOSED EXTERIOR MATERIALS

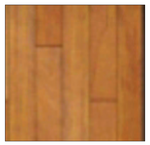

THIN BRICK


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL

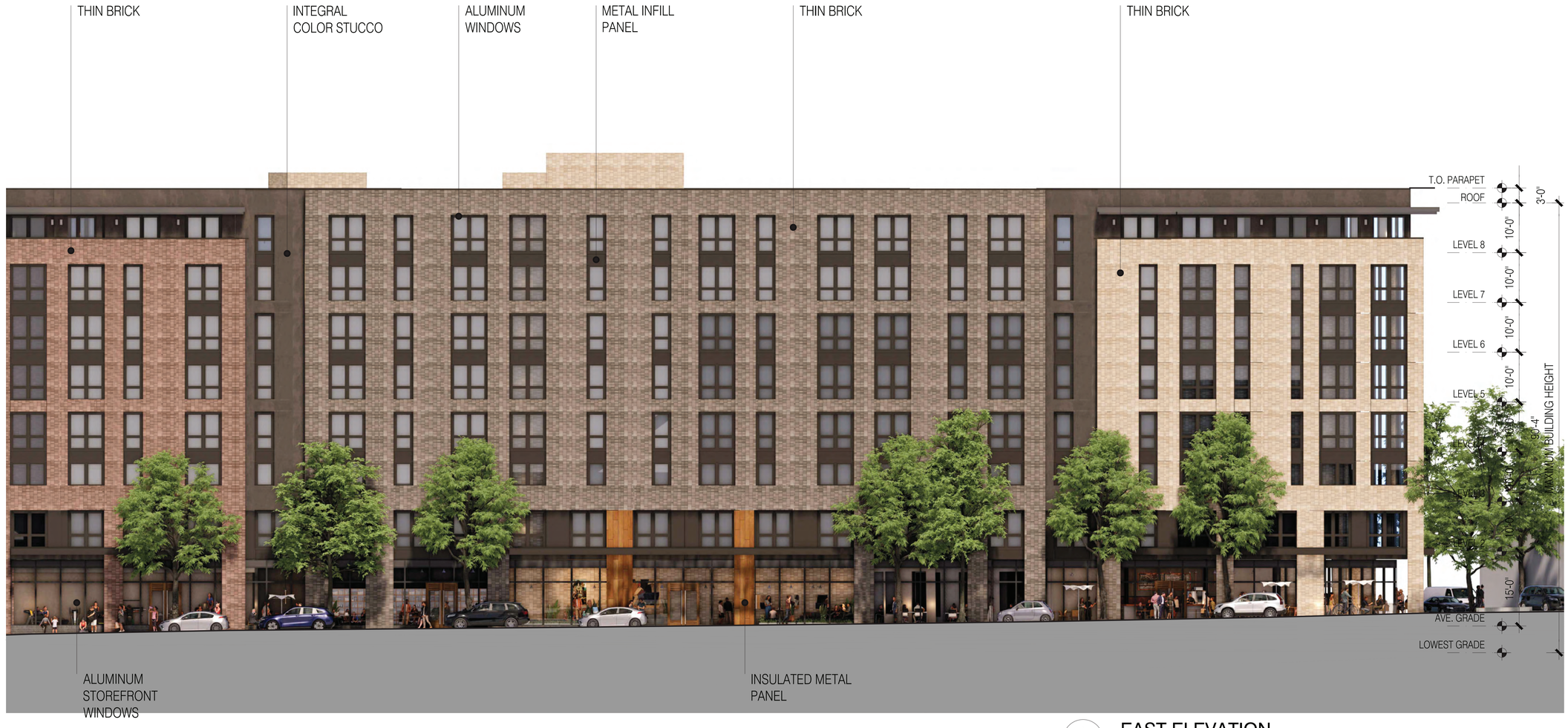

INSULATED METAL PANEL

PROPOSED EXTERIOR LIGHTING FIXTURES


WALL DOWNLIGHT


RECESSED CANOPY DOWNLIGHT


STEP LIGHT



1 - EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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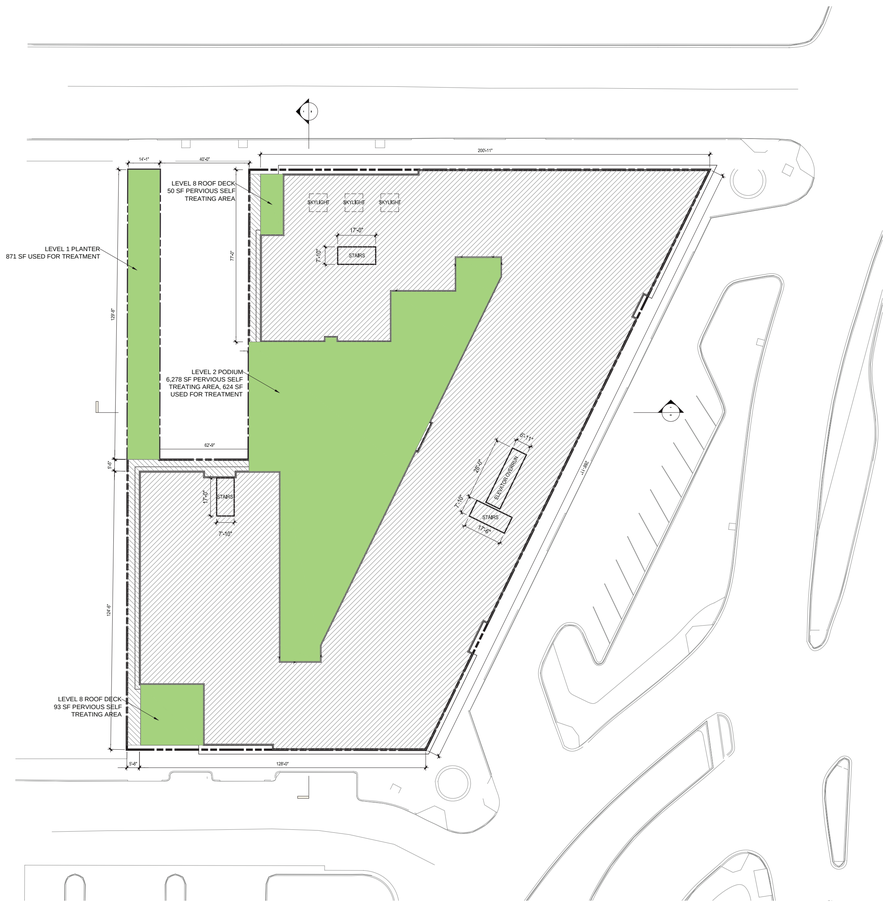
SHEET:

BUILDING MATERIALS

MAT

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	45,877 (1.05 ACRES)							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL REQ'D TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
MAIN ROOF AREA	32297	0	32297	4%	1292			
LEVEL 8 ROOF DECK	1000	143	857	4%	34			
LEVEL 2 PODIUM	10490	6278	4212	4%	168	624		
LEVEL 1	871	871	0	4%	0	871		
TOTAL	**44658**	**7292**	**37366**		**1495**	**1495**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						624		
LEVEL 1 PLANTER						871		
TOTAL PLANTERS						**1495**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	43,805	2	3,245
	24" mat slab foundation assumed		



2 - STORMWATER PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17



1 - GRADING PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17

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SHEET:

GRADING & STORMWATER PLANS

A4.0



LEGEND

1. 6' EGRESS PATH
2. C3 PLANTER
3. PLANTING AREA, TYP
4. EXISTING PLANTER TO BE REFINISHED
5. POSSIBLE DOG/ EQUIPMENT WASH ROOM
6. EXISTING TREE TO REMAIN, TYP
7. PROPOSED STREET TREE, TYP
8. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
9. CITY STANDARD SIDEWALK
10. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
11. 6' TALL WOOD FENCE
12. EXISITNG TREE TO BE REMOVED
13. ANGLED PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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SHEET:

LANDSCAPE PLAN- Ground Floor

L1.01



LEGEND

1. RECIRCULATING WATER FEATURE
2. GATHERING AREA WITH CIRCULAR BENCH
3. C3 PLANTERS
4. LOW PLANTER WITH A SPECIMEN PLANT(S)
5. SPECIMEN SHADE TREE
6. MAIN GATHERING AREA WITH TABLES AND CHAIRS
7. SPECIALTY PAVING, TYP

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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SHEET:

LANDSCAPE PLAN_LEVEL 2

L1.02



LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. SHADE STRUCTURE
4. LOUNGE FURNITURE
5. SOLARIUM LOUNGE
6. COFFEE TABLE AND CHAIRS

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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LANDSCAPE ROOF PLAN

L1.03







DENOTES BUTTERFLY POLLINATED SPECIES

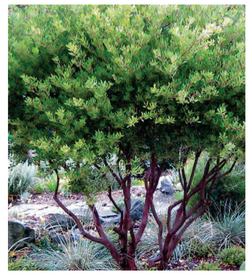
TREES






















SHRUBS




GROUNDCOVER




VINES

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN- DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULS FOR THE SITE SOIL PER [CGBSC 4.304].

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.

3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.

4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.

5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

7. COLOR CODED HYDROZONE LANDSACPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304}, TO BE PROVIDED IN PERMIT DRAWINGS.

8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

LANDSCAPE AREA CALCULATION:

	LANDSCAPE AREA
LEVEL 1:	871 SF
LEVEL 2:	6,278 SF
ROOF LEVEL:	143 SF
TOTAL:	7,299 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2343 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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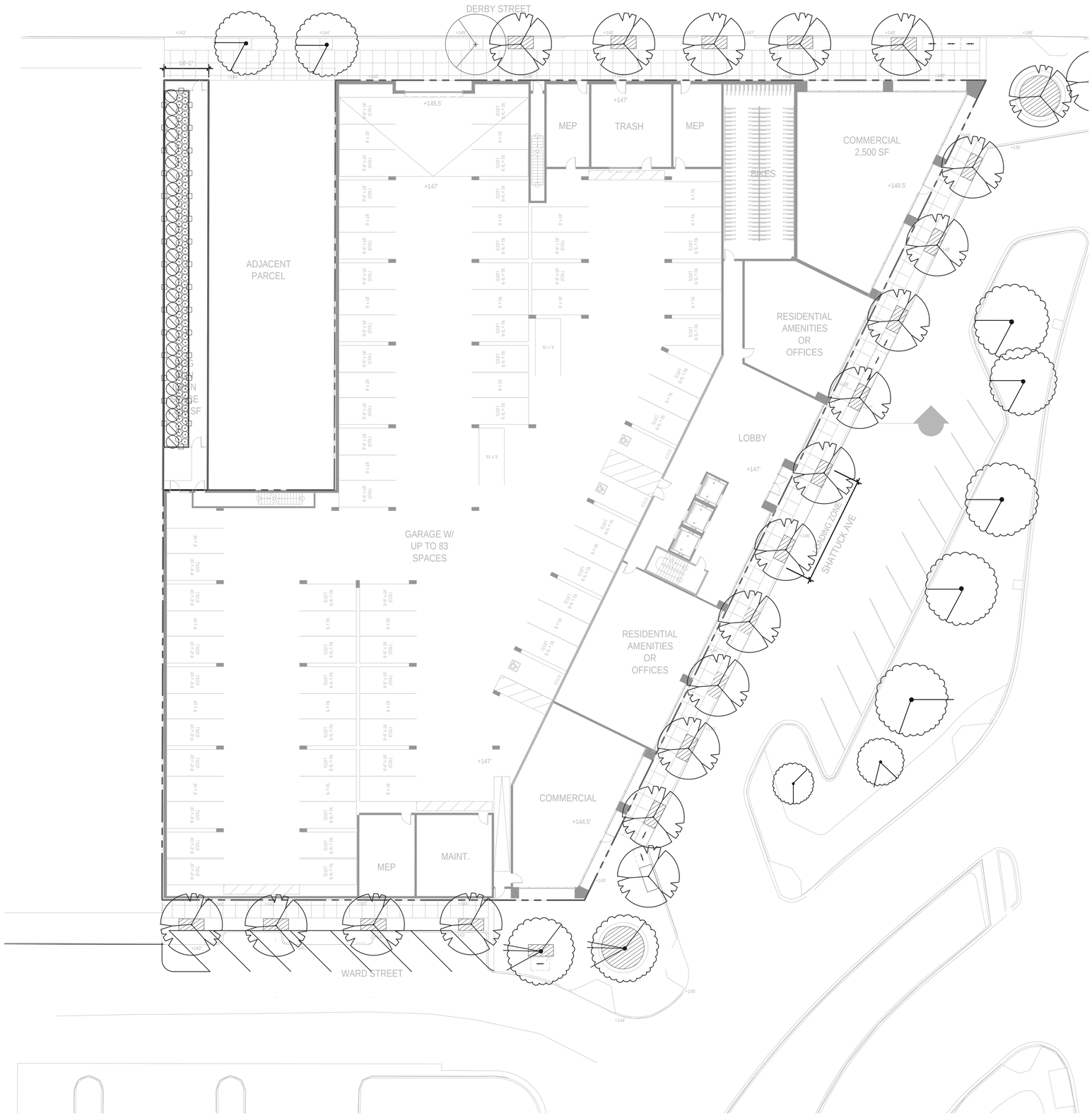
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JOB: 2307

SHEET:

PLANT IMAGES, NOTES AND CALCULATIONS

L3.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

* NOTE: 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

0 8' 16' 32' 48'
SCALE: 1/16" = 1'–0"

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SHEET:

PLANTING PLAN - LANDSCAPE
GROUNDFLOOR

L4.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
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	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
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	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
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	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 2- 7

L4.02



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
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ACCENT TREES						
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	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
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	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
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	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
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	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L

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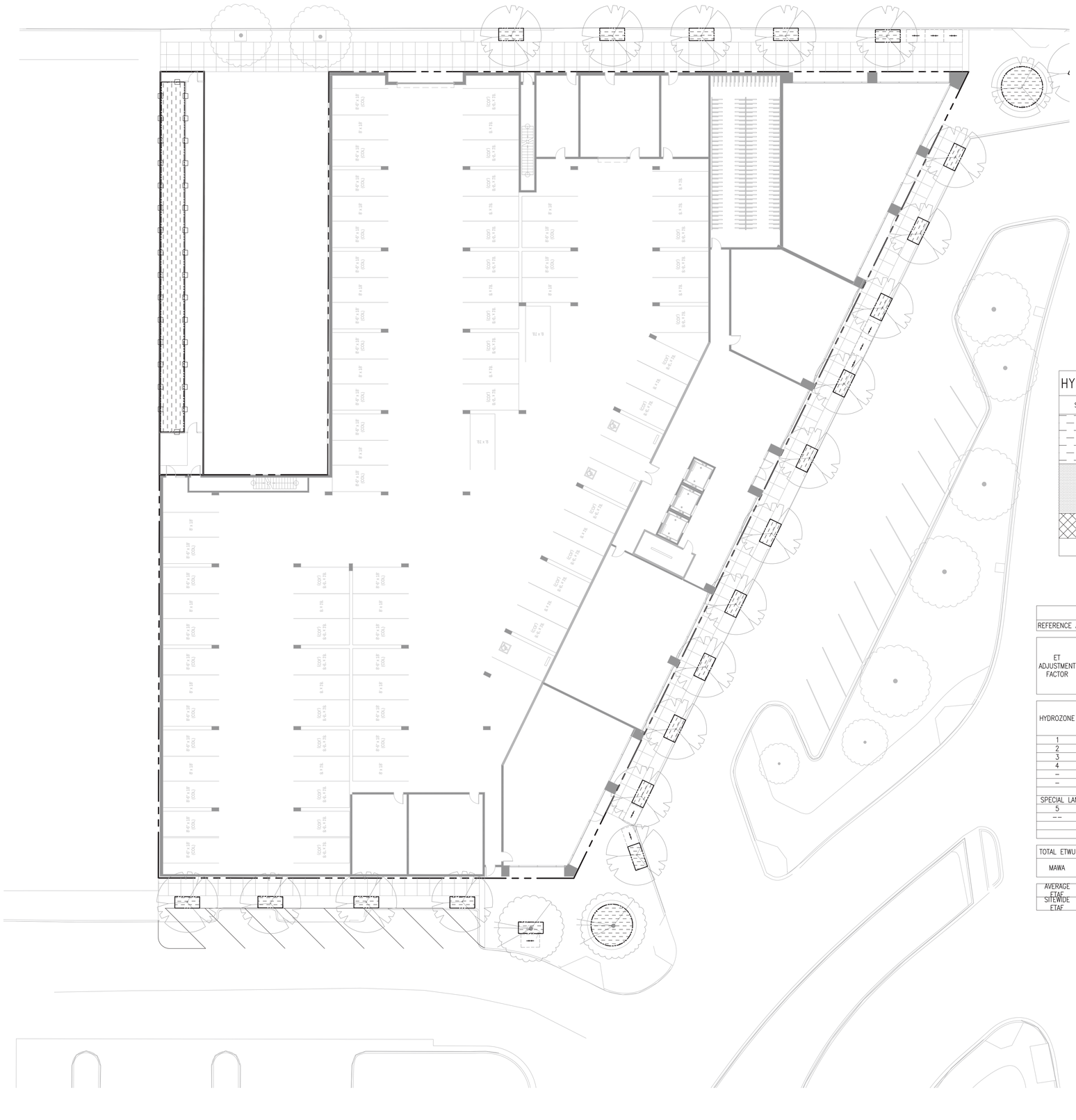
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JOB: 2307

SHEET:

PLANTING PLAN - LANDSCAPE ROOF PLAN

L4.03



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB & GROUNDCOVER	DRIP	7,376	7,568.0	89%
	2	LOW WATER USE	TREES	BUBBLER	192		
	3	MODERATE WATER USE	SHRUB & GROUNDCOVER	DRIP	820	968	11%
	4	MODERATE WATER USE	TREES	BUBBLER	148		
	5	EDIBLE GARDEN		DRIP	0	0	0%
					TOTAL	8,536.0	100%

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR:	BERKELEY (MWELO REF. ET TABLE)		41.8
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF) 0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	7376	2731.85	70798.67
2	0.3	B	0.81	0.37	192	71.11	1842.92
3	0.6	D	0.81	0.74	820	607.41	15741.57
4	0.6	B	0.81	0.74	148	109.63	2841.16
–	0	D	.81	0.00	0	0.00	0.00
–	0	D	.81	0.00	0	0.00	0.00
				TOTAL	8536.00	3520.00	91,224.32
SPECIAL LANDSCAPE AREAS							
5				1	0	0.00	0.00
– –				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				8,536.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	91,224.32
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	121,670.44

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_{SC})	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_{SC})	0.41

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JOB: 2307

SHEET:

IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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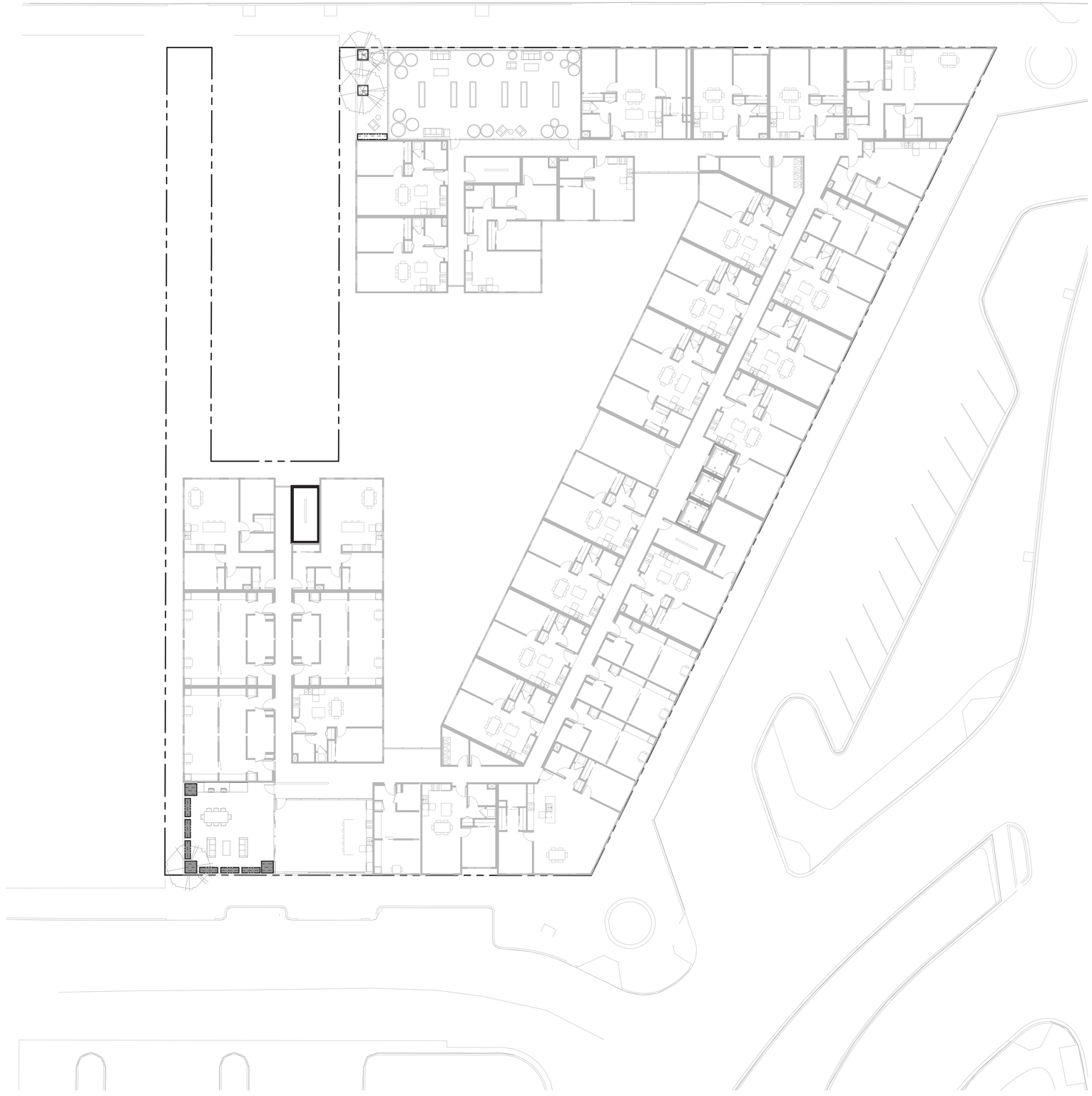
JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 2

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

L5.02



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

TRACHTENBERG
ARCHITECTS

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2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2307

SHEET:

IRRIGATION PLAN - ROOF

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

L5.03

Lisa Gordon

From: Cooney, Jamie <JCooney@berkeleyca.gov>
Sent: Monday, February 3, 2025 10:08 AM
To: Lisa Gordon
Subject: [EXT] RE: 2700 Shattuck - ZP2024-0058 - Phase II Requirement

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Hi Lisa,

Toxics Management Division (TMD) will be requiring a few things for this site:

1. A Phase II, with soil sampling following the recommendations of the Phase I.
2. A Soil Groundwater Management Plan (SGMP)
3. The Phase I noted the presence of (potentially PCB-containing) hydraulic lifts. Per Berkeley Municipal Code 15.12.090 (B): It shall be unlawful for any person to abandon or close underground oil-filled equipment such as heating oil tanks, hydraulic lifts, and oil/water separators, until a closure application has been submitted to the hazardous materials manager and found by the hazardous materials manager to be complete.

   Therefore, a closure application submitted to TMD will be required for those lifts; to be submitted at least 10 days before removal.

Best,
Jamie Cooney | Hazardous Materials Specialist II | **City of Berkeley**
Planning Department | Toxics Management Division
Office (510) 981-7408 ○ Cell (510) 529-1924

Please consider the environment before printing this e-mail

From: Lisa Gordon <lgordon@rinconconsultants.com>
Sent: Wednesday, January 22, 2025 3:13 PM
To: ToxicsMailbox <Planningtoxicsmailbox@berkeleyca.gov>
Cc: Denise Vo <dvo@rinconconsultants.com>
Subject: 2700 Shattuck - ZP2024-0058

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Good Afternoon,

I am the City's contract planner for the above referenced project. Sharon Gong recently reassigned this project to me.

The project is for a mixed-use project located at 2700 Shattuck Avenue.

I have attached the Phase I ESA for your review (assuming you haven't already reviewed). Can you please let me know if you have any questions or comments regarding this project or the Phase I ESA by February 10th?

Thank you,

Lisa Gordon, Community Planner
(*She/Her/Hers*)
805-644-4455 Main | 951-202-9230 Mobile | 805-324-7207 Direct
lgordon@rinconconsultants.com



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Internal

Land Use Notes
February 6th, 2025
Notes from Kurt Hurley, Building and Safety, Green Building Program Manager
khurley@berkeleyca.gov

2700 Shattuck - Mixed Use ZP2024-0058

Land Use Representative: "Lisa Gordon" <lgordon@rinconconsultants.com>
Architects: Trachtenburg Architects
Civil: Moran Engineering, Inc.
Landscape Architects: Jett Landscape Architecture + Design
Owner: 2700 Shattuck LLC
Application Submittal Date: 01/2025

Project Summary

This proposed project scope demolishes commercial structures and associated parking at 2700 Shattuck and constructs an 8-story mixed use structure of proposed 5.3 FAR containing 276 dwelling units including VLI designations, ground level lobbies, commercial space, and parking with State of California Density Bonus.

Green Building/Energy

- For Building Permit submissions prior to Dec 31st 2025, the coversheet declaration pertaining to code compliance must reference the CA 2022 Mid-Cycle Energy and Green Code adopted by Berkeley City Council and effective July 1st, 2024 which includes mandatory requirements for additions and alterations to existing parking facilities.

- Quantitative values for appliance fuel efficiency (for addition and altered exiting systems), e.g. Space Conditioning Heat Pump SEER2 or Heat Pump Water Heater UEF, Manual J Heating and Cooling Load Calculations, insulation R-values, window U-Value (max) and window Solar Heat Gain Coefficient SHGC (min) must be included in relevant architectural sheets and window & door schedules, and on architectural, plumbing, and mechanical sheets, matching those values stipulated in prescriptive or performance energy compliance documents.

- Cement reductions in concrete mix design of at least 25% must be specified in structural sheets at building permit application based on the formula: [1 – ((cement)/(cement + amendment))] x 100 = the % cement reduction. Cement used in concrete is the largest single material source of embodied emissions in buildings and is responsible for 8% of global emissions. Replacing cement with alternatives, such as fly ash, slag, silica fume, or rice hull ash, can reduce total emissions for concrete by 50%.

Internal

2022 Berkeley Green Code EV Charging Requirement

The current submission indicates 83 new vehicle parking spaces serving residential occupancies and 0 new vehicle parking spaces serving nonresidential occupancies.

For a building permit application on or after July 1, 2024 any change in scope resulting in new parking serving new residential occupancies must demonstrate:

[1] 20% of spaces as 'EV CAPABLE' with 1" raceway and 208/240V 40 ampere load capacity,
[2] 25% of spaces as 'EV READY' with 208/240V 20 ampere circuit and receptacle
[3] 5% of spaces as 'EV CHARGING STATIONS' with 208/240V 40 ampere supply equipment.

For a building permit application on or after July 1, 2024 any change in scope resulting in new parking serving new non- residential occupancies must demonstrate:

[1] 20% of spaces as 'EV CAPABLE' with 1" raceway and 208/240V 40 ampere load capacity,
[2] 10% of spaces as 'EV CHARGING STATIONS' with 208/240V 40 ampere supply equipment

Values are rounded up to the nearest whole integer.
Installed EV charging system components must comply with the requirements of CEC 625.

NEMA 3R weather rated EV Chargers are highly recommended to ensure duty life cycle.

Multifamily EV Charging Infrastructure requirements will increase significantly July 1, 2026.

Alterations or to any existing nonresidential parking facilities (parking is visible on satellite imagery Plan Sheet A0.3) of existing structures must satisfy the mandatory requirements of CBGSC 5.106.5.4.

CEDA Design Assistance

The California Energy Design Assistance (CEDA) Program provides free energy design assistance and incentives for new construction and major alterations for commercial, public, multifamily (4+ stories), industrial, and agricultural projects. See this PG&E CEDA webpage as well as Willdan's CEDA webpage and area contact Jeff Glover, JGlover@willdan.com.

Electric Service

Please Contact PG&E Express connect as soon as possible to understand any special considerations for project electrical service.

WELO: Landscaping/Water Efficiency
Landscaping must comply with the State's Model Water Efficient Landscape Ordinance (WELO), available at water.ca.gov/Programs/Water-Use-And-Efficiency, as revised in 2015. [CGBSC 4.304] D~~EMONSTRATE WELO COMPLAINCE ON NEW SHEET(S)~~ SATISFIED SHEET L5.01

Demonstrate a compliant Estimated Total Water Use (ETWU) less than the Maximum Allowed Water Allowance (MAWA) using a minimum 41.8 ET_o for the City of Berkeley. [CGBSC 4.304] ~~ADD A ETWU – MAWA CALULATION SPREADSHEET ON A NEW PLAN SHEET~~ SATISFIED SHEET L3.01

Provide a color-coded landscaping hydrozone map matching the WUCOLS plant materials categories by collocating planting materials by WUCOLS water use category VL, L, M, or H and assigning a unique color for each. [CGBSC 4.304] ~~ADD A WUCOLS MAP ON A NEW SHEET~~ SATISFIED SHEET L5.01

Specify minimum 3" mulch depth and compost application to achieve a minimum 6% organic matter in soil composition based on a MWELO specified soil analysis results for the site soil. [CGBSC 4.304] ~~ADD A SPECIFICATION OR LOCATE THE COMPONENT ON A NEW SHEET~~ SATISFIED SHEET L3.01

Locate a rain sensor in the landscaping design whose signal is specified as compatible with the master control valve. [CGBSC 4.304] ~~ADD A SPECIFICATION OR LOCATE THE COMPONENT ON A NEW SHEET~~ SATISFIED SHEET L5.01

Update plans to demonstrate a complying landscaping design

The following is needed:

- Compliance with EBMUD Section 31: Water Efficiency Requirements
- Bay-Friendly Basics Landscape Checklist
- WELO calculations (by building permit application), see Appendix B, Sample Water Efficient Landscape Worksheet, from (available as a Word document at https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency). The Reference Evapotranspiration (ETo) for Berkeley is 41.8.

Bird Safe Berkeley Municipal Code Section 23.304.150 effective 07/27/23
This multifamily project exceeds 10,000 GFA and 35 in Average Height feet and is a Covered Project. On each elevation, note the percentage of facade area consisting of transparent or reflective material, such as windows. Where Bird Safe Materials are required, please indicate the compliance option(s) selected (including all window schedule entries) and the product name(s), including threat factor rating where applicable, and material(s) used.

Planning and Development Department
Land Use Planning Division

March 3, 2025

Sent via email to:
isaiah@trachtenbergarch.com

Isaiah Stackhouse
2421 Fourth Street
Berkeley, CA 94710

Re: Application Consistency and Review Comments – Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Isaiah Stackhouse,

Thank you for the Zoning Permit application resubmittal received on January 10, 2025. The project proposes demolishing two commercial structures and constructing an eight-story (90.5 feet), mixed-use development with 276 dwelling units, 4,150 square feet of commercial space, and 83 vehicle parking spaces and 155 bicycle parking spaces. The project is located at 2700 Shattuck Avenue (APN 54-1723-1) in the C-AC Adeline Corridor Zoning District, South Shattuck Sub-Area.

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 Title 7), your application was deemed complete on October 10, 2024. A resubmittal of the project, with revisions, was submitted on January 10, 2025.

Staff has reviewed the revised plans and have the following additional comments.

Zoning Permits Required
Based on staff's review, the following zoning permits are required:

- Variance to BMC Section 23.202.020(A), to use Tier 2 development standards to calculate the Density Bonus maximum allowable density (base project), instead of the Tier 1 standards, as required by this section.
- Use Permit under BMC Section 23.202.020(A) to construct a multifamily residential building
- Use Permit under BMC Section 23.202.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(A) to construct a new main building in the C-AC
- District
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits
- with rooftop architectural elements which exceed the maximum height limit for the district
- Administrative Use Permit under BMC Section 23.304.080(A) to exceed six feet height for fence on the west property line

Waivers and Concessions

- Waiver of BMC Section 23.204.150(E) to exceed building height limits – to be 90 feet, 4 inches (plus 3-foot parapet) and 8 stories, where 65' (plus 5-foot parapet, by right) and 6 stories is required
- Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0', where 10' is required, at over 45' in height when a lot confronts a residentially-zoned lot.
- Waiver of BMC Section 23.204.150(E) to exceed FAR limits – to be 5.3 where 4 is required.
- Waiver of BMC Section 23.204.150(E) to exceed lot coverage limits – to be 94% where 90% is required for a corner lot.
- Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 10,050 square feet, where 11,040 square feet is required
- Waiver of BMC Section 23.304.050(A) to allow architectural projections to exceed district height limits
- Waiver of BMC Section 23.304.130.C to eliminate the requirement for a six-foot, solid wall or fence on the lot line of an abutting/confronting lot in a residential district (R-2A)
- Concession to eliminate the Percentage for Public Art on Private Projects fee requirement

Level of Review Under the California Environmental Quality Act

- Under the California Environmental Quality Act (CEQA), staff determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. The project site is identified as the McKevitt Volvo T0600100948, LUST Cleanup Site, and is on a State Cortese List of sites that contain hazardous materials or substances. Pursuant to Government Code Section 15300.2(e), the project is not eligible for CEQA Exemptions. However, the project site is within the Adeline Corridor Specific Plan for which an EIR was certified in 2020. Staff has determined that the appropriate level of CEQA review will likely be an Infill Checklist, subject to the results of the Phase II testing requested by the Toxics Management Division.

Staff will obtain a fee proposal for the CEQA consultant to perform the environmental review, and will send an invoice to you for payment. CEQA review work will begin upon full payment of the invoice.

Action Items – Corrections, Clarifications, and/or Supplemental Information Required:

1. The applicant submitted a Revised Density Bonus Eligibility Statement prepared by Robin Barral, Partner with Hanson Bridgett LLP. The Statement has been reviewed by the City Attorney's office. Based on their review, the requirement that the project be revised to use Tier 1 development standards, unless the applicant wishes to request a variance, is confirmed. Specifically, the Tier 2 standards would be the standards applicable to the project pursuant to Government Code section 65915(o)(6) only if the Project had between 14% and 20% affordable housing. See BMC Table 23.204-43. Here, because the Project proposes 7% of the dwelling units as affordable, the Tier 1 standards apply.

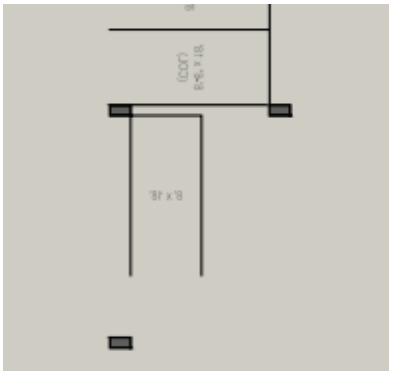
   The project site is located in the C-AC zone. The base density for this zone for a project that provides less than 14% of the dwelling units as affordable units is 120 dwelling units an acre. The project proposes 7% of the dwelling units as affordable; therefore, the base density is 120 dwelling units an acre.

Please see the Adeline Corridor Specific Plan, Chapter 3, Section 3.2 (Page 32 of 120) for a thorough description of the density bonus program facilitated by the Specific Plan and the C-AC zone. Adeline-Corridor-Specific-Plan. The City does not agree with the applicant's contention that this local density bonus program is preempted or otherwise rendered moot by state law.

2. Food Service Establishments with Outdoor seating – Confirm if there will be alcohol sales associated with the food service uses or if this will be processed with the individual tenants. Additional use permits may be required for alcohol sales.

3. Submit an updated Tabulation form.

4. Plans
   a. **Parking Lot Design.**
      - The plan should be revised to show the width of drive aisles throughout the parking lot.
      - This parking space should be eliminated – there is a column behind the space that and this space seems to be in an awkward spot:



   b. **Parking Maximum.** As we move through the process and plans are revised, please be aware that there is a maximum parking requirement in BMC 23.322.070: B. *Off-Street Parking Maximum.* Any project subject to this chapter shall not include off-street residential parking at a rate higher than 0.5 parking spaces per Dwelling Unit.
   c. **Overhangs.** Show the dimensions of the roof overhangs in addition to the dashed lines.
   d. **Vicinity Map.** On Sheet A0.6, the property to the north of the site should be labeled as a Fire Station, not 1-story commercial.
   e. **Fencing.** Clarify proposed and existing fencing.
      - Show all proposed fences on the site plan and ground floor plan and provide height dimensions on the landscape plan. A use permit may be required for fences taller than 6 feet.
      - There appears to be block wall and chain link fence that are about 10 feet in height with barbed wire on top along the western property line. The ground floor plan calls out 6 foot high fence at property line. Will that be constructed adjacent to the site or is it necessary if there is existing fencing and walls? If the existing chain link is within the project site, it should be replaced with a different fencing material (wood or tubular steel).
      - The type of fencing material proposed should be noted on the plans.

f. Building Height. Provide the height to the top of the elevator overruns/roof top equipment.

5. Provide an Affordable Housing Compliance Plan (plan sheet) consistent with the requirements outlined in the Affordable Housing Compliance form. Affordable Housing Compliance Plan Form and Exhibit Example
6. **Density Bonus Diagrams/Calculations.** Base Project = BP; Proposed Project = PP; AUS=Average Unit Size; QU=Qualifying Units; DBU=Density Bonus Units; RFA=Residential Floor Area.
    a. The density bonus calculations are based on the approval of a Variance to use Tier 2 development standards to calculate the BP. If the Variance is not approved, density bonus calculations and the BP will not be compliant with standards and will need to be modified.
    b. The rear setback (Derby) in the BP does not appear to be compliant with BMC Section 23.204.150(E)(5)(a)(i) – a 10' setback is required at over 45' in height, when a lot confronts a residentially-zoned lot. The BP must be fully-compliant with standards.

Advisory Comments:

1. Planning Division Comments. Please be advised that additional inquires may result from the City's review of the information requested above.

2. Department Comments. This application may be routed to other City Departments for comments. These comments will be forwarded to you when they are received. Please respond to all department comments and include revisions and response in your next submittal to Planning. Further revisions to the application may be required based upon your response to these items.

3. Arborist Review – The City's consulting arborist has reviewed the landscaping plans and comments are attached.

4. Stormwater. The Stormwater Checklist has been reviewed by Vincent Chen (vchen@berkeleyca.gov) and has the following comments:

    - The table on the first page of the checklist seems off. If there are 22,453 sq ft of pre-project impervious roof area and the project is introducing 32,285 sq ft of new impervious (with none of the existing 22,453 to be replaced with new impervious surface) then there would be 54,738 sq ft which would be more than the parcel size of 1.05 acres. Perhaps some of the pre-project impervious roof area will be replaced with new impervious roof in which case column b of the table should not be zero.

5. Traffic. The project has been reviewed by Ray Davis from the Traffic Engineering Division and there are no comments at this time.

6. Phase I ESA Review. The Phase I ESA has been reviewed by the City of Berkeley Toxics Management Division. The Toxics Management Division agrees with the conclusions of the report. Submit a Phase II soil sampling following the recommendations of the Phase I Report. This is required prior to approval of the Use Permit.

The site is within the Environmental Management Area, so the project will be conditioned to submit a Soil Groundwater Management Plan (SGMP) prior to building permit issuance.

The Phase I noted the presence of (potentially PCB-containing) hydraulic lifts. Per Berkeley Municipal Code 15.12.090 (B): It shall be unlawful for any person to abandon or close underground oil-filled equipment such as heating oil tanks, hydraulic lifts, and oil/water separators, until a closure application has been submitted to the hazardous materials manager and found by the hazardous materials manager to be complete.

7. Projections over right-of-way. If the project includes features that would project beyond the over the right-of-way, an encroachment permit from Public Works will be required. Please note that if the encroachment permit is not approved, you will need to redesign. Public Works typically provides initial feedback on encroachments at the roundtable meeting, or you can reach out to Vincent Chen (VChen@cityofberkeley.info).

8. Interdepartmental Roundtable Meeting. An interdepartmental review can be scheduled at your request as an opportunity to receive comments on the revised project from City Departments such as Building and Safety, Transportation, Zero Waste, Toxics and Public Works. If interested, I can coordinate with you to schedule a time when you can attend.

9. LPC Referral. The project involves demolition of a non-residential building which is more than 40 years in age. Pursuant to BMC Section 23.326.070(C), the proposed demolition will be referred to the Landmarks Preservation Commission (LPC) for review prior to the consideration of the Use Permit by the ZAB.

10. Design Review. This project will need to be scheduled for Design Review Committee. Please contact Anne Burns, Senior Planner, at (510) 981-7415) or email at ABurns@cityofberkeley.info to coordinate on comments regarding project design and architecture and for questions regarding the Design Review Committee (DRC).

Next Steps

During the course of my review, additional information may be required to correct, clarify, or amplify the details provided in the application. This may result in additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Please reach out to me directly if you have any questions about your project application.

Sincerely,



Lisa Gordon
Senior Contract Planner
lgordon@rinconconsultants.com
(951) 202-9230

Outlook

[Draft] Re: Fwd: 2700 - 2729 Shattuck Ave APN#54-1723-1

From
To David Rumberg <drumberg@sportsbasement.com>; Lisa Gordon <lgordon@rinconconsultants.com>
Cc Sanchez, Marytonae <MSanchez@berkeleyca.gov>

Singeh Saliki, AICP (she/her)
Senior Planner
Planning and Development, Land Use Division
ssaliki@berkeleyca.gov

From: David Rumberg
Sent: Thursday, June 12, 2025 3:44 PM
To: Lisa Gordon
Cc: Sanchez, Marytonae
Subject: Re: Fwd: 2700 - 2729 Shattuck Ave APN#54-1723-1

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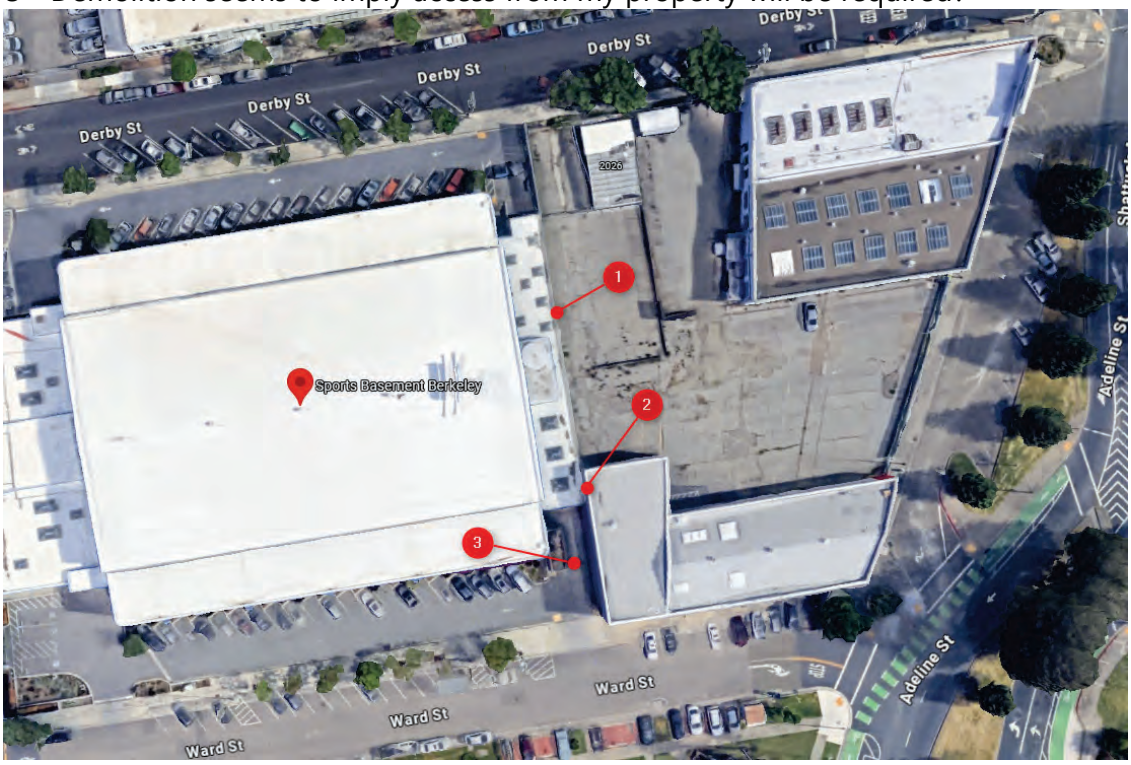
Mrs Gordon,
Please be aware of an email I sent to the general Planning email account for Berkeley, CA. Assistant Planner, Mrs Sanchez, provided a response to my inquiry as to how to research what decisions and actions have been taken as it relates to this project. I read your response "***Application Consistency and Review Comments – Use Permit #ZP2024-0058 for 2700 Shattuck Avenue*** " and wanted to make sure my comments are part of any future discussions. I have a few concerns about this project and any variance potential granted that negatively impact my adjacent property.
Regards,
Dave

David Rumberg
Sports Basement
drumberg@sportsbasement.com
cell (415)286-3674
www.sportsbasement.com

---------- Forwarded message ---------
From: **David Rumberg** <drumberg@sportsbasement.com>
Date: Fri, Jun 6, 2025 at 10:29 M
Subject: 2700 - 2729 Shattuck Ave APN#54-1723-1
To: <planning@berkeleyca.gov>

Hello,
I own the adjacent property, formerly the Berkeley Iceland, and have a couple of questions regarding the future development of the former McKevitt Auto site. I tried to navigate the City's web portal, but admit to being unsure how to draw out the relevant information. Any help would be greatly appreciated.

