McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2511F88

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 12/02/2025 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

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"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:** 2511F88
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

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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

J	Result is less than the RL/ML but greater than the MDL. The reported concentration is an estimated value.
b1	Aqueous sample that contains greater than ~1 vol. % sediment.

Quality Control Qualifiers

F1	MS/MSD recovery and/or RPD 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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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01	2511F88-001B	Water	11/20/2025 12:35	GC28 11262522.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		6.7	40	1	11/26/2025 21:40
tert-Amyl methyl ether (TAME)	ND		0.13	0.50	1	11/26/2025 21:40
Benzene	ND		0.035	0.20	1	11/26/2025 21:40
Bromobenzene	ND		0.11	0.50	1	11/26/2025 21:40
Bromochloromethane	ND		0.21	0.50	1	11/26/2025 21:40
Bromodichloromethane	ND		0.035	0.050	1	11/26/2025 21:40
Bromoform	ND		0.24	0.50	1	11/26/2025 21:40
Bromomethane	ND		0.25	0.50	1	11/26/2025 21:40
2-Butanone (MEK)	ND		1.4	5.0	1	11/26/2025 21:40
t-Butyl alcohol (TBA)	ND		1.5	5.0	1	11/26/2025 21:40
n-Butyl benzene	ND		0.16	0.50	1	11/26/2025 21:40
sec-Butyl benzene	ND		0.10	0.50	1	11/26/2025 21:40
tert-Butyl benzene	ND		0.17	0.50	1	11/26/2025 21:40
Carbon Disulfide	ND		0.12	0.50	1	11/26/2025 21:40
Carbon Tetrachloride	ND		0.034	0.050	1	11/26/2025 21:40
Chlorobenzene	ND		0.095	0.50	1	11/26/2025 21:40
Chloroethane	ND		0.25	0.50	1	11/26/2025 21:40
Chloroform	ND		0.043	0.10	1	11/26/2025 21:40
Chloromethane	ND		0.16	0.50	1	11/26/2025 21:40
2-Chlorotoluene	ND		0.12	0.50	1	11/26/2025 21:40
4-Chlorotoluene	ND		0.099	0.50	1	11/26/2025 21:40
Dibromochloromethane	ND		0.073	0.15	1	11/26/2025 21:40
1,2-Dibromo-3-chloropropane	ND		0.0079	0.020	1	11/26/2025 21:40
1,2-Dibromoethane (EDB)	ND		0.016	0.040	1	11/26/2025 21:40
Dibromomethane	ND		0.17	0.50	1	11/26/2025 21:40
1,2-Dichlorobenzene	ND		0.10	0.50	1	11/26/2025 21:40
1,3-Dichlorobenzene	ND		0.14	0.50	1	11/26/2025 21:40
1,4-Dichlorobenzene	ND		0.089	0.50	1	11/26/2025 21:40
Dichlorodifluoromethane	ND		0.16	0.50	1	11/26/2025 21:40
1,1-Dichloroethane	ND		0.14	0.50	1	11/26/2025 21:40
1,2-Dichloroethane (1,2-DCA)	0.20		0.0093	0.020	1	11/26/2025 21:40
1,1-Dichloroethene	ND		0.0058	0.010	1	11/26/2025 21:40
cis-1,2-Dichloroethene	ND		0.14	0.50	1	11/26/2025 21:40
trans-1,2-Dichloroethene	ND		0.15	0.50	1	11/26/2025 21:40
1,2-Dichloropropane	ND		0.039	0.10	1	11/26/2025 21:40
1,3-Dichloropropane	ND		0.16	0.50	1	11/26/2025 21:40

(Cont.)