- * I see an application (#ZP2024-0058) to demolish the buildings. Was this demolition work officially approved? The buildings and hardscape for both my property and the adjacent property seem to share common points of connection. Does the scope of the demolition include removing hardscape surfaces like the asphalt parking area? There is a gradual change in elevation where the McKevitt hardscape interacts with a wall in my building. For years, water pooling on the West end of the McKevitt property during severe downpours leaks into my building. I'm concerned about the demolition work creating issues to my building where leaks and concrete spalling are known problems.
  - * Bullet 1 - The asphalt abuts up against a wall on my building.
  - * Bullet 2 - These two properties have buildings that are touching at a minimum, but I have no idea to what extent there are any further complications.
  - * Bullet 3 - Demolition seems to imply access from my property will be required?
    - *



- *



- * With regard to the future development of the site, have the plans been approved? The historic Berkley Iceland building was designed to take in the rising Eastern sun and the setting Western sun. The Iceland building also currently enjoys full visibility from pedestrians and vehicular traffic on Shattuck Ave. Lastly, there is a rooftop sign that is clearly visible to the East of our building. The proposed building negatively impacts all of these areas and more creating irreparable harm. Has this been discussed? I am unaware of anyone reaching out to us at Sports Basement to discuss these matters.
  - *



- 

  - *

What is the best source for me to catch up on where the City of Berkeley is at in its review and approval of this project? Am I able to meet with anyone from the Planning Department or Building Department to discuss our concerns?

Thanks,
Dave

--
David Rumberg
Sports Basement
drumberg@sportsbasement.com
cell (415)286-3674
www.sportsbasement.com

--
David Rumberg
Sports Basement
drumberg@sportsbasement.com
cell (415)286-3674
www.sportsbasement.com

ROBIN R. BARAL
PARTNER
DIRECT DIAL (415) 995-6331
E-MAIL rbaral@hansonbridgett.com

HansonBridgett

August 5, 2025

Singeh Saliki, Senior Planner
Department of Planning and Development
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Re: 2700 Shattuck Avenue (#ZP2024-0058) – Statutory Infill Exemption (AB 130) and Exemption Notice (AB 1633)

Dear Singeh,

Hanson Bridgett LLP represents the applicant for the above-referenced project. This letter sets forth the project's eligibility under the statutory CEQA exemption for infill housing development projects ("AB 130"), which took effect on June 30, 2025 through the enactment of Public Resources Code 21080.66. The project satisfies all of the statutory criteria in section 21080.66 and, to the extent local policies and definitions conflict with statutory criteria – such as the City's conflicting definition of building height – those local regulations are superseded. The City is therefore obligated to deem this project statutorily exempt under CEQA. In addition, this letter includes a CEQA exemption notice pursuant to AB 1633, as detailed below.

The proposed project complies with all applicable objective development standards.

The project site is currently occupied by a single-story commercial structure and surface parking, both of which comprise unremarkable, low-intensity uses along the Shattuck Avenue corridor. The proposed project would transform the underutilized 1.05-acre infill parcel with mixed-use, high-density, infill housing that advances both City and state housing requirements.

The project application was initiated by an SB 330 Preliminary Application filed in November 2023. The complete zoning application for the project was deemed complete on October 10, 2024, and included requests for waivers, incentives and a density bonus applied to the C-AC zone, Tier 2, pursuant to state density bonus law. While the City's completeness determination initially asserted that the project would require a variance, the City corrected its position via email correspondence to the applicant from Lisa Gordon, Rincon Consultants, dated April 9, 2025, confirming that the proposed project does not require a variance. As detailed in our previous correspondence to the City, the project therefore complies with all *applicable* objective development standards and remains vested and subject to the statutory protections applicable to "housing development projects" under SB 330 and the Housing Accountability Act.[1]

[1] Gov. Code § 65589.5 (the "HAA").

The proposed project is eligible for the new statutory CEQA exemption for infill housing.

AB 130 established that CEQA shall "not apply to any aspect of a housing development project… including any permits, approvals, or public improvements required for the housing development project, as may be required by [CEQA]…" if the project meets all of the specified eligibility criteria established by Public Resources Code 21080.66(a)(1) through (8):

(1) For non-Builder's Remedy projects, the project site cannot be more than 20 acres.[2] Here, the parcel encompasses approximately 1.05 acres, well within the 20-acre threshold.

(2) The project site must be located within City limits, or in an "urban area" as defined.[3] Here, the site clearly lies within city limits of the City of Berkeley.

(3) The project site must be developed with an urban use, or meet other eligibility criteria for infill uses. Here, this site is already developed with an urban use and the other infill criteria are not relevant for establishing the statutory CEQA exemption.

(4) The project must be consistent with the applicable general plan and zoning ordinance.[4] As noted above, the zoning application was submitted pursuant to SB 330; therefore the only applicable general plan and zoning criteria are the City's *objective development standards*. In addition, development standards are not *applicable* in evaluating the feasibility of this CEQA exemption if the development standards were *waived* pursuant to state density bonus law.[5] Lastly, while the City initially asserted a purported inconsistency with the objective zoning standards in the C-AC zone, the City eventually retracted that comment by confirming that a variance is not required for this project to utilize the Tier 2 density thresholds in connection with the applicant's density bonus request. Substantial evidence in the record thus establishes that the project is consistent with the applicable general plan and zoning ordinance.

(5) The project must achieve a density of at least half of the density allocated to "metropolitan" jurisdictions under housing element law; this effectively results in a minimum density of 15 dwelling units per acre for this site.[6] Here, the project clearly exceeds this minimum density with the proposed density of approximately 276 dwelling units per acre.

(6) The project must meet some of the checklist requirements of SB 35, as amended, namely the project must not be located on a site that contains any of the following sensitive environmental or regulatory features:

(A) Coastal zone. The City is not within the Coastal Zone, as defined by the Coastal Act. The Coastal Act states that the Coastal Zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission (BCDC). Thus, the City's waterfront is subject to BCDC, not Coastal Commission oversight, further this particular site is not subject to BCDC jurisdiction and therefore meets this requirement.

[2] Pub. Res. Code 21080.66(a)(1)
[3] *Id.,* subd. (a)(2)
[4] *Id.,* subd. (a)(3)
[5] *Id.,* subd. (a)(4)(C); see also *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329
[6] *Id.,* subd. (a)(5)

(B) Prime farmland or farmland of statewide importance. The site is fully urbanized, and has been graded and paved with surface parking. The project therefore meets this requirement.

(C) Federal wetlands. Given the paved condition of the site, there is no potential for federal wetlands to be present and the project meets this requirement.

(D) Very high fire hazard severity zone designation. The project site falls outside of the City's very high fire hazard severity zone designation, which was recently revised locally to include more territory, but does not include this portion of the Shattuck Avenue corridor. The project therefore meets this requirement.

(E) A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code section 25356 (collectively, the "Cortese List"), *unless* the site is an underground storage tank site that received a uniform closure letter, *or* the Department of Public Health, Regional Board, or DTSC has otherwise determined that the site is suitable for residential or mixed-use development.[7] Here, the proposed project is located on a site that was previously subject to a cleanup order due to a leaking underground storage tank.[8] That cleanup order, however, resulted in a Closure Letter dated August 10, 2000 and the Site Closure Summary included therein references "Residential" as the most sensitive potential use of the site. The Closure Letter and related materials are included for reference as **Attachment 1** as substantial evidence to document that this project meets this requirement.

In addition to the above, we note that AB 130 includes a requirement that the City must require the applicant to complete a Phase I ESA as a condition of approval for the project.[9] If a recognized environmental condition is found, AB 130 includes provisions that require the applicant to obtain a Phase II ESA and, if needed, take corrective action to remediate the site prior to the issuance of a certificate of occupancy. This provision will ensure that the site is free from any contamination that could have arisen since the Closure Letter was issued.

(F) Delineated fault zone. The project site is not located within a delineated earthquake fault zone and therefore meets this requirement.[10]

(G)-(H) 100-year flood zone or regulatory floodway. The site is not located within a flood hazard zone or regulatory floodway, and therefore meets these checklist requirements.[11]

(I), (K) Conservation lands. The project site is not identified for conservation in an adopted natural community conservation plan, and is not under conservation easement. The project therefore meets these requirements.

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[7]

[8] https://geotracker.waterboards.ca.gov/profile_report?global_id=T0600100948

[9] Pub. Res. Code § 21080.66(c)(1).

[10] https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/ [2700 Shattuck Avenue]

[11] https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-122.27694720150016,37.85523367919326,-122.25617617488882,37.86370429300447

(J) Habitat for protected species. The project site is entirely paved and does not include habitat for protected species. The project therefore meets this requirement.

(7) The project must not require the demolition of a historic structure that was placed on a national, state or local register before the project's SB 330 Preliminary Application was submitted. The project meets this requirement as the existing building is not designated in any register, and was not designated under any register on the date when the SB 330 Preliminary Application was filed.

(8) For Builder's Remedy projects submitted after January 1, 2025, no portion of the project may be designated for use as a hotel or other transient lodging. This provision does not apply, and the project remains eligible for the statutory exemption given that all other statutory criteria for the infill statutory exemption are satisfied.

The proposed project is below 85 feet in height as defined by the California Building Code and does not trigger any prevailing wage requirements or labor standards.

AB 130 includes a provision that certain labor standards, such as prevailing wage requirements, may apply to "buildings over 85 feet in height above grade" that are eligible for the statutory CEQA exemption for infill housing. The California legislature's rationale for establishing an 85-foot height threshold was based on the maximum building height under the California Building Code for most wood frame multifamily construction.

Assemblymember Wicks, the sponsor of AB 609 and key proponent of the statutory exemption in AB 130, was quoted in the media for her rationale in setting a prevailing wage requirement only for projects over 85 feet. Most multifamily residential projects under 85 feet are built with wood frame construction (i.e., Types III-A, III-B, IV-C and IV-HT). Projects larger than 85 feet (i.e., Types I-A, I-B, and IV-A) rely on concrete and steel frame construction and generally require a higher skilled labor force. The 85-foot threshold, tied to wood-frame construction, was therefore a critical component that facilitated the legislature's enactment of AB 130, as all other trades other than the California Carpenters Union would have opposed AB 130 if it did not include labor measures for larger projects.[12] Table 504.3 of the California Building Code is therefore included for reference as **Attachment 2**, to provide substantial evidence establishing that the 85-foot building height is based on the maximum building height for most wood frame buildings under the California Building Code.

The California Building Code defines "Building Height" as "the vertical distance from grade plane to the average height of the highest roof surface."[13] The CBC definition generally does not include uninhabited roof structures such as equipment and elevator structures, etc. Under the California Building Code, height is generally not measured to a parapet or other supplemental features. The City, on the other hand, has separate definitions for "Average Building Height" and Maximum Building Height.[14] The City has also established unique, location-specific definitions of Maximum Building Height based on the project's location and underlying zoning.[15]

[12] https://calmatters.org/politics/2025/07/california-construction-unions-housing/
[13] 2022 CBC, Section 202
[14] BMC § 23.106.090.
[15] https://berkeleyca.gov/sites/default/files/2022-02/Height-Instructions%20-%20Residential-Maximum-Height.pdf

The zoning application for this project calculated the building height based on the local zoning definition of Maximum Building Height under the Berkeley Municipal Code. When calculating the "Building Height" of this project under the California Building Code, however, the project falls within the 85-foot threshold that is required for Type III-A wood construction. Moreover, the City's local definitions of Average Building Height and Maximum Building Height are superseded to the extent that they are inconsistent with the California Building Code and state housing laws intended to facilitate housing production.[16] This letter includes a calculation from the project architect, included as **Attachment 3**, to provide substantial evidence that the project falls below the 85-foot building height threshold when calculated under the CBC, therefore the project is not subject to any prevailing wage requirements or labor standards under AB 130.

The City's denial of the statutory infill exemption would constitute a violation of AB 1633.

We recognize the difficulty that planning departments face when implementing the bevy of new housing laws that are enacted each year. This letter, however, serves as notice under AB 1633 that the failure to approve the statutory infill exemption, or to impose unlawful conditions on the project such as labor standards or prevailing wage requirements that would render the project infeasible, would constitute a violation of the HAA.[17]

This notice is timely given that it is being submitted within 35 days of the City's determination that the project is not exempt from CEQA, which occurred via your email to the project applicant on July 10, 2025. An unlawful denial of the project is defined by AB 1633 to include an unlawful determination that a project is not exempt from CEQA. As a result, the City may be liable in attorney's fees to the developer and statutory damages if the prior exemption determination is not rescinded. In summary, we respectfully request that the City issue a statutory exemption determination for this project in accordance with the project's eligibility under AB 130.

The City must initiate a request for consultation with California Native American tribes.

In order to complete the City's processing of the statutory infill exemption, the City must initiate a request for consultation with any California Native American tribe that may be culturally affiliated with the project site.[18] The deadline to commence consultation would ordinarily run 14 days from the date that the application is deemed complete. Given that AB 130 was enacted after the project was deemed complete, this requirement should reasonably be interpreted to require the City to initiate consultation within 14 days from the date of this letter.

Please do not hesitate to contact me if you have any further questions regarding this matter.

Sincerely,

Robin R. Baral
Partner

[16] *Lippman v. City of Oakland* (2017) 19 Cal.App.5th 750.
[17] AB 1633 (Wicks 2023) amended the HAA by adding subdivisions (h)(6)(D)-(E) and (7)(A)-(B). The HAA was subsequently amended by AB 1413 (Ting 2024), which in part reordered the original provisions of AB 1633, related to CEQA exemptions, to Government Code § 65589.5.1.
[18] Pub. Res. Code § 21080.66(b)

cc: Farimah Brown, City Attorney
Anne Hersch, Planning Manager
Client

ATTACHMENT 1

LUST Closure Letter

California Regional Water Quality Control Board

San Francisco Bay Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

August 10, 2000
File No. 2198.17(CTH)
RB File No. 01-1027

Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Subject: Transmittal of the Closure Letter and Summary,
McKevitt Volvo at 2700-2724 Shattuck Avenue, Berkeley, CA

Dear Mr. Schulman:

Attached please find the uniform underground storage tank closure letter and the site summary form for the subject site.

Please contact Chuck Headlee of my staff at (510) 622-2433 or cth@rb2.swrcb.ca.gov if you have any questions regarding this matter.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer

Stephen A. Hill
Chief, Toxics Cleanup Division

Enclosure: Closure Letter
Site Closure Summary

cc: Nabil Al-Hadithy, Hazardous Materials Supervisor
City of Berkeley Toxics Management Division
2118 Milvia Street, Suite 200
Berkeley, CA 94704

Dave Deaner & Steve Mizera, SWRCB
Division of Clean Waters Programs
2014 T St.-Suite 130
Sacramento, CA 95814

01-1027.tra

California Regional Water Quality Control Board

San Francisco Bay Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
1515 Clay Street, Suite 1400, Oakland, California 94612
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Gray Davis
Governor

August 10, 2000
File No. 2198.17 (CTH)
RB File No. 01-1027

Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Subject: Closure Letter for McKevitt Volvo at
2700-2724 Shattuck Avenue, Berkeley, CA

Dear Mr. Schulman:

This letter confirms the completion of site investigation and remedial action for the underground storage tank(s) formerly located at the above mentioned location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

for

Lawrence P. Kolb
Acting Executive Officer

01-1027.cls

SITE CLOSURE SUMMARY- CITY OF BERKELEY

I. AGENCY INFORMATION Date: 5-23-2000

Agency Name: Toxics Management Division	Address: 2118 Milvia Street, Suite 200
City/State/Zip: Berkeley, CA 94704	Phone: (510) 705 8150
Responsible Staff Person: Geoffery Fiedler	Title: Hazardous Materials Specialist I

II. SITE INFORMATION

Site Facility Name: M[c]Kevitt Volvo		
Site Facility Address: 2700-2724 Shattuck Avenue		
RB LUSTIS Case No.: 01-1027	Local or LOP Case No.:	Priority: low
URF Filing Date: 9-29-86	SWEEPS No.:	

Responsible Parties (include addresses and phone numbers)
Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
1	550	Gasoline	removed	9-86
2	550	Waste Oil	Removed	9-86

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Leaking tanks/product lines.		
Site characterization complete? Yes	Date Approved By Oversight Agency: 5-22-00	
Monitoring wells installed? No	Number: NA	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 20 ft	Lowest Depth: 25 ft	Flow Direction: W/SW (est.)
Most Sensitive Current Use: No current use		
Most Sensitive Potential Use: Residential, backyard irrigation		
Are drinking water wells affected? No	Approximate Yield: 290 gpd. T.D.S.: 2000 ppm	
Is surface water affected? No	Nearest SW Name: Aquatic Park Lagoon, SF Bay	
Off-Site Beneficial Use Impacts (Addresses/Locations): none		
Reports on file? Yes	Where are reports filed? Berkeley, Toxics Division	

SITE CLOSURE SUMMARY- CITY OF BERKELEY

IV. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

2/6/87, "UG Tank Compliance Report: Removal Investigation and Remediation" Weiss Associates
9/17/91, "Phase I Site Audit", Groundwater Technology, Inc. (multiple borings, site-wide assessment)
7/20/95, "Preliminary Soil and Groundwater Investigation", Groundwater Technology, Inc.
7/21/98, "Case Closure Request", PES Environmental Inc.(Includes RBCA, Tier II, Model)

V. ADDITIONAL COMMENTS, DATA, ETC.

No detected petroleum fuel constituents or volatile organic compounds detected in the former waste oil confirmation sample (see attachments)

MTBE not detected in groundwater confirmation samples collected from W-GP#1, PES Environmental, 1999.

VI. ATTACHMENTS

A) Weiss Associates, 1987, Fig. 1, Site Plan, UST closure sample analysis summary, Note Brown and Caldwell Lab, 3 p.
B) Groundwater Technology, Inc, 1991, Boring locations and analytical summary data, 4 p.
C) Groundwater Technology, Inc, 1995, Boring location and analytical summary data, 3p.
D) PES Environmental, Inc. 1999, Soil boring location and groundwater sample results, 2p.
E) PES Environmental, Inc, 1998, RBCA Site Assessment Model, Tier II Baseline Risk Summary Table and input values, 5p.

RB 01-1027

Planning and Development Department
Toxics Management Division

CALIFORNIA REGIONAL WATER
MAY 25 2000
QUALITY CONTROL BOARD

May 23, 2000

Charles Headlee
Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Regarding: No Further Action Recommendation
2700-2724 Shattuck Avenue

Dear Mr. Headlee:

The City of Berkeley, Toxics Management Division, (TMD) recommends that the Regional Water Quality Control Board require no further investigation or remedial action for this project. TMD's final requirements to complete the site investigation were presented in PES Environmental, Inc.'s "Results of Limited Groundwater Investigation", report dated April 27, 1999 and site records in TMD's project file. The PES report summarizes the results of a limited investigation of groundwater quality in the public right-of-way, southwest of the former underground gasoline storage tank, as requested by TMD. The residual concentrations in soil were significantly reduced in the source area and are further diminished with depth. The results of an ASTM Tier II Risk Based Corrective Action Model indicate no significant health risk as a result of the residual fuel constituents in soil and groundwater at the site.

The TMD determination of no further action is based on the subsurface conditions as presented in the reports characterizing the site conditions and on TMD's observations during site visits and inspections. The determination is further based on existing site conditions and an understanding that the site will be developed for use consistent with current City of Berkeley zoning requirements. Significant changes in soil or groundwater conditions, or site development, should be reported to the TMD to allow review of this determination.

2118 Milvia Street, Suite 200, Berkeley, California 94704 TEL: (510) 705 8150 TDD: (510) 644 6915 FAX: (510) 540 5672

May 23, 2000

TMD prepared the attached Site Closure Forms and excerpted documents from site investigation reports for your review. TMD is available to discuss this project in further detail or provide you with additional documents. Please give me a call if you have any questions or require anything further.

Sincerely,

Geoffery A. Fiedler
Hazardous Materials Specialist

Attachments: Closure Summary Forms and Attachments

Cc: Mr. Steven Schulman, Wells Fargo Bank, Private Client Services – Real Estate, 26611 Carmel Center Place, Carmel California 93923

ATTACHMENT 2

California Building Code, Table 504.3

Chapter 5 General Building Heights and Areas: California Building Code 2022 (Vol 1 & 2) | UpCodes

504.3 Height in Feet

The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3.

Exception: Towers, spires, steeples and other rooftop structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1511.2.4. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of combustible materials (see Chapter 15 for additional requirements).

TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE [a, i]

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
B, F, M, S, U	NS[b]	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	270	180	85	85	70	60
A, E	NS[b]	UL	160	65	55	65	55	65	65	65	65	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	50	40
H-1, H-2, H-3, H-5, L	NS[c, d]	UL	160	65	55	65	55	120	90	85	65	50	40
	S (without area increase)												
	S (with area increase)	UL	160	65	55	65	55				65	50	40
H-4	NS[c, d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S (without area increase)	UL	180	85	75	85	75	140	100	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	120	160	65	65	50	40
I-3	NS[d, e]	UL	160	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (without area increase)	UL	180	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (with area increase)	UL	160	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
I-2	NS[d, e, f]	UL	160	65	55	65	55	NP	NP	NP	65	50	40
	S (without area increase)	UL	180	85				NP	NP	NP			
	S (with area increase)	UL	160	65				NP	NP	NP			
I-4	NS[d, g]	UL	160	65	55	65	55	65	65	65	65	50	40
	S (without area increase)	UL	180	85	75	85	75	180	120	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	160	100	65	65	50	50
R-1[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40

OCCUPANCY CLASSIFICATION	See Footnotes	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
	S13R	60	60	60	55	60	55	60	60	60	60	60	60
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	50	40
R-2[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60[i]	40
R-2.1[h]	NS[d]	UL	160	65	55	65	55	65	NP	NP	NP	50	40
	S13D	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S13R	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S	UL	160	65	55	65	55	270	NP	NP	NP	50	40
R-2.2[h]	NS[d]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (without area increase)	UL	180	85	NP	85	NP	270	180	85	85	70	NP
	S (with area increase)	UL	160	65	NP	65	NP	250	160	65	65	60[i]	NP
R-3, R-3.1[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	60	60
	S	UL	160	65	55	65	55	270	180	85	65	70	60
R-4[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	55	60	55	60	60	60	60	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S	UL	160	65	55	65	55	270	180	85	65	50	40

For SI: 1 foot = 304.8 mm.

UL = Unlimited; *NP = Not Permitted;* NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

c. New Group H *and all Group L* occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

d. The NS value is only for use in evaluation of existing building height in accordance with the *California Existing Building Code*.

e. New Group I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.

f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.

g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

i. In other than Group A, E, H, I, L and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, the S increases for height and stories in Tables 504.3 and 504.4 are permitted in addition to the S area increase in accordance with Table 506.2.

j. For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, S area increase is permitted in addition to the height and story increase provided the height shall not exceed 60 feet and 4 stories.

ATTACHMENT 3

CBC Building Height Diagram

CBC GRADE PLANE CALCULATIONS				
SEGMENT	EL 1	EL 2	LENGTH	AVG EL x L
A	140.41	144.81	133.6	19052.7
B	144.81	149.5	288.8	42498.4
C	149.5	146.97	205.9	30521.6
D	146.97	147.4	129.7	19089.9
E	147.4	145.26	54.1	7916.5
F	145.26	145.77	50.1	7290.3
G	145.77	140.41	79.7	11404.3
TOTAL PERIMETER			941.9	137773.6
GRADE PLANE ELEVATION				**146.3**

4 - CALIFORNIA BUILDING CODE - GRADE PLANE CALCULATIONS

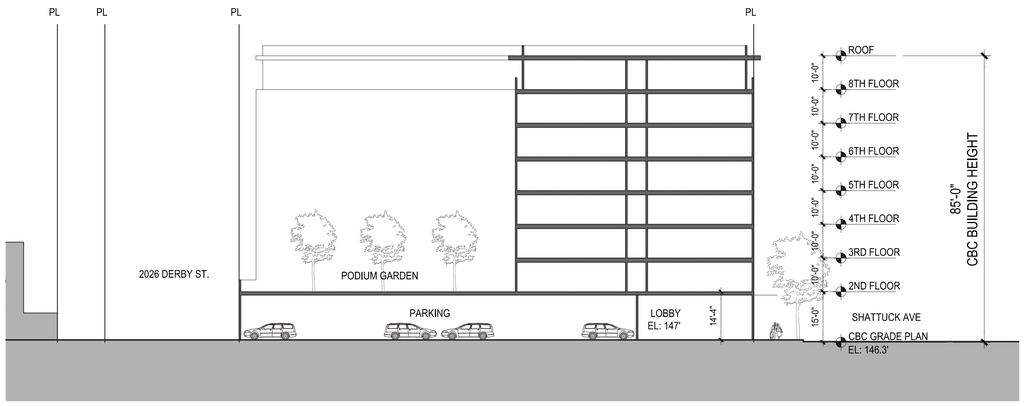
-

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

[BG] GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

3 - CALIFORNIA BUILDING CODE - HEIGHT DEFINITIONS

-



2 - CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36



1 - CALIFORNIA BUILDING CODE - GRADE PLANE PLAN DIAGRAM

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

TRACHTENBERG ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

LICENSED ARCHITECT
DAVID TRACHTENBERG
C20926
4/30/20 25
RENEWAL DATE
STATE OF CALIFORNIA

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL
01.06.2025 ZONING RESUBMITTAL
08.05.2025 CBC HEIGHT MEASUREMENT

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2307

SHEET:

CBC BUILDING CODE HEIGHT DIAGRAMS

A3.0b

Planning and Development
Land Use Planning Division

August 18, 2025

Amah Mutsun Tribal Band
Valentin Lopez
P.O. Box 5272
Galt, CA 95632
Via Email: vjltestingcenter@aol.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Lopez:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

Application materials provided to date, including technical reports, can be viewed here:

https://aca.cityofberkeley.info/CitizenAccess/Default.aspx

Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the Amah Mutsun Tribal Band is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Amah Mutsun Tribal Band
Ed Ketchum
Via Email: aerieways@aol.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Vice-Chairperson Ketchum:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

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Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Amah MutsunTribal Band of Mission San Juan Bautista
Irene Zwierlein
3030 Soda Bay Road
Lakeport, CA 95453
Via Email: amahmutsuntribal@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Zwierlein:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

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The input of the Amah MutsunTribal Band of Mission San Juan Bautista is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

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Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Confederated Villages of Lisjan Nation
Deja Gould
10926 Edes Ave
Oakland, CA 94603
Via Email: cvltribe@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Language Program Manager Gould:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

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The input of the Confederated Villages of Lisjan Nation is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

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Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

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Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Confederated Villages of Lisjan Nation
Corrina Gould
10926 Edes Avenue
Oakland, CA 94603
Via Email: cvltribe@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Gould:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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(510)-981-74-12
ssaliki@berkeleyca.gov

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Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Confederated Villages of Lisjan Nation
Cheyenne Gould
10926 Edes Ave
Oakland, CA 94603
Via Email: cvltribe@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Tribal Cultural Resource Manager Gould:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

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Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Costanoan Rumsen Carmel Tribe
Desiree Munoz
Via Email: ohlonesisters@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Tribal Liaison Munoz:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the Costanoan Rumsen Carmel Tribe is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Costanoan Rumsen Carmel Tribe
Carla Munoz
604 W Fernleaf Ave
Pomona, CA 91766
Via Email: carlamarieohlone@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Tribal Council Munoz:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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The input of the Costanoan Rumsen Carmel Tribe is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

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Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Guidiville Rancheria of California
Bunny Tarin
PO Box 339
Talmage, CA 95481
Via Email: admin@guidiville.net

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Tribal Administrator Tarin:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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The input of the Guidiville Rancheria of California is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Guidiville Rancheria of California
Michael Derry
PO Box 339
Talmage, CA 95481
Via Email: historian@guidiville.net

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Historian Derry:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods
1615 Pearson Court
San Jose, CA 95122
Via Email: kanyon@kanyonkonsulting.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear MLD Contact Sayers-Roods:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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The input of the Indian Canyon Mutsun Band of Costanoan is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

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Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers
P.O. Box 28
Hollister, CA 95024
Via Email: ams@indiancanyons.org

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Marie Sayers:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Muwekma Ohlone Tribe of the SF Bay Area
Charlene Nijmeh
1169 S. Main Street Ste. 336
Manteca, CA 95377
Via Email: cnijmeh@muwekma.org

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Nijmeh:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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The input of the Muwekma Ohlone Tribe of the SF Bay Area is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

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Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Muwekma Ohlone Tribe of the SF Bay Area
Richard Massiatt
1169 S. Main Street Ste. 336
Manteca, CA 95377
Via Email: rmassiatt@muwekma.org

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Councilmember/MLD Tribal Rep. Massiatt:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Northern Valley Yokut / Ohlone Tribe
Katherine Perez
P.O. Box 717
Linden, CA 95236
Via Email: canutes@verizon.net

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Perez:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the Northern Valley Yokut / Ohlone Tribe is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Northern Valley Yokut / Ohlone Tribe
Timothy Perez
P.O. Box 717
Linden, CA 95236
Via Email: huskanam@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Tribal Compliance Officer Perez:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

Application materials provided to date, including technical reports, can be viewed here:

https://aca.cityofberkeley.info/CitizenAccess/Default.aspx

Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the Northern Valley Yokut / Ohlone Tribe is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3388
Fremont, CA 94539
Via Email: chochenyo@AOL.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Galvan:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

Application materials provided to date, including technical reports, can be viewed here:

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Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the The Ohlone Indian Tribe is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

The Ohlone Indian Tribe
Vincent Medina
17365 Via Del Rey
San Lorenzo, CA 94580
Via Email: vincent.d.medina@gmail.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Cultural Leader Medina:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

Application materials provided to date, including technical reports, can be viewed here:

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Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the The Ohlone Indian Tribe is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

The Ohlone Indian Tribe
Desiree Vigil
259 Winwood Avenue
Pacifica, CA 94044
Via Email: dirwin0368@yahoo.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear HPO Vigil:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

Application materials provided to date, including technical reports, can be viewed here:

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Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the The Ohlone Indian Tribe is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Wuksachi Indian Tribe/Eshom Valley Band
Kenneth Woodrow
1179 Rock Haven Ct.
Salinas, CA 93906
Via Email: kwood8934@aol.com

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Woodrow:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

Application materials provided to date, including technical reports, can be viewed here:

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Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the Wuksachi Indian Tribe/Eshom Valley Band is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

August 18, 2025

Wilton Rancheria
Jesus G. Tarango Jr.
9728 Kent St
Elk Grove, CA 93906
Via Email: jtarango@wiltonrancheria-nsn.gov

RE: Assembly Bill 130 Consultation, 2700 Shattuck Avenue Mixed-Use Project, Berkeley, Alameda County, California

Dear Chairperson Tarango Jr.:

The City of Berkeley is reviewing a development application for the proposed 2700 Shattuck Avenue Mixed-Use Project (APN 54-1723-1). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, 88-foot-tall mixed-use development comprising 276 dwelling units (including 23 very low-income units), 4,150 square feet of commercial space, 83 automobile parking spaces, and 155 bicycle parking spaces within a ground-level podium garage. The project site is approximately 1.05 acres in size. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

The proposed project must comply with California Public Resources Code § 21080.66 (AB 130 of 2025), which requires local governments to conduct meaningful consultation with California Native American tribes that are traditionally and culturally affiliated with the project site and who request consultation regarding the proposed project.

Application materials provided to date, including technical reports, can be viewed here:

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Click on Zoning tab; enter permit number ZP2024-0058; select permit ZP2024-0058; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

The input of the Wilton Rancheria is important to the City of Berkeley's planning process. Under AB 130, you have 60 days from the date of this letter to respond in writing if you wish to consult on the proposed project. If you require any additional information or have any questions, please contact me at (510) 981-7412 or via e-mail at ssaliki@berkeleyca.gov. Thank you for your assistance.

Sincerely,

Singeh Saliki, AICP
Senior Planner
(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development Department
Land Use Planning Division

September 10, 2025

Isaiah Stackhouse
SDT Architects
2421 Fourth Street
Berkeley, CA 94710

Sent via email to:
isaiah@sdtarch.com

Re: Clarifications on Application Consistency and Review Comments – Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Isaiah,

Thank you for the Zoning Permit application deemed complete on October 10, 2024, for a Use Permit to demolish two commercial structures and construct an 8-story (90.5 feet) mixed-use development with 276 dwelling units, 4,150 square feet of commercial space, 83 vehicle parking spaces, and 155 bicycle parking spaces. The project is located at 2700 Shattuck Avenue (APN 54-1723-1) in the C-AC Adeline Corridor Zoning District, South Shattuck Sub-Area.

This is a response to your letter dated August 5, 2025, requesting CEQA exemption under AB 130, and to clarify and update the Application Consistency and Review Comments letter sent on March 3, 2025. Specifically, this letter updates the following sections and items in the previous letter: Level of Review Under CEQA, Zoning Permits Required, Waivers and Concessions, and Action Items 1 and 6. All other items and comments in the previous letter stand.

Level of Review Under the California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), staff determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration will be required, depending on the type of project. The project site is identified as the McKevitt Volvo T0600100948, LUST Cleanup Site, and is on a State Cortese List of sites that contain hazardous materials or substances. The site received a Closure Letter (dated August 10, 2000) from the California Regional Water Quality Control Board.

On August 5, 2025, Hanson Bridgette LLP, on behalf of the applicant, submitted a Letter requesting CEQA exemption under AB 130. AB 130 requires that the applicant complete a Phase I ESA and a Phase II ESA, if warranted. The City of Berkeley Toxics Management Division reviewed the Phase I ESA included in the May 14, 2024 application submittal packet and requested the preparation of a Phase II ESA. Therefore, the project's eligibility under AB 130 is pending submittal of the Phase II ESA.

Zoning Permits Required – Based on staff's review, the following zoning permits are required.

1. Variance to BMC Section 23.202.020(A), to use Tier 2 development standards to calculate the Density Bonus maximum allowable density (base project), instead of the Tier 1 standards, as required by this section. [See additional details in Action Item 1 below]
2. Use Permit under BMC Section 23.202.020(A) to construct a multifamily residential building
3. Use Permit under BMC Section 23.202.020(A) to construct dwelling units
4. Use Permit under BMC Section 23.204.030(A) to construct a new main building in the C-AC District
5. Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district

Waivers and Concessions

- Waiver of BMC Section 23.204.150(E) to exceed building height limits – to be 90 feet, 4 inches (plus 3-foot parapet) and 8 stories, where 65' (plus 5-foot parapet, by right) and 6 stories is required
- Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0', where 10' is required, at over 45' in height when a lot confronts a residentially-zoned lot.
- Waiver of BMC Section 23.204.150(E) to exceed FAR limits – to be 5.3 where 4 is required.
- Waiver of BMC Section 23.204.150(E) to exceed lot coverage limits – to be 94% where 90% is required for a corner lot.
- Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 10,050 square feet, where 11,040 square feet is required
- Waiver of BMC Section 23.304.050(A) to allow architectural projections to exceed district height limits
- Concession to eliminate the Percentage for Public Art on Private Projects fee requirement

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. **Base Density.** The project site is located in the C-AC zone. The base density for a project that provides less than 14% of the dwelling units as affordable units is 120 dwelling units per acre. The project proposes 7% of the dwelling units as affordable. As proposed, the City maintains that the project can use the Tier 2 base density with a variance. Please confirm how you wish to proceed: a) keep the project as proposed with 7% affordable units, use Tier 2 base density, and request a variance for providing less than the 14% affordable units required by the Tier 2 standards; or b) revise the project to provide at least 14% affordable units, and use Tier 2 base density.

2. **Density Bonus Diagrams/Calculations.** No change to the previous comments. In addition, please provide a combination of diagrams, compliance tables, and calculation tables in the project plan set for staff to effectively review your density bonus project.

Advisory Comments:

1. **AB 130 Tribal Consultation**. On August 18, 2025, the City notified California Native American tribes to request consultation on the proposed project. The tribes have until October 17, 2025 (60 days) to accept the consultation invitation. If the tribes decline or fail to respond within 60 days, the consultation is considered concluded.

Next Steps

Please submit a revised application packet addressing all the comments in this letter and any comments unchanged in the previous letter dated March 3, 2025. Be sure to include a written response in your submittal. Please use this BOX link for your submittal, and email me when you've uploaded the files. Once revised information is submitted, staff will review the application within 30 days.

Please contact me with any questions about your project application.

Sincerely,



Singeh Saliki
Senior Planner
(510) 981-7412
ssaliki@berkeleyca.gov

**STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS**

2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.SDTArch.com

2700 Shattuck Mixed Use

Berkeley, CA 94704
December 22, 2025

PLANNING COMMENT RESPONSES

Re: Application Consistency and Review Comments – Use Permit #ZP2024-0058 for 2700 Shattuck Avenue

Dear Singeh Saliki,
We received your planning review comments for this project at 2700 Shattuck Ave from 9/10/2025 as well as a comment letter from Lisa Gordon on 3/3/2025. Please see the below responses that address all of the action item comments we received.

Action Item comments from 3/3/2025 letter

1. The applicant submitted a Revised Density Bonus Eligibility Statement prepared by Robin Barral, Partner with Hanson Bridgett LLP. The Statement has been reviewed by the City Attorney's office. Based on their review, the requirement that the project be revised to use Tier 1 development standards, unless the applicant wishes to request a variance, is confirmed. Specifically, the Tier 2 standards would be the standards applicable to the project pursuant to Government Code section 65915(o)(6) only if the Project had between 14% and 20% affordable housing. See BMC Table 23.204-43. Here, because the Project proposes 7% of the dwelling units as affordable, the Tier 1 standards apply.
   The project site is located in the C-AC zone. The base density for this zone for a project that provides less than 14% of the dwelling units as affordable units is 120 dwelling units an acre. The project proposes 7% of the dwelling units as affordable; therefore, the base density is 120 dwelling units an acre.
   Please see the Adeline Corridor Specific Plan, Chapter 3, Section 3.2 (Page 32 of 120) for a thorough description of the density bonus program facilitated by the Specific Plan and the C-AC zone. Adeline-Corridor-Specific-Plan. The City does not agree with the applicant's contention that this local density bonus program is preempted or otherwise rendered moot by state law.
   Response: The project has been revised to include 15% of the dwelling units as affordable. This complies with the project falling under the Tier 2 standards of the C-AC zoning.

2. Food Service Establishments with Outdoor seating – Confirm if there will be alcohol sales associated with the food service uses or if this will be processed with the individual tenants. Additional use permits may be required for alcohol sales.
   Response: This will depend on the eventual commercial tenants, and will be processed with the individual tenants.

3. Submit an updated Tabulation form.
   Response: A revised tabulation form is attached.

4. Plans
   a. Parking Lot Design.
      i. The plan should be revised to show the width of drive aisles throughout the parking lot.

Response: Dimensions of drive aisles has been added to the floor plan, see A2.1.

ii. This parking space should be eliminated – there is a column behind the space that and this space seems to be in an awkward spot:
Response: The parking layout has been reconfigured to eliminate this scenario.

b. Parking Maximum. As we move through the process and plans are revised, please be aware that there is a maximum parking requirement in BMC 23.322.070: B. Off-Street Parking Maximum. Any project subject to this chapter shall not include off-street residential parking at a rate higher than 0.5 parking spaces per Dwelling Unit.
Response: The max parking allowance has been added to the zoning table on A0.1, the project complies.

c. Overhangs. Show the dimensions of the roof overhangs in addition to the dashed lines.
Response: Dashed lines and dimensions have been added to the floor plan, see A2.1.

d. Vicinity Map. On Sheet A0.6, the property to the north of the site should be labeled as a Fire Station, not 1-story commercial.
Response: This label has been corrected.

e. Fencing. Clarify proposed and existing fencing.

i. Show all proposed fences on the site plan and ground floor plan and provide height dimensions on the landscape plan. A use permit may be required for fences taller than 6 feet.
Response: With the redesign of the building, there is no longer any fencing proposed.

ii. There appears to be block wall and chain link fence that are about 10 feet in height with barbed wire on top along the western property line. The ground floor plan calls out 6 foot high fence at property line. Will that be constructed adjacent to the site or is it necessary if there is existing fencing and walls? If the existing chain link is within the project site, it should be replaced with a different fencing material (wood or tubular steel).
Response: Agreements will need to be made with the neighboring property owner to confirm ownership and removal of the fence.

iii. The type of fencing material proposed should be noted on the plans.
Response: There is no fencing proposed in the current design.

iv. Building Height. Provide the height to the top of the elevator overruns/roof top equipment.
Dimensions have been added to the top of the stair towers, which will be the tallest elements at the roof, see A3.0 – A3.2.

5. Provide an Affordable Housing Compliance Plan (plan sheet) consistent with the requirements outlined in the Affordable Housing Compliance form. Affordable Housing Compliance Plan Form and Exhibit Example
Response: The project is using one of its density bonus concessions to eliminate the affordable housing remainder in-lieu fee. See Density Bonus statement.

6. Density Bonus Diagrams/Calculations. Base Project = BP; Proposed Project = PP; AUS=Average Unit Size; QU=Qualifying Units; DBU=Density Bonus Units; RFA=Residential Floor Area.

a. The density bonus calculations are based on the approval of a Variance to use Tier 2 development standards to calculate the BP. If the Variance is not approved, density bonus calculations and the BP will not be compliant with standards and will need to be modified.
Response: The project has been revised to include 15% of the dwelling units as affordable. This complies with the project falling under the Tier 2 standards of the C-AC zoning.

b. The rear setback (Derby) in the BP does not appear to be compliant with BMC

Section 23.204.150(E)(5)(a)(i) – a 10' setback is required at over 45' in height, when a lot confronts a residentially-zoned lot. The BP must be fully-compliant with standards.
Response: The zoning defines an allowable density of units per acre. This calculation must be used to determine the base project size, rather than base project diagrams, as cited in code 65915(o)(6). Applicable calculations and compliance tables are provided on sheet A0.1.

Action Item comments from 9/3/2025 letter

1. Base Density. The project site is located in the C-AC zone. The base density for a project that provides less than 14% of the dwelling units as affordable units is 120 dwelling units per acre. The project proposes 7% of the dwelling units as affordable. As proposed, the City maintains that the project can use the Tier 2 base density with a variance. Please confirm how you wish to proceed: a) keep the project as proposed with 7% affordable units, use Tier 2 base density, and request a variance for providing less than the 14% affordable units required by the Tier 2 standards; or b) revise the project to provide at least 14% affordable units, and use Tier 2 base density.
   Response: The project has been revised to include 15% of the dwelling units as affordable. This complies with the project falling under the Tier 2 standards of the C-AC zoning.

2. Density Bonus Diagrams/Calculations. No change to the previous comments. In addition, please provide a combination of diagrams, compliance tables, and calculation tables in the project plan set for staff to effectively review your density bonus project.
   Response: The zoning defines an allowable density of units per acre. This calculation must be used to determine the base project size, rather than base project diagrams, as cited in code 65915(o)(6). Applicable calculations and compliance tables are provided on sheet A0.1.

Attachments:

- Zoning Resubmittal Drawings dated 12/22/2025
- Revised Applicant Statement
- Revised Tabulation Form
- Revised Density Bonus Eligibility Statement
- Owner Authorization Statement
- Statutory Infill Exemption and Exemption Notice
- Phase II Report

Please reach out if you have any questions.

Sincerely,



Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

**STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS**

2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.SDTArch.com

2700 Shattuck Mixed Use

Berkeley, CA 94704
December 8, 2025

APPLICANT STATEMENT

Dear planner,

We propose to construct a new 8-story mixed-use building at 2700 Shattuck in Berkeley. The project, as generally described in our "Zoning Submittal" drawings dated 12/22/2025, consists of 359 residential apartments over a 5,136 square foot commercial space and lobbies. The project seeks to utilize a State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus.*

Zoning
The 51,066 sq. ft. lot is within the C-AC zoning district, South Shattuck subarea.

Parking
No automobile parking is required, and 180 parking spaces is the max allowed. The project will provide 141 parking spaces and 158 bicycle parking spaces.

Building Height
The base project height allowed for Mixed Use building in the C-AC zone Tier 2 is 65' (up to an FAR of 4.0). As a State Density Bonus project with an increase in density of 50% above the maximum density allowed under the zoning code, this project proposes a height waiver for 90'-4" in order to physically accommodate the additional density bonus units.

Setbacks/Yards
Setbacks are as follows in the C-AC Zone:

Front (Ward)		**Side (Shattuck)**		**Side (Interior)**		**Rear (Derby)**		**Compliance**
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	
0'	**0'**	0'	**0'**	0'	**0'**	Varies 0' to 10''	**0'**	**Complies w/ Waiver**

Project Benefits
The proposed project is sited, massed and articulated as to continue the urban building fabric along Shattuck. The project is ideally located for a high-density development as it is located along a major transit corridor, and walkable to bus and train lines.

The project will create needed housing, with some additional affordable housing and will benefit Berkeley by providing a high-quality infill development.

Thank you for your consideration of this application.

Sincerely,



Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2700 Shattuck Ave Date: 5/10/2024

Applicant's Name: Isaiah Stackhouse

Zoning District: C-SA

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	0	359	362 w/ Density Bonus
Number of Parking Spaces (#)	N/A	141	180 max
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	0	410	N/A
Yards and Height			
Front Yard Setback (Feet)	0'	0'	0'
Side Yard Setbacks: (facing property) Left: (Feet)	0'	0'	0'
Right: (Feet)	0'	0'	0'
Rear Yard Setback (Feet)	0'	0'	0' w/ Density Bonus
Building Height* (# Stories)	1	8	8 w/ Density Bonus
Average* (Feet)			
Maximum* (Feet)	23'-0"	90'-4" w/ Density Bonus	90-4" w/ Density Bonus
Areas			
Lot Area (Square-Feet)	51,066	51,066	
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	23,467	281,960	281,960 w/ Density Bonus
Building Footprint* (Square-Feet) Total of All Structures	23,467	50,623	
Lot Coverage* (%) Residential districts only (Building Footprint/Lot Area)	49%	99%	99% w/ Density Bonus
Useable Open Space* (Square-Feet)	0	13,049	13,049 w/ Density Bonus
Floor Area Ratio* Non-Residential districts only (Except ES-R)	0.49	5.5 w/ Density Bonus	5.5 w/ Density Bonus

*See Glossary – BMC Chapter 23.502.

Revised: 12/21

[1] See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters 23.202 and 23.204

**STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS**

2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.SDTArch.com

2700 Shattuck Mixed Use
Berkeley, CA 94704
December 8, 2025

5.C. Density Bonus Eligibility Statement

a. Number of "base project" units: **247 Units**
b. Number of affordable units and level of affordability: Total of **37-Units (15%)** for Very Low-Income Households as defined in Section 50105 of the Health and Safety Code.
c. Percent density bonus requested and allowed under Section 65915: **50%**
d. Waivers or modifications of developments standards necessary to accommodate density bonus:

- Increase the maximum building height to accommodate the density bonus units.
- Increase the maximum number of stories to accommodate the density bonus units.
- Increase the maximum FAR to accommodate the density bonus units.
- Reduce the required rear yard setback to accommodate the density bonus units
- Increase the maximum lot coverage to accommodate the density bonus units
- Reduce the required usable open space to accommodate the density bonus units
- Increase the allowable density to accommodate the density bonus units.

e. Explanation of why each waiver or modification is needed to accommodate density bonus: Following the guidelines provided in the City's "*Conceptual Approach to Implementing Density Bonus Law In Berkeley, February 22, 2013",* the density bonus units are added to the Base Project which "reflects the proposed project's building separation, open space location, and parking location", via additional the following waivers or modifications to accommodate additional dwelling units:

- Building height, number of stories, FAR, rear yard setback, lot coverage, open space, and density waivers are needed to accommodate the density bonus units.

Request for Incentives or Concessions

Under Section 65917, as a project which provides 15% percent very low-income units, the project is eligible for three incentives or concessions which results in identifiable and actual cost reductions.

- Cost reduction concession #1: Eliminate the in-lieu remainder fee for the city's affordable housing requirement that exceeds the on-site units required to meet the State Density Bonus requirements.
- Cost reduction concession #2: Eliminate the bird safe glass requirement to reduce self-evident costs.
- Cost reduction concession #3: TBD

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS

ROBIN R. BARAL
PARTNER
DIRECT DIAL (415) 995-6331
E-MAIL rbaral@hansonbridgett.com

HansonBridgett

August 5, 2025

Singeh Saliki, Senior Planner
Department of Planning and Development
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Re: 2700 Shattuck Avenue (#ZP2024-0058) – Statutory Infill Exemption (AB 130) and Exemption Notice (AB 1633)

Dear Singeh,

Hanson Bridgett LLP represents the applicant for the above-referenced project. This letter sets forth the project's eligibility under the statutory CEQA exemption for infill housing development projects ("AB 130"), which took effect on June 30, 2025 through the enactment of Public Resources Code 21080.66. The project satisfies all of the statutory criteria in section 21080.66 and, to the extent local policies and definitions conflict with statutory criteria – such as the City's conflicting definition of building height – those local regulations are superseded. The City is therefore obligated to deem this project statutorily exempt under CEQA. In addition, this letter includes a CEQA exemption notice pursuant to AB 1633, as detailed below.

The proposed project complies with all applicable objective development standards.

The project site is currently occupied by a single-story commercial structure and surface parking, both of which comprise unremarkable, low-intensity uses along the Shattuck Avenue corridor. The proposed project would transform the underutilized 1.05-acre infill parcel with mixed-use, high-density, infill housing that advances both City and state housing requirements.

The project application was initiated by an SB 330 Preliminary Application filed in November 2023. The complete zoning application for the project was deemed complete on October 10, 2024, and included requests for waivers, incentives and a density bonus applied to the C-AC zone, Tier 2, pursuant to state density bonus law. While the City's completeness determination initially asserted that the project would require a variance, the City corrected its position via email correspondence to the applicant from Lisa Gordon, Rincon Consultants, dated April 9, 2025, confirming that the proposed project does not require a variance. As detailed in our previous correspondence to the City, the project therefore complies with all *applicable* objective development standards and remains vested and subject to the statutory protections applicable to "housing development projects" under SB 330 and the Housing Accountability Act.[1]

[1] Gov. Code § 65589.5 (the "HAA").

The proposed project is eligible for the new statutory CEQA exemption for infill housing.

AB 130 established that CEQA shall "not apply to any aspect of a housing development project… including any permits, approvals, or public improvements required for the housing development project, as may be required by [CEQA]…" if the project meets all of the specified eligibility criteria established by Public Resources Code 21080.66(a)(1) through (8):

(1) For non-Builder's Remedy projects, the project site cannot be more than 20 acres.[2] Here, the parcel encompasses approximately 1.05 acres, well within the 20-acre threshold.

(2) The project site must be located within City limits, or in an "urban area" as defined.[3] Here, the site clearly lies within city limits of the City of Berkeley.

(3) The project site must be developed with an urban use, or meet other eligibility criteria for infill uses. Here, this site is already developed with an urban use and the other infill criteria are not relevant for establishing the statutory CEQA exemption.

(4) The project must be consistent with the applicable general plan and zoning ordinance.[4] As noted above, the zoning application was submitted pursuant to SB 330; therefore the only applicable general plan and zoning criteria are the City's *objective development standards*. In addition, development standards are not *applicable* in evaluating the feasibility of this CEQA exemption if the development standards were *waived* pursuant to state density bonus law.[5] Lastly, while the City initially asserted a purported inconsistency with the objective zoning standards in the C-AC zone, the City eventually retracted that comment by confirming that a variance is not required for this project to utilize the Tier 2 density thresholds in connection with the applicant's density bonus request. Substantial evidence in the record thus establishes that the project is consistent with the applicable general plan and zoning ordinance.

(5) The project must achieve a density of at least half of the density allocated to "metropolitan" jurisdictions under housing element law; this effectively results in a minimum density of 15 dwelling units per acre for this site.[6] Here, the project clearly exceeds this minimum density with the proposed density of approximately 276 dwelling units per acre.

(6) The project must meet some of the checklist requirements of SB 35, as amended, namely the project must not be located on a site that contains any of the following sensitive environmental or regulatory features:

(A) Coastal zone. The City is not within the Coastal Zone, as defined by the Coastal Act. The Coastal Act states that the Coastal Zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission (BCDC). Thus, the City's waterfront is subject to BCDC, not Coastal Commission oversight, further this particular site is not subject to BCDC jurisdiction and therefore meets this requirement.

[2] Pub. Res. Code 21080.66(a)(1)
[3] *Id.,* subd. (a)(2)
[4] *Id.,* subd. (a)(3)
[5] *Id.,* subd. (a)(4)(C); see also *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329
[6] *Id.,* subd. (a)(5)

(B) Prime farmland or farmland of statewide importance. The site is fully urbanized, and has been graded and paved with surface parking. The project therefore meets this requirement.

(C) Federal wetlands. Given the paved condition of the site, there is no potential for federal wetlands to be present and the project meets this requirement.

(D) Very high fire hazard severity zone designation. The project site falls outside of the City's very high fire hazard severity zone designation, which was recently revised locally to include more territory, but does not include this portion of the Shattuck Avenue corridor. The project therefore meets this requirement.

(E) A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code section 25356 (collectively, the "Cortese List"), *unless* the site is an underground storage tank site that received a uniform closure letter, *or* the Department of Public Health, Regional Board, or DTSC has otherwise determined that the site is suitable for residential or mixed-use development.[7] Here, the proposed project is located on a site that was previously subject to a cleanup order due to a leaking underground storage tank.[8] That cleanup order, however, resulted in a Closure Letter dated August 10, 2000 and the Site Closure Summary included therein references "Residential" as the most sensitive potential use of the site. The Closure Letter and related materials are included for reference as **Attachment 1** as substantial evidence to document that this project meets this requirement.

In addition to the above, we note that AB 130 includes a requirement that the City must require the applicant to complete a Phase I ESA as a condition of approval for the project.[9] If a recognized environmental condition is found, AB 130 includes provisions that require the applicant to obtain a Phase II ESA and, if needed, take corrective action to remediate the site prior to the issuance of a certificate of occupancy. This provision will ensure that the site is free from any contamination that could have arisen since the Closure Letter was issued.

(F) Delineated fault zone. The project site is not located within a delineated earthquake fault zone and therefore meets this requirement.[10]

(G)-(H) 100-year flood zone or regulatory floodway. The site is not located within a flood hazard zone or regulatory floodway, and therefore meets these checklist requirements.[11]

(I), (K) Conservation lands. The project site is not identified for conservation in an adopted natural community conservation plan, and is not under conservation easement. The project therefore meets these requirements.

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[7]

[8] https://geotracker.waterboards.ca.gov/profile_report?global_id=T0600100948

[9] Pub. Res. Code § 21080.66(c)(1).

[10] https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/ [2700 Shattuck Avenue]

[11] https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-122.27694720150016,37.85523367919326,-122.25617617488882,37.86370429300447

(J) Habitat for protected species. The project site is entirely paved and does not include habitat for protected species. The project therefore meets this requirement.

(7) The project must not require the demolition of a historic structure that was placed on a national, state or local register before the project's SB 330 Preliminary Application was submitted. The project meets this requirement as the existing building is not designated in any register, and was not designated under any register on the date when the SB 330 Preliminary Application was filed.

(8) For Builder's Remedy projects submitted after January 1, 2025, no portion of the project may be designated for use as a hotel or other transient lodging. This provision does not apply, and the project remains eligible for the statutory exemption given that all other statutory criteria for the infill statutory exemption are satisfied.

The proposed project is below 85 feet in height as defined by the California Building Code and does not trigger any prevailing wage requirements or labor standards.

AB 130 includes a provision that certain labor standards, such as prevailing wage requirements, may apply to "buildings over 85 feet in height above grade" that are eligible for the statutory CEQA exemption for infill housing. The California legislature's rationale for establishing an 85-foot height threshold was based on the maximum building height under the California Building Code for most wood frame multifamily construction.

Assemblymember Wicks, the sponsor of AB 609 and key proponent of the statutory exemption in AB 130, was quoted in the media for her rationale in setting a prevailing wage requirement only for projects over 85 feet. Most multifamily residential projects under 85 feet are built with wood frame construction (i.e., Types III-A, III-B, IV-C and IV-HT). Projects larger than 85 feet (i.e., Types I-A, I-B, and IV-A) rely on concrete and steel frame construction and generally require a higher skilled labor force. The 85-foot threshold, tied to wood-frame construction, was therefore a critical component that facilitated the legislature's enactment of AB 130, as all other trades other than the California Carpenters Union would have opposed AB 130 if it did not include labor measures for larger projects.[12] Table 504.3 of the California Building Code is therefore included for reference as **Attachment 2**, to provide substantial evidence establishing that the 85-foot building height is based on the maximum building height for most wood frame buildings under the California Building Code.

The California Building Code defines "Building Height" as "the vertical distance from grade plane to the average height of the highest roof surface."[13] The CBC definition generally does not include uninhabited roof structures such as equipment and elevator structures, etc. Under the California Building Code, height is generally not measured to a parapet or other supplemental features. The City, on the other hand, has separate definitions for "Average Building Height" and Maximum Building Height.[14] The City has also established unique, location-specific definitions of Maximum Building Height based on the project's location and underlying zoning.[15]

[12] https://calmatters.org/politics/2025/07/california-construction-unions-housing/
[13] 2022 CBC, Section 202
[14] BMC § 23.106.090.
[15] https://berkeleyca.gov/sites/default/files/2022-02/Height-Instructions%20-%20Residential-Maximum-Height.pdf

The zoning application for this project calculated the building height based on the local zoning definition of Maximum Building Height under the Berkeley Municipal Code. When calculating the "Building Height" of this project under the California Building Code, however, the project falls within the 85-foot threshold that is required for Type III-A wood construction. Moreover, the City's local definitions of Average Building Height and Maximum Building Height are superseded to the extent that they are inconsistent with the California Building Code and state housing laws intended to facilitate housing production.[16] This letter includes a calculation from the project architect, included as **Attachment 3**, to provide substantial evidence that the project falls below the 85-foot building height threshold when calculated under the CBC, therefore the project is not subject to any prevailing wage requirements or labor standards under AB 130.

The City's denial of the statutory infill exemption would constitute a violation of AB 1633.

We recognize the difficulty that planning departments face when implementing the bevy of new housing laws that are enacted each year. This letter, however, serves as notice under AB 1633 that the failure to approve the statutory infill exemption, or to impose unlawful conditions on the project such as labor standards or prevailing wage requirements that would render the project infeasible, would constitute a violation of the HAA.[17]

This notice is timely given that it is being submitted within 35 days of the City's determination that the project is not exempt from CEQA, which occurred via your email to the project applicant on July 10, 2025. An unlawful denial of the project is defined by AB 1633 to include an unlawful determination that a project is not exempt from CEQA. As a result, the City may be liable in attorney's fees to the developer and statutory damages if the prior exemption determination is not rescinded. In summary, we respectfully request that the City issue a statutory exemption determination for this project in accordance with the project's eligibility under AB 130.

The City must initiate a request for consultation with California Native American tribes.

In order to complete the City's processing of the statutory infill exemption, the City must initiate a request for consultation with any California Native American tribe that may be culturally affiliated with the project site.[18] The deadline to commence consultation would ordinarily run 14 days from the date that the application is deemed complete. Given that AB 130 was enacted after the project was deemed complete, this requirement should reasonably be interpreted to require the City to initiate consultation within 14 days from the date of this letter.

Please do not hesitate to contact me if you have any further questions regarding this matter.

Sincerely,



Robin R. Baral
Partner

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[16] *Lippman v. City of Oakland* (2017) 19 Cal.App.5th 750.
[17] AB 1633 (Wicks 2023) amended the HAA by adding subdivisions (h)(6)(D)-(E) and (7)(A)-(B). The HAA was subsequently amended by AB 1413 (Ting 2024), which in part reordered the original provisions of AB 1633, related to CEQA exemptions, to Government Code § 65589.5.1.
[18] Pub. Res. Code § 21080.66(b)

cc: Farimah Brown, City Attorney
Anne Hersch, Planning Manager
Client

ATTACHMENT 1

LUST Closure Letter

California Regional Water Quality Control Board

San Francisco Bay Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

August 10, 2000
File No. 2198.17(CTH)
RB File No. 01-1027

Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Subject: Transmittal of the Closure Letter and Summary,
McKevitt Volvo at 2700-2724 Shattuck Avenue, Berkeley, CA

Dear Mr. Schulman:

Attached please find the uniform underground storage tank closure letter and the site summary form for the subject site.

Please contact Chuck Headlee of my staff at (510) 622-2433 or cth@rb2.swrcb.ca.gov if you have any questions regarding this matter.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer

Stephen A. Hill
Chief, Toxics Cleanup Division

Enclosure: Closure Letter
Site Closure Summary

cc: Nabil Al-Hadithy, Hazardous Materials Supervisor
City of Berkeley Toxics Management Division
2118 Milvia Street, Suite 200
Berkeley, CA 94704

Dave Deaner & Steve Mizera, SWRCB
Division of Clean Waters Programs
2014 T St.-Suite 130
Sacramento, CA 95814

01-1027.tra

California Regional Water Quality Control Board

San Francisco Bay Region

Winston H. Hickox
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Gray Davis
Governor

August 10, 2000
File No. 2198.17 (CTH)
RB File No. 01-1027

Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Subject: Closure Letter for McKevitt Volvo at
2700-2724 Shattuck Avenue, Berkeley, CA

Dear Mr. Schulman:

This letter confirms the completion of site investigation and remedial action for the underground storage tank(s) formerly located at the above mentioned location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

for

Lawrence P. Kolb
Acting Executive Officer

01-1027.cls

SITE CLOSURE SUMMARY- CITY OF BERKELEY

I. AGENCY INFORMATION Date: 5-23-2000

Agency Name: Toxics Management Division	Address: 2118 Milvia Street, Suite 200
City/State/Zip: Berkeley, CA 94704	Phone: (510) 705 8150
Responsible Staff Person: Geoffery Fiedler	Title: Hazardous Materials Specialist I

II. SITE INFORMATION

Site Facility Name: M[c]Kevitt Volvo		
Site Facility Address: 2700-2724 Shattuck Avenue		
RB LUSTIS Case No.: 01-1027	Local or LOP Case No.:	Priority: low
URF Filing Date: 9-29-86	SWEEPS No.:	

Responsible Parties (include addresses and phone numbers)
Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
1	550	Gasoline	removed	9-86
2	550	Waste Oil	Removed	9-86

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Leaking tanks/product lines.		
Site characterization complete? Yes	Date Approved By Oversight Agency: 5-22-00	
Monitoring wells installed? No	Number: NA	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 20 ft	Lowest Depth: 25 ft	Flow Direction: W/SW (est.)
Most Sensitive Current Use: No current use		
Most Sensitive Potential Use: Residential, backyard irrigation		
Are drinking water wells affected? No	Approximate Yield: 290 gpd. T.D.S.: 2000 ppm	
Is surface water affected? No	Nearest SW Name: Aquatic Park Lagoon, SF Bay	
Off-Site Beneficial Use Impacts (Addresses/Locations): none		
Reports on file? Yes	Where are reports filed? Berkeley, Toxics Division	

SITE CLOSURE SUMMARY- CITY OF BERKELEY

IV. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

2/6/87, "UG Tank Compliance Report: Removal Investigation and Remediation" Weiss Associates
9/17/91, "Phase I Site Audit", Groundwater Technology, Inc. (multiple borings, site-wide assessment)
7/20/95, "Preliminary Soil and Groundwater Investigation", Groundwater Technology, Inc.
7/21/98, "Case Closure Request", PES Environmental Inc.(Includes RBCA, Tier II, Model)

V. ADDITIONAL COMMENTS, DATA, ETC.

No detected petroleum fuel constituents or volatile organic compounds detected in the former waste oil confirmation sample (see attachments)

MTBE not detected in groundwater confirmation samples collected from W-GP#1, PES Environmental, 1999.

VI. ATTACHMENTS

A) Weiss Associates, 1987, Fig. 1, Site Plan, UST closure sample analysis summary, Note Brown and Caldwell Lab, 3 p.
B) Groundwater Technology, Inc, 1991, Boring locations and analytical summary data, 4 p.
C) Groundwater Technology, Inc, 1995, Boring location and analytical summary data, 3p.
D) PES Environmental, Inc. 1999, Soil boring location and groundwater sample results, 2p.
E) PES Environmental, Inc, 1998, RBCA Site Assessment Model, Tier II Baseline Risk Summary Table and input values, 5p.

RB 01-1027

Planning and Development Department
Toxics Management Division

CALIFORNIA REGIONAL WATER
MAY 25 2000
QUALITY CONTROL BOARD

May 23, 2000

Charles Headlee
Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Regarding: No Further Action Recommendation
2700-2724 Shattuck Avenue

Dear Mr. Headlee:

The City of Berkeley, Toxics Management Division, (TMD) recommends that the Regional Water Quality Control Board require no further investigation or remedial action for this project. TMD's final requirements to complete the site investigation were presented in PES Environmental, Inc.'s "Results of Limited Groundwater Investigation", report dated April 27, 1999 and site records in TMD's project file. The PES report summarizes the results of a limited investigation of groundwater quality in the public right-of-way, southwest of the former underground gasoline storage tank, as requested by TMD. The residual concentrations in soil were significantly reduced in the source area and are further diminished with depth. The results of an ASTM Tier II Risk Based Corrective Action Model indicate no significant health risk as a result of the residual fuel constituents in soil and groundwater at the site.

The TMD determination of no further action is based on the subsurface conditions as presented in the reports characterizing the site conditions and on TMD's observations during site visits and inspections. The determination is further based on existing site conditions and an understanding that the site will be developed for use consistent with current City of Berkeley zoning requirements. Significant changes in soil or groundwater conditions, or site development, should be reported to the TMD to allow review of this determination.

2118 Milvia Street, Suite 200, Berkeley, California 94704 TEL: (510) 705 8150 TDD: (510) 644 6915 FAX: (510) 540 5672

May 23, 2000

TMD prepared the attached Site Closure Forms and excerpted documents from site investigation reports for your review. TMD is available to discuss this project in further detail or provide you with additional documents. Please give me a call if you have any questions or require anything further.

Sincerely,

Geoffery A. Fiedler
Hazardous Materials Specialist

Attachments: Closure Summary Forms and Attachments

Cc: Mr. Steven Schulman, Wells Fargo Bank, Private Client Services – Real Estate, 26611 Carmel Center Place, Carmel California 93923

ATTACHMENT 2

California Building Code, Table 504.3

Chapter 5 General Building Heights and Areas: California Building Code 2022 (Vol 1 & 2) | UpCodes

504.3 Height in Feet

The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3.

Exception: Towers, spires, steeples and other rooftop structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1511.2.4. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of combustible materials (see Chapter 15 for additional requirements).

TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE [a, i]

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
B, F, M, S, U	NS[b]	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	270	180	85	85	70	60
A, E	NS[b]	UL	160	65	55	65	55	65	65	65	65	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	50	40
H-1, H-2, H-3, H-5, L	NS[c, d]	UL	160	65	55	65	55	120	90	85	65	50	40
	S (without area increase)												
	S (with area increase)	UL	160	65	55	65	55				65	50	40
H-4	NS[c, d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S (without area increase)	UL	180	85	75	85	75	140	100	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	120	160	65	65	50	40
I-3	NS[d, e]	UL	160	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (without area increase)	UL	180	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (with area increase)	UL	160	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
I-2	NS[d, e, f]	UL	160	65	55	65	55	NP	NP	NP	65	50	40
	S (without area increase)	UL	180	85				NP	NP	NP			
	S (with area increase)	UL	160	65				NP	NP	NP			
I-4	NS[d, g]	UL	160	65	55	65	55	65	65	65	65	50	40
	S (without area increase)	UL	180	85	75	85	75	180	120	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	160	100	65	65	50	50
R-1[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40

OCCUPANCY CLASSIFICATION	See Footnotes	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
	S13R	60	60	60	55	60	55	60	60	60	60	60	60
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	50	40
R-2[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60[i]	40
R-2.1[h]	NS[d]	UL	160	65	55	65	55	65	NP	NP	NP	50	40
	S13D	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S13R	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S	UL	160	65	55	65	55	270	NP	NP	NP	50	40
R-2.2[h]	NS[d]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (without area increase)	UL	180	85	NP	85	NP	270	180	85	85	70	NP
	S (with area increase)	UL	160	65	NP	65	NP	250	160	65	65	60[i]	NP
R-3, R-3.1[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	60	60
	S	UL	160	65	55	65	55	270	180	85	65	70	60
R-4[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	55	60	55	60	60	60	60	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S	UL	160	65	55	65	55	270	180	85	65	50	40

For SI: 1 foot = 304.8 mm.

UL = Unlimited; *NP = Not Permitted;* NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

c. New Group H *and all Group L* occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

d. The NS value is only for use in evaluation of existing building height in accordance with the *California Existing Building Code*.

e. New Group I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.

f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.

g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

i. In other than Group A, E, H, I, L and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, the S increases for height and stories in Tables 504.3 and 504.4 are permitted in addition to the S area increase in accordance with Table 506.2.

j. For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, S area increase is permitted in addition to the height and story increase provided the height shall not exceed 60 feet and 4 stories.

Exported by UpCodes https://up.codes

ATTACHMENT 3

CBC Building Height Diagram

CBC GRADE PLANE CALCULATIONS				
SEGMENT	EL 1	EL 2	LENGTH	AVG EL x L
A	140.41	144.81	133.6	19052.7
B	144.81	149.5	288.8	42498.4
C	149.5	146.97	205.9	30521.6
D	146.97	147.4	129.7	19089.9
E	147.4	145.26	54.1	7916.5
F	145.26	145.77	50.1	7290.3
G	145.77	140.41	79.7	11404.3
TOTAL PERIMETER			941.9	137773.6
GRADE PLANE ELEVATION				**146.3**

4 - CALIFORNIA BUILDING CODE - GRADE PLANE CALCULATIONS

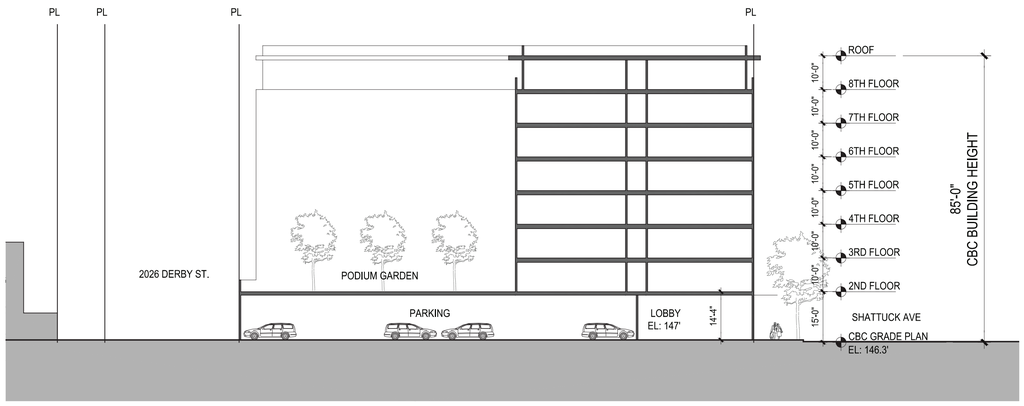
-

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

[BG] GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

3 - CALIFORNIA BUILDING CODE - HEIGHT DEFINITIONS

-



2 - CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36



1 - CALIFORNIA BUILDING CODE - GRADE PLANE PLAN DIAGRAM

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

TRACHTENBERG ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

LICENSED ARCHITECT
DAVID TRACHTENBERG
C20926
4/30/20 25
RENEWAL DATE
STATE OF CALIFORNIA

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL
01.06.2025 ZONING RESUBMITTAL
08.05.2025 CBC HEIGHT MEASUREMENT

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2307

SHEET:

CBC BUILDING CODE HEIGHT DIAGRAMS

A3.0b

LICENSED LAND SURVEYOR
ROBERT J. BRUNEL
4961

**STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS**

2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.SDTArch.com

2700 Shattuck Ave / 2026 Derby Street
Berkeley, CA 94705
November 3rd, 2025

Applicant:	Isaiah Stackhouse, Principal, SDT Architects
Address:	2421 Fourth Street Berkeley, CA 94710
Email:	isaiah@SDTarch.com
Phone:	510.649.1414 ext. 124

Owner Authorization Statement:

STEWART JOHNSTON, the owner of 2026 Derby Street, hereby authorizes Isaiah Stackhouse of SDT Architects to serve as the applicant for the proposed project at 2700 Shattuck / 2026 Derby St.

Owner Signature

11/04/2025
Date



Terracon

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- Environmental
- Geotechnical
- Materials

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Appendix A – Exhibits



Project No.:	R1257609
Date:	NOV 2025
Drawn By:	SMB
Reviewed By:	JWR

Terracon
50 Goldenland Court, Suite 100
Sacramento, CA 95834
PH. (916) 928-4690
terracon.com

Topographic Map

Proposed Derby Development
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California

Exhibit

1



Approximate Sample Location
- Temporary Sampling Well
- Soil Boring
- Soil Vapor Probe

Site Feature
- Former Waste Oil UST
- H Hydraulic Lift
- W Washdown Area
- X Former Hydraulic Lift

Site Boundary

Project No.: R1257609 Date: NOV 2025 Drawn By: SMB Reviewed By: JWR	Terracon 50 Goldenland Court, Suite 100 Sacramento, CA 95834 PH. (916) 928-4690 terracon.com	**Site Diagram** **Proposed Derby Development** 2700 Shattuck Avenue and 2026 Derby Street Berkeley, Alameda County, California	**Exhibit** **2**

Appendix B – Summary Data Tables

Table 1 - Summary of Soil Analytical Results

Proposed Derby Development
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California
Terracon Project No. R1257609

Sample ID:	Units	Direct Exposure Human Health Risk Levels [1]						B01-3	B02-3	B03-10	B04-3	TSW01-10	TSW01-21	TSW02-10	TSW02-18	TSW03-10	TSW03-25	TSW04-10	TSW04-29	TSW05-10	TSW05-18	SVP01-5	SVP02-5	SVP03-5
Sample Depth (ft bgs):		Residential Cancer Risk	Residential Non-Cancer Hazard	Commercial / Industrial Cancer Risk	Commercial / Industrial Non-Cancer Hazard	Construction Worker Cancer Risk	Construction Worker Non-Cancer Hazard	2 to 3	2 to 3	9 to 10	2 to 3	9 to 10	20 to 21	9 to 10	17.5 to 18.5	9 to 10	24 to 25	9 to 10	28 to 29	9 to 10	17 to 18	4 to 5	4 to 5	4 to 5
Sample Date:								11/19/2025	11/19/2025	11/19/2025	11/20/2025	11/20/2025	11/20/2025	11/29/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/20/2025
Total Petroleum Hydrocarbons (TPHs) by EPA Method 8015																								
Gasoline-Range Organics	mg/kg	NE	460	NE	2,100	NE	480	<1.1	**0.37 J**	**5.7**	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	**240**	<1.3	<1.2	<1.2	<1.2	<1.2	<1.2
Diesel-Range Organics	mg/kg	NE	200	NE	920	NE	210	**2.1 J**	**25**	**1,600**	**24**	<2.5	<2.4	<2.4	<2.4	<2.5	<2.4	**8.4**	2.5	<2.4	<2.4	<2.4	<2.3	<2.5
Motor Oil-Range Organics	mg/kg	NE	12,000	NE	180,000	NE	54,000	**110**	**150**	**3,400**	**270**	<12	<12	<12	**5.4 J**	<12	<12	<12	<13	<12	<12	<12	**14 H**	<4.6
Volatile Organic Compounds by 8260B																								
Ethylbenzene	mg/kg	5.8	2,400	25	17,000	140	4,200	<0.0056	<0.0057	<0.0058	<0.0058	**0.0015 J**	**0.0013 J**	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0021 JH**	**0.0018 JH**
n-Butylbenzene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.095**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
sec-Butylbenzene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.12**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
1,2,4-Trimethylbenzene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	**0.0031 J**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0028 JH**	<0.0062
4-isopropyl toluene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.014**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
Isopropylbenzene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	**0.0027 J**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.10**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
Naphthalene	mg/kg	2.0	130	8.5	570	56	130	<0.0056	<0.0057	<0.0058	<0.0058	**0.0049 J**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	**0.00083 J**	**0.00069 JH**	<0.0062
Tetrachloroethene	mg/kg	0.59	81	2.6	380	17	87	**0.044**	**0.0067**	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
n-Propylbenzene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	**0.0093**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.14**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
1,2-Dichloroethane	mg/kg	0.46	31	2.0	130	11	31	<0.0011	<0.0011	<0.0012	<0.0012	<0.00012	**0.00013**	<0.00012	<0.00012	<0.00012	<0.00012	<0.00024	**<0.00013**	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012
tert-Butylbenzene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.0077 J**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
m,p-Xylene	mg/kg	NE	NE	NE	NE	NE	NE	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0043 JH**	<0.0062
Xylenes, Total	mg/kg	NE	580	NE	2,400	NE	550	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0043 JH**	<0.0062
Other Analyzed VOCs	mg/kg	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Polychlorinated Biphenyls by SW8082A																								
All Analyzed PCBs	mg/kg	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	--	--	--	--	ND	--	--	--	ND	--	--	--	--

Notes:
[1] Environmental Screening Levels (ESLs), established by the San Francisco Bay Regional Water Quality Control Board, dated September 2025 (Revision 3)
ft bgs = feet below grade surface
mg/kg = milligrams per kilogram
NE = Not established
<Value = Analyte not detected above the laboratory reporting limit (RL)
ND = Not detected above the laboratory RL
Bold value indicates a detection
-- = Not Analyzed
H = Sample was analyzed outside of hold time
J = Detected but below the Standard RL; therefore, result is an estimated concentration.
Concentration reported above the Residential ESL for Direct Exposure Human Health Risk Levels, Cancer Risk
Concentration reported above the Residential ESL for Direct Exposure Human Health Risk Levels, Non-Cancer Hazard
Concentration reported above the Commercial / Industrial ESL for Direct Exposure Human Health Risk Levels, Cancer Risk
Concentration reported above the Commercial / Industrial ESL for Direct Exposure Human Health Risk Levels, Non-Cancer Hazard
Concentration reported above the Construction Worker Any Land Use / Any Depth ESL for Direct Exposure Human Health Risk Levels, Cancer Risk
Concentration reported above the Construction Worker Any Land Use / Any Depth ESL for Direct Exposure Human Health Risk Levels, Non-Cancer Hazard

ATTACHMENT 7 - ADMINISTRATIVE RECORD

Table 2 - Summary of Groundwater Analytical Results

Proposed Derby Development
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California
Terracon Project No. R1257609

Sample ID:	Units	Direct Exposure Human Health Risk Levels [1]				EPA MCL[2]	TSW01	TSW02	TSW03	TSW04	TSW05
Sample Date:		Residential Cancer Risk	Residential Non-Cancer Hazard	Commercial / Industrial CancerRisk	Commercial / Industrial Non-Cancer Hazard		11/20/2025	11/19/2025	11/19/2025	11/20/2025	11/20/2025
Total Petroleum Hydrocarbons (TPHs) by EPA Method 8015											
Gasoline-Range Organics	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**44 J**	<50	<50	<50	<50
Diesel-Range Organics	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	<100	**70 J**	<100	<100	<100
Motor Oil-Range Organics	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**190 J**	<500	<500	<500	**270 J**
Volatile Organic Compounds by 8260B											
Benzene	µg/L	0.43	14	1.9	58	1.0	<0.20	**0.047 J**	**0.061 J**	<10	**0.046 J**
Carbon disulfide	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	<0.50	<0.50	**0.14 J**	<25	<0.50
Chloroform	µg/L	0.81	14	3.6	57	80	<0.10	<0.10	<0.10	<5.0	**0.26**
1,2-Dichloroethane	µg/L	2.2	150	9.8	640	0.5	**0.2**	<0.020	<0.020	<1.0	<0.020
Ethylbenzene	µg/L	3.5	3,200	15	14,000	300	**0.86**	**0.13 J**	<0.50	<25	<0.50
Isopropylbenzene	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**0.15 J**	<0.50	<0.50	<25	<0.50
Methly tert butyl ether	µg/L	450	130,000	2,000	550,000	5.0	**0.74**	<0.50	**0.5**	<25	<0.50
N-Propylbenzene	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**0.49 J**	<0.50	<0.50	<25	<0.50
Tetrachloroethene	µg/L	0.64	58	2.8	240	5.0	<0.20	<0.20	**0.039 J**	<10	<0.20
m,p-Xylene	µg/L	*NE*	*NE*	*NE*	*NE*	1,800	**1.2**	<1.0	<1.0	<50	<1.0
o-Xylene	µg/L	*NE*	*NE*	*NE*	*NE*	1,800	<0.50	<0.50	<0.50	<25	<0.50
Xylenes, total	µg/L	*NE*	380	NE	1,600	1,800	**1.2**	<1.0	<1.0	<50	<1.0
Other Analyzed VOCs	µg/L	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Notes:

[1] Environmental Screening Levels (ESLs), established by the San Francisco Bay Regional Water Quality Control Board, dated September 2025 (Revision 3)

[2] Environmental Protection Agency Maximum Contaminant Level for drinking water quality (2025)

µg/L = micrograms per liter

NE = Not established

ND = Not detected above the laboratory RL

<Value = Analyte not detected above the laboratory reported detection limit (RDL)

Bold value indicates a detection above the MDL

J = The identification of the analyte is acceptable; the reported value is an estimate

Concentration reported above the Residential ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Residential ESL for Vapor Intrusion, Non-Cancer Hazard

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Non-Cancer Hazard

Concentration reported above the Environmental Protection Agency Maximum Contaminant Level (MCL)

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1011 of 1714

Table 3 - Summary of Soil Vapor Analytical Results

Proposed Derby Devlopment
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California
Terracon Project No. R1257609

Sample ID:	Units	Direct Exposure Human Health Risk Levels [1]				SVP01	SVP02	SVP03
Sample Date:		Residential Cancer Risk	Residential Non-Cancer Hazard	Commercial / Industrial Cancer Risk	Commercial / Industrial Non-Cancer Hazard	11/19/2025	11/19/2025	11/20/2025
Sample Depth (ft bgs):						4 to 5	4 to 5	4 to 5
Volatile Organic Compounds (VOCs) by Modified EPA Method TO-15								
TPH-Gasoline Range Organics	µg/m³	*NE*	22,000	*NE*	90,000	**4.0**	**12.7**	**0.5**
1,1,1- Trichloroethane	µg/m³	*NE*	35,000	*NE*	150,000	**11**	<4.7	**11**
1,2,4-Trimethylbenzene	µg/m³	*NE*	*NE*	*NE*	*NE*	**9.8**	**19**	<4.4
1,3,5-Trimethylbenzene	µg/m³	*NE*	*NE*	*NE*	*NE*	<4.8	**6.4**	<4.4
1,3-Butadiene	µg/m³	*NE*	*NE*	*NE*	*NE*	<2.2	**8.7**	<2.0
2-Butanone (MEK)	µg/m³	*NE*	*NE*	*NE*	*NE*	**14**	**14**	<11
4-Methyl-2-pentanone (MIBK)	µg/m³	*NE*	*NE*	*NE*	*NE*	**12**	**7.9**	<3.7
Acetone	µg/m³	*NE*	1,100,000	*NE*	4,500,000	**63**	**51**	**30**
Benzene	µg/m³	3.2	100	14	440	**4.0**	**6.6**	<2.9
Carbon Disulfide	µg/m³	*NE*	*NE*	*NE*	*NE*	<12	**29**	<11
Cyclohexane	µg/m³	*NE*	*NE*	*NE*	*NE*	**97**	**120**	<3.1
Ethanol	µg/m³	*NE*	*NE*	*NE*	*NE*	**24**	<16	<17
Ethylbenzene	µg/m³	37	35,000	160	150,000	**8.9**	**29**	<3.9
Freon 12	µg/m³	*NE*	*NE*	*NE*	*NE*	**10**	<4.2	<4.5
Heptane	µg/m³	*NE*	*NE*	*NE*	*NE*	**6.9**	**16**	<3.7
Hexane	µg/m³	*NE*	*NE*	*NE*	*NE*	**12**	**16**	<3.2
m,p-Xylenes	µg/m³	*NE*	*NE*	*NE*	*NE*	**24**	**120**	<7.9
o-Xylene	µg/m³	*NE*	*NE*	*NE*	*NE*	**7.7**	**38**	<3.9
Tetrachloroethene	µg/m³	15	1,400	67	5,800	**21**	**33**	<6.1
Tetrahydrofuran	µg/m³	*NE*	*NE*	*NE*	*NE*	**15**	**13**	<2.7
Toluene	µg/m³	*NE*	15,000	*NE*	61,000	<7.4	**6.4**	<6.8
Other Analyzed VOCs	µg/m³	Varies	Varies	Varies	Varies	ND	ND	ND
Fixed Gases by Method ASTM 1946								
Helium (tracer gas)	%	*NE*	*NE*	*NE*	*NE*	<0.50	<0.50	<0.50

Notes:

[1] Environmental Screening Levels (ESLs), established by the San Francisco Bay Regional Water Quality Control Board, dated September 2025 (Revision 3)

ft bgs = feet below grade surface

µg/m³ = micrograms per kilogram

% = percent

NE = Not established

<Value = Analyte not detected above the laboratory reporting limit (RL)

Bold value indicates a detection

ND = Not detected above the laboratory RL

Concentration reported above the Residential ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Residential ESL for Vapor Intrusion, Non-Cancer Hazard

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Non-Cancer Hazard

ATTACHMENT 7 - ADMINISTRATIVE RECORD

Appendix C – Boring Logs

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B01

Graphic Log	Location See Exhibit A Depth — Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	AGGREGATE BASE COURSE					0.0	
	1.0 **SILTY SAND WITH GRAVEL (SM)**, fine to medium grained, dark brown, moist, medium dense, no odor, no staining					0.0	
	3.0 ***Boring Refusal at 3 Feet***					0.0	B01-3

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-19-2025

Boring Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B02

Location See Exhibit A

Graphic Log	Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		AGGREGATE BASE COURSE					0.0	
	1.0	**SILTY SAND WITH GRAVEL (ML)**, coarse grained, brown, moist, medium dense, No odor, no staining					0.0	
	3.0	***Boring Refusal at 3 Feet***					0.0	B02-3

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-19-2025

Boring Completed
11-19-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B03

Location See Exhibit A

Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	AGGREGATE BASE COURSE					0.0	
1.0	**SILT (ML)**, dark brown, moist, dense, no odor, no staining					0.0	
						0.0	
						0.0	
						0.0	
		5				0.0	
6.5	**SILTY SAND (SM)**, dark brown, wet, loose, no odor, no staining					0.0	
7.5	**FAT CLAY (CH)**, high plasticity, dark gray to green, moist, soft, medium dense, faint hydraulic odor, no staining					0.0	
						0.1	
						0.3	B03-10
10.0	***Boring Terminated at 10 Feet***	10					

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-19-2025

Boring Completed
11-19-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B04

Graphic Log	Location See Exhibit A Depth — Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	AGGREGATE BASE COURSE					0.0	
	1.0 **LEAN CLAY (CL)**, low plasticity, dark brown, dry, hard, dense, no odors, no staining					0.0	
						0.0	B04-3
	4.0 ***Boring Refusal at 4 Feet***						

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-20-2025

Boring Completed
11-20-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. SVP01

Location See Exhibit A

Graphic Log	Depth	Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		AGGREGATE BASE COURSE						0.0	
	1.0	**SILT (ML)**, dark brown, dry, dense, no odors, no staining	Hydrated bentonite					0.0	
	2.5	**SILT (ML)**, trace gravel, dark brown, moist, dense, faint hydraulic odor, no staining	Dry bentonite					0.0	
			#3 Sand					0.0	SVP01-5
			Probe tip	5					
	5.5	***Boring Terminated at 5.5 Feet***							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. SVP02

Graphic Log	Depth	Material Description	Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		Location See Exhibit A	INSTALLATION DETAILS						
	0	**POORLY GRADED SAND (SP)**, brown, dry, loose, faint hydraulic odor, no staining						0.0	
	1.0	**SILT (ML)**, dark brown, moist, loose, moderate hydraulic odor, no staining	Hydrated bentonite					0.0	
								0.1	
								0.1	
			Dry bentonite						
								0.0	SVP02-5
			#3 Sand						
			Probe tip	5					
	5.5	***Boring Terminated at 5.5 Feet***							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Notes

Advancement Method
Direct Push

Well Started
11-19-2025

Well Completed
11-19-2025

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. SVP03

Location See Exhibit A

Graphic Log	Depth	Material Description	Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		SILTY SAND (SM), gray, dry, loose	Hydrated bentonite					0.0	
	2.0							0.0	
		POORLY GRADED SAND (SP), brown, moist, loose, no odors, no staining						0.0	
			Dry bentonite					0.0	
	4.5							0.0	SVP03-5
		LEAN TO FAT CLAY (CL/CH), dark brown, wet, loose, faint petroleum odor, no staining	#3 Sand Probe tip	5					
	5.5								
		Boring Terminated at 5.5 Feet							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW01

Location See Exhibit A-2

Depth	Material Description	Graphic Log	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
1.0	**FILL - AGGREGATE BASE COURSE**						0.0	
	LEAN CLAY (CL), low plasticity, black, moist, dense, moderate petroleum odor, no staining						0.0	
							0.1	
							0.2	
							0.5	
			5				7.6	
							34.6	
							147.6	
							10.3	
							0.5	TSW01-10
			10				0.4	
12.0							0.4	
	LEAN CLAY (CL), trace gravel, low plasticity, brown, moist, loose, no odor, no staining						0.1	
							0.2	
			15				0.2	
							0.3	
18.0							0.1	
	SILT (ML), brown, moist, loose, faint petroleum odor, no staining						0.0	
							0.0	
			20	▽			0.0	
21.5							0.0	TSW01-21
	FAT CLAY (CH), high plasticity, brown, wet, loose, no odor, no staining						0.0	
							0.0	
							0.0	
			25				0.0	

INSTALLATION DETAILS
Well Completion: 1-inch solid PVC

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW01

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	FAT CLAY (CH), high plasticity, brown, wet, loose, no odor, no staining *(continued)*	1-inch slotted PVC	30				0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
	36.0 ***Boring Terminated at 36 Feet***		35				0.0	