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Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01	2511F88-001B	Water	11/20/2025 12:35	GC28 11262522.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.17	0.50	1	11/26/2025 21:40
1,1-Dichloropropene	ND		0.11	0.50	1	11/26/2025 21:40
cis-1,3-Dichloropropene	ND		0.13	0.50	1	11/26/2025 21:40
trans-1,3-Dichloropropene	ND		0.20	0.50	1	11/26/2025 21:40
Diisopropyl ether (DIPE)	ND		0.16	0.50	1	11/26/2025 21:40
Ethylbenzene	**0.86**		0.10	0.50	1	11/26/2025 21:40
Ethyl tert-butyl ether (ETBE)	ND		0.15	0.50	1	11/26/2025 21:40
Freon 113	ND		0.15	0.50	1	11/26/2025 21:40
Hexachlorobutadiene	ND		0.064	0.50	1	11/26/2025 21:40
Hexachloroethane	ND		0.078	0.20	1	11/26/2025 21:40
2-Hexanone	ND		0.23	0.50	1	11/26/2025 21:40
Isopropylbenzene	**0.15**	J	0.10	0.50	1	11/26/2025 21:40
4-Isopropyl toluene	ND		0.19	0.50	1	11/26/2025 21:40
Methyl-t-butyl ether (MTBE)	**0.74**		0.15	0.50	1	11/26/2025 21:40
Methylene chloride	ND		1.5	2.0	1	11/26/2025 21:40
4-Methyl-2-pentanone (MIBK)	ND		0.22	0.50	1	11/26/2025 21:40
Naphthalene	ND		0.17	0.30	1	11/26/2025 21:40
n-Propyl benzene	**0.49**	J	0.11	0.50	1	11/26/2025 21:40
Styrene	ND		0.22	2.0	1	11/26/2025 21:40
1,1,1,2-Tetrachloroethane	ND		0.086	0.50	1	11/26/2025 21:40
1,1,2,2-Tetrachloroethane	ND		0.015	0.020	1	11/26/2025 21:40
Tetrachloroethene	ND		0.036	0.20	1	11/26/2025 21:40
Toluene	ND		0.10	0.50	1	11/26/2025 21:40
1,2,3-Trichlorobenzene	ND		0.17	0.50	1	11/26/2025 21:40
1,2,4-Trichlorobenzene	ND		0.13	0.50	1	11/26/2025 21:40
1,1,1-Trichloroethane	ND		0.13	0.50	1	11/26/2025 21:40
1,1,2-Trichloroethane	ND		0.032	0.10	1	11/26/2025 21:40
Trichloroethene	ND		0.034	0.10	1	11/26/2025 21:40
Trichlorofluoromethane	ND		0.14	0.50	1	11/26/2025 21:40
1,2,3-Trichloropropane	ND		0.0036	0.0050	1	11/26/2025 21:40
1,2,4-Trimethylbenzene	ND		0.10	0.50	1	11/26/2025 21:40
1,3,5-Trimethylbenzene	ND		0.096	0.50	1	11/26/2025 21:40
Vinyl Chloride	ND		0.0044	0.0050	1	11/26/2025 21:40
m,p-Xylene	**1.2**		0.22	1.0	1	11/26/2025 21:40
o-Xylene	ND		0.12	0.50	1	11/26/2025 21:40
Xylenes, Total	**1.2**		NA	0.50	1	11/26/2025 21:40

(Cont.)

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Volatile Organics

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TSW01	2511F88-001B	Water	11/20/2025 12:35	GC28 11262522.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	97			70-130	1	11/26/2025 21:40
Toluene-d8	104			70-130	1	11/26/2025 21:40
4-BFB	90			70-130	1	11/26/2025 21:40