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW02

Graphic Log	Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		SILT (ML), trace gravel, brown, dry, dense, faint hydraulic odor, no staining					0.0	
							0.2	
	2.5						0.1	
		SILTY SAND (SM), trace sand, brown, dry, dense, faint hydraulic odor, no staining					0.2	
	4.0						0.1	
		SILT (ML), dark brown to gray, moist, loose, faint hydraulic odor, no staining	5				0.1	
							0.2	
							0.1	
							0.1	
			10				0.0	TSW02-10
							0.0	
							0.0	
							0.0	
							0.0	
							0.0	
			15				0.0	
							0.0	
	16.5						0.0	
		SANDY SILT WITH GRAVEL (ML), brown, moist, loose, no odors, no staining					0.0	
	18.5			▽			0.0	TSW02-18
		SILT (ML), brown, wet, loose, faint hydraulic odor, no staining	20				0.0	
							0.0	
							0.0	
							0.0	
							0.0	
							0.0	
			25					

Location See Exhibit A-2

INSTALLATION DETAILS
Well Completion: 1-inch solid PVC

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW02

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	SILT (ML), brown, wet, loose, faint hydraulic odor, no staining *(continued)*	1-inch slotted PVC					0.0	
							0.0	
							0.0	
	28.0 ***Boring Terminated at 28 Feet***							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW03

Graphic Log	Depth	Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		Location See Exhibit A-2							
		FILL - AGGREGATE BASE COURSE						0.0	
	1.5							0.0	
		SILTY SAND (SM), fine to coarse grained, dark brown, moist, dense, no odors, no staining						0.0	
	3.5							0.0	
		LEAN CLAY (CL), low plasticity, black, moist, dense, no odors, no staining	1-inch solid PVC	5				0.0	
								0.0	
								0.0	
								0.0	
								0.0	
								0.0	
								0.0	TSW03-10
				10				0.0	
	11.5							0.0	
		LEAN CLAY (CL), medium plasticity, olive brown, moist, hard, dense, no odors, no staining						0.0	
								0.0	
								0.0	
								0.0	
				15				0.0	
								0.0	
								0.0	
								0.0	
								0.0	
	19.5							0.0	
		FAT CLAY WITH SAND (CH), fine grained, high plasticity, light brown, moist, stiff, dense, no odors, no staining		20				0.0	
								0.0	
								0.0	
								0.0	
								0.0	
								0.0	
				25				0.0	TSW03-25

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW03

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	FAT CLAY WITH SAND (CH), fine grained, high plasticity, light brown, moist, stiff, dense, no odors, no staining *(continued)*			▽			0.0	
	28.0 **FAT CLAY WITH SAND (CH)**, high plasticity, light brown, wet, stiff, dense, no odors, no staining	1-inch slotted PVC	30				0.0	
	35.0 ***Boring Terminated at 35 Feet***		35				0.0	

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW04

Graphic Log	Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		Location See Exhibit A-2						
		INSTALLATION DETAILS						
		Well Completion:						
	1.0	**FILL - AGGREGATE BASE COURSE**					0.1	
		SILT (ML), brown, dry, hard, dense, no odors, no staining					0.1	
	3.5						0.1	
		SILT (ML), dark brown, dry, dense					0.1	
		1-inch solid PVC	5				0.1	
	7.5						0.1	
		SILT (ML), dark brown, moist, loose, no odors, no staining					0.1	
	9.5						0.1	
		LEAN CLAY (CL), high plasticity, gray, dry, dense, moderate petroleum odor, no staining	10				35.6	
							100	TSW04-10
							23.4	
							7.1	
							0.9	
			15				0.2	
	16.5						0.2	
		FAT CLAY (CH), high plasticity, brown, dry, dense, faint petroleum odor, no staining					0.0	
							0.0	
							0.0	
			20				0.0	
							0.0	
							0.0	
							0.0	
							0.0	
			25				0.0	

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW04

Location See Exhibit A-2

Graphic Log	Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		FAT CLAY (CH), high plasticity, brown, dry, dense, faint petroleum odor, no staining *(continued)*					0.0	
							0.0	
							0.0	
							0.0	TSW04-29
		1-inch slotted PVC	30				0.0	
							0.0	
							0.0	
							0.0	
	33.5	**FAT CLAY (CH)**, high plasticity, brown, moist, hard, dense, no odors, no staining					0.0	
			35				0.0	
	36.0	***Boring Terminated at 36 Feet***						

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW05

Graphic Log	Depth	Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		LEAN CLAY (CL), low plasticity, dark brown, dry, dense, moderate sewage odor, no staining						0.0	
	4.5	**LEAN CLAY (CL)**, low plasticity, dark brown, dry, loose, no odor, no staining	1-inch solid PVC →	5				0.0	
	7.5	**LEAN CLAY WITH GRAVEL (CL)**, low plasticity, brown to gray, moist, dense, faint petroleum odor, no staining		10				0.0	TSW05-10
	18.5	**LEAN CLAY (CL)**, low plasticity, brown to red, moist, dense, no odor, no staining		15				0.0	TSW05-18
				20				0.0	
				25				0.0	

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW05

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	LEAN CLAY (CL), low plasticity, brown to red, moist, dense, no odor, no staining *(continued)*	1-inch slotted PVC	30 ▽				0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
	36.0 ***Boring Terminated at 36 Feet***		35					

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Appendix D – Approved Well Permit

Planning and Development Department
Toxics Management Division
A Certified Unified Program Agency

TMD Use Only

Permit No.: 26-MW-034 *(expires 120 days from approval)*
Permit Fee: $2386 **Check #:**
Approved by: KE **Date:** 11/7/2025
Admin: Contractor Licenses – Reviewed by: KE
Geo/Eng license Y / N CoB Business Y / N
Driller license Y / N CoB Business Y / N
Documents Scanned by:

Revised 7/10/2018

SUBSURFACE DRILLING PERMIT APPLICATION

Purpose of Application	☒ Groundwater Monitoring/Vapor Well **Installation** *(temporary)* ☒ Groundwater Monitoring/Vapor Well **Destruction** (Provide approval letter from oversight agency) ☐ Well **Modification** (pumps, vacuums, probes, elevation, etc.) **Number of Wells:** 3	☒ Soil Borings, probes, sampling points **Number of Borings:** 9 ☐ Extension of Permit #

Name of Facility: Proposed Derby Development	
Address: 2700 Shattuck Avenue and 2026 Derby Street, Berkeley, CA	
Business Telephone: none	Emergency Telephone: none

Property Owner: Hudson McDonald LLC	
Owner Address: 1600 Shattuck Avenue, Suite 218, Berkeley, California 94709	

Supervising Geological or Engineering Co.: Terracon Consultants, Inc.		City of Berkeley Business Lic #: BL-003877	
Address/City: 50 Goldenland Court, Suite 100			
Geol/Eng Lic. #: 9420	Tel.: 209-269-8557	Fax: 916-928-4697	
Contact Person: Joe Rosenbery	Email: joe.rosenbery@terracon.com		

Drilling Co.: Environmental Control Associates		City of Berkeley Business Lic #: BL-002431	
Address/City: 3011 Twin Palms Drive, Aptos, CA 95003			
C-57 License #: 695970	Exp. Date: 9/30/2026	Tel.: 530-441-8393	Fax:
Local Contact Person: Bryan Cook		Email: bryancook101562@gmail.com	

Construction/Destruction Specifications (attach information as needed for multiple construction types)		
Borehole/Well Casing Diameter:		Gauge of Well Casing:
Borehole/Well Depth:	Well Screen type:	Slot Size:
Type of grout (specify mix or product):		

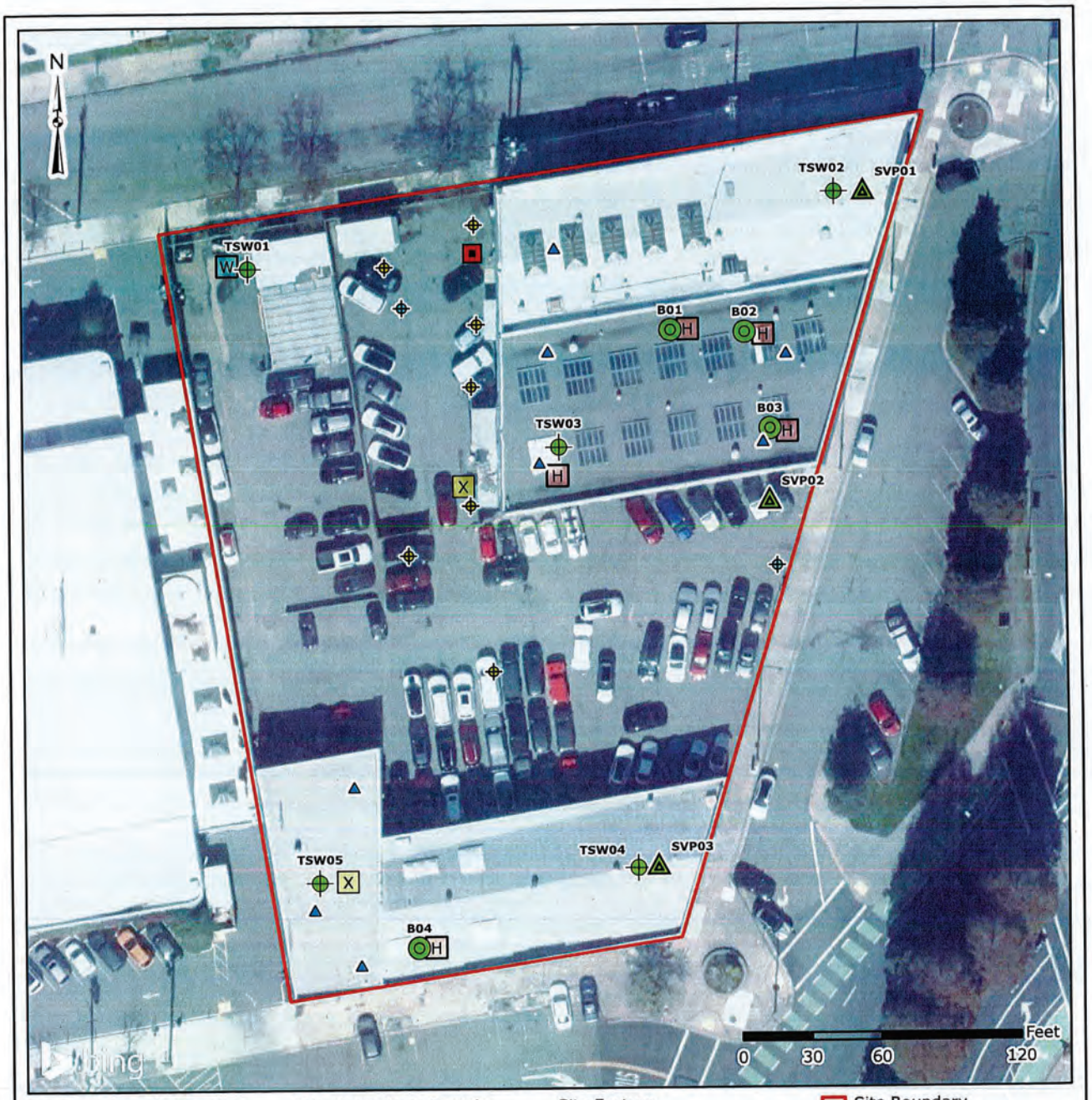
- **Provide a scaled plan** identifying the proposed drilling locations, property boundaries, streets, structures, pollution source areas.
- Call the Toxics Management Division (TMD) at (510) 981-7460 to schedule an inspection of the grout sealing of wells, probes and boreholes. **Notify TMD a minimum of two (2) working days in advance** of first scheduled day of drilling
- This permit is subject to the Conditions of Approval stated on the following page.

I certify that I have prepared this application and that the work will be done in accordance with the conditions of this permit, the provisions of the laws of the State of California, including State Water Well Standards, and the ordinances and the rules and regulations of the City of Berkeley.

Signed Sadie Bedford Representing Terracon Consultants, Inc. Date 11/5/2025

FEES: First Well/Each add'l: $483/$173 First Soil Boring/Each add'l: $242/$173

- 5 borings to 30 feet, 2.5-inch diameter borehole
- 4 borings to 10 feet, 2.5-inch diameter borehole
- 3 soil vapor probes to 5 feet, 2.5-inch diameter borehole, completed with 1-foot of sand (4-5 ft bgs), and bentonite (surface to 4 feet bgs). Will be overdrilled prior to backfilling
- Grout type: neat cement



Proposed Sample Location
- Temporary Sampling Well
- Soil Boring
- Soil Vapor Probe

Prior Consultant Sample Location
- Boring (Groundwater Technology 1991)
- Boring (Partner 2015)
- Soil Vapor Porbe (Partner 2015)

Site Feature
- Former Waste Oil UST
- H Hydraulic Lift
- W Washdown Area
- X Former Hydraulic Lift

Site Boundary

Proposal No.: PNB257393 Date: OCT 2025 Drawn By: SMB Reviewed By: JWR	Terracon 50 Goldenland Ct., Ste. 100 Sacramento, CA 95834 PH. (916) 928-4690 terracon.com	**Site Diagram** **Proposed Derby Development** 2700 Shattuck Avenue and 2026 Derby Street Berkeley, Alameda County, California	**Exhibit** **1**

CONDITIONS OF APPROVAL:

A. Applicant must possess a City of Berkeley Business License. Contact (510) 981-7200.

B. Call the Toxics Management Division (TMD) at (510) 981-7460 and schedule an inspection of the grout sealing of boreholes, probes, or wells. Notify TMD a minimum of two (2) working days in advance of first scheduled day of drilling (review City holidays and reduced service days at http://ci.berkeley.ca.us/). Failure to notify staff of cancellation or delays may result in the applicant being billed for mobilization time.

C. All borings must be properly destroyed (grouted/sealed) within 24 hours of drilling, unless special conditions are approved beforehand in writing as part of this permit, and must be continuously protected and stabilized.

D. Proper storage, labeling & disposal of investigation-derived residual wastes are the responsibility of the consultant unless stated otherwise contractually. Wastes must be removed from the site within 2 weeks of conclusion of the drilling.

E. Analytical results of all soil, vapor, and groundwater samples collected during the execution of drilling under this permit must be submitted to Toxics Management Division within 60 days of sample collection.

F. If your permit was for construction, alteration, or destruction of a water well, cathodic protection well, groundwater monitoring well, etc., you must file a report of completion within 60 days of the completion of the work through the Department of Water Resources Online System of Well Completion Reports (OSWCR), https://civicnet.resources.ca.gov/DWR_WELLS/.

G. A copy of the boring logs, well construction details, confirmation of submittal of the well completion report through OSWCR, and finalized as-built locations for all borings/wells (except geotechnical borings), must be submitted to TMD within 60 days of drilling/construction/destruction.

H. Permit is valid for 120 days for the purpose specified herein. Construction aspects can be changed based on conditions encountered in the field. The permit is valid for only one TMD inspection.

I. Wells installed under this permit may not be used for domestic, municipal, agricultural, or irrigation water supply.

J. All work performed must conform to Business and Profession Codes and State Water Well Standards.

K. The permit applicant and the property owner are required to ensure stormwater pollution prevention is implemented throughout the drilling process.

L. Drilling company is required to contain all fluids and solids in compliance with stormwater pollution prevention rules. Any violation will lead to stop work, or cleanup order and potential enforcement.

Appendix E – USA Ticket

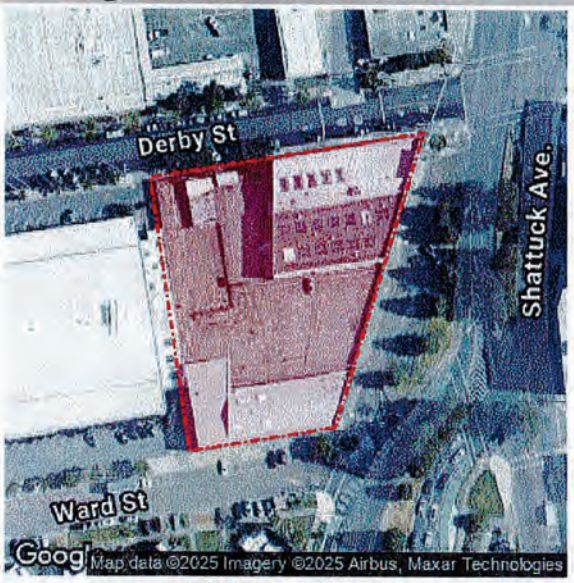
Ticket #: 2025111202565 Revision: 000

Ticket Status: Original
Transmission ID 19
Ticket Type: Normal
Response Required: Yes

Excavator Details

Contact: Mason Czabaranek **Phone:** 916-848-9589 **Mobile:** Not Supplied
Company: Terracon Consultants, Inc **Email:** mason.czabaranek@terracon.com
Excavator Type: Contractor (or other professional excavator) **Language:** Not Supplied
Address: 50 Goldenland Ct Sacramento California 95834 **Excavator ID:** 209802

Dig Site and Ticket Details



Open Map

Latitude/Longitude: 37.859771 -122.267912
GIS coordinate system: WGS84 (WKID 4326)

Previous Ticket #		**Rev.#**	
Submitted	11/12/2025 14:46	**Medium**	WEB
Work Begin Date	11/14/2025 17:01		
Legal Start Date	11/14/2025 17:01		
Ticket Expiration	12/10/2025 23:59		
Work Duration	2-4 days		
Address/Location	2700 Shattuck Ave.		
City/Town/Place	Berkeley		
County	Alameda County		
State	CA	**Zip Code**	94705
Nearby Cross Street	Derby Street		
Subdivision/Lot			
Delineated Method	White Paint		
Work Type	Environmental		
Work Activity	Soil Sampling/Borings		
Excavation Method	Drilling - vertical		
Anticipated Depth	>84 inches		
Boring	No	**Explosive**	No
Street/Sidewalk	No	**Pavement Only**	Yes
Vacuum Excavation	No		
Project Owner	Land Developer - mixed-use or non-residential		
Permit	26-MW-034		
Job #/Name	Proposed Derby Developments		
Onsite Contact Name	Mason Czabaranek		
Onsite Contact Phone	9168489589		

Ticket Action Reason:

Excavator Remarks:
12 Soil borings drilling down to 30 feet

Additional Information

Log in to One Call Access and click Positive Response on the menu to view responses from member facility operators and confirm that all operators have responded before you begin digging. **https://onecallca.undergroundservicealert.org/ngen.web/.**

Be sure the work location is accessible to facility owners/operators and their contract locators.

- Review your ticket details and utility members notified. If you notice anything that is in error or incorrect, please login to your One Call Access account and amend or create a new ticket to include the correct and accurate information. It is your responsibility to provide clear and accurate information on every ticket
- Do not proceed with your work until the legal start date/response due date has passed and ALL facility owners/operators have responded.
- When working within 24" tolerance zone of any facility marking, you are required by state law to hand dig and expose and protect the facility.
- If you make contact with a line even scrapes, nicks, dents or other contact, you are required to report it to 811 and the facility operator immediately.
- If you would like free training regarding the 811 process and state excavation laws, please visit **www.811pro.com**.
- If you need assistance, please contact us visiting **www.undergroundservicealert.org**, or **information@usanorth811.org.**

Members Operator Notified

Total members impacted: 8

Seq. No.	Authority Name	Phone	Status
25191066	ATT Distribution - California	8882903111	Notification Sent
25191067	City of Berkeley - Sewer	5109816439	Notification Sent
25191060	City of Berkeley - Storm Drain	5109816620	Notification Sent
25191061	City of Berkeley - Street Lights & Traffic Signals	5109816439	Notification Sent
25191062	East Bay Municipal Utility District - Service Areas	5102877181	Notification Sent
25191063	MCI WorldCom California	8006249675	Notification Sent
25191064	Pacific Gas & Electric Richmond	9253247960	Notification Sent
25191065	San Francisco Bay Area Rapid Transit, Real Estate Dept	5109133900	Notification Sent

----------End of Member List----------

Ticket Revision History

Total revision history showing: 1

REV	DATE/TIME	STATUS	TYPE	USER	MEDIUM
000	11/12/2025 2:46:04 PM	Original	Normal	maczabaranek	Web

----------End of Revision History----------

----------End of Transmission----------

Appendix F - Laboratory Analytical Reports and Chain-of-Custody Forms

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2511F87

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/03/2025 by:

Jena Alfaro
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current regulatory standards, where applicable, unless otherwise stated.

1534 Willow Pass Rd. Pittsburg, CA 94565 ♦ TEL: (877) 252-9262 ♦ FAX: (925) 252-9269 ♦ www.mccampbell.com
CA ELAP 1644 ♦ ORELAP (NELAP) 4033 ♦ AIHA-LAP ID#232255 ♦ DoD-ELAP Cert # L22-757

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87

Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	"Too Numerous to Count;" greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

Analytical Qualifiers

B	Analyte detected in the associated Method Blank at a concentration greater than 1/10 the reported sample result.
J	Result is less than the RL/ML but greater than the MDL. The reported concentration is an estimated value.
S	Surrogate recovery outside accepted recovery limits.
c4	Surrogate recovery outside of the control limits due to coelution with another peak(s) / cluttered chromatogram.
c16	The internal standard recovery is below the lower limit. The target analyte(s) were Not Detected (ND); therefore, the data is reportable.
d7	Strongly aged gasoline or diesel range compounds are detected in the TPH(g) chromatogram
d9	No recognizable pattern
e2	Diesel range compounds are detected; no recognizable pattern
e4	Gasoline range compounds are detected.
e7	Oil range compounds are detected.
h4	Sulfuric acid permanganate (EPA 3665) cleanup

Quality Control Qualifiers

F1	MS/MSD recovery and/or RPD is out of acceptance criteria.
F2	LCS/LCSD recovery and/or RPD/RSD is out of acceptance criteria.
F5	LCS/LCSD recovery is outside of acceptance limits; however, the data is acceptable based upon the TNI allowable marginal exceedances.

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Case Narrative

Client: Terracon
Project: NB257393; Proposed Derby Developments

Work Order: 2511F87
December 03, 2025

Percent Moisture

In accordance with SW-846, 8000, percent moisture is reported as:

[Moisture Weight (g)] / [Sample Wet Weight (g)] x 100

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3546
Date Prepared:	11/24/2025	**Analytical Method:**	SW8082 A
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Polychlorinated Biphenyls (PCBs) Aroclors

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC20 11242526.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1221	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1232	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1242	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1248	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1254	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1260	ND	0.046	0.062	1	11/25/2025 07:43
PCBs, total	ND	NA	0.062	1	11/25/2025 07:43

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	116	60-130	1	11/25/2025 07:43

Analyst(s): CK Analytical Comments: h4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC20 11242532.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1221	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1232	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1242	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1248	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1254	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1260	ND	0.045	0.061	1	11/25/2025 09:14
PCBs, total	ND	NA	0.061	1	11/25/2025 09:14

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	115	60-130	1	11/25/2025 09:14

Analyst(s): CK Analytical Comments: h4

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3546
Date Prepared:	11/24/2025	**Analytical Method:**	SW8082 A
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Polychlorinated Biphenyls (PCBs) Aroclors

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC20 11242533.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1221	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1232	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1242	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1248	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1254	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1260	ND	0.042	0.056	1	11/25/2025 09:29
PCBs, total	ND	NA	0.056	1	11/25/2025 09:29

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	114	60-130	1	11/25/2025 09:29

Analyst(s): CK Analytical Comments: h4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC20 11242534.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1221	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1232	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1242	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1248	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1254	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1260	ND	0.042	0.057	1	11/25/2025 09:44
PCBs, total	ND	NA	0.057	1	11/25/2025 09:44

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	114	60-130	1	11/25/2025 09:44

Analyst(s): CK Analytical Comments: h4

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3546
Date Prepared:	11/24/2025	**Analytical Method:**	SW8082 A
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Polychlorinated Biphenyls (PCBs) Aroclors

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC20 11242535.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1221	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1232	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1242	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1248	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1254	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1260	ND	0.043	0.058	1	11/25/2025 09:59
PCBs, total	ND	NA	0.058	1	11/25/2025 09:59

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	118	60-130	1	11/25/2025 09:59

Analyst(s): CK Analytical Comments: h4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC20 11242536.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1221	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1232	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1242	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1248	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1254	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1260	ND	0.043	0.058	1	11/25/2025 10:14
PCBs, total	ND	NA	0.058	1	11/25/2025 10:14

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	114	60-130	1	11/25/2025 10:14

Analyst(s): CK Analytical Comments: h4

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC45 11292510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.15	0.25	1	11/29/2025 13:48
tert-Amyl methyl ether (TAME)	ND		0.0015	0.0062	1	11/29/2025 13:48
Benzene	ND		0.0012	0.0062	1	11/29/2025 13:48
Bromobenzene	ND		0.0015	0.0062	1	11/29/2025 13:48
Bromochloromethane	ND		0.0014	0.0062	1	11/29/2025 13:48
Bromodichloromethane	ND		0.00028	0.0062	1	11/29/2025 13:48
Bromoform	ND		0.0047	0.0062	1	11/29/2025 13:48
Bromomethane	ND		0.0022	0.0062	1	11/29/2025 13:48
2-Butanone (MEK)	ND		0.049	0.12	1	11/29/2025 13:48
t-Butyl alcohol (TBA)	ND		0.030	0.062	1	11/29/2025 13:48
n-Butyl benzene	ND		0.0020	0.0062	1	11/29/2025 13:48
sec-Butyl benzene	ND		0.0022	0.0062	1	11/29/2025 13:48
tert-Butyl benzene	ND		0.0026	0.0062	1	11/29/2025 13:48
Carbon Disulfide	ND		0.0014	0.0062	1	11/29/2025 13:48
Carbon Tetrachloride	ND		0.00021	0.0062	1	11/29/2025 13:48
Chlorobenzene	ND		0.0015	0.0062	1	11/29/2025 13:48
Chloroethane	ND		0.0021	0.0062	1	11/29/2025 13:48
Chloroform	ND		0.00040	0.0062	1	11/29/2025 13:48
Chloromethane	ND		0.0021	0.0062	1	11/29/2025 13:48
2-Chlorotoluene	ND		0.0020	0.0062	1	11/29/2025 13:48
4-Chlorotoluene	ND		0.0016	0.0062	1	11/29/2025 13:48
Dibromochloromethane	ND		0.00049	0.0062	1	11/29/2025 13:48
1,2-Dibromo-3-chloropropane	ND		0.00059	0.00062	1	11/29/2025 13:48
1,2-Dibromoethane (EDB)	ND		0.00016	0.00031	1	11/29/2025 13:48
Dibromomethane	ND		0.0015	0.0062	1	11/29/2025 13:48
1,2-Dichlorobenzene	ND		0.0021	0.0062	1	11/29/2025 13:48
1,3-Dichlorobenzene	ND		0.0019	0.0062	1	11/29/2025 13:48
1,4-Dichlorobenzene	ND		0.0019	0.0062	1	11/29/2025 13:48
Dichlorodifluoromethane	ND		0.00078	0.0062	1	11/29/2025 13:48
1,1-Dichloroethane	ND		0.0019	0.0062	1	11/29/2025 13:48
1,2-Dichloroethane (1,2-DCA)	ND		0.000086	0.00012	1	11/29/2025 13:48
1,1-Dichloroethene	ND		0.00014	0.0062	1	11/29/2025 13:48
cis-1,2-Dichloroethene	ND		0.0015	0.0062	1	11/29/2025 13:48
trans-1,2-Dichloroethene	ND		0.0015	0.0062	1	11/29/2025 13:48
1,2-Dichloropropane	ND		0.0016	0.0062	1	11/29/2025 13:48
1,3-Dichloropropane	ND		0.0011	0.0062	1	11/29/2025 13:48

(Cont.)

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC45 11292510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0023	0.0062	1	11/29/2025 13:48
1,1-Dichloropropene	ND		0.0022	0.0062	1	11/29/2025 13:48
cis-1,3-Dichloropropene	ND		0.0012	0.0062	1	11/29/2025 13:48
trans-1,3-Dichloropropene	ND		0.0012	0.0062	1	11/29/2025 13:48
Diisopropyl ether (DIPE)	ND		0.0022	0.0062	1	11/29/2025 13:48
Ethylbenzene	**0.0015**	J	0.0014	0.0062	1	11/29/2025 13:48
Ethyl tert-butyl ether (ETBE)	ND		0.0017	0.0062	1	11/29/2025 13:48
Freon 113	ND		0.0014	0.0062	1	11/29/2025 13:48
Hexachlorobutadiene	ND		0.0015	0.0062	1	11/29/2025 13:48
Hexachloroethane	ND		0.00079	0.0062	1	11/29/2025 13:48
2-Hexanone	ND		0.0033	0.0062	1	11/29/2025 13:48
Isopropylbenzene	**0.0027**	J	0.0022	0.0062	1	11/29/2025 13:48
4-Isopropyl toluene	ND		0.0023	0.0062	1	11/29/2025 13:48
Methyl-t-butyl ether (MTBE)	ND		0.0019	0.0062	1	11/29/2025 13:48
Methylene chloride	ND		0.015	0.025	1	11/29/2025 13:48
4-Methyl-2-pentanone (MIBK)	ND		0.0021	0.0062	1	11/29/2025 13:48
Naphthalene	**0.0049**	J	0.0037	0.0062	1	11/29/2025 13:48
n-Propyl benzene	**0.0093**		0.0023	0.0062	1	11/29/2025 13:48
Styrene	ND		0.0017	0.0062	1	11/29/2025 13:48
1,1,1,2-Tetrachloroethane	ND		0.0016	0.0062	1	11/29/2025 13:48
1,1,2,2-Tetrachloroethane	ND		0.00054	0.0062	1	11/29/2025 13:48
Tetrachloroethene	ND		0.00036	0.0062	1	11/29/2025 13:48
Toluene	ND		0.0020	0.0062	1	11/29/2025 13:48
1,2,3-Trichlorobenzene	ND		0.0026	0.0062	1	11/29/2025 13:48
1,2,4-Trichlorobenzene	ND		0.0020	0.0062	1	11/29/2025 13:48
1,1,1-Trichloroethane	ND		0.0020	0.0062	1	11/29/2025 13:48
1,1,2-Trichloroethane	ND		0.0015	0.0062	1	11/29/2025 13:48
Trichloroethene	ND		0.0017	0.0062	1	11/29/2025 13:48
Trichlorofluoromethane	ND		0.0016	0.0062	1	11/29/2025 13:48
1,2,3-Trichloropropane	ND		0.00021	0.00031	1	11/29/2025 13:48
1,2,4-Trimethylbenzene	**0.0031**	J	0.0020	0.0062	1	11/29/2025 13:48
1,3,5-Trimethylbenzene	ND		0.0021	0.0062	1	11/29/2025 13:48
Vinyl Chloride	ND		0.00015	0.00031	1	11/29/2025 13:48
m,p-Xylene	ND		0.0032	0.0062	1	11/29/2025 13:48
o-Xylene	ND		0.0017	0.0062	1	11/29/2025 13:48
Xylenes, Total	ND		NA	0.0062	1	11/29/2025 13:48

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC45 11292510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	97			70-140	1	11/29/2025 13:48
Toluene-d8	110			70-140	1	11/29/2025 13:48
4-BFB	116			70-140	1	11/29/2025 13:48
Benzene-d6	92			50-140	1	11/29/2025 13:48
Ethylbenzene-d10	105			50-140	1	11/29/2025 13:48
1,2-DCB-d4	80			40-140	1	11/29/2025 13:48

Analyst(s): CLO

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CA ELAP 1644 • ORELAP (NELAP) 4033

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC45 11292511.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.14	0.24	1	11/29/2025 14:29
tert-Amyl methyl ether (TAME)	ND		0.0014	0.0060	1	11/29/2025 14:29
Benzene	ND		0.0011	0.0060	1	11/29/2025 14:29
Bromobenzene	ND		0.0014	0.0060	1	11/29/2025 14:29
Bromochloromethane	ND		0.0013	0.0060	1	11/29/2025 14:29
Bromodichloromethane	ND		0.00028	0.0060	1	11/29/2025 14:29
Bromoform	ND		0.0046	0.0060	1	11/29/2025 14:29
Bromomethane	ND		0.0022	0.0060	1	11/29/2025 14:29
2-Butanone (MEK)	ND		0.048	0.12	1	11/29/2025 14:29
t-Butyl alcohol (TBA)	ND		0.029	0.060	1	11/29/2025 14:29
n-Butyl benzene	ND		0.0019	0.0060	1	11/29/2025 14:29
sec-Butyl benzene	ND		0.0022	0.0060	1	11/29/2025 14:29
tert-Butyl benzene	ND		0.0025	0.0060	1	11/29/2025 14:29
Carbon Disulfide	ND		0.0013	0.0060	1	11/29/2025 14:29
Carbon Tetrachloride	ND		0.00020	0.0060	1	11/29/2025 14:29
Chlorobenzene	ND		0.0014	0.0060	1	11/29/2025 14:29
Chloroethane	ND		0.0020	0.0060	1	11/29/2025 14:29
Chloroform	ND		0.00038	0.0060	1	11/29/2025 14:29
Chloromethane	ND		0.0020	0.0060	1	11/29/2025 14:29
2-Chlorotoluene	ND		0.0019	0.0060	1	11/29/2025 14:29
4-Chlorotoluene	ND		0.0016	0.0060	1	11/29/2025 14:29
Dibromochloromethane	ND		0.00048	0.0060	1	11/29/2025 14:29
1,2-Dibromo-3-chloropropane	ND		0.00057	0.00060	1	11/29/2025 14:29
1,2-Dibromoethane (EDB)	ND		0.00016	0.00030	1	11/29/2025 14:29
Dibromomethane	ND		0.0014	0.0060	1	11/29/2025 14:29
1,2-Dichlorobenzene	ND		0.0020	0.0060	1	11/29/2025 14:29
1,3-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 14:29
1,4-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 14:29
Dichlorodifluoromethane	ND		0.00075	0.0060	1	11/29/2025 14:29
1,1-Dichloroethane	ND		0.0018	0.0060	1	11/29/2025 14:29
1,2-Dichloroethane (1,2-DCA)	0.00013		0.000084	0.00012	1	11/29/2025 14:29
1,1-Dichloroethene	ND		0.00013	0.0060	1	11/29/2025 14:29
cis-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 14:29
trans-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 14:29
1,2-Dichloropropane	ND		0.0016	0.0060	1	11/29/2025 14:29
1,3-Dichloropropane	ND		0.0011	0.0060	1	11/29/2025 14:29

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC45 11292511.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0023	0.0060	1	11/29/2025 14:29
1,1-Dichloropropene	ND		0.0022	0.0060	1	11/29/2025 14:29
cis-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 14:29
trans-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 14:29
Diisopropyl ether (DIPE)	ND		0.0022	0.0060	1	11/29/2025 14:29
Ethylbenzene	**0.0013**	J	0.0013	0.0060	1	11/29/2025 14:29
Ethyl tert-butyl ether (ETBE)	ND		0.0017	0.0060	1	11/29/2025 14:29
Freon 113	ND		0.0013	0.0060	1	11/29/2025 14:29
Hexachlorobutadiene	ND		0.0014	0.0060	1	11/29/2025 14:29
Hexachloroethane	ND		0.00077	0.0060	1	11/29/2025 14:29
2-Hexanone	ND		0.0032	0.0060	1	11/29/2025 14:29
Isopropylbenzene	ND		0.0022	0.0060	1	11/29/2025 14:29
4-Isopropyl toluene	ND		0.0023	0.0060	1	11/29/2025 14:29
Methyl-t-butyl ether (MTBE)	ND		0.0018	0.0060	1	11/29/2025 14:29
Methylene chloride	ND		0.014	0.024	1	11/29/2025 14:29
4-Methyl-2-pentanone (MIBK)	ND		0.0020	0.0060	1	11/29/2025 14:29
Naphthalene	ND		0.0036	0.0060	1	11/29/2025 14:29
n-Propyl benzene	ND		0.0023	0.0060	1	11/29/2025 14:29
Styrene	ND		0.0017	0.0060	1	11/29/2025 14:29
1,1,1,2-Tetrachloroethane	ND		0.0016	0.0060	1	11/29/2025 14:29
1,1,2,2-Tetrachloroethane	ND		0.00053	0.0060	1	11/29/2025 14:29
Tetrachloroethene	ND		0.00035	0.0060	1	11/29/2025 14:29
Toluene	ND		0.0019	0.0060	1	11/29/2025 14:29
1,2,3-Trichlorobenzene	ND		0.0025	0.0060	1	11/29/2025 14:29
1,2,4-Trichlorobenzene	ND		0.0019	0.0060	1	11/29/2025 14:29
1,1,1-Trichloroethane	ND		0.0019	0.0060	1	11/29/2025 14:29
1,1,2-Trichloroethane	ND		0.0014	0.0060	1	11/29/2025 14:29
Trichloroethene	ND		0.0017	0.0060	1	11/29/2025 14:29
Trichlorofluoromethane	ND		0.0016	0.0060	1	11/29/2025 14:29
1,2,3-Trichloropropane	ND		0.00020	0.00030	1	11/29/2025 14:29
1,2,4-Trimethylbenzene	ND		0.0019	0.0060	1	11/29/2025 14:29
1,3,5-Trimethylbenzene	ND		0.0020	0.0060	1	11/29/2025 14:29
Vinyl Chloride	ND		0.00014	0.00030	1	11/29/2025 14:29
m,p-Xylene	ND		0.0031	0.0060	1	11/29/2025 14:29
o-Xylene	ND		0.0017	0.0060	1	11/29/2025 14:29
Xylenes, Total	ND		NA	0.0060	1	11/29/2025 14:29

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC45 11292511.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	98			70-140	1	11/29/2025 14:29
Toluene-d8	109			70-140	1	11/29/2025 14:29
4-BFB	113			70-140	1	11/29/2025 14:29
Benzene-d6	90			50-140	1	11/29/2025 14:29
Ethylbenzene-d10	99			50-140	1	11/29/2025 14:29
1,2-DCB-d4	73			40-140	1	11/29/2025 14:29

Analyst(s): CLO

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Analytical Report

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Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC45 11292512.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.24	1	11/29/2025 15:10
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0059	1	11/29/2025 15:10
Benzene	ND	0.0011	0.0059	1	11/29/2025 15:10
Bromobenzene	ND	0.0014	0.0059	1	11/29/2025 15:10
Bromochloromethane	ND	0.0013	0.0059	1	11/29/2025 15:10
Bromodichloromethane	ND	0.00027	0.0059	1	11/29/2025 15:10
Bromoform	ND	0.0045	0.0059	1	11/29/2025 15:10
Bromomethane	ND	0.0021	0.0059	1	11/29/2025 15:10
2-Butanone (MEK)	ND	0.047	0.12	1	11/29/2025 15:10
t-Butyl alcohol (TBA)	ND	0.028	0.059	1	11/29/2025 15:10
n-Butyl benzene	ND	0.0019	0.0059	1	11/29/2025 15:10
sec-Butyl benzene	ND	0.0021	0.0059	1	11/29/2025 15:10
tert-Butyl benzene	ND	0.0025	0.0059	1	11/29/2025 15:10
Carbon Disulfide	ND	0.0013	0.0059	1	11/29/2025 15:10
Carbon Tetrachloride	ND	0.00020	0.0059	1	11/29/2025 15:10
Chlorobenzene	ND	0.0014	0.0059	1	11/29/2025 15:10
Chloroethane	ND	0.0020	0.0059	1	11/29/2025 15:10
Chloroform	ND	0.00038	0.0059	1	11/29/2025 15:10
Chloromethane	ND	0.0020	0.0059	1	11/29/2025 15:10
2-Chlorotoluene	ND	0.0019	0.0059	1	11/29/2025 15:10
4-Chlorotoluene	ND	0.0015	0.0059	1	11/29/2025 15:10
Dibromochloromethane	ND	0.00047	0.0059	1	11/29/2025 15:10
1,2-Dibromo-3-chloropropane	ND	0.00057	0.00059	1	11/29/2025 15:10
1,2-Dibromoethane (EDB)	ND	0.00015	0.00030	1	11/29/2025 15:10
Dibromomethane	ND	0.0014	0.0059	1	11/29/2025 15:10
1,2-Dichlorobenzene	ND	0.0020	0.0059	1	11/29/2025 15:10
1,3-Dichlorobenzene	ND	0.0018	0.0059	1	11/29/2025 15:10
1,4-Dichlorobenzene	ND	0.0018	0.0059	1	11/29/2025 15:10
Dichlorodifluoromethane	ND	0.00074	0.0059	1	11/29/2025 15:10
1,1-Dichloroethane	ND	0.0018	0.0059	1	11/29/2025 15:10
1,2-Dichloroethane (1,2-DCA)	ND	0.000083	0.00012	1	11/29/2025 15:10
1,1-Dichloroethene	ND	0.00013	0.0059	1	11/29/2025 15:10
cis-1,2-Dichloroethene	ND	0.0014	0.0059	1	11/29/2025 15:10
trans-1,2-Dichloroethene	ND	0.0014	0.0059	1	11/29/2025 15:10
1,2-Dichloropropane	ND	0.0015	0.0059	1	11/29/2025 15:10
1,3-Dichloropropane	ND	0.0010	0.0059	1	11/29/2025 15:10

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC45 11292512.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0059	1	11/29/2025 15:10
1,1-Dichloropropene	ND	0.0021	0.0059	1	11/29/2025 15:10
cis-1,3-Dichloropropene	ND	0.0012	0.0059	1	11/29/2025 15:10
trans-1,3-Dichloropropene	ND	0.0011	0.0059	1	11/29/2025 15:10
Diisopropyl ether (DIPE)	ND	0.0021	0.0059	1	11/29/2025 15:10
Ethylbenzene	ND	0.0013	0.0059	1	11/29/2025 15:10
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0059	1	11/29/2025 15:10
Freon 113	ND	0.0013	0.0059	1	11/29/2025 15:10
Hexachlorobutadiene	ND	0.0014	0.0059	1	11/29/2025 15:10
Hexachloroethane	ND	0.00076	0.0059	1	11/29/2025 15:10
2-Hexanone	ND	0.0032	0.0059	1	11/29/2025 15:10
Isopropylbenzene	ND	0.0021	0.0059	1	11/29/2025 15:10
4-Isopropyl toluene	ND	0.0022	0.0059	1	11/29/2025 15:10
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0059	1	11/29/2025 15:10
Methylene chloride	ND	0.014	0.024	1	11/29/2025 15:10
4-Methyl-2-pentanone (MIBK)	ND	0.0020	0.0059	1	11/29/2025 15:10
Naphthalene	ND	0.0035	0.0059	1	11/29/2025 15:10
n-Propyl benzene	ND	0.0022	0.0059	1	11/29/2025 15:10
Styrene	ND	0.0017	0.0059	1	11/29/2025 15:10
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0059	1	11/29/2025 15:10
1,1,2,2-Tetrachloroethane	ND	0.00052	0.0059	1	11/29/2025 15:10
Tetrachloroethene	ND	0.00034	0.0059	1	11/29/2025 15:10
Toluene	ND	0.0019	0.0059	1	11/29/2025 15:10
1,2,3-Trichlorobenzene	ND	0.0025	0.0059	1	11/29/2025 15:10
1,2,4-Trichlorobenzene	ND	0.0019	0.0059	1	11/29/2025 15:10
1,1,1-Trichloroethane	ND	0.0019	0.0059	1	11/29/2025 15:10
1,1,2-Trichloroethane	ND	0.0014	0.0059	1	11/29/2025 15:10
Trichloroethene	ND	0.0017	0.0059	1	11/29/2025 15:10
Trichlorofluoromethane	ND	0.0015	0.0059	1	11/29/2025 15:10
1,2,3-Trichloropropane	ND	0.00020	0.00030	1	11/29/2025 15:10
1,2,4-Trimethylbenzene	ND	0.0019	0.0059	1	11/29/2025 15:10
1,3,5-Trimethylbenzene	ND	0.0020	0.0059	1	11/29/2025 15:10
Vinyl Chloride	ND	0.00014	0.00030	1	11/29/2025 15:10
m,p-Xylene	ND	0.0031	0.0059	1	11/29/2025 15:10
o-Xylene	ND	0.0017	0.0059	1	11/29/2025 15:10
Xylenes, Total	ND	NA	0.0059	1	11/29/2025 15:10

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC45 11292512.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	97		70-140	1	11/29/2025 15:10
Toluene-d8	110		70-140	1	11/29/2025 15:10
4-BFB	122		70-140	1	11/29/2025 15:10
Benzene-d6	93		50-140	1	11/29/2025 15:10
Ethylbenzene-d10	104		50-140	1	11/29/2025 15:10
1,2-DCB-d4	81		40-140	1	11/29/2025 15:10

Analyst(s): CLO

Analytical Comments: c16

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC45 11292513.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 15:51
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 15:51
Benzene	ND	0.0012	0.0061	1	11/29/2025 15:51
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 15:51
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 15:51
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 15:51
Bromoform	ND	0.0046	0.0061	1	11/29/2025 15:51
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 15:51
2-Butanone (MEK)	ND	0.048	0.12	1	11/29/2025 15:51
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 15:51
n-Butyl benzene	ND	0.0019	0.0061	1	11/29/2025 15:51
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 15:51
tert-Butyl benzene	ND	0.0025	0.0061	1	11/29/2025 15:51
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 15:51
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 15:51
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 15:51
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 15:51
Chloroform	ND	0.00039	0.0061	1	11/29/2025 15:51
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 15:51
2-Chlorotoluene	ND	0.0019	0.0061	1	11/29/2025 15:51
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 15:51
Dibromochloromethane	ND	0.00048	0.0061	1	11/29/2025 15:51
1,2-Dibromo-3-chloropropane	ND	0.00058	0.00061	1	11/29/2025 15:51
1,2-Dibromoethane (EDB)	ND	0.00016	0.00030	1	11/29/2025 15:51
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 15:51
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 15:51
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 15:51
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 15:51
Dichlorodifluoromethane	ND	0.00076	0.0061	1	11/29/2025 15:51
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 15:51
1,2-Dichloroethane (1,2-DCA)	ND	0.000085	0.00012	1	11/29/2025 15:51
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 15:51
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 15:51
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 15:51
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 15:51
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 15:51

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC45 11292513.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 15:51
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 15:51
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 15:51
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 15:51
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 15:51
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 15:51
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 15:51
Freon 113	ND	0.0013	0.0061	1	11/29/2025 15:51
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 15:51
Hexachloroethane	ND	0.00077	0.0061	1	11/29/2025 15:51
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 15:51
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 15:51
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 15:51
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 15:51
Methylene chloride	ND	0.015	0.024	1	11/29/2025 15:51
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 15:51
Naphthalene	ND	0.0036	0.0061	1	11/29/2025 15:51
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 15:51
Styrene	ND	0.0017	0.0061	1	11/29/2025 15:51
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 15:51
1,1,2,2-Tetrachloroethane	ND	0.00053	0.0061	1	11/29/2025 15:51
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 15:51
Toluene	ND	0.0019	0.0061	1	11/29/2025 15:51
1,2,3-Trichlorobenzene	ND	0.0025	0.0061	1	11/29/2025 15:51
1,2,4-Trichlorobenzene	ND	0.0019	0.0061	1	11/29/2025 15:51
1,1,1-Trichloroethane	ND	0.0019	0.0061	1	11/29/2025 15:51
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 15:51
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 15:51
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 15:51
1,2,3-Trichloropropane	ND	0.00021	0.00030	1	11/29/2025 15:51
1,2,4-Trimethylbenzene	ND	0.0019	0.0061	1	11/29/2025 15:51
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 15:51
Vinyl Chloride	ND	0.00015	0.00030	1	11/29/2025 15:51
m,p-Xylene	ND	0.0031	0.0061	1	11/29/2025 15:51
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 15:51
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 15:51

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC45 11292513.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 15:51
Toluene-d8	110		70-140	1	11/29/2025 15:51
4-BFB	114		70-140	1	11/29/2025 15:51
Benzene-d6	93		50-140	1	11/29/2025 15:51
Ethylbenzene-d10	104		50-140	1	11/29/2025 15:51
1,2-DCB-d4	79		40-140	1	11/29/2025 15:51

Analyst(s): CLO Analytical Comments: c16

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC45 11292514.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.25	1	11/29/2025 16:32
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0062	1	11/29/2025 16:32
Benzene	ND	0.0012	0.0062	1	11/29/2025 16:32
Bromobenzene	ND	0.0015	0.0062	1	11/29/2025 16:32
Bromochloromethane	ND	0.0014	0.0062	1	11/29/2025 16:32
Bromodichloromethane	ND	0.00028	0.0062	1	11/29/2025 16:32
Bromoform	ND	0.0047	0.0062	1	11/29/2025 16:32
Bromomethane	ND	0.0022	0.0062	1	11/29/2025 16:32
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 16:32
t-Butyl alcohol (TBA)	ND	0.030	0.062	1	11/29/2025 16:32
n-Butyl benzene	ND	0.0020	0.0062	1	11/29/2025 16:32
sec-Butyl benzene	ND	0.0022	0.0062	1	11/29/2025 16:32
tert-Butyl benzene	ND	0.0026	0.0062	1	11/29/2025 16:32
Carbon Disulfide	ND	0.0014	0.0062	1	11/29/2025 16:32
Carbon Tetrachloride	ND	0.00021	0.0062	1	11/29/2025 16:32
Chlorobenzene	ND	0.0015	0.0062	1	11/29/2025 16:32
Chloroethane	ND	0.0021	0.0062	1	11/29/2025 16:32
Chloroform	ND	0.00039	0.0062	1	11/29/2025 16:32
Chloromethane	ND	0.0021	0.0062	1	11/29/2025 16:32
2-Chlorotoluene	ND	0.0020	0.0062	1	11/29/2025 16:32
4-Chlorotoluene	ND	0.0016	0.0062	1	11/29/2025 16:32
Dibromochloromethane	ND	0.00049	0.0062	1	11/29/2025 16:32
1,2-Dibromo-3-chloropropane	ND	0.00059	0.00062	1	11/29/2025 16:32
1,2-Dibromoethane (EDB)	ND	0.00016	0.00031	1	11/29/2025 16:32
Dibromomethane	ND	0.0015	0.0062	1	11/29/2025 16:32
1,2-Dichlorobenzene	ND	0.0021	0.0062	1	11/29/2025 16:32
1,3-Dichlorobenzene	ND	0.0018	0.0062	1	11/29/2025 16:32
1,4-Dichlorobenzene	ND	0.0018	0.0062	1	11/29/2025 16:32
Dichlorodifluoromethane	ND	0.00078	0.0062	1	11/29/2025 16:32
1,1-Dichloroethane	ND	0.0018	0.0062	1	11/29/2025 16:32
1,2-Dichloroethane (1,2-DCA)	ND	0.000086	0.00012	1	11/29/2025 16:32
1,1-Dichloroethene	ND	0.00014	0.0062	1	11/29/2025 16:32
cis-1,2-Dichloroethene	ND	0.0015	0.0062	1	11/29/2025 16:32
trans-1,2-Dichloroethene	ND	0.0015	0.0062	1	11/29/2025 16:32
1,2-Dichloropropane	ND	0.0016	0.0062	1	11/29/2025 16:32
1,3-Dichloropropane	ND	0.0011	0.0062	1	11/29/2025 16:32

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC45 11292514.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0062	1	11/29/2025 16:32
1,1-Dichloropropene	ND	0.0022	0.0062	1	11/29/2025 16:32
cis-1,3-Dichloropropene	ND	0.0012	0.0062	1	11/29/2025 16:32
trans-1,3-Dichloropropene	ND	0.0012	0.0062	1	11/29/2025 16:32
Diisopropyl ether (DIPE)	ND	0.0022	0.0062	1	11/29/2025 16:32
Ethylbenzene	ND	0.0014	0.0062	1	11/29/2025 16:32
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0062	1	11/29/2025 16:32
Freon 113	ND	0.0014	0.0062	1	11/29/2025 16:32
Hexachlorobutadiene	ND	0.0015	0.0062	1	11/29/2025 16:32
Hexachloroethane	ND	0.00079	0.0062	1	11/29/2025 16:32
2-Hexanone	ND	0.0033	0.0062	1	11/29/2025 16:32
Isopropylbenzene	ND	0.0022	0.0062	1	11/29/2025 16:32
4-Isopropyl toluene	ND	0.0023	0.0062	1	11/29/2025 16:32
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0062	1	11/29/2025 16:32
Methylene chloride	ND	0.015	0.025	1	11/29/2025 16:32
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0062	1	11/29/2025 16:32
Naphthalene	ND	0.0037	0.0062	1	11/29/2025 16:32
n-Propyl benzene	ND	0.0023	0.0062	1	11/29/2025 16:32
Styrene	ND	0.0017	0.0062	1	11/29/2025 16:32
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0062	1	11/29/2025 16:32
1,1,2,2-Tetrachloroethane	ND	0.00054	0.0062	1	11/29/2025 16:32
Tetrachloroethene	ND	0.00036	0.0062	1	11/29/2025 16:32
Toluene	ND	0.0020	0.0062	1	11/29/2025 16:32
1,2,3-Trichlorobenzene	ND	0.0026	0.0062	1	11/29/2025 16:32
1,2,4-Trichlorobenzene	ND	0.0020	0.0062	1	11/29/2025 16:32
1,1,1-Trichloroethane	ND	0.0020	0.0062	1	11/29/2025 16:32
1,1,2-Trichloroethane	ND	0.0015	0.0062	1	11/29/2025 16:32
Trichloroethene	ND	0.0017	0.0062	1	11/29/2025 16:32
Trichlorofluoromethane	ND	0.0016	0.0062	1	11/29/2025 16:32
1,2,3-Trichloropropane	ND	0.00021	0.00031	1	11/29/2025 16:32
1,2,4-Trimethylbenzene	ND	0.0020	0.0062	1	11/29/2025 16:32
1,3,5-Trimethylbenzene	ND	0.0021	0.0062	1	11/29/2025 16:32
Vinyl Chloride	ND	0.00015	0.00031	1	11/29/2025 16:32
m,p-Xylene	ND	0.0032	0.0062	1	11/29/2025 16:32
o-Xylene	ND	0.0017	0.0062	1	11/29/2025 16:32
Xylenes, Total	ND	NA	0.0062	1	11/29/2025 16:32

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC45 11292514.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	99		70-140	1	11/29/2025 16:32
Toluene-d8	109		70-140	1	11/29/2025 16:32
4-BFB	113		70-140	1	11/29/2025 16:32
Benzene-d6	88		50-140	1	11/29/2025 16:32
Ethylbenzene-d10	96		50-140	1	11/29/2025 16:32
1,2-DCB-d4	73		40-140	1	11/29/2025 16:32

Analyst(s): CLO

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CA ELAP 1644 • ORELAP (NELAP) 4033

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC45 11292515.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 17:13
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 17:13
Benzene	ND	0.0012	0.0061	1	11/29/2025 17:13
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 17:13
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 17:13
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 17:13
Bromoform	ND	0.0046	0.0061	1	11/29/2025 17:13
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 17:13
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 17:13
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 17:13
n-Butyl benzene	ND	0.0020	0.0061	1	11/29/2025 17:13
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 17:13
tert-Butyl benzene	ND	0.0026	0.0061	1	11/29/2025 17:13
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 17:13
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 17:13
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 17:13
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 17:13
Chloroform	ND	0.00039	0.0061	1	11/29/2025 17:13
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 17:13
2-Chlorotoluene	ND	0.0020	0.0061	1	11/29/2025 17:13
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 17:13
Dibromochloromethane	ND	0.00049	0.0061	1	11/29/2025 17:13
1,2-Dibromo-3-chloropropane	ND	0.00059	0.00061	1	11/29/2025 17:13
1,2-Dibromoethane (EDB)	ND	0.00016	0.00031	1	11/29/2025 17:13
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 17:13
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 17:13
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 17:13
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 17:13
Dichlorodifluoromethane	ND	0.00077	0.0061	1	11/29/2025 17:13
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 17:13
1,2-Dichloroethane (1,2-DCA)	ND	0.000086	0.00012	1	11/29/2025 17:13
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 17:13
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 17:13
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 17:13
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 17:13
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 17:13

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC45 11292515.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 17:13
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 17:13
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 17:13
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 17:13
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 17:13
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 17:13
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 17:13
Freon 113	ND	0.0013	0.0061	1	11/29/2025 17:13
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 17:13
Hexachloroethane	ND	0.00078	0.0061	1	11/29/2025 17:13
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 17:13
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 17:13
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 17:13
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 17:13
Methylene chloride	ND	0.015	0.024	1	11/29/2025 17:13
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 17:13
Naphthalene	ND	0.0037	0.0061	1	11/29/2025 17:13
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 17:13
Styrene	ND	0.0017	0.0061	1	11/29/2025 17:13
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 17:13
1,1,2,2-Tetrachloroethane	ND	0.00054	0.0061	1	11/29/2025 17:13
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 17:13
Toluene	ND	0.0020	0.0061	1	11/29/2025 17:13
1,2,3-Trichlorobenzene	ND	0.0026	0.0061	1	11/29/2025 17:13
1,2,4-Trichlorobenzene	ND	0.0020	0.0061	1	11/29/2025 17:13
1,1,1-Trichloroethane	ND	0.0020	0.0061	1	11/29/2025 17:13
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 17:13
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 17:13
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 17:13
1,2,3-Trichloropropane	ND	0.00021	0.00031	1	11/29/2025 17:13
1,2,4-Trimethylbenzene	ND	0.0020	0.0061	1	11/29/2025 17:13
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 17:13
Vinyl Chloride	ND	0.00015	0.00031	1	11/29/2025 17:13
m,p-Xylene	ND	0.0032	0.0061	1	11/29/2025 17:13
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 17:13
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 17:13

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC45 11292515.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 17:13
Toluene-d8	110		70-140	1	11/29/2025 17:13
4-BFB	113		70-140	1	11/29/2025 17:13
Benzene-d6	93		50-140	1	11/29/2025 17:13
Ethylbenzene-d10	103		50-140	1	11/29/2025 17:13
1,2-DCB-d4	77		40-140	1	11/29/2025 17:13

Analyst(s): CLO Analytical Comments: c16

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC38 12022510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.28	0.47	2	12/02/2025 14:12
tert-Amyl methyl ether (TAME)	ND		0.0028	0.012	2	12/02/2025 14:12
Benzene	ND		0.0022	0.012	2	12/02/2025 14:12
Bromobenzene	ND		0.0028	0.012	2	12/02/2025 14:12
Bromochloromethane	ND		0.0026	0.012	2	12/02/2025 14:12
Bromodichloromethane	ND		0.00054	0.012	2	12/02/2025 14:12
Bromoform	ND		0.0090	0.012	2	12/02/2025 14:12
Bromomethane	ND		0.0042	0.012	2	12/02/2025 14:12
2-Butanone (MEK)	ND		0.094	0.24	2	12/02/2025 14:12
t-Butyl alcohol (TBA)	ND		0.057	0.12	2	12/02/2025 14:12
n-Butyl benzene	**0.095**		0.0038	0.012	2	12/02/2025 14:12
sec-Butyl benzene	**0.12**		0.0042	0.012	2	12/02/2025 14:12
tert-Butyl benzene	**0.0077**	J	0.0049	0.012	2	12/02/2025 14:12
Carbon Disulfide	ND		0.0026	0.012	2	12/02/2025 14:12
Carbon Tetrachloride	ND		0.00040	0.012	2	12/02/2025 14:12
Chlorobenzene	ND		0.0028	0.012	2	12/02/2025 14:12
Chloroethane	ND		0.0040	0.012	2	12/02/2025 14:12
Chloroform	ND		0.00075	0.012	2	12/02/2025 14:12
Chloromethane	ND		0.0040	0.012	2	12/02/2025 14:12
2-Chlorotoluene	ND		0.0038	0.012	2	12/02/2025 14:12
4-Chlorotoluene	ND		0.0031	0.012	2	12/02/2025 14:12
Dibromochloromethane	ND		0.00094	0.012	2	12/02/2025 14:12
1,2-Dibromo-3-chloropropane	ND		0.0011	0.0012	2	12/02/2025 14:12
1,2-Dibromoethane (EDB)	ND		0.00031	0.00059	2	12/02/2025 14:12
Dibromomethane	ND		0.0028	0.012	2	12/02/2025 14:12
1,2-Dichlorobenzene	ND		0.0040	0.012	2	12/02/2025 14:12
1,3-Dichlorobenzene	ND		0.0035	0.012	2	12/02/2025 14:12
1,4-Dichlorobenzene	ND		0.0035	0.012	2	12/02/2025 14:12
Dichlorodifluoromethane	ND		0.0015	0.012	2	12/02/2025 14:12
1,1-Dichloroethane	ND		0.0035	0.012	2	12/02/2025 14:12
1,2-Dichloroethane (1,2-DCA)	ND		0.00016	0.00024	2	12/02/2025 14:12
1,1-Dichloroethene	ND		0.00026	0.012	2	12/02/2025 14:12
cis-1,2-Dichloroethene	ND		0.0028	0.012	2	12/02/2025 14:12
trans-1,2-Dichloroethene	ND		0.0028	0.012	2	12/02/2025 14:12
1,2-Dichloropropane	ND		0.0031	0.012	2	12/02/2025 14:12
1,3-Dichloropropane	ND		0.0021	0.012	2	12/02/2025 14:12

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC38 12022510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0045	0.012	2	12/02/2025 14:12
1,1-Dichloropropene	ND		0.0042	0.012	2	12/02/2025 14:12
cis-1,3-Dichloropropene	ND		0.0024	0.012	2	12/02/2025 14:12
trans-1,3-Dichloropropene	ND		0.0022	0.012	2	12/02/2025 14:12
Diisopropyl ether (DIPE)	ND		0.0042	0.012	2	12/02/2025 14:12
Ethylbenzene	ND		0.0026	0.012	2	12/02/2025 14:12
Ethyl tert-butyl ether (ETBE)	ND		0.0033	0.012	2	12/02/2025 14:12
Freon 113	ND		0.0026	0.012	2	12/02/2025 14:12
Hexachlorobutadiene	ND		0.0028	0.012	2	12/02/2025 14:12
Hexachloroethane	ND		0.0015	0.012	2	12/02/2025 14:12
2-Hexanone	ND		0.0064	0.012	2	12/02/2025 14:12
Isopropylbenzene	**0.10**		0.0042	0.012	2	12/02/2025 14:12
4-Isopropyl toluene	**0.014**		0.0045	0.012	2	12/02/2025 14:12
Methyl-t-butyl ether (MTBE)	ND		0.0035	0.012	2	12/02/2025 14:12
Methylene chloride	ND		0.028	0.047	2	12/02/2025 14:12
4-Methyl-2-pentanone (MIBK)	ND		0.0040	0.012	2	12/02/2025 14:12
Naphthalene	ND		0.0071	0.012	2	12/02/2025 14:12
n-Propyl benzene	**0.14**		0.0045	0.012	2	12/02/2025 14:12
Styrene	ND		0.0033	0.012	2	12/02/2025 14:12
1,1,1,2-Tetrachloroethane	ND		0.0031	0.012	2	12/02/2025 14:12
1,1,2,2-Tetrachloroethane	ND		0.0010	0.012	2	12/02/2025 14:12
Tetrachloroethene	ND		0.00068	0.012	2	12/02/2025 14:12
Toluene	ND		0.0038	0.012	2	12/02/2025 14:12
1,2,3-Trichlorobenzene	ND		0.0049	0.012	2	12/02/2025 14:12
1,2,4-Trichlorobenzene	ND		0.0038	0.012	2	12/02/2025 14:12
1,1,1-Trichloroethane	ND		0.0038	0.012	2	12/02/2025 14:12
1,1,2-Trichloroethane	ND		0.0028	0.012	2	12/02/2025 14:12
Trichloroethene	ND		0.0033	0.012	2	12/02/2025 14:12
Trichlorofluoromethane	ND		0.0031	0.012	2	12/02/2025 14:12
1,2,3-Trichloropropane	ND		0.00040	0.00059	2	12/02/2025 14:12
1,2,4-Trimethylbenzene	ND		0.0038	0.012	2	12/02/2025 14:12
1,3,5-Trimethylbenzene	ND		0.0040	0.012	2	12/02/2025 14:12
Vinyl Chloride	ND		0.00028	0.00059	2	12/02/2025 14:12
m,p-Xylene	ND		0.0061	0.012	2	12/02/2025 14:12
o-Xylene	ND		0.0033	0.012	2	12/02/2025 14:12
Xylenes, Total	ND		NA	0.012	2	12/02/2025 14:12

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC38 12022510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**	**Qualifiers**		**Limits**	**DF**	
Dibromofluoromethane	82			70-140	2	12/02/2025 14:12
Toluene-d8	110			70-140	2	12/02/2025 14:12
4-BFB	976	S		70-140	2	12/02/2025 14:12
Benzene-d6	74			50-140	2	12/02/2025 14:12
Ethylbenzene-d10	93			50-140	2	12/02/2025 14:12
1,2-DCB-d4	79			40-140	2	12/02/2025 14:12

Analyst(s): TW

Analytical Comments: c4

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CA ELAP 1644 • ORELAP (NELAP) 4033

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC45 11292520.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.25	1	11/29/2025 20:38
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0064	1	11/29/2025 20:38
Benzene	ND	0.0012	0.0064	1	11/29/2025 20:38
Bromobenzene	ND	0.0015	0.0064	1	11/29/2025 20:38
Bromochloromethane	ND	0.0014	0.0064	1	11/29/2025 20:38
Bromodichloromethane	ND	0.00029	0.0064	1	11/29/2025 20:38
Bromoform	ND	0.0048	0.0064	1	11/29/2025 20:38
Bromomethane	ND	0.0023	0.0064	1	11/29/2025 20:38
2-Butanone (MEK)	ND	0.051	0.13	1	11/29/2025 20:38
t-Butyl alcohol (TBA)	ND	0.031	0.064	1	11/29/2025 20:38
n-Butyl benzene	ND	0.0020	0.0064	1	11/29/2025 20:38
sec-Butyl benzene	ND	0.0023	0.0064	1	11/29/2025 20:38
tert-Butyl benzene	ND	0.0027	0.0064	1	11/29/2025 20:38
Carbon Disulfide	ND	0.0014	0.0064	1	11/29/2025 20:38
Carbon Tetrachloride	ND	0.00022	0.0064	1	11/29/2025 20:38
Chlorobenzene	ND	0.0015	0.0064	1	11/29/2025 20:38
Chloroethane	ND	0.0022	0.0064	1	11/29/2025 20:38
Chloroform	ND	0.00041	0.0064	1	11/29/2025 20:38
Chloromethane	ND	0.0022	0.0064	1	11/29/2025 20:38
2-Chlorotoluene	ND	0.0020	0.0064	1	11/29/2025 20:38
4-Chlorotoluene	ND	0.0017	0.0064	1	11/29/2025 20:38
Dibromochloromethane	ND	0.00051	0.0064	1	11/29/2025 20:38
1,2-Dibromo-3-chloropropane	ND	0.00061	0.00064	1	11/29/2025 20:38
1,2-Dibromoethane (EDB)	ND	0.00017	0.00032	1	11/29/2025 20:38
Dibromomethane	ND	0.0015	0.0064	1	11/29/2025 20:38
1,2-Dichlorobenzene	ND	0.0022	0.0064	1	11/29/2025 20:38
1,3-Dichlorobenzene	ND	0.0019	0.0064	1	11/29/2025 20:38
1,4-Dichlorobenzene	ND	0.0019	0.0064	1	11/29/2025 20:38
Dichlorodifluoromethane	ND	0.00080	0.0064	1	11/29/2025 20:38
1,1-Dichloroethane	ND	0.0019	0.0064	1	11/29/2025 20:38
1,2-Dichloroethane (1,2-DCA)	ND	0.000089	0.00013	1	11/29/2025 20:38
1,1-Dichloroethene	ND	0.00014	0.0064	1	11/29/2025 20:38
cis-1,2-Dichloroethene	ND	0.0015	0.0064	1	11/29/2025 20:38
trans-1,2-Dichloroethene	ND	0.0015	0.0064	1	11/29/2025 20:38
1,2-Dichloropropane	ND	0.0017	0.0064	1	11/29/2025 20:38
1,3-Dichloropropane	ND	0.0011	0.0064	1	11/29/2025 20:38

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC45 11292520.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0024	0.0064	1	11/29/2025 20:38
1,1-Dichloropropene	ND	0.0023	0.0064	1	11/29/2025 20:38
cis-1,3-Dichloropropene	ND	0.0012	0.0064	1	11/29/2025 20:38
trans-1,3-Dichloropropene	ND	0.0012	0.0064	1	11/29/2025 20:38
Diisopropyl ether (DIPE)	ND	0.0023	0.0064	1	11/29/2025 20:38
Ethylbenzene	ND	0.0014	0.0064	1	11/29/2025 20:38
Ethyl tert-butyl ether (ETBE)	ND	0.0018	0.0064	1	11/29/2025 20:38
Freon 113	ND	0.0014	0.0064	1	11/29/2025 20:38
Hexachlorobutadiene	ND	0.0015	0.0064	1	11/29/2025 20:38
Hexachloroethane	ND	0.00082	0.0064	1	11/29/2025 20:38
2-Hexanone	ND	0.0034	0.0064	1	11/29/2025 20:38
Isopropylbenzene	ND	0.0023	0.0064	1	11/29/2025 20:38
4-Isopropyl toluene	ND	0.0024	0.0064	1	11/29/2025 20:38
Methyl-t-butyl ether (MTBE)	ND	0.0019	0.0064	1	11/29/2025 20:38
Methylene chloride	ND	0.015	0.025	1	11/29/2025 20:38
4-Methyl-2-pentanone (MIBK)	ND	0.0022	0.0064	1	11/29/2025 20:38
Naphthalene	ND	0.0038	0.0064	1	11/29/2025 20:38
n-Propyl benzene	ND	0.0024	0.0064	1	11/29/2025 20:38
Styrene	ND	0.0018	0.0064	1	11/29/2025 20:38
1,1,1,2-Tetrachloroethane	ND	0.0017	0.0064	1	11/29/2025 20:38
1,1,2,2-Tetrachloroethane	ND	0.00056	0.0064	1	11/29/2025 20:38
Tetrachloroethene	ND	0.00037	0.0064	1	11/29/2025 20:38
Toluene	ND	0.0020	0.0064	1	11/29/2025 20:38
1,2,3-Trichlorobenzene	ND	0.0027	0.0064	1	11/29/2025 20:38
1,2,4-Trichlorobenzene	ND	0.0020	0.0064	1	11/29/2025 20:38
1,1,1-Trichloroethane	ND	0.0020	0.0064	1	11/29/2025 20:38
1,1,2-Trichloroethane	ND	0.0015	0.0064	1	11/29/2025 20:38
Trichloroethene	ND	0.0018	0.0064	1	11/29/2025 20:38
Trichlorofluoromethane	ND	0.0017	0.0064	1	11/29/2025 20:38
1,2,3-Trichloropropane	ND	0.00022	0.00032	1	11/29/2025 20:38
1,2,4-Trimethylbenzene	ND	0.0020	0.0064	1	11/29/2025 20:38
1,3,5-Trimethylbenzene	ND	0.0022	0.0064	1	11/29/2025 20:38
Vinyl Chloride	ND	0.00015	0.00032	1	11/29/2025 20:38
m,p-Xylene	ND	0.0033	0.0064	1	11/29/2025 20:38
o-Xylene	ND	0.0018	0.0064	1	11/29/2025 20:38
Xylenes, Total	ND	NA	0.0064	1	11/29/2025 20:38

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC45 11292520.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 20:38
Toluene-d8	109		70-140	1	11/29/2025 20:38
4-BFB	114		70-140	1	11/29/2025 20:38
Benzene-d6	79		50-140	1	11/29/2025 20:38
Ethylbenzene-d10	92		50-140	1	11/29/2025 20:38
1,2-DCB-d4	73		40-140	1	11/29/2025 20:38

Analyst(s): CLO

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC45 11292521.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 21:19
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 21:19
Benzene	ND	0.0012	0.0061	1	11/29/2025 21:19
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 21:19
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 21:19
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 21:19
Bromoform	ND	0.0046	0.0061	1	11/29/2025 21:19
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 21:19
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 21:19
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 21:19
n-Butyl benzene	ND	0.0019	0.0061	1	11/29/2025 21:19
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 21:19
tert-Butyl benzene	ND	0.0026	0.0061	1	11/29/2025 21:19
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 21:19
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 21:19
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 21:19
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 21:19
Chloroform	ND	0.00039	0.0061	1	11/29/2025 21:19
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 21:19
2-Chlorotoluene	ND	0.0019	0.0061	1	11/29/2025 21:19
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 21:19
Dibromochloromethane	ND	0.00049	0.0061	1	11/29/2025 21:19
1,2-Dibromo-3-chloropropane	ND	0.00058	0.00061	1	11/29/2025 21:19
1,2-Dibromoethane (EDB)	ND	0.00016	0.00030	1	11/29/2025 21:19
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 21:19
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 21:19
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 21:19
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 21:19
Dichlorodifluoromethane	ND	0.00077	0.0061	1	11/29/2025 21:19
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 21:19
1,2-Dichloroethane (1,2-DCA)	ND	0.000085	0.00012	1	11/29/2025 21:19
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 21:19
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 21:19
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 21:19
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 21:19
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 21:19

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC45 11292521.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 21:19
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 21:19
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 21:19
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 21:19
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 21:19
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 21:19
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 21:19
Freon 113	ND	0.0013	0.0061	1	11/29/2025 21:19
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 21:19
Hexachloroethane	ND	0.00078	0.0061	1	11/29/2025 21:19
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 21:19
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 21:19
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 21:19
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 21:19
Methylene chloride	ND	0.015	0.024	1	11/29/2025 21:19
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 21:19
Naphthalene	ND	0.0036	0.0061	1	11/29/2025 21:19
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 21:19
Styrene	ND	0.0017	0.0061	1	11/29/2025 21:19
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 21:19
1,1,2,2-Tetrachloroethane	ND	0.00053	0.0061	1	11/29/2025 21:19
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 21:19
Toluene	ND	0.0019	0.0061	1	11/29/2025 21:19
1,2,3-Trichlorobenzene	ND	0.0026	0.0061	1	11/29/2025 21:19
1,2,4-Trichlorobenzene	ND	0.0019	0.0061	1	11/29/2025 21:19
1,1,1-Trichloroethane	ND	0.0019	0.0061	1	11/29/2025 21:19
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 21:19
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 21:19
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 21:19
1,2,3-Trichloropropane	ND	0.00021	0.00030	1	11/29/2025 21:19
1,2,4-Trimethylbenzene	ND	0.0019	0.0061	1	11/29/2025 21:19
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 21:19
Vinyl Chloride	ND	0.00015	0.00030	1	11/29/2025 21:19
m,p-Xylene	ND	0.0032	0.0061	1	11/29/2025 21:19
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 21:19
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 21:19

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC45 11292521.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 21:19
Toluene-d8	111		70-140	1	11/29/2025 21:19
4-BFB	114		70-140	1	11/29/2025 21:19
Benzene-d6	96		50-140	1	11/29/2025 21:19
Ethylbenzene-d10	106		50-140	1	11/29/2025 21:19
1,2-DCB-d4	79		40-140	1	11/29/2025 21:19

Analyst(s): CLO

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CA ELAP 1644 • ORELAP (NELAP) 4033

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC45 11292522.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 22:00
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 22:00
Benzene	ND	0.0012	0.0061	1	11/29/2025 22:00
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 22:00
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 22:00
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 22:00
Bromoform	ND	0.0046	0.0061	1	11/29/2025 22:00
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 22:00
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 22:00
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 22:00
n-Butyl benzene	ND	0.0019	0.0061	1	11/29/2025 22:00
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 22:00
tert-Butyl benzene	ND	0.0026	0.0061	1	11/29/2025 22:00
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 22:00
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 22:00
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 22:00
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 22:00
Chloroform	ND	0.00039	0.0061	1	11/29/2025 22:00
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 22:00
2-Chlorotoluene	ND	0.0019	0.0061	1	11/29/2025 22:00
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 22:00
Dibromochloromethane	ND	0.00049	0.0061	1	11/29/2025 22:00
1,2-Dibromo-3-chloropropane	ND	0.00058	0.00061	1	11/29/2025 22:00
1,2-Dibromoethane (EDB)	ND	0.00016	0.00030	1	11/29/2025 22:00
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 22:00
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 22:00
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 22:00
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 22:00
Dichlorodifluoromethane	ND	0.00077	0.0061	1	11/29/2025 22:00
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 22:00
1,2-Dichloroethane (1,2-DCA)	ND	0.000085	0.00012	1	11/29/2025 22:00
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 22:00
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 22:00
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 22:00
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 22:00
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 22:00

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC45 11292522.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 22:00
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 22:00
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 22:00
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 22:00
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 22:00
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 22:00
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 22:00
Freon 113	ND	0.0013	0.0061	1	11/29/2025 22:00
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 22:00
Hexachloroethane	ND	0.00078	0.0061	1	11/29/2025 22:00
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 22:00
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 22:00
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 22:00
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 22:00
Methylene chloride	ND	0.015	0.024	1	11/29/2025 22:00
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 22:00
Naphthalene	ND	0.0037	0.0061	1	11/29/2025 22:00
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 22:00
Styrene	ND	0.0017	0.0061	1	11/29/2025 22:00
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 22:00
1,1,2,2-Tetrachloroethane	ND	0.00054	0.0061	1	11/29/2025 22:00
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 22:00
Toluene	ND	0.0019	0.0061	1	11/29/2025 22:00
1,2,3-Trichlorobenzene	ND	0.0026	0.0061	1	11/29/2025 22:00
1,2,4-Trichlorobenzene	ND	0.0019	0.0061	1	11/29/2025 22:00
1,1,1-Trichloroethane	ND	0.0019	0.0061	1	11/29/2025 22:00
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 22:00
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 22:00
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 22:00
1,2,3-Trichloropropane	ND	0.00021	0.00030	1	11/29/2025 22:00
1,2,4-Trimethylbenzene	ND	0.0019	0.0061	1	11/29/2025 22:00
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 22:00
Vinyl Chloride	ND	0.00015	0.00030	1	11/29/2025 22:00
m,p-Xylene	ND	0.0032	0.0061	1	11/29/2025 22:00
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 22:00
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 22:00

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC45 11292522.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 22:00
Toluene-d8	111		70-140	1	11/29/2025 22:00
4-BFB	119		70-140	1	11/29/2025 22:00
Benzene-d6	95		50-140	1	11/29/2025 22:00
Ethylbenzene-d10	105		50-140	1	11/29/2025 22:00
1,2-DCB-d4	79		40-140	1	11/29/2025 22:00

Analyst(s): CLO

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CA ELAP 1644 • ORELAP (NELAP) 4033

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC28 11292509.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.14	0.24	1	11/29/2025 12:53
tert-Amyl methyl ether (TAME)	ND		0.0014	0.0060	1	11/29/2025 12:53
Benzene	ND		0.0011	0.0060	1	11/29/2025 12:53
Bromobenzene	ND		0.0014	0.0060	1	11/29/2025 12:53
Bromochloromethane	ND		0.0013	0.0060	1	11/29/2025 12:53
Bromodichloromethane	ND		0.00028	0.0060	1	11/29/2025 12:53
Bromoform	ND		0.0046	0.0060	1	11/29/2025 12:53
Bromomethane	ND		0.0022	0.0060	1	11/29/2025 12:53
2-Butanone (MEK)	ND		0.048	0.12	1	11/29/2025 12:53
t-Butyl alcohol (TBA)	ND		0.029	0.060	1	11/29/2025 12:53
n-Butyl benzene	ND		0.0019	0.0060	1	11/29/2025 12:53
sec-Butyl benzene	ND		0.0022	0.0060	1	11/29/2025 12:53
tert-Butyl benzene	ND		0.0025	0.0060	1	11/29/2025 12:53
Carbon Disulfide	ND		0.0013	0.0060	1	11/29/2025 12:53
Carbon Tetrachloride	ND		0.00020	0.0060	1	11/29/2025 12:53
Chlorobenzene	ND		0.0014	0.0060	1	11/29/2025 12:53
Chloroethane	ND		0.0020	0.0060	1	11/29/2025 12:53
Chloroform	ND		0.00038	0.0060	1	11/29/2025 12:53
Chloromethane	ND		0.0020	0.0060	1	11/29/2025 12:53
2-Chlorotoluene	ND		0.0019	0.0060	1	11/29/2025 12:53
4-Chlorotoluene	ND		0.0016	0.0060	1	11/29/2025 12:53
Dibromochloromethane	ND		0.00048	0.0060	1	11/29/2025 12:53
1,2-Dibromo-3-chloropropane	ND		0.00058	0.00060	1	11/29/2025 12:53
1,2-Dibromoethane (EDB)	ND		0.00016	0.00030	1	11/29/2025 12:53
Dibromomethane	ND		0.0014	0.0060	1	11/29/2025 12:53
1,2-Dichlorobenzene	ND		0.0020	0.0060	1	11/29/2025 12:53
1,3-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 12:53
1,4-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 12:53
Dichlorodifluoromethane	ND		0.00076	0.0060	1	11/29/2025 12:53
1,1-Dichloroethane	ND		0.0018	0.0060	1	11/29/2025 12:53
1,2-Dichloroethane (1,2-DCA)	ND		0.000084	0.00012	1	11/29/2025 12:53
1,1-Dichloroethene	ND		0.00013	0.0060	1	11/29/2025 12:53
cis-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 12:53
trans-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 12:53
1,2-Dichloropropane	ND		0.0016	0.0060	1	11/29/2025 12:53
1,3-Dichloropropane	ND		0.0011	0.0060	1	11/29/2025 12:53

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC28 11292509.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0023	0.0060	1	11/29/2025 12:53
1,1-Dichloropropene	ND		0.0022	0.0060	1	11/29/2025 12:53
cis-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 12:53
trans-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 12:53
Diisopropyl ether (DIPE)	ND		0.0022	0.0060	1	11/29/2025 12:53
Ethylbenzene	ND		0.0013	0.0060	1	11/29/2025 12:53
Ethyl tert-butyl ether (ETBE)	ND		0.0017	0.0060	1	11/29/2025 12:53
Freon 113	ND		0.0013	0.0060	1	11/29/2025 12:53
Hexachlorobutadiene	ND		0.0014	0.0060	1	11/29/2025 12:53
Hexachloroethane	ND		0.00077	0.0060	1	11/29/2025 12:53
2-Hexanone	ND		0.0032	0.0060	1	11/29/2025 12:53
Isopropylbenzene	ND		0.0022	0.0060	1	11/29/2025 12:53
4-Isopropyl toluene	ND		0.0023	0.0060	1	11/29/2025 12:53
Methyl-t-butyl ether (MTBE)	ND		0.0018	0.0060	1	11/29/2025 12:53
Methylene chloride	ND		0.014	0.024	1	11/29/2025 12:53
4-Methyl-2-pentanone (MIBK)	ND		0.0020	0.0060	1	11/29/2025 12:53
Naphthalene	ND		0.0036	0.0060	1	11/29/2025 12:53
n-Propyl benzene	ND		0.0023	0.0060	1	11/29/2025 12:53
Styrene	ND		0.0017	0.0060	1	11/29/2025 12:53
1,1,1,2-Tetrachloroethane	ND		0.0016	0.0060	1	11/29/2025 12:53
1,1,2,2-Tetrachloroethane	ND		0.00053	0.0060	1	11/29/2025 12:53
Tetrachloroethene	0.00083	J	0.00035	0.0060	1	11/29/2025 12:53
Toluene	ND		0.0019	0.0060	1	11/29/2025 12:53
1,2,3-Trichlorobenzene	ND		0.0025	0.0060	1	11/29/2025 12:53
1,2,4-Trichlorobenzene	ND		0.0019	0.0060	1	11/29/2025 12:53
1,1,1-Trichloroethane	ND		0.0019	0.0060	1	11/29/2025 12:53
1,1,2-Trichloroethane	ND		0.0014	0.0060	1	11/29/2025 12:53
Trichloroethene	ND		0.0017	0.0060	1	11/29/2025 12:53
Trichlorofluoromethane	ND		0.0016	0.0060	1	11/29/2025 12:53
1,2,3-Trichloropropane	ND		0.00020	0.00030	1	11/29/2025 12:53
1,2,4-Trimethylbenzene	ND		0.0019	0.0060	1	11/29/2025 12:53
1,3,5-Trimethylbenzene	ND		0.0020	0.0060	1	11/29/2025 12:53
Vinyl Chloride	ND		0.00014	0.00030	1	11/29/2025 12:53
m,p-Xylene	ND		0.0031	0.0060	1	11/29/2025 12:53
o-Xylene	ND		0.0017	0.0060	1	11/29/2025 12:53
Xylenes, Total	ND		NA	0.0060	1	11/29/2025 12:53

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC28 11292509.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	94			70-140	1	11/29/2025 12:53
Toluene-d8	112			70-140	1	11/29/2025 12:53
4-BFB	98			70-140	1	11/29/2025 12:53
Benzene-d6	90			50-140	1	11/29/2025 12:53
Ethylbenzene-d10	106			50-140	1	11/29/2025 12:53
1,2-DCB-d4	68			40-140	1	11/29/2025 12:53

Analyst(s): EVA

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CA ELAP 1644 • ORELAP (NELAP) 4033

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC28 11292510.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 13:31
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0056	1	11/29/2025 13:31
Benzene	ND	0.0011	0.0056	1	11/29/2025 13:31
Bromobenzene	ND	0.0014	0.0056	1	11/29/2025 13:31
Bromochloromethane	ND	0.0012	0.0056	1	11/29/2025 13:31
Bromodichloromethane	ND	0.00026	0.0056	1	11/29/2025 13:31
Bromoform	ND	0.0043	0.0056	1	11/29/2025 13:31
Bromomethane	ND	0.0020	0.0056	1	11/29/2025 13:31
2-Butanone (MEK)	ND	0.045	0.11	1	11/29/2025 13:31
t-Butyl alcohol (TBA)	ND	0.027	0.056	1	11/29/2025 13:31
n-Butyl benzene	ND	0.0018	0.0056	1	11/29/2025 13:31
sec-Butyl benzene	ND	0.0020	0.0056	1	11/29/2025 13:31
tert-Butyl benzene	ND	0.0024	0.0056	1	11/29/2025 13:31
Carbon Disulfide	ND	0.0012	0.0056	1	11/29/2025 13:31
Carbon Tetrachloride	ND	0.00019	0.0056	1	11/29/2025 13:31
Chlorobenzene	ND	0.0014	0.0056	1	11/29/2025 13:31
Chloroethane	ND	0.0019	0.0056	1	11/29/2025 13:31
Chloroform	ND	0.00036	0.0056	1	11/29/2025 13:31
Chloromethane	ND	0.0019	0.0056	1	11/29/2025 13:31
2-Chlorotoluene	ND	0.0018	0.0056	1	11/29/2025 13:31
4-Chlorotoluene	ND	0.0015	0.0056	1	11/29/2025 13:31
Dibromochloromethane	ND	0.00045	0.0056	1	11/29/2025 13:31
1,2-Dibromo-3-chloropropane	ND	0.00054	0.00056	1	11/29/2025 13:31
1,2-Dibromoethane (EDB)	ND	0.00015	0.00028	1	11/29/2025 13:31
Dibromomethane	ND	0.0014	0.0056	1	11/29/2025 13:31
1,2-Dichlorobenzene	ND	0.0019	0.0056	1	11/29/2025 13:31
1,3-Dichlorobenzene	ND	0.0017	0.0056	1	11/29/2025 13:31
1,4-Dichlorobenzene	ND	0.0017	0.0056	1	11/29/2025 13:31
Dichlorodifluoromethane	ND	0.00071	0.0056	1	11/29/2025 13:31
1,1-Dichloroethane	ND	0.0017	0.0056	1	11/29/2025 13:31
1,2-Dichloroethane (1,2-DCA)	ND	0.000079	0.00011	1	11/29/2025 13:31
1,1-Dichloroethene	ND	0.00012	0.0056	1	11/29/2025 13:31
cis-1,2-Dichloroethene	ND	0.0014	0.0056	1	11/29/2025 13:31
trans-1,2-Dichloroethene	ND	0.0014	0.0056	1	11/29/2025 13:31
1,2-Dichloropropane	ND	0.0015	0.0056	1	11/29/2025 13:31
1,3-Dichloropropane	ND	0.00099	0.0056	1	11/29/2025 13:31

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC28 11292510.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0021	0.0056	1	11/29/2025 13:31
1,1-Dichloropropene	ND	0.0020	0.0056	1	11/29/2025 13:31
cis-1,3-Dichloropropene	ND	0.0011	0.0056	1	11/29/2025 13:31
trans-1,3-Dichloropropene	ND	0.0011	0.0056	1	11/29/2025 13:31
Diisopropyl ether (DIPE)	ND	0.0020	0.0056	1	11/29/2025 13:31
Ethylbenzene	ND	0.0012	0.0056	1	11/29/2025 13:31
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0056	1	11/29/2025 13:31
Freon 113	ND	0.0012	0.0056	1	11/29/2025 13:31
Hexachlorobutadiene	ND	0.0014	0.0056	1	11/29/2025 13:31
Hexachloroethane	ND	0.00072	0.0056	1	11/29/2025 13:31
2-Hexanone	ND	0.0030	0.0056	1	11/29/2025 13:31
Isopropylbenzene	ND	0.0020	0.0056	1	11/29/2025 13:31
4-Isopropyl toluene	ND	0.0021	0.0056	1	11/29/2025 13:31
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0056	1	11/29/2025 13:31
Methylene chloride	ND	0.014	0.023	1	11/29/2025 13:31
4-Methyl-2-pentanone (MIBK)	ND	0.0019	0.0056	1	11/29/2025 13:31
Naphthalene	ND	0.0034	0.0056	1	11/29/2025 13:31
n-Propyl benzene	ND	0.0021	0.0056	1	11/29/2025 13:31
Styrene	ND	0.0016	0.0056	1	11/29/2025 13:31
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0056	1	11/29/2025 13:31
1,1,2,2-Tetrachloroethane	ND	0.00050	0.0056	1	11/29/2025 13:31
Tetrachloroethene	0.044	0.00033	0.0056	1	11/29/2025 13:31
Toluene	ND	0.0018	0.0056	1	11/29/2025 13:31
1,2,3-Trichlorobenzene	ND	0.0024	0.0056	1	11/29/2025 13:31
1,2,4-Trichlorobenzene	ND	0.0018	0.0056	1	11/29/2025 13:31
1,1,1-Trichloroethane	ND	0.0018	0.0056	1	11/29/2025 13:31
1,1,2-Trichloroethane	ND	0.0014	0.0056	1	11/29/2025 13:31
Trichloroethene	ND	0.0016	0.0056	1	11/29/2025 13:31
Trichlorofluoromethane	ND	0.0015	0.0056	1	11/29/2025 13:31
1,2,3-Trichloropropane	ND	0.00019	0.00028	1	11/29/2025 13:31
1,2,4-Trimethylbenzene	ND	0.0018	0.0056	1	11/29/2025 13:31
1,3,5-Trimethylbenzene	ND	0.0019	0.0056	1	11/29/2025 13:31
Vinyl Chloride	ND	0.00014	0.00028	1	11/29/2025 13:31
m,p-Xylene	ND	0.0029	0.0056	1	11/29/2025 13:31
o-Xylene	ND	0.0016	0.0056	1	11/29/2025 13:31
Xylenes, Total	ND	NA	0.0056	1	11/29/2025 13:31