Analyst(s): TW

Analytical Comments: b1

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Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02	2511F88-002B	Water	11/19/2025 12:40	GC28 11262516.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		6.7	40	1	11/26/2025 17:48
tert-Amyl methyl ether (TAME)	ND		0.13	0.50	1	11/26/2025 17:48
Benzene	**0.047**	J	0.035	0.20	1	11/26/2025 17:48
Bromobenzene	ND		0.11	0.50	1	11/26/2025 17:48
Bromochloromethane	ND		0.21	0.50	1	11/26/2025 17:48
Bromodichloromethane	ND		0.035	0.050	1	11/26/2025 17:48
Bromoform	ND		0.24	0.50	1	11/26/2025 17:48
Bromomethane	ND		0.25	0.50	1	11/26/2025 17:48
2-Butanone (MEK)	ND		1.4	5.0	1	11/26/2025 17:48
t-Butyl alcohol (TBA)	ND		1.5	5.0	1	11/26/2025 17:48
n-Butyl benzene	ND		0.16	0.50	1	11/26/2025 17:48
sec-Butyl benzene	ND		0.10	0.50	1	11/26/2025 17:48
tert-Butyl benzene	ND		0.17	0.50	1	11/26/2025 17:48
Carbon Disulfide	ND		0.12	0.50	1	11/26/2025 17:48
Carbon Tetrachloride	ND		0.034	0.050	1	11/26/2025 17:48
Chlorobenzene	ND		0.095	0.50	1	11/26/2025 17:48
Chloroethane	ND		0.25	0.50	1	11/26/2025 17:48
Chloroform	ND		0.043	0.10	1	11/26/2025 17:48
Chloromethane	ND		0.16	0.50	1	11/26/2025 17:48
2-Chlorotoluene	ND		0.12	0.50	1	11/26/2025 17:48
4-Chlorotoluene	ND		0.099	0.50	1	11/26/2025 17:48
Dibromochloromethane	ND		0.073	0.15	1	11/26/2025 17:48
1,2-Dibromo-3-chloropropane	ND		0.0079	0.020	1	11/26/2025 17:48
1,2-Dibromoethane (EDB)	ND		0.016	0.040	1	11/26/2025 17:48
Dibromomethane	ND		0.17	0.50	1	11/26/2025 17:48
1,2-Dichlorobenzene	ND		0.10	0.50	1	11/26/2025 17:48
1,3-Dichlorobenzene	ND		0.14	0.50	1	11/26/2025 17:48
1,4-Dichlorobenzene	ND		0.089	0.50	1	11/26/2025 17:48
Dichlorodifluoromethane	ND		0.16	0.50	1	11/26/2025 17:48
1,1-Dichloroethane	ND		0.14	0.50	1	11/26/2025 17:48
1,2-Dichloroethane (1,2-DCA)	ND		0.0093	0.020	1	11/26/2025 17:48
1,1-Dichloroethene	ND		0.0058	0.010	1	11/26/2025 17:48
cis-1,2-Dichloroethene	ND		0.14	0.50	1	11/26/2025 17:48
trans-1,2-Dichloroethene	ND		0.15	0.50	1	11/26/2025 17:48
1,2-Dichloropropane	ND		0.039	0.10	1	11/26/2025 17:48
1,3-Dichloropropane	ND		0.16	0.50	1	11/26/2025 17:48

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Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02	2511F88-002B	Water	11/19/2025 12:40	GC28 11262516.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.17	0.50	1	11/26/2025 17:48
1,1-Dichloropropene	ND		0.11	0.50	1	11/26/2025 17:48
cis-1,3-Dichloropropene	ND		0.13	0.50	1	11/26/2025 17:48
trans-1,3-Dichloropropene	ND		0.20	0.50	1	11/26/2025 17:48
Diisopropyl ether (DIPE)	ND		0.16	0.50	1	11/26/2025 17:48
Ethylbenzene	**0.13**	J	0.10	0.50	1	11/26/2025 17:48
Ethyl tert-butyl ether (ETBE)	ND		0.15	0.50	1	11/26/2025 17:48
Freon 113	ND		0.15	0.50	1	11/26/2025 17:48
Hexachlorobutadiene	ND		0.064	0.50	1	11/26/2025 17:48
Hexachloroethane	ND		0.078	0.20	1	11/26/2025 17:48
2-Hexanone	ND		0.23	0.50	1	11/26/2025 17:48
Isopropylbenzene	ND		0.10	0.50	1	11/26/2025 17:48
4-Isopropyl toluene	ND		0.19	0.50	1	11/26/2025 17:48
Methyl-t-butyl ether (MTBE)	ND		0.15	0.50	1	11/26/2025 17:48
Methylene chloride	ND		1.5	2.0	1	11/26/2025 17:48
4-Methyl-2-pentanone (MIBK)	ND		0.22	0.50	1	11/26/2025 17:48
Naphthalene	ND		0.17	0.30	1	11/26/2025 17:48
n-Propyl benzene	ND		0.11	0.50	1	11/26/2025 17:48
Styrene	ND		0.22	2.0	1	11/26/2025 17:48
1,1,1,2-Tetrachloroethane	ND		0.086	0.50	1	11/26/2025 17:48
1,1,2,2-Tetrachloroethane	ND		0.015	0.020	1	11/26/2025 17:48
Tetrachloroethene	ND		0.036	0.20	1	11/26/2025 17:48
Toluene	ND		0.10	0.50	1	11/26/2025 17:48
1,2,3-Trichlorobenzene	ND		0.17	0.50	1	11/26/2025 17:48
1,2,4-Trichlorobenzene	ND		0.13	0.50	1	11/26/2025 17:48
1,1,1-Trichloroethane	ND		0.13	0.50	1	11/26/2025 17:48
1,1,2-Trichloroethane	ND		0.032	0.10	1	11/26/2025 17:48
Trichloroethene	ND		0.034	0.10	1	11/26/2025 17:48
Trichlorofluoromethane	ND		0.14	0.50	1	11/26/2025 17:48
1,2,3-Trichloropropane	ND		0.0036	0.0050	1	11/26/2025 17:48
1,2,4-Trimethylbenzene	ND		0.10	0.50	1	11/26/2025 17:48
1,3,5-Trimethylbenzene	ND		0.096	0.50	1	11/26/2025 17:48
Vinyl Chloride	ND		0.0044	0.0050	1	11/26/2025 17:48
m,p-Xylene	ND		0.22	1.0	1	11/26/2025 17:48
o-Xylene	ND		0.12	0.50	1	11/26/2025 17:48
Xylenes, Total	ND		NA	1.0	1	11/26/2025 17:48

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Toluene-d8	104			70-130	1	11/26/2025 17:48
4-BFB	91			70-130	1	11/26/2025 17:48

Analyst(s): TW

Analytical Comments: b1

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Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03	2511F88-003B	Water	11/19/2025 15:40	GC28 11262523.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		6.7	40	1	11/26/2025 22:18
tert-Amyl methyl ether (TAME)	ND		0.13	0.50	1	11/26/2025 22:18
Benzene	**0.061**	J	0.035	0.20	1	11/26/2025 22:18
Bromobenzene	ND		0.11	0.50	1	11/26/2025 22:18
Bromochloromethane	ND		0.21	0.50	1	11/26/2025 22:18
Bromodichloromethane	ND		0.035	0.050	1	11/26/2025 22:18
Bromoform	ND		0.24	0.50	1	11/26/2025 22:18
Bromomethane	ND		0.25	0.50	1	11/26/2025 22:18
2-Butanone (MEK)	ND		1.4	5.0	1	11/26/2025 22:18
t-Butyl alcohol (TBA)	ND		1.5	5.0	1	11/26/2025 22:18
n-Butyl benzene	ND		0.16	0.50	1	11/26/2025 22:18
sec-Butyl benzene	ND		0.10	0.50	1	11/26/2025 22:18
tert-Butyl benzene	ND		0.17	0.50	1	11/26/2025 22:18
Carbon Disulfide	**0.14**	J	0.12	0.50	1	11/26/2025 22:18
Carbon Tetrachloride	ND		0.034	0.050	1	11/26/2025 22:18
Chlorobenzene	ND		0.095	0.50	1	11/26/2025 22:18
Chloroethane	ND		0.25	0.50	1	11/26/2025 22:18
Chloroform	ND		0.043	0.10	1	11/26/2025 22:18
Chloromethane	ND		0.16	0.50	1	11/26/2025 22:18
2-Chlorotoluene	ND		0.12	0.50	1	11/26/2025 22:18
4-Chlorotoluene	ND		0.099	0.50	1	11/26/2025 22:18
Dibromochloromethane	ND		0.073	0.15	1	11/26/2025 22:18
1,2-Dibromo-3-chloropropane	ND		0.0079	0.020	1	11/26/2025 22:18
1,2-Dibromoethane (EDB)	ND		0.016	0.040	1	11/26/2025 22:18
Dibromomethane	ND		0.17	0.50	1	11/26/2025 22:18
1,2-Dichlorobenzene	ND		0.10	0.50	1	11/26/2025 22:18
1,3-Dichlorobenzene	ND		0.14	0.50	1	11/26/2025 22:18
1,4-Dichlorobenzene	ND		0.089	0.50	1	11/26/2025 22:18
Dichlorodifluoromethane	ND		0.16	0.50	1	11/26/2025 22:18
1,1-Dichloroethane	ND		0.14	0.50	1	11/26/2025 22:18
1,2-Dichloroethane (1,2-DCA)	ND		0.0093	0.020	1	11/26/2025 22:18
1,1-Dichloroethene	ND		0.0058	0.010	1	11/26/2025 22:18
cis-1,2-Dichloroethene	ND		0.14	0.50	1	11/26/2025 22:18
trans-1,2-Dichloroethene	ND		0.15	0.50	1	11/26/2025 22:18
1,2-Dichloropropane	ND		0.039	0.10	1	11/26/2025 22:18
1,3-Dichloropropane	ND		0.16	0.50	1	11/26/2025 22:18