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC28 11292510.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	94		70-140	1	11/29/2025 13:31
Toluene-d8	111		70-140	1	11/29/2025 13:31
4-BFB	100		70-140	1	11/29/2025 13:31
Benzene-d6	88		50-140	1	11/29/2025 13:31
Ethylbenzene-d10	100		50-140	1	11/29/2025 13:31
1,2-DCB-d4	67		40-140	1	11/29/2025 13:31

Analyst(s): EVA

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CA ELAP 1644 • ORELAP (NELAP) 4033

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC28 11292511.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 14:09
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0057	1	11/29/2025 14:09
Benzene	ND	0.0011	0.0057	1	11/29/2025 14:09
Bromobenzene	ND	0.0014	0.0057	1	11/29/2025 14:09
Bromochloromethane	ND	0.0012	0.0057	1	11/29/2025 14:09
Bromodichloromethane	ND	0.00026	0.0057	1	11/29/2025 14:09
Bromoform	ND	0.0043	0.0057	1	11/29/2025 14:09
Bromomethane	ND	0.0020	0.0057	1	11/29/2025 14:09
2-Butanone (MEK)	ND	0.045	0.11	1	11/29/2025 14:09
t-Butyl alcohol (TBA)	ND	0.027	0.057	1	11/29/2025 14:09
n-Butyl benzene	ND	0.0018	0.0057	1	11/29/2025 14:09
sec-Butyl benzene	ND	0.0020	0.0057	1	11/29/2025 14:09
tert-Butyl benzene	ND	0.0024	0.0057	1	11/29/2025 14:09
Carbon Disulfide	ND	0.0012	0.0057	1	11/29/2025 14:09
Carbon Tetrachloride	ND	0.00019	0.0057	1	11/29/2025 14:09
Chlorobenzene	ND	0.0014	0.0057	1	11/29/2025 14:09
Chloroethane	ND	0.0019	0.0057	1	11/29/2025 14:09
Chloroform	ND	0.00036	0.0057	1	11/29/2025 14:09
Chloromethane	ND	0.0019	0.0057	1	11/29/2025 14:09
2-Chlorotoluene	ND	0.0018	0.0057	1	11/29/2025 14:09
4-Chlorotoluene	ND	0.0015	0.0057	1	11/29/2025 14:09
Dibromochloromethane	ND	0.00045	0.0057	1	11/29/2025 14:09
1,2-Dibromo-3-chloropropane	ND	0.00054	0.00057	1	11/29/2025 14:09
1,2-Dibromoethane (EDB)	ND	0.00015	0.00028	1	11/29/2025 14:09
Dibromomethane	ND	0.0014	0.0057	1	11/29/2025 14:09
1,2-Dichlorobenzene	ND	0.0019	0.0057	1	11/29/2025 14:09
1,3-Dichlorobenzene	ND	0.0017	0.0057	1	11/29/2025 14:09
1,4-Dichlorobenzene	ND	0.0017	0.0057	1	11/29/2025 14:09
Dichlorodifluoromethane	ND	0.00071	0.0057	1	11/29/2025 14:09
1,1-Dichloroethane	ND	0.0017	0.0057	1	11/29/2025 14:09
1,2-Dichloroethane (1,2-DCA)	ND	0.000079	0.00011	1	11/29/2025 14:09
1,1-Dichloroethene	ND	0.00012	0.0057	1	11/29/2025 14:09
cis-1,2-Dichloroethene	ND	0.0014	0.0057	1	11/29/2025 14:09
trans-1,2-Dichloroethene	ND	0.0014	0.0057	1	11/29/2025 14:09
1,2-Dichloropropane	ND	0.0015	0.0057	1	11/29/2025 14:09
1,3-Dichloropropane	ND	0.0010	0.0057	1	11/29/2025 14:09

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC28 11292511.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0057	1	11/29/2025 14:09
1,1-Dichloropropene	ND	0.0020	0.0057	1	11/29/2025 14:09
cis-1,3-Dichloropropene	ND	0.0011	0.0057	1	11/29/2025 14:09
trans-1,3-Dichloropropene	ND	0.0011	0.0057	1	11/29/2025 14:09
Diisopropyl ether (DIPE)	ND	0.0020	0.0057	1	11/29/2025 14:09
Ethylbenzene	ND	0.0012	0.0057	1	11/29/2025 14:09
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0057	1	11/29/2025 14:09
Freon 113	ND	0.0012	0.0057	1	11/29/2025 14:09
Hexachlorobutadiene	ND	0.0014	0.0057	1	11/29/2025 14:09
Hexachloroethane	ND	0.00073	0.0057	1	11/29/2025 14:09
2-Hexanone	ND	0.0031	0.0057	1	11/29/2025 14:09
Isopropylbenzene	ND	0.0020	0.0057	1	11/29/2025 14:09
4-Isopropyl toluene	ND	0.0022	0.0057	1	11/29/2025 14:09
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0057	1	11/29/2025 14:09
Methylene chloride	ND	0.014	0.023	1	11/29/2025 14:09
4-Methyl-2-pentanone (MIBK)	ND	0.0019	0.0057	1	11/29/2025 14:09
Naphthalene	ND	0.0034	0.0057	1	11/29/2025 14:09
n-Propyl benzene	ND	0.0022	0.0057	1	11/29/2025 14:09
Styrene	ND	0.0016	0.0057	1	11/29/2025 14:09
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0057	1	11/29/2025 14:09
1,1,2,2-Tetrachloroethane	ND	0.00050	0.0057	1	11/29/2025 14:09
Tetrachloroethene	0.0067	0.00033	0.0057	1	11/29/2025 14:09
Toluene	ND	0.0018	0.0057	1	11/29/2025 14:09
1,2,3-Trichlorobenzene	ND	0.0024	0.0057	1	11/29/2025 14:09
1,2,4-Trichlorobenzene	ND	0.0018	0.0057	1	11/29/2025 14:09
1,1,1-Trichloroethane	ND	0.0018	0.0057	1	11/29/2025 14:09
1,1,2-Trichloroethane	ND	0.0014	0.0057	1	11/29/2025 14:09
Trichloroethene	ND	0.0016	0.0057	1	11/29/2025 14:09
Trichlorofluoromethane	ND	0.0015	0.0057	1	11/29/2025 14:09
1,2,3-Trichloropropane	ND	0.00019	0.00028	1	11/29/2025 14:09
1,2,4-Trimethylbenzene	ND	0.0018	0.0057	1	11/29/2025 14:09
1,3,5-Trimethylbenzene	ND	0.0019	0.0057	1	11/29/2025 14:09
Vinyl Chloride	ND	0.00014	0.00028	1	11/29/2025 14:09
m,p-Xylene	ND	0.0029	0.0057	1	11/29/2025 14:09
o-Xylene	ND	0.0016	0.0057	1	11/29/2025 14:09
Xylenes, Total	ND	NA	0.0057	1	11/29/2025 14:09

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC28 11292511.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	94		70-140	1	11/29/2025 14:09
Toluene-d8	112		70-140	1	11/29/2025 14:09
4-BFB	101		70-140	1	11/29/2025 14:09
Benzene-d6	90		50-140	1	11/29/2025 14:09
Ethylbenzene-d10	104		50-140	1	11/29/2025 14:09
1,2-DCB-d4	68		40-140	1	11/29/2025 14:09

Analyst(s): EVA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC28 11292512.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 14:47
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0058	1	11/29/2025 14:47
Benzene	ND	0.0011	0.0058	1	11/29/2025 14:47
Bromobenzene	ND	0.0014	0.0058	1	11/29/2025 14:47
Bromochloromethane	ND	0.0013	0.0058	1	11/29/2025 14:47
Bromodichloromethane	ND	0.00027	0.0058	1	11/29/2025 14:47
Bromoform	ND	0.0044	0.0058	1	11/29/2025 14:47
Bromomethane	ND	0.0021	0.0058	1	11/29/2025 14:47
2-Butanone (MEK)	ND	0.046	0.12	1	11/29/2025 14:47
t-Butyl alcohol (TBA)	ND	0.028	0.058	1	11/29/2025 14:47
n-Butyl benzene	ND	0.0018	0.0058	1	11/29/2025 14:47
sec-Butyl benzene	ND	0.0021	0.0058	1	11/29/2025 14:47
tert-Butyl benzene	ND	0.0024	0.0058	1	11/29/2025 14:47
Carbon Disulfide	ND	0.0013	0.0058	1	11/29/2025 14:47
Carbon Tetrachloride	ND	0.00020	0.0058	1	11/29/2025 14:47
Chlorobenzene	ND	0.0014	0.0058	1	11/29/2025 14:47
Chloroethane	ND	0.0020	0.0058	1	11/29/2025 14:47
Chloroform	ND	0.00037	0.0058	1	11/29/2025 14:47
Chloromethane	ND	0.0020	0.0058	1	11/29/2025 14:47
2-Chlorotoluene	ND	0.0018	0.0058	1	11/29/2025 14:47
4-Chlorotoluene	ND	0.0015	0.0058	1	11/29/2025 14:47
Dibromochloromethane	ND	0.00046	0.0058	1	11/29/2025 14:47
1,2-Dibromo-3-chloropropane	ND	0.00055	0.00058	1	11/29/2025 14:47
1,2-Dibromoethane (EDB)	ND	0.00015	0.00029	1	11/29/2025 14:47
Dibromomethane	ND	0.0014	0.0058	1	11/29/2025 14:47
1,2-Dichlorobenzene	ND	0.0020	0.0058	1	11/29/2025 14:47
1,3-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 14:47
1,4-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 14:47
Dichlorodifluoromethane	ND	0.00073	0.0058	1	11/29/2025 14:47
1,1-Dichloroethane	ND	0.0017	0.0058	1	11/29/2025 14:47
1,2-Dichloroethane (1,2-DCA)	ND	0.000081	0.00012	1	11/29/2025 14:47
1,1-Dichloroethene	ND	0.00013	0.0058	1	11/29/2025 14:47
cis-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 14:47
trans-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 14:47
1,2-Dichloropropane	ND	0.0015	0.0058	1	11/29/2025 14:47
1,3-Dichloropropane	ND	0.0010	0.0058	1	11/29/2025 14:47

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC28 11292512.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0058	1	11/29/2025 14:47
1,1-Dichloropropene	ND	0.0021	0.0058	1	11/29/2025 14:47
cis-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 14:47
trans-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 14:47
Diisopropyl ether (DIPE)	ND	0.0021	0.0058	1	11/29/2025 14:47
Ethylbenzene	ND	0.0013	0.0058	1	11/29/2025 14:47
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0058	1	11/29/2025 14:47
Freon 113	ND	0.0013	0.0058	1	11/29/2025 14:47
Hexachlorobutadiene	ND	0.0014	0.0058	1	11/29/2025 14:47
Hexachloroethane	ND	0.00074	0.0058	1	11/29/2025 14:47
2-Hexanone	ND	0.0031	0.0058	1	11/29/2025 14:47
Isopropylbenzene	ND	0.0021	0.0058	1	11/29/2025 14:47
4-Isopropyl toluene	ND	0.0022	0.0058	1	11/29/2025 14:47
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0058	1	11/29/2025 14:47
Methylene chloride	ND	0.014	0.023	1	11/29/2025 14:47
4-Methyl-2-pentanone (MIBK)	ND	0.0020	0.0058	1	11/29/2025 14:47
Naphthalene	ND	0.0035	0.0058	1	11/29/2025 14:47
n-Propyl benzene	ND	0.0022	0.0058	1	11/29/2025 14:47
Styrene	ND	0.0016	0.0058	1	11/29/2025 14:47
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0058	1	11/29/2025 14:47
1,1,2,2-Tetrachloroethane	ND	0.00051	0.0058	1	11/29/2025 14:47
Tetrachloroethene	ND	0.00034	0.0058	1	11/29/2025 14:47
Toluene	ND	0.0018	0.0058	1	11/29/2025 14:47
1,2,3-Trichlorobenzene	ND	0.0024	0.0058	1	11/29/2025 14:47
1,2,4-Trichlorobenzene	ND	0.0018	0.0058	1	11/29/2025 14:47
1,1,1-Trichloroethane	ND	0.0018	0.0058	1	11/29/2025 14:47
1,1,2-Trichloroethane	ND	0.0014	0.0058	1	11/29/2025 14:47
Trichloroethene	ND	0.0016	0.0058	1	11/29/2025 14:47
Trichlorofluoromethane	ND	0.0015	0.0058	1	11/29/2025 14:47
1,2,3-Trichloropropane	ND	0.00020	0.00029	1	11/29/2025 14:47
1,2,4-Trimethylbenzene	ND	0.0018	0.0058	1	11/29/2025 14:47
1,3,5-Trimethylbenzene	ND	0.0020	0.0058	1	11/29/2025 14:47
Vinyl Chloride	ND	0.00014	0.00029	1	11/29/2025 14:47
m,p-Xylene	ND	0.0030	0.0058	1	11/29/2025 14:47
o-Xylene	ND	0.0016	0.0058	1	11/29/2025 14:47
Xylenes, Total	ND	NA	0.0058	1	11/29/2025 14:47

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC28 11292512.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	95		70-140	1	11/29/2025 14:47
Toluene-d8	114		70-140	1	11/29/2025 14:47
4-BFB	96		70-140	1	11/29/2025 14:47
Benzene-d6	92		50-140	1	11/29/2025 14:47
Ethylbenzene-d10	103		50-140	1	11/29/2025 14:47
1,2-DCB-d4	69		40-140	1	11/29/2025 14:47

Analyst(s): EVA

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC28 11292513.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 15:25
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0058	1	11/29/2025 15:25
Benzene	ND	0.0011	0.0058	1	11/29/2025 15:25
Bromobenzene	ND	0.0014	0.0058	1	11/29/2025 15:25
Bromochloromethane	ND	0.0013	0.0058	1	11/29/2025 15:25
Bromodichloromethane	ND	0.00027	0.0058	1	11/29/2025 15:25
Bromoform	ND	0.0044	0.0058	1	11/29/2025 15:25
Bromomethane	ND	0.0021	0.0058	1	11/29/2025 15:25
2-Butanone (MEK)	ND	0.047	0.12	1	11/29/2025 15:25
t-Butyl alcohol (TBA)	ND	0.028	0.058	1	11/29/2025 15:25
n-Butyl benzene	ND	0.0019	0.0058	1	11/29/2025 15:25
sec-Butyl benzene	ND	0.0021	0.0058	1	11/29/2025 15:25
tert-Butyl benzene	ND	0.0024	0.0058	1	11/29/2025 15:25
Carbon Disulfide	ND	0.0013	0.0058	1	11/29/2025 15:25
Carbon Tetrachloride	ND	0.00020	0.0058	1	11/29/2025 15:25
Chlorobenzene	ND	0.0014	0.0058	1	11/29/2025 15:25
Chloroethane	ND	0.0020	0.0058	1	11/29/2025 15:25
Chloroform	ND	0.00037	0.0058	1	11/29/2025 15:25
Chloromethane	ND	0.0020	0.0058	1	11/29/2025 15:25
2-Chlorotoluene	ND	0.0019	0.0058	1	11/29/2025 15:25
4-Chlorotoluene	ND	0.0015	0.0058	1	11/29/2025 15:25
Dibromochloromethane	ND	0.00047	0.0058	1	11/29/2025 15:25
1,2-Dibromo-3-chloropropane	ND	0.00056	0.00058	1	11/29/2025 15:25
1,2-Dibromoethane (EDB)	ND	0.00015	0.00029	1	11/29/2025 15:25
Dibromomethane	ND	0.0014	0.0058	1	11/29/2025 15:25
1,2-Dichlorobenzene	ND	0.0020	0.0058	1	11/29/2025 15:25
1,3-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 15:25
1,4-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 15:25
Dichlorodifluoromethane	ND	0.00073	0.0058	1	11/29/2025 15:25
1,1-Dichloroethane	ND	0.0017	0.0058	1	11/29/2025 15:25
1,2-Dichloroethane (1,2-DCA)	ND	0.000081	0.00012	1	11/29/2025 15:25
1,1-Dichloroethene	ND	0.00013	0.0058	1	11/29/2025 15:25
cis-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 15:25
trans-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 15:25
1,2-Dichloropropane	ND	0.0015	0.0058	1	11/29/2025 15:25
1,3-Dichloropropane	ND	0.0010	0.0058	1	11/29/2025 15:25

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC28 11292513.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0058	1	11/29/2025 15:25
1,1-Dichloropropene	ND	0.0021	0.0058	1	11/29/2025 15:25
cis-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 15:25
trans-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 15:25
Diisopropyl ether (DIPE)	ND	0.0021	0.0058	1	11/29/2025 15:25
Ethylbenzene	ND	0.0013	0.0058	1	11/29/2025 15:25
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0058	1	11/29/2025 15:25
Freon 113	ND	0.0013	0.0058	1	11/29/2025 15:25
Hexachlorobutadiene	ND	0.0014	0.0058	1	11/29/2025 15:25
Hexachloroethane	ND	0.00075	0.0058	1	11/29/2025 15:25
2-Hexanone	ND	0.0031	0.0058	1	11/29/2025 15:25
Isopropylbenzene	ND	0.0021	0.0058	1	11/29/2025 15:25
4-Isopropyl toluene	ND	0.0022	0.0058	1	11/29/2025 15:25
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0058	1	11/29/2025 15:25
Methylene chloride	ND	0.014	0.023	1	11/29/2025 15:25
4-Methyl-2-pentanone (MIBK)	ND	0.0020	0.0058	1	11/29/2025 15:25
Naphthalene	ND	0.0035	0.0058	1	11/29/2025 15:25
n-Propyl benzene	ND	0.0022	0.0058	1	11/29/2025 15:25
Styrene	ND	0.0016	0.0058	1	11/29/2025 15:25
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0058	1	11/29/2025 15:25
1,1,2,2-Tetrachloroethane	ND	0.00051	0.0058	1	11/29/2025 15:25
Tetrachloroethene	ND	0.00034	0.0058	1	11/29/2025 15:25
Toluene	ND	0.0019	0.0058	1	11/29/2025 15:25
1,2,3-Trichlorobenzene	ND	0.0024	0.0058	1	11/29/2025 15:25
1,2,4-Trichlorobenzene	ND	0.0019	0.0058	1	11/29/2025 15:25
1,1,1-Trichloroethane	ND	0.0019	0.0058	1	11/29/2025 15:25
1,1,2-Trichloroethane	ND	0.0014	0.0058	1	11/29/2025 15:25
Trichloroethene	ND	0.0016	0.0058	1	11/29/2025 15:25
Trichlorofluoromethane	ND	0.0015	0.0058	1	11/29/2025 15:25
1,2,3-Trichloropropane	ND	0.00020	0.00029	1	11/29/2025 15:25
1,2,4-Trimethylbenzene	ND	0.0019	0.0058	1	11/29/2025 15:25
1,3,5-Trimethylbenzene	ND	0.0020	0.0058	1	11/29/2025 15:25
Vinyl Chloride	ND	0.00014	0.00029	1	11/29/2025 15:25
m,p-Xylene	ND	0.0030	0.0058	1	11/29/2025 15:25
o-Xylene	ND	0.0016	0.0058	1	11/29/2025 15:25
Xylenes, Total	ND	NA	0.0058	1	11/29/2025 15:25

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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC28 11292513.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	96		70-140	1	11/29/2025 15:25
Toluene-d8	112		70-140	1	11/29/2025 15:25
4-BFB	97		70-140	1	11/29/2025 15:25
Benzene-d6	92		50-140	1	11/29/2025 15:25
Ethylbenzene-d10	106		50-140	1	11/29/2025 15:25
1,2-DCB-d4	69		40-140	1	11/29/2025 15:25

Analyst(s): EVA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	19	0.10	0.10	11/26/2025 12:10

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	17	0.10	0.10	11/26/2025 12:20

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	15	0.10	0.10	11/26/2025 12:25

Analyst(s): LSE

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	17	0.10	0.10	11/26/2025 12:30

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	19	0.10	0.10	11/26/2025 12:35

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	18	0.10	0.10	11/26/2025 12:40

Analyst(s): LSE

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	15	0.10	0.10	11/26/2025 12:45

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	21	0.10	0.10	11/26/2025 12:50

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	18	0.10	0.10	11/26/2025 12:55

Analyst(s): LSE

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	18	0.10	0.10	11/26/2025 13:00

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	17	0.10	0.10	11/26/2025 13:05

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	11	0.10	0.10	11/26/2025 13:15

Analyst(s): LSE

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	12	0.10	0.10	11/26/2025 13:20

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	14	0.10	0.10	11/26/2025 13:25

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	14	0.10	0.10	11/26/2025 13:30

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	16	0.10	0.10	11/26/2025 13:35

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC9b 11212577.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.5	1	11/22/2025 19:38
TPH-Motor Oil (C18-C36)	ND	4.6	12	1	11/22/2025 19:38

Surrogates	REC (%)	Limits	DF	
C9	117	69-160	1	11/22/2025 19:38

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC9a 11212554.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.0	2.4	1	11/22/2025 11:53
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 11:53

Surrogates	REC (%)	Limits	DF	
C9	92	69-160	1	11/22/2025 11:53

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC9a 11212542.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.0	2.4	1	11/22/2025 08:00
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 08:00

Surrogates	REC (%)	Limits	DF	
C9	87	69-160	1	11/22/2025 08:00

Analyst(s): DGA

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC9b 11212553.D	330619

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND		2.1	2.4	1	11/22/2025 11:53
TPH-Motor Oil (C18-C36)	5.4	J	4.5	12	1	11/22/2025 11:53
Surrogates	REC (%)			Limits	DF	
C9	117			69-160	1	11/22/2025 11:53

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC9a 11212574.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.5	1	11/22/2025 18:20
TPH-Motor Oil (C18-C36)	ND	4.6	12	1	11/22/2025 18:20
Surrogates	REC (%)		Limits	DF	
C9	86		69-160	1	11/22/2025 18:20

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC9b 11212579.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.4	1	11/22/2025 20:17
TPH-Motor Oil (C18-C36)	ND	4.5	12	1	11/22/2025 20:17
Surrogates	REC (%)		Limits	DF	
C9	118		69-160	1	11/22/2025 20:17

Analyst(s): DGA

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC9b 11212559.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	8.4	2.0	2.4	1	11/22/2025 13:49
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 13:49

Surrogates	REC (%)	Limits	DF	
C9	113	69-160	1	11/22/2025 13:49

Analyst(s): DGA Analytical Comments: e4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC9a 11212578.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.2	2.5	1	11/22/2025 19:38
TPH-Motor Oil (C18-C36)	ND	4.7	13	1	11/22/2025 19:38

Surrogates	REC (%)	Limits	DF	
C9	80	69-160	1	11/22/2025 19:38

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC9a 11212544.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.4	1	11/22/2025 08:39
TPH-Motor Oil (C18-C36)	ND	4.5	12	1	11/22/2025 08:39

Surrogates	REC (%)	Limits	DF	
C9	83	69-160	1	11/22/2025 08:39

Analyst(s): DGA

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC9a 11212572.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.4	1	11/22/2025 17:42
TPH-Motor Oil (C18-C36)	ND	4.5	12	1	11/22/2025 17:42

Surrogates	REC (%)	Limits	DF	
C9	91	69-160	1	11/22/2025 17:42

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC9a 11212556.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.0	2.4	1	11/22/2025 12:32
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 12:32

Surrogates	REC (%)	Limits	DF	
C9	97	69-160	1	11/22/2025 12:32

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC9b 11242525.D	330619

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**2.1**	J	1.9	2.3	1	11/24/2025 16:22
TPH-Motor Oil (C18-C36)	**110**		4.2	11	1	11/24/2025 16:22

Surrogates	REC (%)	Limits	DF	
C9	115	69-160	1	11/24/2025 16:22

Analyst(s): JNG Analytical Comments: e7

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC9a 11212548.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	25	1.9	2.3	1	11/22/2025 09:56
TPH-Motor Oil (C18-C36)	150	4.2	11	1	11/22/2025 09:56

Surrogates	REC (%)	Limits	DF	
C9	98	69-160	1	11/22/2025 09:56

Analyst(s): DGA Analytical Comments: e7,e2

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC6B 11242525.D	330669

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	1600	98	120	50	11/24/2025 16:26
TPH-Motor Oil (C18-C36)	3400	210	580	50	11/24/2025 16:26

Surrogates	REC (%)	Limits	DF	
C9	112	69-160	50	11/24/2025 16:26

Analyst(s): JNG Analytical Comments: e7,e2

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC9a 11212560.D	330669

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	24	2.0	2.3	1	11/22/2025 13:49
TPH-Motor Oil (C18-C36)	270	4.3	12	1	11/22/2025 13:49

Surrogates	REC (%)	Limits	DF	
C9	95	69-160	1	11/22/2025 13:49

Analyst(s): DGA Analytical Comments: e7,e2

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC3 11242508.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/24/2025 13:40

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	93	60-140	1	11/24/2025 13:40

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC3 11212536.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.32	1.2	1	11/22/2025 03:49

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	92	60-140	1	11/22/2025 03:49

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC3 11242509.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.32	1.2	1	11/24/2025 14:10

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	92	60-140	1	11/24/2025 14:10

Analyst(s): IA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC3 11242510.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/24/2025 14:41
Surrogates	**REC (%)**		**Limits**	**DF**	
2-Fluorotoluene	81		60-140	1	11/24/2025 14:41

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC3 11212532.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/22/2025 01:49
Surrogates	**REC (%)**		**Limits**	**DF**	
2-Fluorotoluene	83		60-140	1	11/22/2025 01:49

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC7 11212530.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/22/2025 01:26
Surrogates	**REC (%)**		**Limits**	**DF**	
2-Fluorotoluene	86		60-140	1	11/22/2025 01:26

Analyst(s): VAL

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC7 11242516.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	240	32	120	100	11/24/2025 17:33

Surrogates	REC (%)	Qualifiers	Limits	DF	
2-Fluorotoluene	331	S	60-140	100	11/24/2025 17:33

Analyst(s): IA Analytical Comments: d9

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC3 11212537.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.34	1.3	1	11/22/2025 04:19

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	100	60-140	1	11/22/2025 04:19

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC7 11212532.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/22/2025 02:25

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	78	60-140	1	11/22/2025 02:25

Analyst(s): VAL

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC3 11242511.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/24/2025 15:11

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	91	60-140	1	11/24/2025 15:11

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC3 11212529.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.32	1.2	1	11/22/2025 00:19

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	89	60-140	1	11/22/2025 00:19

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC3 11212528.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.30	1.1	1	11/21/2025 23:48

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	89	60-140	1	11/21/2025 23:48

Analyst(s): VAL

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC7 11242511.D	330670

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	**0.37**	J	0.31	1.1	1	11/24/2025 15:05

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	83	60-140	1	11/24/2025 15:05

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC7 11212537.D	330670

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	**5.7**	0.31	1.2	1	11/22/2025 04:53

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	80	60-140	1	11/22/2025 04:53

Analyst(s): VAL Analytical Comments: d7

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC7 11212538.D	330670

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.31	1.2	1	11/22/2025 05:23

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	77	60-140	1	11/22/2025 05:23

Analyst(s): IA

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/24/2025	**BatchID:**	330647
Date Analyzed:	11/24/2025 - 11/25/2025	**Extraction Method:**	SW3546
Instrument:	GC20, GC40	**Analytical Method:**	SW8082 A
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330647

QC Summary Report for SW8082 A

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Aroclor1016	ND	0.037	0.050	-	-	-
Aroclor1221	ND	0.037	0.050	-	-	-
Aroclor1232	ND	0.037	0.050	-	-	-
Aroclor1242	ND	0.037	0.050	-	-	-
Aroclor1248	ND	0.037	0.050	-	-	-
Aroclor1254	ND	0.037	0.050	-	-	-
Aroclor1260	ND	0.037	0.050	-	-	-
Surrogate Recovery						
Decachlorobiphenyl	0.052			0.05	103	70-130

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Aroclor1016	0.15	0.14	0.15	97	96	70-130	1.13	20
Aroclor1260	0.15	0.14	0.15	99	96	70-130	2.72	20
Surrogate Recovery								
Decachlorobiphenyl	0.051	0.050	0.050	103	101	70-130	1.96	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Acetone	ND	0.12	0.20	-	-	-
tert-Amyl methyl ether (TAME)	ND	0.0012	0.0050	-	-	-
Benzene	ND	0.00095	0.0050	-	-	-
Bromobenzene	ND	0.0012	0.0050	-	-	-
Bromochloromethane	ND	0.0011	0.0050	-	-	-
Bromodichloromethane	ND	0.00023	0.0050	-	-	-
Bromoform	ND	0.0038	0.0050	-	-	-
Bromomethane	ND	0.0018	0.0050	-	-	-
2-Butanone (MEK)	ND	0.040	0.10	-	-	-
t-Butyl alcohol (TBA)	ND	0.024	0.050	-	-	-
n-Butyl benzene	ND	0.0016	0.0050	-	-	-
sec-Butyl benzene	ND	0.0018	0.0050	-	-	-
tert-Butyl benzene	ND	0.0021	0.0050	-	-	-
Carbon Disulfide	ND	0.0011	0.0050	-	-	-
Carbon Tetrachloride	ND	0.00017	0.0050	-	-	-
Chlorobenzene	ND	0.0012	0.0050	-	-	-
Chloroethane	ND	0.0017	0.0050	-	-	-
Chloroform	ND	0.00032	0.0050	-	-	-
Chloromethane	ND	0.0017	0.0050	-	-	-
2-Chlorotoluene	ND	0.0016	0.0050	-	-	-
4-Chlorotoluene	ND	0.0013	0.0050	-	-	-
Dibromochloromethane	ND	0.00040	0.0050	-	-	-
1,2-Dibromo-3-chloropropane	ND	0.00048	0.00050	-	-	-
1,2-Dibromoethane (EDB)	ND	0.00013	0.00025	-	-	-
Dibromomethane	ND	0.0012	0.0050	-	-	-
1,2-Dichlorobenzene	ND	0.0017	0.0050	-	-	-
1,3-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
1,4-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
Dichlorodifluoromethane	ND	0.00063	0.0050	-	-	-
1,1-Dichloroethane	ND	0.0015	0.0050	-	-	-
1,2-Dichloroethane (1,2-DCA)	ND	0.000070	0.00010	-	-	-
1,1-Dichloroethene	ND	0.00011	0.0050	-	-	-
cis-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
trans-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
1,2-Dichloropropane	ND	0.0013	0.0050	-	-	-
1,3-Dichloropropane	ND	0.00088	0.0050	-	-	-
2,2-Dichloropropane	ND	0.0019	0.0050	-	-	-
1,1-Dichloropropene	ND	0.0018	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
cis-1,3-Dichloropropene	ND	0.00098	0.0050	-	-	-
trans-1,3-Dichloropropene	ND	0.00097	0.0050	-	-	-
Diisopropyl ether (DIPE)	ND	0.0018	0.0050	-	-	-
Ethylbenzene	ND	0.0011	0.0050	-	-	-
Ethyl tert-butyl ether (ETBE)	ND	0.0014	0.0050	-	-	-
Freon 113	ND	0.0011	0.0050	-	-	-
Hexachlorobutadiene	ND	0.0012	0.0050	-	-	-
Hexachloroethane	ND	0.00064	0.0050	-	-	-
2-Hexanone	ND	0.0027	0.0050	-	-	-
Isopropylbenzene	ND	0.0018	0.0050	-	-	-
4-Isopropyl toluene	ND	0.0019	0.0050	-	-	-
Methyl-t-butyl ether (MTBE)	ND	0.0015	0.0050	-	-	-
Methylene chloride	ND	0.012	0.020	-	-	-
4-Methyl-2-pentanone (MIBK)	ND	0.0017	0.0050	-	-	-
Naphthalene	ND	0.0030	0.0050	-	-	-
n-Propyl benzene	ND	0.0019	0.0050	-	-	-
Styrene	ND	0.0014	0.0050	-	-	-
1,1,1,2-Tetrachloroethane	ND	0.0013	0.0050	-	-	-
1,1,2,2-Tetrachloroethane	ND	0.00044	0.0050	-	-	-
Tetrachloroethene	ND	0.00029	0.0050	-	-	-
Toluene	ND	0.0016	0.0050	-	-	-
1,2,3-Trichlorobenzene	ND	0.0021	0.0050	-	-	-
1,2,4-Trichlorobenzene	ND	0.0016	0.0050	-	-	-
1,1,1-Trichloroethane	ND	0.0016	0.0050	-	-	-
1,1,2-Trichloroethane	ND	0.0012	0.0050	-	-	-
Trichloroethene	ND	0.0014	0.0050	-	-	-
Trichlorofluoromethane	ND	0.0013	0.0050	-	-	-
1,2,3-Trichloropropane	ND	0.00017	0.00025	-	-	-
1,2,4-Trimethylbenzene	ND	0.0016	0.0050	-	-	-
1,3,5-Trimethylbenzene	ND	0.0017	0.0050	-	-	-
Vinyl Chloride	ND	0.00012	0.00025	-	-	-
m,p-Xylene	ND	0.0026	0.0050	-	-	-
o-Xylene	ND	0.0014	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Surrogate Recovery						
Dibromofluoromethane	0.12			0.125	96	70-140
Toluene-d8	0.14			0.125	110	70-140
4-BFB	0.015			0.0125	122	70-140
Benzene-d6	0.091			0.1	91	70-140
Ethylbenzene-d10	0.10			0.1	102	70-140
1,2-DCB-d4	0.078			0.1	78	70-140

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Quality Control Report

Client: Terracon
Date Prepared: 11/20/2025
Date Analyzed: 11/26/2025
Instrument: GC45
Matrix: Soil
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F87
BatchID: 330618
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: mg/kg
Sample ID: MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Acetone	0.23	0.23	0.20	116	113	60-140	2.88	30
tert-Amyl methyl ether (TAME)	0.016	0.015	0.020	81	77	50-140	5.33	30
Benzene	0.017	0.016	0.020	85	80	60-140	5.59	30
Bromobenzene	0.021	0.021	0.020	106	103	60-140	2.46	30
Bromochloromethane	0.018	0.018	0.020	89	88	60-140	0.827	30
Bromodichloromethane	0.017	0.017	0.020	86	85	60-140	1.19	30
Bromoform	0.014	0.014	0.020	71	73	40-140	2.22	30
Bromomethane	0.017	0.015	0.020	85	75	30-140	13.0	30
2-Butanone (MEK)	0.070	0.070	0.080	87	88	50-140	0.195	30
t-Butyl alcohol (TBA)	0.071	0.075	0.080	89	94	50-140	4.79	30
n-Butyl benzene	0.026	0.024	0.020	128	120	60-150	6.85	30
sec-Butyl benzene	0.024	0.023	0.020	119	115	60-150	3.27	30
tert-Butyl benzene	0.024	0.023	0.020	119	114	60-140	4.18	30
Carbon Disulfide	0.019	0.017	0.020	95	87	50-140	9.42	30
Carbon Tetrachloride	0.019	0.018	0.020	93	89	60-140	4.55	30
Chlorobenzene	0.019	0.018	0.020	97	91	60-140	5.42	30
Chloroethane	0.018	0.016	0.020	91	78	50-140	15.0	30
Chloroform	0.018	0.017	0.020	90	87	60-140	4.03	30
Chloromethane	0.016	0.013	0.020	82	64	20-140	23.5	30
2-Chlorotoluene	0.022	0.021	0.020	110	106	60-140	4.10	30
4-Chlorotoluene	0.022	0.021	0.020	110	106	60-140	4.10	30
Dibromochloromethane	0.016	0.016	0.020	82	80	50-140	2.24	30
1,2-Dibromo-3-chloropropane	0.0093	0.0093	0.010	93	93	30-140	0.118	30
1,2-Dibromoethane (EDB)	0.0098	0.0093	0.010	98	93	40-140	4.33	30
Dibromomethane	0.017	0.017	0.020	86	85	60-140	1.01	30
1,2-Dichlorobenzene	0.017	0.016	0.020	84	82	60-140	2.77	30
1,3-Dichlorobenzene	0.020	0.019	0.020	100	97	60-140	3.75	30
1,4-Dichlorobenzene	0.020	0.019	0.020	98	96	60-140	1.89	30
Dichlorodifluoromethane	0.0078	0.0035	0.020	39	17	10-140	77.0,F2	30
1,1-Dichloroethane	0.018	0.017	0.020	93	87	60-140	5.97	30
1,2-Dichloroethane (1,2-DCA)	0.018	0.017	0.020	89	86	60-140	3.28	30
1,1-Dichloroethene	0.017	0.015	0.020	84	74	60-140	12.0	30
cis-1,2-Dichloroethene	0.020	0.020	0.020	100	98	60-140	1.45	30
trans-1,2-Dichloroethene	0.019	0.017	0.020	94	86	60-140	8.46	30
1,2-Dichloropropane	0.018	0.017	0.020	90	87	60-140	3.33	30
1,3-Dichloropropane	0.019	0.019	0.020	96	93	60-140	3.38	30
2,2-Dichloropropane	0.020	0.018	0.020	101	92	60-140	8.97	30
1,1-Dichloropropene	0.020	0.019	0.020	100	93	60-140	6.89	30

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Quality Control Report

Client: Terracon
Date Prepared: 11/20/2025
Date Analyzed: 11/26/2025
Instrument: GC45
Matrix: Soil
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F87
BatchID: 330618
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: mg/kg
Sample ID: MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
cis-1,3-Dichloropropene	0.020	0.019	0.020	99	94	60-140	4.61	30
trans-1,3-Dichloropropene	0.019	0.018	0.020	93	89	60-140	4.30	30
Diisopropyl ether (DIPE)	0.017	0.016	0.020	85	80	60-140	5.12	30
Ethylbenzene	0.021	0.020	0.020	106	100	60-140	6.37	30
Ethyl tert-butyl ether (ETBE)	0.017	0.016	0.020	84	81	60-140	3.47	30
Freon 113	0.017	0.013	0.020	83	65	50-140	24.2	30
Hexachlorobutadiene	0.020	0.020	0.020	99	98	60-140	0.460	30
Hexachloroethane	0.022	0.022	0.020	109	108	60-140	0.545	30
2-Hexanone	0.018	0.018	0.020	88	89	40-140	0.916	30
Isopropylbenzene	0.023	0.022	0.020	114	108	60-140	5.44	30
4-Isopropyl toluene	0.024	0.023	0.020	119	116	60-150	2.75	30
Methyl-t-butyl ether (MTBE)	0.017	0.016	0.020	83	79	50-140	5.75	30
Methylene chloride	0.024	0.023	0.020	119	115	60-140	3.61	30
4-Methyl-2-pentanone (MIBK)	0.018	0.019	0.020	92	94	50-140	2.13	30
Naphthalene	0.011	0.010	0.020	54	52	30-140	4.27	30
n-Propyl benzene	0.024	0.024	0.020	122	121	60-140	0.964	30
Styrene	0.018	0.018	0.020	92	88	60-140	4.51	30
1,1,1,2-Tetrachloroethane	0.019	0.017	0.020	93	87	60-140	5.90	30
1,1,2,2-Tetrachloroethane	0.019	0.019	0.020	96	94	40-140	2.05	30
Tetrachloroethene	0.021	0.020	0.020	104	98	60-140	6.55	30
Toluene	0.021	0.020	0.020	106	98	60-140	7.43	30
1,2,3-Trichlorobenzene	0.013	0.013	0.020	63	64	40-140	0.284	30
1,2,4-Trichlorobenzene	0.017	0.016	0.020	85	82	50-140	3.81	30
1,1,1-Trichloroethane	0.019	0.018	0.020	96	90	60-140	6.33	30
1,1,2-Trichloroethane	0.019	0.018	0.020	94	90	60-140	4.49	30
Trichloroethene	0.020	0.019	0.020	98	93	60-140	5.05	30
Trichlorofluoromethane	0.017	0.014	0.020	87	72	50-140	19.1	30
1,2,3-Trichloropropane	0.010	0.0096	0.010	100	96	60-130	3.28	30
1,2,4-Trimethylbenzene	0.022	0.021	0.020	109	106	30-140	2.69	30
1,3,5-Trimethylbenzene	0.023	0.023	0.020	117	113	60-140	2.83	30
Vinyl Chloride	0.0082	0.0066	0.010	82	66	30-140	21.7	30
m,p-Xylene	0.040	0.038	0.040	101	96	60-140	4.75	30
o-Xylene	0.019	0.018	0.020	94	91	60-140	3.73	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Surrogate Recovery								
Dibromofluoromethane	0.12	0.12	0.12	98	98	70-140	0.727	30
Toluene-d8	0.14	0.14	0.12	110	110	70-140	0.0736	30
4-BFB	0.014	0.014	0.012	110	113	70-140	2.81	30
Benzene-d6	0.086	0.081	0.10	86	81	70-140	6.84	30
Ethylbenzene-d10	0.10	0.097	0.10	102	97	70-140	4.48	30
1,2-DCB-d4	0.076	0.074	0.10	76	74	70-140	1.60	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Acetone	ND	0.12	0.20	-	-	-
tert-Amyl methyl ether (TAME)	ND	0.0012	0.0050	-	-	-
Benzene	ND	0.00095	0.0050	-	-	-
Bromobenzene	ND	0.0012	0.0050	-	-	-
Bromochloromethane	ND	0.0011	0.0050	-	-	-
Bromodichloromethane	ND	0.00023	0.0050	-	-	-
Bromoform	ND	0.0038	0.0050	-	-	-
Bromomethane	ND	0.0018	0.0050	-	-	-
2-Butanone (MEK)	ND	0.040	0.10	-	-	-
t-Butyl alcohol (TBA)	ND	0.024	0.050	-	-	-
n-Butyl benzene	ND	0.0016	0.0050	-	-	-
sec-Butyl benzene	ND	0.0018	0.0050	-	-	-
tert-Butyl benzene	ND	0.0021	0.0050	-	-	-
Carbon Disulfide	ND	0.0011	0.0050	-	-	-
Carbon Tetrachloride	ND	0.00017	0.0050	-	-	-
Chlorobenzene	ND	0.0012	0.0050	-	-	-
Chloroethane	ND	0.0017	0.0050	-	-	-
Chloroform	ND	0.00032	0.0050	-	-	-
Chloromethane	ND	0.0017	0.0050	-	-	-
2-Chlorotoluene	ND	0.0016	0.0050	-	-	-
4-Chlorotoluene	ND	0.0013	0.0050	-	-	-
Dibromochloromethane	ND	0.00040	0.0050	-	-	-
1,2-Dibromo-3-chloropropane	ND	0.00048	0.00050	-	-	-
1,2-Dibromoethane (EDB)	ND	0.00013	0.00025	-	-	-
Dibromomethane	ND	0.0012	0.0050	-	-	-
1,2-Dichlorobenzene	ND	0.0017	0.0050	-	-	-
1,3-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
1,4-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
Dichlorodifluoromethane	ND	0.00063	0.0050	-	-	-
1,1-Dichloroethane	ND	0.0015	0.0050	-	-	-
1,2-Dichloroethane (1,2-DCA)	0.000071,J	0.000070	0.00010	-	-	-
1,1-Dichloroethene	0.00011,J	0.00011	0.0050	-	-	-
cis-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
trans-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
1,2-Dichloropropane	ND	0.0013	0.0050	-	-	-
1,3-Dichloropropane	ND	0.00088	0.0050	-	-	-
2,2-Dichloropropane	ND	0.0019	0.0050	-	-	-
1,1-Dichloropropene	ND	0.0018	0.0050	-	-	-