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03	2511F88-003B	Water	11/19/2025 15:40	GC28 11262523.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.17	0.50	1	11/26/2025 22:18
1,1-Dichloropropene	ND		0.11	0.50	1	11/26/2025 22:18
cis-1,3-Dichloropropene	ND		0.13	0.50	1	11/26/2025 22:18
trans-1,3-Dichloropropene	ND		0.20	0.50	1	11/26/2025 22:18
Diisopropyl ether (DIPE)	ND		0.16	0.50	1	11/26/2025 22:18
Ethylbenzene	ND		0.10	0.50	1	11/26/2025 22:18
Ethyl tert-butyl ether (ETBE)	ND		0.15	0.50	1	11/26/2025 22:18
Freon 113	ND		0.15	0.50	1	11/26/2025 22:18
Hexachlorobutadiene	ND		0.064	0.50	1	11/26/2025 22:18
Hexachloroethane	ND		0.078	0.20	1	11/26/2025 22:18
2-Hexanone	ND		0.23	0.50	1	11/26/2025 22:18
Isopropylbenzene	ND		0.10	0.50	1	11/26/2025 22:18
4-Isopropyl toluene	ND		0.19	0.50	1	11/26/2025 22:18
Methyl-t-butyl ether (MTBE)	**0.50**		0.15	0.50	1	11/26/2025 22:18
Methylene chloride	ND		1.5	2.0	1	11/26/2025 22:18
4-Methyl-2-pentanone (MIBK)	ND		0.22	0.50	1	11/26/2025 22:18
Naphthalene	ND		0.17	0.30	1	11/26/2025 22:18
n-Propyl benzene	ND		0.11	0.50	1	11/26/2025 22:18
Styrene	ND		0.22	2.0	1	11/26/2025 22:18
1,1,1,2-Tetrachloroethane	ND		0.086	0.50	1	11/26/2025 22:18
1,1,2,2-Tetrachloroethane	ND		0.015	0.020	1	11/26/2025 22:18
Tetrachloroethene	**0.039**	J	0.036	0.20	1	11/26/2025 22:18
Toluene	ND		0.10	0.50	1	11/26/2025 22:18
1,2,3-Trichlorobenzene	ND		0.17	0.50	1	11/26/2025 22:18
1,2,4-Trichlorobenzene	ND		0.13	0.50	1	11/26/2025 22:18
1,1,1-Trichloroethane	ND		0.13	0.50	1	11/26/2025 22:18
1,1,2-Trichloroethane	ND		0.032	0.10	1	11/26/2025 22:18
Trichloroethene	ND		0.034	0.10	1	11/26/2025 22:18
Trichlorofluoromethane	ND		0.14	0.50	1	11/26/2025 22:18
1,2,3-Trichloropropane	ND		0.0036	0.0050	1	11/26/2025 22:18
1,2,4-Trimethylbenzene	ND		0.10	0.50	1	11/26/2025 22:18
1,3,5-Trimethylbenzene	ND		0.096	0.50	1	11/26/2025 22:18
Vinyl Chloride	ND		0.0044	0.0050	1	11/26/2025 22:18
m,p-Xylene	ND		0.22	1.0	1	11/26/2025 22:18
o-Xylene	ND		0.12	0.50	1	11/26/2025 22:18
Xylenes, Total	ND		NA	1.0	1	11/26/2025 22:18

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03	2511F88-003B	Water	11/19/2025 15:40	GC28 11262523.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	96			70-130	1	11/26/2025 22:18
Toluene-d8	104			70-130	1	11/26/2025 22:18
4-BFB	90			70-130	1	11/26/2025 22:18

Analyst(s): TW

Analytical Comments: b1

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04	2511F88-004B	Water	11/20/2025 12:05	GC28 11262524.D	330950