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Quality Control Report

Client: Terracon
Date Prepared: 11/21/2025
Date Analyzed: 11/24/2025
Instrument: GC38
Matrix: Soil
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F87
BatchID: 330671
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: mg/kg
Sample ID: MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
cis-1,3-Dichloropropene	ND	0.00098	0.0050	-	-	-
trans-1,3-Dichloropropene	ND	0.00097	0.0050	-	-	-
Diisopropyl ether (DIPE)	ND	0.0018	0.0050	-	-	-
Ethylbenzene	ND	0.0011	0.0050	-	-	-
Ethyl tert-butyl ether (ETBE)	ND	0.0014	0.0050	-	-	-
Freon 113	ND	0.0011	0.0050	-	-	-
Hexachlorobutadiene	ND	0.0012	0.0050	-	-	-
Hexachloroethane	ND	0.00064	0.0050	-	-	-
2-Hexanone	ND	0.0027	0.0050	-	-	-
Isopropylbenzene	ND	0.0018	0.0050	-	-	-
4-Isopropyl toluene	ND	0.0019	0.0050	-	-	-
Methyl-t-butyl ether (MTBE)	ND	0.0015	0.0050	-	-	-
Methylene chloride	ND	0.012	0.020	-	-	-
4-Methyl-2-pentanone (MIBK)	ND	0.0017	0.0050	-	-	-
Naphthalene	ND	0.0030	0.0050	-	-	-
n-Propyl benzene	ND	0.0019	0.0050	-	-	-
Styrene	ND	0.0014	0.0050	-	-	-
1,1,1,2-Tetrachloroethane	ND	0.0013	0.0050	-	-	-
1,1,2,2-Tetrachloroethane	ND	0.00044	0.0050	-	-	-
Tetrachloroethene	ND	0.00029	0.0050	-	-	-
Toluene	ND	0.0016	0.0050	-	-	-
1,2,3-Trichlorobenzene	ND	0.0021	0.0050	-	-	-
1,2,4-Trichlorobenzene	ND	0.0016	0.0050	-	-	-
1,1,1-Trichloroethane	ND	0.0016	0.0050	-	-	-
1,1,2-Trichloroethane	ND	0.0012	0.0050	-	-	-
Trichloroethene	ND	0.0014	0.0050	-	-	-
Trichlorofluoromethane	ND	0.0013	0.0050	-	-	-
1,2,3-Trichloropropane	ND	0.00017	0.00025	-	-	-
1,2,4-Trimethylbenzene	ND	0.0016	0.0050	-	-	-
1,3,5-Trimethylbenzene	ND	0.0017	0.0050	-	-	-
Vinyl Chloride	ND	0.00012	0.00025	-	-	-
m,p-Xylene	ND	0.0026	0.0050	-	-	-
o-Xylene	ND	0.0014	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Surrogate Recovery						
Dibromofluoromethane	0.097			0.125	78	70-140
Toluene-d8	0.13			0.125	101	70-140
4-BFB	0.0098			0.0125	78	70-140
Benzene-d6	0.12			0.1	117	70-140
Ethylbenzene-d10	0.13			0.1	132	70-140
1,2-DCB-d4	0.10			0.1	100	70-140

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Acetone	0.23	0.23	0.20	114	115	60-140	0.727	30
tert-Amyl methyl ether (TAME)	0.017	0.016	0.020	84	80	50-140	4.07	30
Benzene	0.018	0.018	0.020	90	89	60-140	1.43	30
Bromobenzene	0.022	0.020	0.020	108	99	60-140	8.17	30
Bromochloromethane	0.021	0.020	0.020	103	99	60-140	3.94	30
Bromodichloromethane	0.017	0.016	0.020	85	83	60-140	2.54	30
Bromoform	0.013	0.011	0.020	63	57	40-140	9.57	30
Bromomethane	0.026	0.026	0.020	128	129	30-140	0.736	30
2-Butanone (MEK)	0.076	0.094	0.080	95	118	50-140	21.5	30
t-Butyl alcohol (TBA)	0.076	0.077	0.080	95	96	50-140	0.729	30
n-Butyl benzene	0.025	0.024	0.020	127	119	60-150	6.46	30
sec-Butyl benzene	0.028	0.026	0.020	138	130	60-150	5.91	30
tert-Butyl benzene	0.027	0.025	0.020	133	124	60-140	6.79	30
Carbon Disulfide	0.022	0.022	0.020	110	110	50-140	0.0206	30
Carbon Tetrachloride	0.022	0.022	0.020	109	108	60-140	1.61	30
Chlorobenzene	0.017	0.016	0.020	84	78	60-140	7.86	30
Chloroethane	0.021	0.022	0.020	105	109	50-140	3.71	30
Chloroform	0.019	0.019	0.020	94	93	60-140	1.57	30
Chloromethane	0.018	0.019	0.020	91	95	20-140	4.30	30
2-Chlorotoluene	0.025	0.023	0.020	123	116	60-140	5.91	30
4-Chlorotoluene	0.024	0.023	0.020	121	114	60-140	6.17	30
Dibromochloromethane	0.014	0.013	0.020	69	64	50-140	8.54	30
1,2-Dibromo-3-chloropropane	0.0097	0.0091	0.010	97	91	30-140	7.00	30
1,2-Dibromoethane (EDB)	0.0089	0.0082	0.010	89	82	40-140	8.17	30
Dibromomethane	0.018	0.017	0.020	89	87	60-140	2.08	30
1,2-Dichlorobenzene	0.019	0.018	0.020	97	92	60-140	4.98	30
1,3-Dichlorobenzene	0.023	0.022	0.020	117	110	60-140	6.53	30
1,4-Dichlorobenzene	0.022	0.020	0.020	110	102	60-140	7.51	30
Dichlorodifluoromethane	0.012	0.012	0.020	58	60	10-140	1.94	30
1,1-Dichloroethane	0.020	0.020	0.020	102	100	60-140	1.26	30
1,2-Dichloroethane (1,2-DCA)	0.018	0.017	0.020	89	87	60-140	1.56	30
1,1-Dichloroethene	0.019	0.019	0.020	96	96	60-140	0.276	30
cis-1,2-Dichloroethene	0.020	0.020	0.020	101	99	60-140	1.54	30
trans-1,2-Dichloroethene	0.021	0.020	0.020	103	102	60-140	0.784	30
1,2-Dichloropropane	0.018	0.018	0.020	91	89	60-140	2.11	30
1,3-Dichloropropane	0.018	0.016	0.020	88	82	60-140	7.34	30
2,2-Dichloropropane	0.022	0.022	0.020	112	109	60-140	2.43	30
1,1-Dichloropropene	0.021	0.021	0.020	105	104	60-140	0.541	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
cis-1,3-Dichloropropene	0.018	0.016	0.020	88	81	60-140	8.47	30
trans-1,3-Dichloropropene	0.018	0.016	0.020	88	80	60-140	9.10	30
Diisopropyl ether (DIPE)	0.016	0.016	0.020	82	80	60-140	2.65	30
Ethylbenzene	0.018	0.016	0.020	91	82	60-140	9.77	30
Ethyl tert-butyl ether (ETBE)	0.018	0.018	0.020	92	89	60-140	2.70	30
Freon 113	0.018	0.018	0.020	89	88	50-140	1.41	30
Hexachlorobutadiene	0.022	0.022	0.020	112	109	60-140	2.11	30
Hexachloroethane	0.024	0.022	0.020	119	112	60-140	6.19	30
2-Hexanone	0.016	0.015	0.020	78	75	40-140	3.63	30
Isopropylbenzene	0.023	0.022	0.020	117	109	60-140	7.12	30
4-Isopropyl toluene	0.027	0.025	0.020	133	125	60-150	6.22	30
Methyl-t-butyl ether (MTBE)	0.018	0.018	0.020	91	89	50-140	2.93	30
Methylene chloride	0.021	0.021	0.020	105	105	60-140	0.0305	30
4-Methyl-2-pentanone (MIBK)	0.015	0.013	0.020	77	66	50-140	16.2	30
Naphthalene	0.011	0.010	0.020	57	52	30-140	8.07	30
n-Propyl benzene	0.028	0.026	0.020	142,F5	131	60-140	7.85	30
Styrene	0.016	0.014	0.020	80	71	60-140	11.6	30
1,1,1,2-Tetrachloroethane	0.018	0.017	0.020	90	83	60-140	8.12	30
1,1,2,2-Tetrachloroethane	0.019	0.018	0.020	94	89	40-140	5.77	30
Tetrachloroethene	0.022	0.021	0.020	110	103	60-140	7.09	30
Toluene	0.018	0.017	0.020	90	84	60-140	7.13	30
1,2,3-Trichlorobenzene	0.013	0.013	0.020	66	63	40-140	5.43	30
1,2,4-Trichlorobenzene	0.018	0.016	0.020	88	81	50-140	7.88	30
1,1,1-Trichloroethane	0.022	0.021	0.020	108	105	60-140	2.61	30
1,1,2-Trichloroethane	0.017	0.016	0.020	87	80	60-140	7.87	30
Trichloroethene	0.021	0.021	0.020	104	103	60-140	1.38	30
Trichlorofluoromethane	0.020	0.020	0.020	100	100	50-140	0.0544	30
1,2,3-Trichloropropane	0.011	0.010	0.010	111	104	60-130	6.45	30
1,2,4-Trimethylbenzene	0.022	0.020	0.020	110	101	30-140	9.40	30
1,3,5-Trimethylbenzene	0.023	0.021	0.020	116	107	60-140	7.52	30
Vinyl Chloride	0.0099	0.010	0.010	99	103	30-140	3.98	30
m,p-Xylene	0.035	0.033	0.040	88	81	60-140	8.03	30
o-Xylene	0.016	0.014	0.020	78	71	60-140	9.31	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Surrogate Recovery								
Dibromofluoromethane	0.097	0.10	0.12	78	81	70-140	4.56	30
Toluene-d8	0.12	0.12	0.12	100	100	70-140	0.258	30
4-BFB	0.0097	0.0098	0.012	77	79	70-140	1.76	30
Benzene-d6	0.11	0.12	0.10	108	119	70-140	9.81	30
Ethylbenzene-d10	0.12	0.12	0.10	122	124	70-140	1.17	30
1,2-DCB-d4	0.096	0.099	0.10	96	99	70-140	2.86	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/26/2025	**BatchID:**	330963
Date Analyzed:	11/26/2025	**Extraction Method:**	ASTM D2216-05
Instrument:	WetChem	**Analytical Method:**	SW8000D
Matrix:	Soil	**Unit:**	wet wt%
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB-330963 2511F87-003A

QC Summary Report for Percent Moisture

Analyte	MB Result	MDL	RL			
% Moisture	ND	0.10	0.10	-	-	-

Analyte	SAMP Result	DUP Result	RPD	RPD Limit
% Moisture	17	16	3.9	15

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330619
Date Analyzed:	11/21/2025 - 11/22/2025	**Extraction Method:**	SW3550 B
Instrument:	GC11A, GC9a	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330619

QC Report for SW8015B w/out SG Clean-Up

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH-Diesel (C10-C23)	ND	1.7	2.0	-	-	-
TPH-Motor Oil (C18-C36)	ND	3.7	10	-	-	-
Surrogate Recovery						
C9	29			25	115	76-153

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	40	41	40	101	102	70-130	0.730	20
Surrogate Recovery								
C9	28	28	25	114	113	76-153	0.587	20

(Cont.)

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330669
Date Analyzed:	11/21/2025 - 11/24/2025	**Extraction Method:**	SW3550 B
Instrument:	GC11B, GC6B	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330669 2511F87-038AMS/MSD

QC Report for SW8015B w/out SG Clean-Up

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH-Diesel (C10-C23)	ND	1.7	2.0	-	-	-
TPH-Motor Oil (C18-C36)	ND	3.7	10	-	-	-
Surrogate Recovery						
C9	28			25	112	76-153

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	41	38	40	101	94	70-130	7.35	20
Surrogate Recovery								
C9	28	26	25	113	104	76-153	8.01	20

Analyte	MS DF	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	50	1500	1500	40	1402	246,F1	211,F1	70-130	0.929	20
Surrogate Recovery										
C9	50	28	28	25		112	110	69-160	1.42	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330620
Date Analyzed:	11/21/2025 - 11/24/2025	**Extraction Method:**	SW5030 B
Instrument:	GC3, GC7	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330620

QC Summary Report for 8015B

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH(g) (C6-C12)	ND	0.27	1.0	-	-	-
Surrogate Recovery						
2-Fluorotoluene	0.090			0.1	90	60-140

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	2.3	2.2	2	114	108	60-140	5.37	20
Surrogate Recovery								
2-Fluorotoluene	0.091	0.092	0.10	91	92	60-140	1.84	20

(Cont.)

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330670
Date Analyzed:	11/21/2025 - 11/25/2025	**Extraction Method:**	SW5030 B
Instrument:	GC3, GC7	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330670 2511F87-034AMS/MSD

QC Summary Report for 8015B

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH(g) (C6-C12)	ND	0.27	1.0	-	-	-
Surrogate Recovery						
2-Fluorotoluene	0.10			0.1	100	60-140

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	1.6	1.7	2	78	84	60-140	7.24	20
Surrogate Recovery								
2-Fluorotoluene	0.11	0.10	0.10	109	103	60-140	5.43	20

Analyte	MS DF	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	1	2.0	2.2	2	ND	83	92	60-140	8.59	20
Surrogate Recovery										
2-Fluorotoluene	1	0.083	0.081	0.10		83	81	60-140	2.53	20

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Aroclor1016	○	◉	○	○	○	SW8082 A	Soil
Aroclor1221	○	◉	○	○	○	SW8082 A	Soil
Aroclor1232	○	◉	○	○	○	SW8082 A	Soil
Aroclor1242	○	◉	○	○	○	SW8082 A	Soil
Aroclor1248	○	◉	○	○	○	SW8082 A	Soil
Aroclor1254	○	◉	○	○	○	SW8082 A	Soil
Aroclor1260	○	◉	○	○	○	SW8082 A	Soil
PCBs, total	○	○	○	○	○	SW8082 A	Soil
1,1,1,2-Tetrachloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,1-Trichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,2,2-Tetrachloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,2-Trichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloropropene	○	◉	○	○	○	SW8260D	Soil
1,2,3-Trichlorobenzene	○	◉	○	○	○	SW8260D	Soil
1,2,3-Trichloropropane	◉	◉	○	○	○	SW8260D	Soil
1,2,4-Trichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,2,4-Trimethylbenzene	○	◉	○	○	○	SW8260D	Soil
1,2-Dibromo-3-chloropropane	◉	◉	○	○	○	SW8260D	Soil
1,2-Dibromoethane (EDB)	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichloroethane (1,2-DCA)	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichloropropane	◉	◉	○	○	○	SW8260D	Soil
1,3,5-Trimethylbenzene	○	◉	○	○	○	SW8260D	Soil
1,3-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,3-Dichloropropane	○	◉	○	○	○	SW8260D	Soil
1,4-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
2,2-Dichloropropane	○	◉	○	○	○	SW8260D	Soil
2-Butanone (MEK)	○	○	○	○	○	SW8260D	Soil
2-Chlorotoluene	○	◉	○	○	○	SW8260D	Soil
2-Hexanone	○	◉	○	○	○	SW8260D	Soil
4-Chlorotoluene	◉	◉	○	○	○	SW8260D	Soil
4-Isopropyl toluene	○	○	○	○	○	SW8260D	Soil
4-Methyl-2-pentanone (MIBK)	◉	◉	○	○	○	SW8260D	Soil
Acetone	○	◉	○	○	○	SW8260D	Soil
Benzene	◉	◉	○	○	○	SW8260D	Soil
Bromobenzene	◉	◉	○	○	○	SW8260D	Soil
Bromochloromethane	◉	◉	○	○	○	SW8260D	Soil
Bromodichloromethane	◉	◉	○	○	○	SW8260D	Soil
Bromoform	◉	◉	○	○	○	SW8260D	Soil
Bromomethane	◉	◉	○	○	○	SW8260D	Soil
Carbon Disulfide	◉	◉	○	○	○	SW8260D	Soil
Carbon Tetrachloride	◉	◉	○	○	○	SW8260D	Soil
Chlorobenzene	◉	◉	○	○	○	SW8260D	Soil
Chloroethane	◉	◉	○	○	○	SW8260D	Soil
Chloroform	◉	◉	○	○	○	SW8260D	Soil
Chloromethane	◉	◉	○	○	○	SW8260D	Soil
cis-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
cis-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Soil
Dibromochloromethane	◉	◉	○	○	○	SW8260D	Soil
Dibromomethane	◉	◉	○	○	○	SW8260D	Soil
Dichlorodifluoromethane	○	◉	○	○	○	SW8260D	Soil
Diisopropyl ether (DIPE)	◉	○	○	○	○	SW8260D	Soil
Ethyl tert-butyl ether (ETBE)	◉	◉	○	○	○	SW8260D	Soil
Ethylbenzene	◉	◉	○	○	○	SW8260D	Soil
Freon 113	○	○	○	○	○	SW8260D	Soil
Hexachlorobutadiene	◉	◉	○	○	○	SW8260D	Soil
Hexachloroethane	○	◉	○	○	○	SW8260D	Soil
Isopropylbenzene	○	◉	○	○	○	SW8260D	Soil
m,p-Xylene	◉	○	○	○	○	SW8260D	Soil
Methylene chloride	◉	◉	○	○	○	SW8260D	Soil
Methyl-t-butyl ether (MTBE)	◉	◉	○	○	○	SW8260D	Soil
Naphthalene	◉	◉	○	○	○	SW8260D	Soil
n-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
n-Propyl benzene	◉	◉	○	○	○	SW8260D	Soil
o-Xylene	○	○	○	○	○	SW8260D	Soil
sec-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
Styrene	◉	◉	○	○	○	SW8260D	Soil
t-Butyl alcohol (TBA)	◉	◉	○	○	○	SW8260D	Soil
tert-Amyl methyl ether (TAME)	○	◉	○	○	○	SW8260D	Soil
tert-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
Tetrachloroethene	◉	◉	○	○	○	SW8260D	Soil
Toluene	◉	◉	○	○	○	SW8260D	Soil
trans-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil
trans-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Soil
Trichloroethene	◉	◉	○	○	○	SW8260D	Soil
Trichlorofluoromethane	◉	◉	○	○	○	SW8260D	Soil
Vinyl Chloride	◉	◉	○	○	○	SW8260D	Soil
Xylenes, Total	○	◉	○	○	○	SW8260D	Soil
TPH-Diesel (C10-C23)	◉	◉	○	○	○	SW8015 B	Soil
TPH-Motor Oil (C18-C36)	◉	◉	○	○	○	SW8015 B	Soil
TPH(g) (C6-C12)	◉	◉	○	○	○	SW8015 B	Soil

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 **ClientCode: TCCS**

☐ WaterTrax ☐ CLIP ☐ EDF ☐ EQuIS ☑ Dry-Weight ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag
☐ Detection Summary ☐ Excel

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: **5 days;**
Date Received: **11/20/2025**
Date Logged: **11/21/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-001	TSW01-1	Soil	11/20/2025 13:32	☑				A	A							
2511F87-002	TSW01-7	Soil	11/20/2025 13:57	☑				A	A							
2511F87-003	TSW01-10	Soil	11/20/2025 14:10	☐		A	A	A		A	A					
2511F87-004	TSW01-15	Soil	11/20/2025 14:30	☑				A	A							
2511F87-005	TSW01-21	Soil	11/20/2025 14:49	☐		A	A	A		A	A					
2511F87-006	TSW01-36	Soil	11/20/2025 14:56	☑				A	A							
2511F87-007	TSW02-2	Soil	11/19/2025 11:21	☑				A	A							
2511F87-008	TSW02-5	Soil	11/19/2025 11:31	☑				A	A							
2511F87-009	TSW02-10	Soil	11/19/2025 11:45	☐		A	A	A		A	A					
2511F87-010	TSW02-18	Soil	11/19/2025 12:06	☐		A	A	A		A	A					
2511F87-011	TSW02-28	Soil	11/19/2025 12:18	☑				A	A							
2511F87-012	TSW03-4	Soil	11/19/2025 14:55	☑				A	A							
2511F87-013	TSW03-5	Soil	11/19/2025 15:00	☑				A	A							
2511F87-014	TSW03-10	Soil	11/19/2025 13:09	☐	A	A	A	A		A	A					
2511F87-015	TSW03-15	Soil	11/19/2025 15:55	☑				A	A							

Test Legend:

1	8082_PCB_S	2	8260_S	3	PERmoist_S	4	PRDisposal Fee
5	PRHOLD	6	TPH(DMO)_S	7	TPH-Gas_S	8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

The following SamplDs: 003A, 005A, 009A, 010A, 014A, 017A, 020A, 024A, 027A, 028A, 030A, 033A, 034A, 038A, 039A contain testgroup Multi Range_S.

Comments:

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

ATTACHMENT 7 - ADMINISTRATIVE RECORD
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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 **ClientCode: TCCS**

☐ WaterTrax ☐ CLIP ☐ EDF ☐ EQuIS ☑ Dry-Weight ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag
☐ Detection Summary ☐ Excel

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: **5 days;**
Date Received: **11/20/2025**
Date Logged: **11/21/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-016	TSW03-20	Soil	11/19/2025 16:15	☑				A	A							
2511F87-017	TSW03-25	Soil	11/19/2025 16:20	☐		A	A	A		A	A					
2511F87-018	TSW04-2	Soil	11/20/2025 08:35	☑				A	A							
2511F87-019	TSW04-5	Soil	11/20/2025 08:48	☑				A	A							
2511F87-020	TSW04-10	Soil	11/20/2025 09:06	☐		A	A	A		A	A					
2511F87-021	TSW04-14	Soil	11/19/2025 09:16	☑				A	A							
2511F87-022	TSW04-17	Soil	11/19/2025 09:24	☑				A	A							
2511F87-023	TSW04-19	Soil	11/19/2025 09:33	☑				A	A							
2511F87-024	TSW04-29	Soil	11/19/2025 09:52	☐		A	A	A		A	A					
2511F87-025	TSW04-36	Soil	11/19/2025 10:01	☑				A	A							
2511F87-026	TSW05-2	Soil	11/19/2025 10:20	☑				A	A							
2511F87-027	TSW05-10	Soil	11/19/2025 10:30	☐	A	A	A	A		A	A					
2511F87-028	TSW05-18	Soil	11/19/2025 10:44	☐		A	A	A		A	A					
2511F87-029	TSW05-36	Soil	11/19/2025 11:08	☑				A	A							
2511F87-030	SP01-5	Soil	11/19/2025 10:45	☐		A	A	A		A	A					

Test Legend:

1	8082_PCB_S	2	8260_S	3	PERmoist_S	4	PRDisposal Fee
5	PRHOLD	6	TPH(DMO)_S	7	TPH-Gas_S	8	
9		10		11		12	

Project Manager: Tracy Babjar **Prepared by: Maria Venegas**

The following SampIDs: 003A, 005A, 009A, 010A, 014A, 017A, 020A, 024A, 027A, 028A, 030A, 033A, 034A, 038A, 039A contain testgroup Multi Range_S.

Comments:

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1129 of 1714

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Pittsburg, CA 94565-1701
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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 **ClientCode: TCCS**

☐ WaterTrax ☐ CLIP ☐ EDF ☐ EQuIS ☑ Dry-Weight ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag
☐ Detection Summary ☐ Excel

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: **5 days;**
Date Received: **11/20/2025**
Date Logged: **11/21/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-031	SPV02-5	Soil	11/19/2025 12:36	☑				A	A							
2511F87-032	SPV03-5	Soil	11/20/2025 13:21	☑				A	A							
2511F87-033	B01-3	Soil	11/19/2025 13:52	☐	A	A	A	A		A	A					
2511F87-034	B02-3	Soil	11/19/2025 13:51	☐	A	A	A	A		A	A					
2511F87-035	B03-2	Soil	11/19/2025 13:00	☑				A	A							
2511F87-036	B03-5	Soil	11/19/2025 13:40	☑				A	A							
2511F87-037	B03-8	Soil	11/19/2025 13:41	☑				A	A							
2511F87-038	B03-10	Soil	11/19/2025 13:50	☐	A	A	A	A		A	A					
2511F87-039	B04-3	Soil	11/20/2025 11:14	☐	A	A	A	A		A	A					

Test Legend:

1	8082_PCB_S	2	8260_S	3	PERmoist_S	4	PRDisposal Fee
5	PRHOLD	6	TPH(DMO)_S	7	TPH-Gas_S	8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

The following SampIDs: 003A, 005A, 009A, 010A, 014A, 017A, 020A, 024A, 027A, 028A, 030A, 033A, 034A, 038A, 039A contain testgroup Multi Range_S.

Comments:

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1130 of 1714

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
003A	TSW01-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:10	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
005A	TSW01-21	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:49	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
009A	TSW02-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 11:45	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
010A	TSW02-18	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 12:06	5 days	12/1/2025		☐	☐

NOTES: * STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

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Cont./Comp. = Containers /Composites

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1131 of 1714

McCampbell Analytical, Inc.
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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
010A	TSW02-18	Soil	SW8000D (Percent Moisture)	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 12:06	5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
014A	TSW03-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:09	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
017A	TSW03-25	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 16:20	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
020A	TSW04-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 9:06	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐

NOTES: *** STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

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Cont./Comp. = Containers /Composites

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1132 of 1714

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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☑ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
020A	TSW04-10	Soil	SW8260D (VOCs)	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 9:06	5 days	12/1/2025		☐	☐
024A	TSW04-29	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 9:52	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
027A	TSW05-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 10:30	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
028A	TSW05-18	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 10:44	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐

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ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1133 of 1714

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http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
030A	SP01-5	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 10:45	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
033A	B01-3	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:52	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
034A	B02-3	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:51	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐

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ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1134 of 1714

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http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
038A	B03-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:50	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
039A	B04-3	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 11:14	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐

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Cont./Comp. = Containers /Composites

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1135 of 1714

2511F87

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Ct. #100, Sacramento, CA

Project Manager: Sadie Bodiford

Sampler's Name: Mason Czabaranek

Laboratory: McCampbell Analytical

Address: 1534 Willow Pass Rd Pittsburg, CA

Phone: 916 848 9589

Contact: mason.Czabaranek@terracon.com

PO/SO #:

Sampler's Signature: M. Czabaranek

Project Number: NB257393

Project Name: Proposed derby developments

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	HOLD	Lab Sample ID
S	11/20	13:32		X	TSW01-1	0.5	1.5	1					X	
	11/20	13:57		X	TSW01-7	6	7	1					X	
	11/20	14:10		X	TSW01-10	9	10	1	X	X				
	11/20	14:30		X	TSW01-15	14	15	1					X	
	11/20	14:49		X	TSW01-21	20	21	1	X	X				
	11/20	14:56		X	TSW01-36	35	36	1					X	
	11/19	11:21		X	TSW02-2	1	2	1					X	
	11/19	11:31		X	TSW02-5	4	5	1					X	
	11/19	11:45		X	TSW02-10	9	10	1	X	X				
	11/19	12:06		X	TSW02-18	17.5	18.5	1	X	X				

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 1 of 4

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/20/25	1843	Emily Rice	11/20/25	1843

NOTES: Report on dry weight basis
Send results to Contact
& Sadie.bodiford@terracon.com

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

24 rec'd 1841

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1136 of 1714

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Ct. #100, Sacramento CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

Laboratory: McCampbell
Address: 1534 Willow Pass Rd, Pittsburg, CA
Phone:
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czabaranek

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	FIELD	Lab Sample ID
	11/19	12:18		X	TSW02-28	27	28	1					X	
	11/19	14:55		X	TSW03-4	3	4	1					X	
	11/19	16:00		X	TSW03-5	4	5	1					X	
	11/19	13:09		X	TSW03-10	9	10	1	X	X	X			
	11/19	15:55		X	TSW03-15	14	15	1					X	
	11/19	16:15		X	TSW03-20	19	20	1	MC				X	
	11/19	16:20		X	TSW03-25	24	25	1	X	X				
	11/20	8:35		X	TSW04-2	0	2	1					X	
	11/20	8:48		X	TSW04-5	4	5	1					X	
	11/20	9:06		X	TSW04-10	9	10	1	X	X				

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/20/25	1843	Emily Ke	11/20/25	1843

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

CHAIN OF CUSTODY RECORD

Terracon

Laboratory:
Address:

Office Location _____
Phone: _____
Project Manager Sadie Bodiford
Contact: _____
PO/SO #: _____
Sampler's Name Mason Czabaranek
Sampler's Signature M. Cz

Project Number NB257393
Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 3 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	HOLD	Lab Sample ID
S	11/19	9:16		X	TSW04-14	13	14	1					X	
		9:24		X	TSW04-17	16	17	1					X	
		9:33		X	TSW04-19	18	19	1					X	
		9:52		X	TSW04-29	28	29	1	X	X				
		10:01		X	TSW04-36	35	36	1					X	
		10:20		X	TSW05-2	1	2	1					X	
		10:30		X	TSW05-10	9	10	1	X	X	X			
		10:44		X	TSW05-18	17	18	1	X	X				
		11:08		X	TSW05-36	35	36	1					X	
↓	↓	10:45		X	SP01-5	4	5	1	X	X				

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

NOTES:

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Cz	11/20/25	1843	Emily Re	11/20/25	1843

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1138 of 1714

CHAIN OF CUSTODY RECORD

Terracon

Laboratory:
Address:

Office Location _____
Phone:
Project Manager Sadie Bodiford
Contact:
Sampler's Name Mason Czekaranek
PO/SO #:
Sampler's Signature

Project Number NB257393
Project Name Proposed Destry Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 4 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8oz Jar	TPH GRO/DRO 8015M	VOCs 8260B	PCBs 8082	EARTHWORKS HOLD	Lab Sample ID
	11/19	12:36		X	~~SPV02-5~~ SPV02-5	4	5		X	X		X	
	11/20	13:21		X	SPV03-5	4	5		X	X			
	11/19	13:52		X	B01-3	2	3		X	X	X		
	11/19	13:51		X	B02-3	2	3		X	X	X		
	11/19	13:00		X	B03-2	1	2				X		
	11/19	13:40		X	B03-5	4	5				X		
	11/19	13:41		X	B03-8	7	8				X		
	11/19	13:50		X	B03-10	9	10		X	X	X		
	11/20	11:14		X	B04-3	2	3		X	X	X		
											X		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date:	Time:	Received by (Signature)	Date:	Time:
[signature]	11/20/25	1843	Emily Re	11/20/25	1843
Relinquished by (Signature)	Date:	Time:	Received by (Signature)	Date:	Time:
Relinquished by (Signature)	Date:	Time:	Received by (Signature)	Date:	Time:
Relinquished by (Signature)	Date:	Time:	Received by (Signature)	Date:	Time:

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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Sample Receipt Checklist

Client Name: Terracon
Project: NB257393; Proposed Derby Developments

Date and Time Received: 11/20/2025 18:43
Date Logged: 11/21/2025
Received by: Emily Perez
Logged by: Maria Venegas

WorkOrder №: 2511F87 Matrix: Soil
Carrier: Client Drop-In

Chain of Custody (COC) Information

Chain of custody present?	Yes ☑	No ☐	
Chain of custody signed when relinquished and received?	Yes ☑	No ☐	
Chain of custody agrees with sample labels?	Yes ☑	No ☐	
Sample IDs noted by Client on COC?	Yes ☑	No ☐	
Date and Time of collection noted by Client on COC?	Yes ☑	No ☐	
Sampler's name noted on COC?	Yes ☑	No ☐	
COC agrees with Quote?	Yes ☐	No ☐	NA ☑
COC quote NOT expired?	Yes ☐	No ☐	NA ☑

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes ☐	No ☐	NA ☑
Custody seals intact on sample bottles?	Yes ☐	No ☐	NA ☑
Shipping container/cooler in good condition?	Yes ☑	No ☐	
Samples in proper containers/bottles?	Yes ☑	No ☐	
Sample containers intact?	Yes ☑	No ☐	
Sufficient sample volume for indicated test?	Yes ☑	No ☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes ☑	No ☐	NA ☐
Samples Received on Ice?	Yes ☑	No ☐	
	(Ice Type: WET ICE)		
Sample/Temp Blank temperature	Temp: 2.4°C		NA ☐
ZHS conditional analyses: VOA meets zero headspace requirement (VOCs, TPHg/BTEX, RSK)?	Yes ☐	No ☐	NA ☑
Sample labels checked for correct preservation?	Yes ☑	No ☐	
pH acceptable upon receipt (Metal: <2)?	Yes ☐	No ☐	NA ☑

UCMR Samples:

pH tested and acceptable upon receipt (200.7: ≤2; 533: 6 - 8; 537.1: 6 - 8)?	Yes ☐	No ☐	NA ☑
Free Chlorine tested and acceptable upon receipt (<0.1mg/L) [not applicable to 200.7]?	Yes ☐	No ☐	NA ☑

Comments:

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2511F87 A

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/03/2025 by:

Jena Alfaro
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current regulatory standards, where applicable, unless otherwise stated.

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CA ELAP 1644 ♦ ORELAP (NELAP) 4033 ♦ AIHA-LAP ID#232255 ♦ DoD-ELAP Cert # L22-757

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 A

Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 A

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	"Too Numerous to Count;" greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Case Narrative

Client: Terracon
Project: NB257393; Proposed Derby Developments

Work Order: 2511F87
December 03, 2025

Percent Moisture

In accordance with SW-846, 8000, percent moisture is reported as:

[Moisture Weight (g)] / [Sample Wet Weight (g)] x 100

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3050 B
Date Prepared:	11/25/2025	**Analytical Method:**	SW6020
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Metals

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	ICP-MS5 1050SMPL.d	330869

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Antimony	**0.72**		0.089	0.60	1	11/26/2025 13:09
Arsenic	**6.9**		0.12	0.60	1	11/26/2025 13:09
Barium	**230**		0.69	6.0	1	11/26/2025 13:09
Beryllium	**0.72**		0.098	0.60	1	11/26/2025 13:09
Cadmium	**0.25**	J	0.087	0.60	1	11/26/2025 13:09
Chromium	**62**		0.17	0.60	1	11/26/2025 13:09
Cobalt	**14**		0.062	0.60	1	11/26/2025 13:09
Copper	**31**		0.18	0.60	1	11/26/2025 13:09
Lead	**30**		0.13	0.60	1	11/26/2025 13:09
Molybdenum	**1.3**	B	0.11	0.60	1	11/26/2025 13:09
Nickel	**58**		0.30	0.60	1	11/26/2025 13:09
Selenium	ND		0.24	0.60	1	11/26/2025 13:09
Silver	**0.10**	J	0.079	0.60	1	11/26/2025 13:09
Thallium	**0.16**	J	0.086	0.60	1	11/26/2025 13:09
Vanadium	**67**		0.12	0.60	1	11/26/2025 13:09
Zinc	**84**		1.8	6.0	1	11/26/2025 13:09

Surrogates	REC (%)	Limits	DF	
Terbium	96	70-130	1	11/26/2025 13:09

Analyst(s): AL

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW7471 B
Date Prepared:	11/25/2025	**Analytical Method:**	SW7471 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Mercury by Cold Vapor Atomic Absorption

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	AA1 _42	330867

Analytes	Result	MDL	RL	DF	Date Analyzed
Mercury	0.13	0.014	0.020	1	11/26/2025 12:57

Analyst(s): MJA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**16**	0.10	0.10	11/26/2025 13:35

Analyst(s): LSE

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/25/2025	**BatchID:**	330869
Date Analyzed:	11/26/2025	**Extraction Method:**	SW3050 B
Instrument:	ICP-MS5	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330869

QC Summary Report for Metals

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Antimony	ND	0.075	0.50	-	-	-
Arsenic	ND	0.10	0.50	-	-	-
Barium	ND	0.58	5.0	-	-	-
Beryllium	ND	0.082	0.50	-	-	-
Cadmium	ND	0.073	0.50	-	-	-
Chromium	ND	0.14	0.50	-	-	-
Cobalt	ND	0.052	0.50	-	-	-
Copper	ND	0.15	0.50	-	-	-
Lead	ND	0.11	0.50	-	-	-
Molybdenum	0.11,J	0.089	0.50	-	-	-
Nickel	ND	0.25	0.50	-	-	-
Selenium	ND	0.20	0.50	-	-	-
Silver	ND	0.066	0.50	-	-	-
Thallium	ND	0.072	0.50	-	-	-
Vanadium	ND	0.10	0.50	-	-	-
Zinc	ND	1.5	5.0	-	-	-
Surrogate Recovery						
Terbium	530			500	106	70-130

(Cont.)

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/25/2025	**BatchID:**	330869
Date Analyzed:	11/26/2025	**Extraction Method:**	SW3050 B
Instrument:	ICP-MS5	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330869

QC Summary Report for Metals

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Antimony	49	50	50	98	99	75-125	1.52	20
Arsenic	52	51	50	104	102	75-125	1.19	20
Barium	510	510	500	103	102	75-125	0.651	20
Beryllium	51	50	50	102	100	75-125	1.99	20
Cadmium	51	52	50	102	103	75-125	1.46	20
Chromium	53	53	50	106	105	75-125	0.690	20
Cobalt	53	53	50	106	107	75-125	0.571	20
Copper	53	52	50	106	104	75-125	2.10	20
Lead	52	52	50	103	103	75-125	0.238	20
Molybdenum	51	51	50	101	102	75-125	0.910	20
Nickel	52	51	50	104	103	75-125	1.17	20
Selenium	53	52	50	106	104	75-125	2.71	20
Silver	50	51	50	101	101	75-125	0.627	20
Thallium	52	52	50	104	104	75-125	0.104	20
Vanadium	52	52	50	105	103	75-125	1.20	20
Zinc	530	520	500	106	104	75-125	1.65	20
Surrogate Recovery								
Terbium	530	530	500	106	105	70-130	0.232	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/25/2025	**BatchID:**	330867
Date Analyzed:	11/26/2025	**Extraction Method:**	SW7471 B
Instrument:	AA1	**Analytical Method:**	SW7471 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330867

QC Summary Report for Mercury

Analyte	MB Result	MDL	RL			
Mercury	ND	0.012	0.017	-	-	-

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Mercury	0.18	0.17	0.17	106	101	80-120	4.89	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/26/2025	**BatchID:**	330963
Date Analyzed:	11/26/2025	**Extraction Method:**	ASTM D2216-05
Instrument:	WetChem	**Analytical Method:**	SW8000D
Matrix:	Soil	**Unit:**	wet wt%
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB-330963 2511F87-003A

QC Summary Report for Percent Moisture

Analyte	MB Result	MDL	RL			
% Moisture	ND	0.10	0.10	-	-	-

Analyte	SAMP Result	DUP Result	RPD	RPD Limit
% Moisture	17	16	3.9	15

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 A

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Antimony	◉	◉	○	○	○	SW6020	Soil
Arsenic	◉	◉	○	○	○	SW6020	Soil
Barium	◉	◉	○	○	○	SW6020	Soil
Beryllium	◉	◉	○	○	○	SW6020	Soil
Cadmium	◉	◉	○	○	○	SW6020	Soil
Chromium	◉	◉	○	○	○	SW6020	Soil
Cobalt	◉	◉	○	○	○	SW6020	Soil
Copper	◉	◉	○	○	○	SW6020	Soil
Lead	◉	◉	○	○	○	SW6020	Soil
Molybdenum	◉	◉	○	○	○	SW6020	Soil
Nickel	◉	◉	○	○	○	SW6020	Soil
Selenium	◉	◉	○	○	○	SW6020	Soil
Silver	◉	◉	○	○	○	SW6020	Soil
Thallium	◉	◉	○	○	○	SW6020	Soil
Vanadium	◉	◉	○	○	○	SW6020	Soil
Zinc	◉	◉	○	○	○	SW6020	Soil
Mercury	◉	◉	○	○	○	SW7471 B	Soil

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 A **ClientCode: TCCS**

☐ WaterTrax ☐ CLIP ☐ EDF ☐ EQuIS ☑ Dry-Weight ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag
☐ Detection Summary ☐ Excel

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: 5 days;

Date Received: 11/20/2025
Date Logged: 11/21/2025
Date Add-On: 11/25/2025

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-040	IDW	Soil	11/20/2025 14:56	☐	A	A	A									

Test Legend:

1	CAM17MS_TTLC_S	2	HG_S	3	PERmoist_S	4	
5		6		7		8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

Add-On Prepared By: Emily Perez

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT.

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1153 of 1714

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WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT.

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025
Date Add-On: 11/25/2025

LabID	ClientSampID	Matrix	Test Name	Cont. /Comp	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
040A	IDW	Soil	SW8000D (Percent Moisture)	39 / (39:1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:56	5 days	12/4/2025		☐	☐
			SW6020/SW7471B (CAM 17 + Hg) †			☐	☐	☑		5 days	12/4/2025		☐	☐

NOTES: *** STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- Organic extracts are held for 40 days before disposal; Inorganic extract are held for 30 days.

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

U = An unpreserved container was received for a method that suggests a preservation in order to extend hold time for analysis.**

TestGroup Definition:
† CAM 17 Metals (TTLC) without HG by 6020, HG by 7471

Cont. / Comp. = Containers /Composites

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1154 of 1714

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:

Office Location: 50 Goldenland Court, Suite 100, Sacramento, CA
Project Manager: Sadie Bodiford
Sampler's Name: Mason Czabaranek
Sampler's Signature: M. Czabaranek

Project Number: NB257393
Project Name: Proposed Derby Development

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 1 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/20/25	13:32		X	TSW01-1	0.5	1.5	1		
"	11/20/25	13:57		X	TSW01-7	6	7	1		
"	11/20/25	14:10		X	TSW01-10	9	10	1		
"	11/20/25	14:30		X	TSW01-15	14	15	1		
"	11/20/25	14:49		X	TSW01-21	20	21	1		
"	11/20/25	14:56		X	TSW01-36	35	36	1		
"	11/19/25	11:21		X	TSW02-2	1	2	1		
"	11/19/25	11:31		X	TSW02-5	4	5	1		
"	11/19/25	11:45		X	TSW02-10	9	10	1		
"	11/19/25	12:06		X	TSW02-18	17.5	18.5	1		

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush
TRRP Laboratory Review Checklist: ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1155 of 1714

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager: Sadie Bodiford

Sampler's Name: Mason Czabaranek

Project Number: NB257393

Project Name: Proposed Derby Developments

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czabaranek

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	12:18		x	TSW02-28	27	28	1		
	11/19/20	14:55		x	TSW03-4	3	4	1		
	11/19/20	15:00		x	TSW03-5	4	5	1		
	11/19/20	13:09		x	TSW03-10	9	10	1		
	11/19/20	15:55		x	TSW03-15	14	15	1		
	11/19/20	16:15		x	TSW03-20	19	20	1		
	11/19/20	16:20		x	TSW03-25	24	25	1		
	11/20/25	8:35		x	TSW04-2	1	2	1		
	11/20/25	8:48		x	TSW04-5	4	5	1		
	11/20/25	9:06		x	TSW04-10	9	10	1		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1156 of 1714

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager: Sadie Bodiford

Sampler's Name: Mason Czabaranek

Sampler's Signature: M. Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:

Project Number: NB257393

Project Name: Proposed Derby Developments

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	ANALYSIS REQUESTED: CAM17 6010/7471	Lab Sample ID
S	11/19/20	9:16		x	TSW04-14	13	14	1		
	11/19/20	9:24		x	TSW04-17	16	17	1		
	11/19/20	9:33		x	TSW04-19	18	19	1		
	11/19/20	9:52		x	TSW04-29	28	29	1		
	11/19/20	10:01		x	TSW04-36	35	36	1		
	11/19/20	10:20		x	TSW05-2	1	2	1		
	11/19/20	10:30		x	TSW05-10	9	10	1		
	11/19/20	10:44		x	TSW05-18	17	18	1		
	11/19/20	11:08		x	TSW05-36	35	36	1		
V	11/19/20	10:45		x	SPV01-5	4	5	1		

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 3 of 4

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush
TRRP Laboratory Review Checklist: ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES: **Report on a dry weight basis.Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW**

Please send results to:
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contact (Mason)

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1157 of 1714

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager: Sadie Bodiford

Sampler's Name: Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czabaranek

Project Number: NB257393

Project Name: Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 4 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	12:36		x	SPV02-5	4	5	1		
	11/20/25	13:21		x	SPV03-5	4	5	1		
	11/19/20	13:52		x	B01-3	2	3	1		
	11/19/20	13:51		x	B02-3	2	3	1		
	11/19/20	13:00		x	B03-2	1	2	1		
	11/19/20	13:40		x	B03-5	4	5	1		
	11/19/20	13:41		x	B03-8	7	8	1		
	11/19/20	13:50		x	B03-10	9	10	1		
	11/20/25	11:14		x	B04-3	2	3	1		

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist: ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1158 of 1714

McCampbell Analytical, Inc.
"When Quality Counts"

Analytical Report

WorkOrder: 2511F87 B

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/15/2025 by:

Yen Cao

Yen Cao
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current regulatory standards, where applicable, unless otherwise stated.

1534 Willow Pass Rd. Pittsburg, CA 94565 ♦ TEL: (877) 252-9262 ♦ FAX: (925) 252-9269 ♦ www.mccampbell.com
CA ELAP 1644 ♦ ORELAP (NELAP) 4033 ♦ AIHA-LAP ID#232255 ♦ DoD-ELAP Cert # L22-757

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 B

Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

McCampbell Analytical, Inc.
"When Quality Counts"
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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 B

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	"Too Numerous to Count;" greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	CA Title 22
Date Prepared:	12/08/2025	**Analytical Method:**	SW6020
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/L

Metals (STLC)

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	ICP-MS4 132SMPL.d	331464

Analytes	Result	MDL	RL	DF	Date Analyzed
Chromium	**0.10**	0.10	0.10	1	12/08/2025 17:16

Analyst(s): DB

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/08/2025	**BatchID:**	331464
Date Analyzed:	12/08/2025	**Extraction Method:**	CA Title 22
Instrument:	ICP-MS6	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/L
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331464

QC Summary Report for Metals (STLC)

Analyte	MB Result	MDL	RL			
Chromium	ND	0.10	0.10	-	-	-

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Chromium	11	9.8	10	109	98	75-125	9.98	20

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 B

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Chromium	◉	◉	○	○	○	SW6020	Soil

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 B **ClientCode: TCCS**

☐ WaterTrax ☐ CLIP ☐ EDF ☐ EQuIS ☑ Dry-Weight ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag
☐ Detection Summary ☐ Excel

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5095 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: 5 days;

Date Received: 11/20/2025
Date Logged: 11/21/2025
Date Add-On: 12/04/2025

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
2511F87-040	IDW	Soil	11/20/2025 14:56	☐	A											

Test Legend:

1	METALSMS_STLC_S	2		3		4	
5		6		7		8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

Add-On Prepared By: Emily Perez

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1165 of 1714

McCampbell Analytical, Inc.
"When Quality Counts"

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http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025
Date Add-On: 12/4/2025

LabID	ClientSampID	Matrix	Test Name	Cont. /Comp	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
040A	IDW	Soil	SW6020 (Metals) (STLC) <Chromium>	i9 / (39:1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:56	5 days*	12/15/2025		☐	☐

NOTES: *** STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- Organic extracts are held for 40 days before disposal; Inorganic extract are held for 30 days.

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

U = An unpreserved container was received for a method that suggests a preservation in order to extend hold time for analysis.**

Cont. / Comp. = Containers /Composites

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1166 of 1714

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:

Office Location: 50 Goldenland Court, Suite 100, Sacramento, CA
Project Manager: Sadie Bodiford
Sampler's Name: Mason Czabaranek
Sampler's Signature: M. Czabaranek

Project Number: NB257393
Project Name: Proposed Derby Development

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 1 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
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	11/20/25	13:57		X	TSW01-7	6	7	1		
	11/20/25	14:10		X	TSW01-10	9	10	1		
	11/20/25	14:30		X	TSW01-15	14	15	1		
	11/20/25	14:49		X	TSW01-21	20	21	1		
	11/20/25	14:56		X	TSW01-36	35	36	1		
	11/19/25	11:21		X	TSW02-2	1	2	1		
	11/19/25	11:31		X	TSW02-5	4	5	1		
	11/19/25	11:45		X	TSW02-10	9	10	1		
V	11/19/25	12:06		X	TSW02-18	17.5	18.5	1		

STLC CR

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush
TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix: WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container: VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

*STLC CR Added to 34 Pt Comp 12/4/25 STAT

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1167 of 1714

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

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PO/SO #:
Sampler's Signature M. Czabaranek

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DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	12:18		x	TSW02-28	27	28	1	STLC ONLY	
	11/19/20	14:55		x	TSW03-4	3	4	1		
	11/19/20	15:00		x	TSW03-5	4	5	1		
	11/19/20	13:09		x	TSW03-10	9	10	1		
	11/19/20	15:55		x	TSW03-15	14	15	1		
	11/19/20	16:15		x	TSW03-20	19	20	1		
	11/19/20	16:20		x	TSW03-25	24	25	1		
	11/20/25	8:35		x	TSW04-2	1	2	1		
	11/20/25	8:48		x	TSW04-5	4	5	1		
V	11/20/25	9:06		x	TSW04-10	9	10	1		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

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Please send results to: sadie.bodiford@terracon.com contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager: Sadie Bodiford

Sampler's Name: Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czabaranek

Project Number: NB257393

Project Name: Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 3 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	9:16		x	TSW04-14	13	14	1	STLC ONLY	
	11/19/20	9:24		x	TSW04-17	16	17	1		
	11/19/20	9:33		x	TSW04-19	18	19	1		
	11/19/20	9:52		x	TSW04-29	28	29	1		
	11/19/20	10:01		x	TSW04-36	35	36	1		
	11/19/20	10:20		x	TSW05-2	1	2	1		
	11/19/20	10:30		x	TSW05-10	9	10	1		
	11/19/20	10:44		x	TSW05-18	17	18	1		
	11/19/20	11:08		x	TSW05-36	35	36	1		
	11/19/20	10:45		x	SPV01-5	4	5	1		

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES: Report on a dry weight basis.Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix: WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container: VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1169 of 1714

25111F67

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature M. Czabaranek

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 4 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	12:36		X	SPV02-5	4	5	1	STLC ✓	
	11/20/25	13:21		X	SPV03-5	4	5	1		
	11/19/20	13:52		X	B01-3	2	3	1		
	11/19/20	13:51		X	B02-3	2	3	1		
	11/19/20	13:00		X	B03-2	1	2	1		
	11/19/20	13:40		X	B03-5	4	5	1		
	11/19/20	13:41		X	B03-8	7	8	1		
	11/19/20	13:50		X	B03-10	9	10	1		
	11/20/25	11:14		X	B04-3	2	3	1		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES: Report on a dry weight basis. Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to: sadie.bodiford@terracon.com contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml - Glass wide mouth P/O - Plastic or other _____

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2511F87 C

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/12/2025 by:

Jena Alfaro
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current regulatory standards, where applicable, unless otherwise stated.

1534 Willow Pass Rd. Pittsburg, CA 94565 ♦ TEL: (877) 252-9262 ♦ FAX: (925) 252-9269 ♦ www.mccampbell.com
CA ELAP 1644 ♦ ORELAP (NELAP) 4033 ♦ AIHA-LAP ID#232255 ♦ DoD-ELAP Cert # L22-757

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	"Too Numerous to Count;" greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

Analytical Qualifiers

H	Sample was analyzed out of hold time
J	Result is less than the RL/ML but greater than the MDL. The reported concentration is an estimated value.
e7	Oil range compounds are detected.

Quality Control Qualifiers

F2	LCS/LCSD recovery and/or RPD/RSD is out of acceptance criteria.

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC45 12102509.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND	H	0.14	0.23	1	12/10/2025 13:15
tert-Amyl methyl ether (TAME)	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Benzene	ND	H	0.0011	0.0058	1	12/10/2025 13:15
Bromobenzene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Bromochloromethane	ND	H	0.0013	0.0058	1	12/10/2025 13:15
Bromodichloromethane	ND	H	0.00027	0.0058	1	12/10/2025 13:15
Bromoform	ND	H	0.0044	0.0058	1	12/10/2025 13:15
Bromomethane	ND	H	0.0021	0.0058	1	12/10/2025 13:15
2-Butanone (MEK)	ND	H	0.046	0.12	1	12/10/2025 13:15
t-Butyl alcohol (TBA)	ND	H	0.028	0.058	1	12/10/2025 13:15
n-Butyl benzene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
sec-Butyl benzene	ND	H	0.0021	0.0058	1	12/10/2025 13:15
tert-Butyl benzene	ND	H	0.0024	0.0058	1	12/10/2025 13:15
Carbon Disulfide	ND	H	0.0013	0.0058	1	12/10/2025 13:15
Carbon Tetrachloride	ND	H	0.00020	0.0058	1	12/10/2025 13:15
Chlorobenzene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Chloroethane	ND	H	0.0020	0.0058	1	12/10/2025 13:15
Chloroform	ND	H	0.00037	0.0058	1	12/10/2025 13:15
Chloromethane	ND	H	0.0020	0.0058	1	12/10/2025 13:15
2-Chlorotoluene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
4-Chlorotoluene	ND	H	0.0015	0.0058	1	12/10/2025 13:15
Dibromochloromethane	ND	H	0.00046	0.0058	1	12/10/2025 13:15
1,2-Dibromo-3-chloropropane	ND	H	0.00055	0.00058	1	12/10/2025 13:15
1,2-Dibromoethane (EDB)	ND	H	0.00015	0.00029	1	12/10/2025 13:15
Dibromomethane	ND	H	0.0014	0.0058	1	12/10/2025 13:15
1,2-Dichlorobenzene	ND	H	0.0020	0.0058	1	12/10/2025 13:15
1,3-Dichlorobenzene	ND	H	0.0017	0.0058	1	12/10/2025 13:15
1,4-Dichlorobenzene	ND	H	0.0017	0.0058	1	12/10/2025 13:15
Dichlorodifluoromethane	ND	H	0.00073	0.0058	1	12/10/2025 13:15
1,1-Dichloroethane	ND	H	0.0017	0.0058	1	12/10/2025 13:15
1,2-Dichloroethane (1,2-DCA)	ND	H	0.000081	0.00012	1	12/10/2025 13:15
1,1-Dichloroethene	ND	H	0.00013	0.0058	1	12/10/2025 13:15
cis-1,2-Dichloroethene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
trans-1,2-Dichloroethene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
1,2-Dichloropropane	ND	H	0.0015	0.0058	1	12/10/2025 13:15
1,3-Dichloropropane	ND	H	0.0010	0.0058	1	12/10/2025 13:15

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC45 12102509.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	H	0.0022	0.0058	1	12/10/2025 13:15
1,1-Dichloropropene	ND	H	0.0021	0.0058	1	12/10/2025 13:15
cis-1,3-Dichloropropene	ND	H	0.0011	0.0058	1	12/10/2025 13:15
trans-1,3-Dichloropropene	ND	H	0.0011	0.0058	1	12/10/2025 13:15
Diisopropyl ether (DIPE)	ND	H	0.0021	0.0058	1	12/10/2025 13:15
Ethylbenzene	**0.0021**	JH	0.0013	0.0058	1	12/10/2025 13:15
Ethyl tert-butyl ether (ETBE)	ND	H	0.0016	0.0058	1	12/10/2025 13:15
Freon 113	ND	H	0.0013	0.0058	1	12/10/2025 13:15
Hexachlorobutadiene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Hexachloroethane	ND	H	0.00074	0.0058	1	12/10/2025 13:15
2-Hexanone	ND	H	0.0031	0.0058	1	12/10/2025 13:15
Isopropylbenzene	ND	H	0.0021	0.0058	1	12/10/2025 13:15
4-Isopropyl toluene	ND	H	0.0022	0.0058	1	12/10/2025 13:15
Methyl-t-butyl ether (MTBE)	ND	H	0.0017	0.0058	1	12/10/2025 13:15
Methylene chloride	ND	H	0.014	0.023	1	12/10/2025 13:15
4-Methyl-2-pentanone (MIBK)	ND	H	0.0020	0.0058	1	12/10/2025 13:15
Naphthalene	ND	H	0.0035	0.0058	1	12/10/2025 13:15
n-Propyl benzene	ND	H	0.0022	0.0058	1	12/10/2025 13:15
Styrene	ND	H	0.0016	0.0058	1	12/10/2025 13:15
1,1,1,2-Tetrachloroethane	ND	H	0.0015	0.0058	1	12/10/2025 13:15
1,1,2,2-Tetrachloroethane	ND	H	0.00051	0.0058	1	12/10/2025 13:15
Tetrachloroethene	**0.00069**	JH	0.00033	0.0058	1	12/10/2025 13:15
Toluene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
1,2,3-Trichlorobenzene	ND	H	0.0024	0.0058	1	12/10/2025 13:15
1,2,4-Trichlorobenzene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
1,1,1-Trichloroethane	ND	H	0.0018	0.0058	1	12/10/2025 13:15
1,1,2-Trichloroethane	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Trichloroethene	ND	H	0.0016	0.0058	1	12/10/2025 13:15
Trichlorofluoromethane	ND	H	0.0015	0.0058	1	12/10/2025 13:15
1,2,3-Trichloropropane	ND	H	0.00020	0.00029	1	12/10/2025 13:15
1,2,4-Trimethylbenzene	**0.0028**	JH	0.0018	0.0058	1	12/10/2025 13:15
1,3,5-Trimethylbenzene	ND	H	0.0020	0.0058	1	12/10/2025 13:15
Vinyl Chloride	ND	H	0.00014	0.00029	1	12/10/2025 13:15
m,p-Xylene	**0.0043**	JH	0.0030	0.0058	1	12/10/2025 13:15
o-Xylene	ND	H	0.0016	0.0058	1	12/10/2025 13:15
Xylenes, Total	**0.0043**	JH	NA	0.0058	1	12/10/2025 13:15

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC45 12102509.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**	**Qualifiers**		**Limits**	**DF**	
Dibromofluoromethane	99	H		70-140	1	12/10/2025 13:15
Toluene-d8	109	H		70-140	1	12/10/2025 13:15
4-BFB	124	H		70-140	1	12/10/2025 13:15
Benzene-d6	103	H		50-140	1	12/10/2025 13:15
Ethylbenzene-d10	106	H		50-140	1	12/10/2025 13:15
1,2-DCB-d4	76	H		40-140	1	12/10/2025 13:15

Analyst(s): MES

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC45 12102510.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND	H	0.15	0.25	1	12/10/2025 13:55
tert-Amyl methyl ether (TAME)	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Benzene	ND	H	0.0012	0.0062	1	12/10/2025 13:55
Bromobenzene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Bromochloromethane	ND	H	0.0014	0.0062	1	12/10/2025 13:55
Bromodichloromethane	ND	H	0.00028	0.0062	1	12/10/2025 13:55
Bromoform	ND	H	0.0047	0.0062	1	12/10/2025 13:55
Bromomethane	ND	H	0.0022	0.0062	1	12/10/2025 13:55
2-Butanone (MEK)	ND	H	0.049	0.12	1	12/10/2025 13:55
t-Butyl alcohol (TBA)	ND	H	0.030	0.062	1	12/10/2025 13:55
n-Butyl benzene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
sec-Butyl benzene	ND	H	0.0022	0.0062	1	12/10/2025 13:55
tert-Butyl benzene	ND	H	0.0026	0.0062	1	12/10/2025 13:55
Carbon Disulfide	ND	H	0.0014	0.0062	1	12/10/2025 13:55
Carbon Tetrachloride	ND	H	0.00021	0.0062	1	12/10/2025 13:55
Chlorobenzene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Chloroethane	ND	H	0.0021	0.0062	1	12/10/2025 13:55
Chloroform	ND	H	0.00039	0.0062	1	12/10/2025 13:55
Chloromethane	ND	H	0.0021	0.0062	1	12/10/2025 13:55
2-Chlorotoluene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
4-Chlorotoluene	ND	H	0.0016	0.0062	1	12/10/2025 13:55
Dibromochloromethane	ND	H	0.00049	0.0062	1	12/10/2025 13:55
1,2-Dibromo-3-chloropropane	ND	H	0.00059	0.00062	1	12/10/2025 13:55
1,2-Dibromoethane (EDB)	ND	H	0.00016	0.00031	1	12/10/2025 13:55
Dibromomethane	ND	H	0.0015	0.0062	1	12/10/2025 13:55
1,2-Dichlorobenzene	ND	H	0.0021	0.0062	1	12/10/2025 13:55
1,3-Dichlorobenzene	ND	H	0.0018	0.0062	1	12/10/2025 13:55
1,4-Dichlorobenzene	ND	H	0.0018	0.0062	1	12/10/2025 13:55
Dichlorodifluoromethane	ND	H	0.00077	0.0062	1	12/10/2025 13:55
1,1-Dichloroethane	ND	H	0.0018	0.0062	1	12/10/2025 13:55
1,2-Dichloroethane (1,2-DCA)	ND	H	0.000086	0.00012	1	12/10/2025 13:55
1,1-Dichloroethene	ND	H	0.00014	0.0062	1	12/10/2025 13:55
cis-1,2-Dichloroethene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
trans-1,2-Dichloroethene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
1,2-Dichloropropane	ND	H	0.0016	0.0062	1	12/10/2025 13:55
1,3-Dichloropropane	ND	H	0.0011	0.0062	1	12/10/2025 13:55

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC45 12102510.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	H	0.0023	0.0062	1	12/10/2025 13:55
1,1-Dichloropropene	ND	H	0.0022	0.0062	1	12/10/2025 13:55
cis-1,3-Dichloropropene	ND	H	0.0012	0.0062	1	12/10/2025 13:55
trans-1,3-Dichloropropene	ND	H	0.0012	0.0062	1	12/10/2025 13:55
Diisopropyl ether (DIPE)	ND	H	0.0022	0.0062	1	12/10/2025 13:55
Ethylbenzene	**0.0018**	JH	0.0014	0.0062	1	12/10/2025 13:55
Ethyl tert-butyl ether (ETBE)	ND	H	0.0017	0.0062	1	12/10/2025 13:55
Freon 113	ND	H	0.0014	0.0062	1	12/10/2025 13:55
Hexachlorobutadiene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Hexachloroethane	ND	H	0.00079	0.0062	1	12/10/2025 13:55
2-Hexanone	ND	H	0.0033	0.0062	1	12/10/2025 13:55
Isopropylbenzene	ND	H	0.0022	0.0062	1	12/10/2025 13:55
4-Isopropyl toluene	ND	H	0.0023	0.0062	1	12/10/2025 13:55
Methyl-t-butyl ether (MTBE)	ND	H	0.0018	0.0062	1	12/10/2025 13:55
Methylene chloride	ND	H	0.015	0.025	1	12/10/2025 13:55
4-Methyl-2-pentanone (MIBK)	ND	H	0.0021	0.0062	1	12/10/2025 13:55
Naphthalene	ND	H	0.0037	0.0062	1	12/10/2025 13:55
n-Propyl benzene	ND	H	0.0023	0.0062	1	12/10/2025 13:55
Styrene	ND	H	0.0017	0.0062	1	12/10/2025 13:55
1,1,1,2-Tetrachloroethane	ND	H	0.0016	0.0062	1	12/10/2025 13:55
1,1,2,2-Tetrachloroethane	ND	H	0.00054	0.0062	1	12/10/2025 13:55
Tetrachloroethene	ND	H	0.00036	0.0062	1	12/10/2025 13:55
Toluene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,2,3-Trichlorobenzene	ND	H	0.0026	0.0062	1	12/10/2025 13:55
1,2,4-Trichlorobenzene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,1,1-Trichloroethane	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,1,2-Trichloroethane	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Trichloroethene	ND	H	0.0017	0.0062	1	12/10/2025 13:55
Trichlorofluoromethane	ND	H	0.0016	0.0062	1	12/10/2025 13:55
1,2,3-Trichloropropane	ND	H	0.00021	0.00031	1	12/10/2025 13:55
1,2,4-Trimethylbenzene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,3,5-Trimethylbenzene	ND	H	0.0021	0.0062	1	12/10/2025 13:55
Vinyl Chloride	ND	H	0.00015	0.00031	1	12/10/2025 13:55
m,p-Xylene	ND	H	0.0032	0.0062	1	12/10/2025 13:55
o-Xylene	ND	H	0.0017	0.0062	1	12/10/2025 13:55
Xylenes, Total	ND	H	NA	0.0062	1	12/10/2025 13:55

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC45 12102510.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**	**Qualifiers**		**Limits**	**DF**	
Dibromofluoromethane	98	H		70-140	1	12/10/2025 13:55
Toluene-d8	110	H		70-140	1	12/10/2025 13:55
4-BFB	120	H		70-140	1	12/10/2025 13:55
Benzene-d6	101	H		50-140	1	12/10/2025 13:55
Ethylbenzene-d10	105	H		50-140	1	12/10/2025 13:55
1,2-DCB-d4	76	H		40-140	1	12/10/2025 13:55

Analyst(s): MES

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	12/12/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	WetChem	331890

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	13	0.10	0.10	12/12/2025 15:20

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	WetChem	331890

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	19	0.10	0.10	12/12/2025 15:30

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC6A 12102518.D	331397

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	H	2.0	2.3	1	12/10/2025 14:08
TPH-Motor Oil (C18-C36)	14	H	4.3	12	1	12/10/2025 14:08

Surrogates	REC (%)	Qualifiers	Limits	DF	
C9	94	H	69-160	1	12/10/2025 14:08

Analyst(s): JNG Analytical Comments: e7

Reagent-Blank Sample ID: GC6a_121025_0928

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC6A 12102514.D	331397

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	H	2.1	2.5	1	12/10/2025 12:49
TPH-Motor Oil (C18-C36)	ND	H	4.6	12	1	12/10/2025 12:49

Surrogates	REC (%)	Qualifiers	Limits	DF	
C9	100	H	69-160	1	12/10/2025 12:49

Analyst(s): JNG

Reagent-Blank Sample ID: GC6a_121025_0928

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC19 12092526.D	331398

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	H	0.31	1.2	1	12/09/2025 20:16

Surrogates	REC (%)	Qualifiers	Limits	DF	
2-Fluorotoluene	90	H	60-140	1	12/09/2025 20:16

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC19 12092527.D	331398

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	H	0.33	1.2	1	12/09/2025 20:47

Surrogates	REC (%)	Qualifiers	Limits	DF	
2-Fluorotoluene	88	H	60-140	1	12/09/2025 20:47

Analyst(s): IA

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Acetone	ND	0.12	0.20	-	-	-
tert-Amyl methyl ether (TAME)	ND	0.0012	0.0050	-	-	-
Benzene	ND	0.00095	0.0050	-	-	-
Bromobenzene	ND	0.0012	0.0050	-	-	-
Bromochloromethane	ND	0.0011	0.0050	-	-	-
Bromodichloromethane	ND	0.00023	0.0050	-	-	-
Bromoform	ND	0.0038	0.0050	-	-	-
Bromomethane	ND	0.0018	0.0050	-	-	-
2-Butanone (MEK)	ND	0.040	0.10	-	-	-
t-Butyl alcohol (TBA)	ND	0.024	0.050	-	-	-
n-Butyl benzene	ND	0.0016	0.0050	-	-	-
sec-Butyl benzene	ND	0.0018	0.0050	-	-	-
tert-Butyl benzene	ND	0.0021	0.0050	-	-	-
Carbon Disulfide	ND	0.0011	0.0050	-	-	-
Carbon Tetrachloride	ND	0.00017	0.0050	-	-	-
Chlorobenzene	ND	0.0012	0.0050	-	-	-
Chloroethane	ND	0.0017	0.0050	-	-	-
Chloroform	ND	0.00032	0.0050	-	-	-
Chloromethane	ND	0.0017	0.0050	-	-	-
2-Chlorotoluene	ND	0.0016	0.0050	-	-	-
4-Chlorotoluene	ND	0.0013	0.0050	-	-	-
Dibromochloromethane	ND	0.00040	0.0050	-	-	-
1,2-Dibromo-3-chloropropane	ND	0.00048	0.00050	-	-	-
1,2-Dibromoethane (EDB)	ND	0.00013	0.00025	-	-	-
Dibromomethane	ND	0.0012	0.0050	-	-	-
1,2-Dichlorobenzene	ND	0.0017	0.0050	-	-	-
1,3-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
1,4-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
Dichlorodifluoromethane	ND	0.00063	0.0050	-	-	-
1,1-Dichloroethane	ND	0.0015	0.0050	-	-	-
1,2-Dichloroethane (1,2-DCA)	ND	0.000070	0.00010	-	-	-
1,1-Dichloroethene	ND	0.00011	0.0050	-	-	-
cis-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
trans-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
1,2-Dichloropropane	ND	0.0013	0.0050	-	-	-
1,3-Dichloropropane	ND	0.00088	0.0050	-	-	-
2,2-Dichloropropane	ND	0.0019	0.0050	-	-	-
1,1-Dichloropropene	ND	0.0018	0.0050	-	-	-

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Quality Control Report

Client: Terracon
Date Prepared: 12/05/2025
Date Analyzed: 12/10/2025
Instrument: GC38
Matrix: Soil
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F87
BatchID: 331399
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: mg/kg
Sample ID: MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
cis-1,3-Dichloropropene	ND	0.00098	0.0050	-	-	-
trans-1,3-Dichloropropene	ND	0.00097	0.0050	-	-	-
Diisopropyl ether (DIPE)	ND	0.0018	0.0050	-	-	-
Ethylbenzene	ND	0.0011	0.0050	-	-	-
Ethyl tert-butyl ether (ETBE)	ND	0.0014	0.0050	-	-	-
Freon 113	ND	0.0011	0.0050	-	-	-
Hexachlorobutadiene	ND	0.0012	0.0050	-	-	-
Hexachloroethane	ND	0.00064	0.0050	-	-	-
2-Hexanone	ND	0.0027	0.0050	-	-	-
Isopropylbenzene	ND	0.0018	0.0050	-	-	-
4-Isopropyl toluene	ND	0.0019	0.0050	-	-	-
Methyl-t-butyl ether (MTBE)	ND	0.0015	0.0050	-	-	-
Methylene chloride	ND	0.012	0.020	-	-	-
4-Methyl-2-pentanone (MIBK)	ND	0.0017	0.0050	-	-	-
Naphthalene	ND	0.0030	0.0050	-	-	-
n-Propyl benzene	ND	0.0019	0.0050	-	-	-
Styrene	ND	0.0014	0.0050	-	-	-
1,1,1,2-Tetrachloroethane	ND	0.0013	0.0050	-	-	-
1,1,2,2-Tetrachloroethane	ND	0.00044	0.0050	-	-	-
Tetrachloroethene	ND	0.00029	0.0050	-	-	-
Toluene	ND	0.0016	0.0050	-	-	-
1,2,3-Trichlorobenzene	ND	0.0021	0.0050	-	-	-
1,2,4-Trichlorobenzene	ND	0.0016	0.0050	-	-	-
1,1,1-Trichloroethane	ND	0.0016	0.0050	-	-	-
1,1,2-Trichloroethane	ND	0.0012	0.0050	-	-	-
Trichloroethene	ND	0.0014	0.0050	-	-	-
Trichlorofluoromethane	ND	0.0013	0.0050	-	-	-
1,2,3-Trichloropropane	ND	0.00017	0.00025	-	-	-
1,2,4-Trimethylbenzene	ND	0.0016	0.0050	-	-	-
1,3,5-Trimethylbenzene	ND	0.0017	0.0050	-	-	-
Vinyl Chloride	ND	0.00012	0.00025	-	-	-
m,p-Xylene	ND	0.0026	0.0050	-	-	-
o-Xylene	ND	0.0014	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Surrogate Recovery						
Dibromofluoromethane	0.11			0.125	85	70-140
Toluene-d8	0.14			0.125	110	70-140
4-BFB	0.013			0.0125	101	70-140
Benzene-d6	0.094			0.1	94	70-140
Ethylbenzene-d10	0.11			0.1	109	70-140
1,2-DCB-d4	0.072			0.1	72	70-140

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Acetone	0.12	0.22	0.20	61	108	60-140	55.4,F2	30
tert-Amyl methyl ether (TAME)	0.016	0.014	0.020	78	70	50-140	10.8	30
Benzene	0.018	0.016	0.020	91	80	60-140	12.3	30
Bromobenzene	0.018	0.018	0.020	90	89	60-140	1.48	30
Bromochloromethane	0.019	0.017	0.020	96	85	60-140	12.1	30
Bromodichloromethane	0.014	0.013	0.020	72	64	60-140	11.8	30
Bromoform	0.011	0.011	0.020	54	55	40-140	1.54	30
Bromomethane	0.016	0.014	0.020	80	72	30-140	11.1	30
2-Butanone (MEK)	0.091	0.075	0.080	114	94	50-140	18.9	30
t-Butyl alcohol (TBA)	0.067	0.062	0.080	84	78	50-140	8.23	30
n-Butyl benzene	0.026	0.026	0.020	131	132	60-150	0.553	30
sec-Butyl benzene	0.027	0.027	0.020	135	136	60-150	0.422	30
tert-Butyl benzene	0.024	0.024	0.020	119	118	60-140	0.697	30
Carbon Disulfide	0.020	0.018	0.020	99	89	50-140	11.0	30
Carbon Tetrachloride	0.015	0.014	0.020	76	68	60-140	11.0	30
Chlorobenzene	0.017	0.017	0.020	84	85	60-140	0.334	30
Chloroethane	0.017	0.015	0.020	84	77	50-140	9.03	30
Chloroform	0.016	0.014	0.020	81	72	60-140	12.0	30
Chloromethane	0.010	0.0080	0.020	50	40	20-140	23.1	30
2-Chlorotoluene	0.021	0.022	0.020	107	108	60-140	1.06	30
4-Chlorotoluene	0.022	0.021	0.020	111	107	60-140	3.23	30
Dibromochloromethane	0.014	0.014	0.020	68	69	50-140	1.15	30
1,2-Dibromo-3-chloropropane	0.0077	0.0076	0.010	77	76	30-140	1.54	30
1,2-Dibromoethane (EDB)	0.0082	0.0084	0.010	82	84	40-140	2.25	30
Dibromomethane	0.017	0.015	0.020	84	74	60-140	13.5	30
1,2-Dichlorobenzene	0.017	0.017	0.020	87	86	60-140	1.64	30
1,3-Dichlorobenzene	0.020	0.020	0.020	99	98	60-140	1.13	30
1,4-Dichlorobenzene	0.019	0.019	0.020	96	96	60-140	0.180	30
Dichlorodifluoromethane	0.0055	0.0043	0.020	27	21	10-140	24.6	30
1,1-Dichloroethane	0.019	0.017	0.020	93	83	60-140	11.2	30
1,2-Dichloroethane (1,2-DCA)	0.015	0.013	0.020	74	66	60-140	11.4	30
1,1-Dichloroethene	0.017	0.015	0.020	85	76	60-140	11.1	30
cis-1,2-Dichloroethene	0.020	0.018	0.020	102	91	60-140	11.5	30
trans-1,2-Dichloroethene	0.019	0.017	0.020	97	87	60-140	11.1	30
1,2-Dichloropropane	0.019	0.017	0.020	94	84	60-140	11.5	30
1,3-Dichloropropane	0.018	0.019	0.020	90	93	60-140	2.28	30
2,2-Dichloropropane	0.017	0.015	0.020	86	76	60-140	12.0	30
1,1-Dichloropropene	0.019	0.017	0.020	94	85	60-140	10.3	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
cis-1,3-Dichloropropene	0.017	0.017	0.020	83	83	60-140	0.578	30
trans-1,3-Dichloropropene	0.016	0.016	0.020	78	79	60-140	0.834	30
Diisopropyl ether (DIPE)	0.019	0.017	0.020	94	84	60-140	11.5	30
Ethylbenzene	0.019	0.019	0.020	96	97	60-140	1.02	30
Ethyl tert-butyl ether (ETBE)	0.017	0.015	0.020	85	76	60-140	11.1	30
Freon 113	0.017	0.015	0.020	84	74	50-140	12.5	30
Hexachlorobutadiene	0.017	0.017	0.020	85	85	60-140	0.326	30
Hexachloroethane	0.020	0.020	0.020	100	99	60-140	0.265	30
2-Hexanone	0.016	0.016	0.020	78	82	40-140	5.48	30
Isopropylbenzene	0.022	0.022	0.020	110	109	60-140	0.271	30
4-Isopropyl toluene	0.024	0.024	0.020	121	121	60-150	0.540	30
Methyl-t-butyl ether (MTBE)	0.016	0.015	0.020	81	73	50-140	11.4	30
Methylene chloride	0.019	0.017	0.020	95	83	60-140	12.5	30
4-Methyl-2-pentanone (MIBK)	0.016	0.016	0.020	79	82	50-140	3.46	30
Naphthalene	0.012	0.010	0.020	58	52	30-140	11.0	30
n-Propyl benzene	0.024	0.024	0.020	121	121	60-140	0.327	30
Styrene	0.015	0.015	0.020	75	76	60-140	0.923	30
1,1,1,2-Tetrachloroethane	0.016	0.017	0.020	81	83	60-140	2.16	30
1,1,2,2-Tetrachloroethane	0.018	0.017	0.020	88	83	40-140	5.41	30
Tetrachloroethene	0.018	0.018	0.020	88	91	60-140	2.36	30
Toluene	0.019	0.020	0.020	97	98	60-140	1.05	30
1,2,3-Trichlorobenzene	0.012	0.010	0.020	58	52	40-140	10.3	30
1,2,4-Trichlorobenzene	0.014	0.013	0.020	69	67	50-140	2.85	30
1,1,1-Trichloroethane	0.016	0.015	0.020	81	73	60-140	11.0	30
1,1,2-Trichloroethane	0.017	0.018	0.020	87	89	60-140	1.92	30
Trichloroethene	0.019	0.018	0.020	97	89	60-140	7.73	30
Trichlorofluoromethane	0.010	0.014	0.020	51	69	50-140	30.3,F2	30
1,2,3-Trichloropropane	0.0090	0.0089	0.010	90	89	60-130	0.290	30
1,2,4-Trimethylbenzene	0.021	0.021	0.020	105	105	30-140	0.0416	30
1,3,5-Trimethylbenzene	0.022	0.022	0.020	110	109	60-140	0.956	30
Vinyl Chloride	0.0044	0.0048	0.010	44	48	30-140	9.10	30
m,p-Xylene	0.038	0.039	0.040	95	98	60-140	3.68	30
o-Xylene	0.016	0.016	0.020	80	82	60-140	1.84	30

(Cont.)

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Surrogate Recovery								
Dibromofluoromethane	0.12	0.10	0.12	94	83	70-140	12.4	30
Toluene-d8	0.14	0.14	0.12	108	109	70-140	0.869	30
4-BFB	0.013	0.013	0.012	104	101	70-140	2.63	30
Benzene-d6	0.11	0.091	0.10	105	91	70-140	14.1	30
Ethylbenzene-d10	0.11	0.12	0.10	111	116	70-140	3.94	30
1,2-DCB-d4	0.076	0.076	0.10	76	76	70-140	0.853	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/12/2025	**BatchID:**	331890
Date Analyzed:	12/12/2025	**Extraction Method:**	ASTM D2216-05
Instrument:	WetChem	**Analytical Method:**	SW8000D
Matrix:	Soil	**Unit:**	wet wt%
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB-331890 2511F87-031A

QC Summary Report for Percent Moisture

Analyte	MB Result	MDL	RL			
% Moisture	ND	0.10	0.10	-	-	-

Analyte	SAMP Result	DUP Result	RPD	RPD Limit
% Moisture	13	15	11	15

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331397
Date Analyzed:	12/09/2025	**Extraction Method:**	SW3550 B
Instrument:	GC39A, GC9a	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331397

QC Report for SW8015B w/out SG Clean-Up

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH-Diesel (C10-C23)	ND	1.7	2.0	-	-	-
TPH-Motor Oil (C18-C36)	ND	3.7	10	-	-	-
Surrogate Recovery						
C9	31			25	123	76-153

Reagent-Blank Sample ID: GC39a_120825_1840

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	48	48	40	119	120	70-130	0.712	20
Surrogate Recovery								
C9	32	29	25	127	117	76-153	7.85	20

Reagent-Blank Sample ID for LCS: GC39a_120825_1840 Reagent-Blank Sample ID for LCSD: GC39a_120825_1840

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331398
Date Analyzed:	12/09/2025	**Extraction Method:**	SW5030 B
Instrument:	GC19, GC3, GC7	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331398

QC Summary Report for 8015B

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH(g) (C6-C12)	ND	0.27	1.0	-	-	-
Surrogate Recovery						
2-Fluorotoluene	0.10			0.1	105	60-140

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	2.0	2.2	2	99	111	60-140	11.0	20
Surrogate Recovery								
2-Fluorotoluene	0.11	0.10	0.10	112	100	60-140	11.7	20

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
1,1,1,2-Tetrachloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,1-Trichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,2,2-Tetrachloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,2-Trichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloropropene	○	◉	○	○	○	SW8260D	Soil
1,2,3-Trichlorobenzene	○	◉	○	○	○	SW8260D	Soil
1,2,3-Trichloropropane	◉	◉	○	○	○	SW8260D	Soil
1,2,4-Trichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,2,4-Trimethylbenzene	○	◉	○	○	○	SW8260D	Soil
1,2-Dibromo-3-chloropropane	◉	◉	○	○	○	SW8260D	Soil
1,2-Dibromoethane (EDB)	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichloroethane (1,2-DCA)	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichloropropane	◉	◉	○	○	○	SW8260D	Soil
1,3,5-Trimethylbenzene	○	◉	○	○	○	SW8260D	Soil
1,3-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,3-Dichloropropane	○	◉	○	○	○	SW8260D	Soil
1,4-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
2,2-Dichloropropane	○	◉	○	○	○	SW8260D	Soil
2-Butanone (MEK)	○	○	○	○	○	SW8260D	Soil
2-Chlorotoluene	○	◉	○	○	○	SW8260D	Soil
2-Hexanone	○	◉	○	○	○	SW8260D	Soil
4-Chlorotoluene	◉	◉	○	○	○	SW8260D	Soil
4-Isopropyl toluene	○	○	○	○	○	SW8260D	Soil
4-Methyl-2-pentanone (MIBK)	◉	◉	○	○	○	SW8260D	Soil
Acetone	○	◉	○	○	○	SW8260D	Soil
Benzene	◉	◉	○	○	○	SW8260D	Soil
Bromobenzene	◉	◉	○	○	○	SW8260D	Soil
Bromochloromethane	◉	◉	○	○	○	SW8260D	Soil
Bromodichloromethane	◉	◉	○	○	○	SW8260D	Soil
Bromoform	◉	◉	○	○	○	SW8260D	Soil
Bromomethane	◉	◉	○	○	○	SW8260D	Soil
Carbon Disulfide	◉	◉	○	○	○	SW8260D	Soil
Carbon Tetrachloride	◉	◉	○	○	○	SW8260D	Soil
Chlorobenzene	◉	◉	○	○	○	SW8260D	Soil
Chloroethane	◉	◉	○	○	○	SW8260D	Soil
Chloroform	◉	◉	○	○	○	SW8260D	Soil
Chloromethane	◉	◉	○	○	○	SW8260D	Soil
cis-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil
cis-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Soil
Dibromochloromethane	◉	◉	○	○	○	SW8260D	Soil
Dibromomethane	◉	◉	○	○	○	SW8260D	Soil
Dichlorodifluoromethane	○	◉	○	○	○	SW8260D	Soil
Diisopropyl ether (DIPE)	◉	○	○	○	○	SW8260D	Soil
Ethyl tert-butyl ether (ETBE)	◉	◉	○	○	○	SW8260D	Soil
Ethylbenzene	◉	◉	○	○	○	SW8260D	Soil
Freon 113	○	○	○	○	○	SW8260D	Soil

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Hexachlorobutadiene	◉	◉	○	○	○	SW8260D	Soil
Hexachloroethane	○	◉	○	○	○	SW8260D	Soil
Isopropylbenzene	○	◉	○	○	○	SW8260D	Soil
m,p-Xylene	◉	○	○	○	○	SW8260D	Soil
Methylene chloride	◉	◉	○	○	○	SW8260D	Soil
Methyl-t-butyl ether (MTBE)	◉	◉	○	○	○	SW8260D	Soil
Naphthalene	◉	◉	○	○	○	SW8260D	Soil
n-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
n-Propyl benzene	◉	◉	○	○	○	SW8260D	Soil
o-Xylene	○	○	○	○	○	SW8260D	Soil
sec-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
Styrene	◉	◉	○	○	○	SW8260D	Soil
t-Butyl alcohol (TBA)	◉	◉	○	○	○	SW8260D	Soil
tert-Amyl methyl ether (TAME)	○	◉	○	○	○	SW8260D	Soil
tert-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
Tetrachloroethene	◉	◉	○	○	○	SW8260D	Soil
Toluene	◉	◉	○	○	○	SW8260D	Soil
trans-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil
trans-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Soil
Trichloroethene	◉	◉	○	○	○	SW8260D	Soil
Trichlorofluoromethane	◉	◉	○	○	○	SW8260D	Soil
Vinyl Chloride	◉	◉	○	○	○	SW8260D	Soil
Xylenes, Total	○	◉	○	○	○	SW8260D	Soil
TPH-Diesel (C10-C23)	◉	◉	○	○	○	SW8015 B	Soil
TPH-Motor Oil (C18-C36)	◉	◉	○	○	○	SW8015 B	Soil
TPH(g) (C6-C12)	◉	◉	○	○	○	SW8015 B	Soil

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 C **ClientCode: TCCS**

☐ WaterTrax ☐ CLIP ☐ EDF ☐ EQuIS ☑ Dry-Weight ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag
☐ Detection Summary ☐ Excel

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5095 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: 5 days;

Date Received: 11/20/2025
Date Logged: 11/21/2025
Date Add-On: 12/05/2025

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-031	SPV02-5	Soil	11/19/2025 12:36	☐	A	A	A									
2511F87-032	SPV03-5	Soil	11/20/2025 13:21	☐	A	A	A									

Test Legend:

1	8260_S	2	TPH(DMO)_S	3	TPH-Gas_S	4	
5		6		7		8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

Add-On Prepared By: Gemma Gomez

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25. Add on for Multirange and 8260 for 031/032-g.g 12/5/25

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

ATTACHMENT 7 - ADMINISTRATIVE RECORD
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McCampbell Analytical, Inc.
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WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25. Add on for Multirange and 8260 for 031/032 - - 12/5/25

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025
Date Add-On: 12/5/2025

LabID	ClientSampID	Matrix	Test Name	Cont. /Comp	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
031A	SPV02-5	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 12:36	5 days	12/12/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/12/2025		☐	☐
032A	SPV03-5	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 13:21	5 days	12/12/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/12/2025		☐	☐

NOTES: *** STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- Organic extracts are held for 40 days before disposal; Inorganic extract are held for 30 days.

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

U = An unpreserved container was received for a method that suggests a preservation in order to extend hold time for analysis.**

Cont. / Comp. = Containers /Composites

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1195 of 1714

2511F87

CHAIN OF CUSTODY RECORD

terracon

Office Location 50 Goldenland Ct. #100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Project Number N13257393

Project Name Proposed derby developments

Laboratory: McCampbell Analytical
Address: 1534 Willow Pass Rd Pittsburg, CA
Phone: 916-848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 1 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Sample Depth Feet	Sample Depth Inches	No. Type of Containers 8oz Jar	TPH G/D/M 8015 M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	HOLD	Lab Sample ID
S	11/20	13:32		X	TSW01-1	0.5	1.5	1					X	
	11/20	13:57		X	TSW01-7	6	7	1					X	
	11/20	14:10		X	TSW01-10	9	10	1	X	X				
	11/20	14:30		X	TSW01-15	14	15	1					X	
	11/20	14:49		X	TSW01-21	20	21	1	X	X				
	11/20	14:56		X	TSW01-36	35	36	1					X	
	11/19	11:21		X	TSW02-2	1	2	1					X	
	11/19	11:31		X	TSW02-5	4	5	1					X	
	11/19	11:45		X	TSW02-10	9	10	1	X	X				
V	11/19	12:06		X	TSW02-18	17.5	18.5	1	X	X				

TURNAROUND TIME: Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
	11/20/25	1843		11/20/25	1843

NOTES: Report on dry weight basis
Send results to Contact
& Sadie.bodiford@terracon.com

Matrix: WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SI - Sludge

Container: VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other ____

14 cool
1241

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1196 of 1714

CHAIN OF CUSTODY RECORD

terracon

Office Location 50 Goldenland Ct. #100, Sacramento CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

Laboratory: McCampbell

Address: 1534 Willow Pass Rd, Pittsburg, CA

Phone:

Contact: Mason.Czabaranek@terracon.com

PO/SO #:

Sampler's Signature: M. Czabaranek

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C):

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH G/D/M 8015/M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	HOLD	Lab Sample ID
	11/19	12:18		X	TSW02-28	27	28	1					X	
	11/19	14:55		X	TSW03-4	3	4	1					X	
	11/19	15:00		X	TSW03-5	4	5	1					X	
	11/19	13:09		X	TSW03-10	9	10	1	X	X	X			
	11/19	15:55		X	TSW03-15	14	15	1					X	
	11/19	16:15		X	TSW03-20	19	20	1					X	
	11/19	16:20		X	TSW03-25	24	25	1	X	X				
	11/20	8:35		X	TSW04-2	0	2	1					X	
	11/20	8:48		X	TSW04-5	4	5	1					X	
	11/20	9:06		X	TSW04-10	9	10	1	X	X				

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

	Date	Time		Date	Time
Relinquished by (Signature): M. Czabaranek	11/20/25	1843	Received by (Signature): Emily Lee	11/20/25	1843
Relinquished by (Signature):	Date	Time	Received by (Signature):	Date	Time
Relinquished by (Signature):	Date	Time	Received by (Signature):	Date	Time

NOTES:

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other

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CHAIN OF CUSTODY RECORD

Laboratory:
Address:

Phone:
Contact:
PO/SO #:

Office Location
Project Manager Sadie Bodiford
Sampler's Name Mason Czabaranek
Sampler's Signature M. Cz

Project Number NB257393
Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 4oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	HOLD	Lab Sample ID
S	11/19	9:16		X	TSW04-14	13	14	1				X	X	
		9:24		X	TSW04-17	16	17	1				X		
		9:33		X	TSW04-19	18	19	1				X		
		9:52		X	TSW04-29	28	29	1	X	X				
		10:01		X	TSW04-36	35	36	1				X		
		10:20		X	TSW05-2	1	2	1				X		
		10:30		X	TSW05-10	9	10	1	X	X	X			
		10:44		X	TSW05-18	17	18	1	X	X				
		11:08		X	TSW05-36	35	36	1				X		
		10:45		X	SP01-5	4	5	1	X	X				

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

NOTES:

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Cz	11/20/25	1843	Emily Re	11/20/25	1845

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1l; 250 ml = Glass wide mouth; P/O - Plastic or other _____

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ATTACHMENT 7 - ADMINISTRATIVE RECORD
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CHAIN OF CUSTODY RECORD

Terracon

Laboratory:
Address:

Office Location
Phone:
Project Manager Sadie Bodiford
Contact:
Sampler's Name Mason Czaboranek
PO/SO #:
Sampler's Signature

Project Number NB257393
Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER (WHEN RECEIVED (°C))
Page 4 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8021	TPH 6/D/M 8015 M	VOCs 8260B	PCBs 8082	EDB/DBCP 8011	MULTIRANGE 8260	Lab Sample ID
	11/19	12:36		X	SPV02-5	4	5		X	X	X	X	X	
	11/20	13:21		X	SPV03-5	4	5		X	X				
	11/19	13:52		X	B01-3	2	3		X	X				
	11/19	13:51		X	B02-3	2	3		X	X				
	11/19	13:00		X	B03-2	1	2							
	11/19	13:40		X	B03-5	4	5							
	11/19	13:41		X	B03-8	7	8							
	11/19	13:50		X	B03-10	9	10		X	X				
	11/20	11:14		X	B04-3	2	3							

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
MM. Czab	11/20/25	1843	Emily Re	11/20/25	1843

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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*STAT add on for Multirange and 8260 for 031/032 per email -9.9 12/5/25