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	340	2000	50	11/26/2025 22:56
tert-Amyl methyl ether (TAME)	ND	6.5	25	50	11/26/2025 22:56
Benzene	ND	1.8	10	50	11/26/2025 22:56
Bromobenzene	ND	5.5	25	50	11/26/2025 22:56
Bromochloromethane	ND	10	25	50	11/26/2025 22:56
Bromodichloromethane	ND	1.8	2.5	50	11/26/2025 22:56
Bromoform	ND	12	25	50	11/26/2025 22:56
Bromomethane	ND	12	25	50	11/26/2025 22:56
2-Butanone (MEK)	ND	70	250	50	11/26/2025 22:56
t-Butyl alcohol (TBA)	ND	75	250	50	11/26/2025 22:56
n-Butyl benzene	ND	8.0	25	50	11/26/2025 22:56
sec-Butyl benzene	ND	5.0	25	50	11/26/2025 22:56
tert-Butyl benzene	ND	8.5	25	50	11/26/2025 22:56
Carbon Disulfide	ND	6.0	25	50	11/26/2025 22:56
Carbon Tetrachloride	ND	1.7	2.5	50	11/26/2025 22:56
Chlorobenzene	ND	4.8	25	50	11/26/2025 22:56
Chloroethane	ND	12	25	50	11/26/2025 22:56
Chloroform	ND	2.2	5.0	50	11/26/2025 22:56
Chloromethane	ND	8.0	25	50	11/26/2025 22:56
2-Chlorotoluene	ND	6.0	25	50	11/26/2025 22:56
4-Chlorotoluene	ND	5.0	25	50	11/26/2025 22:56
Dibromochloromethane	ND	3.6	7.5	50	11/26/2025 22:56
1,2-Dibromo-3-chloropropane	ND	0.40	1.0	50	11/26/2025 22:56
1,2-Dibromoethane (EDB)	ND	0.80	2.0	50	11/26/2025 22:56
Dibromomethane	ND	8.5	25	50	11/26/2025 22:56
1,2-Dichlorobenzene	ND	5.0	25	50	11/26/2025 22:56
1,3-Dichlorobenzene	ND	7.0	25	50	11/26/2025 22:56
1,4-Dichlorobenzene	ND	4.4	25	50	11/26/2025 22:56
Dichlorodifluoromethane	ND	8.0	25	50	11/26/2025 22:56
1,1-Dichloroethane	ND	7.0	25	50	11/26/2025 22:56
1,2-Dichloroethane (1,2-DCA)	ND	0.46	1.0	50	11/26/2025 22:56
1,1-Dichloroethene	ND	0.29	0.50	50	11/26/2025 22:56
cis-1,2-Dichloroethene	ND	7.0	25	50	11/26/2025 22:56
trans-1,2-Dichloroethene	ND	7.5	25	50	11/26/2025 22:56
1,2-Dichloropropane	ND	2.0	5.0	50	11/26/2025 22:56
1,3-Dichloropropane	ND	8.0	25	50	11/26/2025 22:56

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client: Terracon
Date Received: 11/20/2025 18:43
Date Prepared: 11/26/2025
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F88
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04	2511F88-004B	Water	11/20/2025 12:05	GC28 11262524.D	330950

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	8.5	25	50	11/26/2025 22:56
1,1-Dichloropropene	ND	5.5	25	50	11/26/2025 22:56
cis-1,3-Dichloropropene	ND	6.5	25	50	11/26/2025 22:56
trans-1,3-Dichloropropene	ND	10	25	50	11/26/2025 22:56
Diisopropyl ether (DIPE)	ND	8.0	25	50	11/26/2025 22:56
Ethylbenzene	ND	5.0	25	50	11/26/2025 22:56
Ethyl tert-butyl ether (ETBE)	ND	7.5	25	50	11/26/2025 22:56
Freon 113	ND	7.5	25	50	11/26/2025 22:56
Hexachlorobutadiene	ND	3.2	25	50	11/26/2025 22:56
Hexachloroethane	ND	3.9	10	50	11/26/2025 22:56
2-Hexanone	ND	12	25	50	11/26/2025 22:56
Isopropylbenzene	ND	5.0	25	50	11/26/2025 22:56
4-Isopropyl toluene	ND	9.5	25	50	11/26/2025 22:56
Methyl-t-butyl ether (MTBE)	ND	7.5	25	50	11/26/2025 22:56
Methylene chloride	ND	75	100	50	11/26/2025 22:56
4-Methyl-2-pentanone (MIBK)	ND	11	25	50	11/26/2025 22:56
Naphthalene	ND	8.5	15	50	11/26/2025 22:56
n-Propyl benzene	ND	5.5	25	50	11/26/2025 22:56
Styrene	ND	11	100	50	11/26/2025 22:56
1,1,1,2-Tetrachloroethane	ND	4.3	25	50	11/26/2025 22:56
1,1,2,2-Tetrachloroethane	ND	0.75	1.0	50	11/26/2025 22:56
Tetrachloroethene	ND	1.8	10	50	11/26/2025 22:56
Toluene	ND	5.0	25	50	11/26/2025 22:56
1,2,3-Trichlorobenzene	ND	8.5	25	50	11/26/2025 22:56
1,2,4-Trichlorobenzene	ND	6.5	25	50	11/26/2025 22:56
1,1,1-Trichloroethane	ND	6.5	25	50	11/26/2025 22:56
1,1,2-Trichloroethane	ND	1.6	5.0	50	11/26/2025 22:56
Trichloroethene	ND	1.7	5.0	50	11/26/2025 22:56
Trichlorofluoromethane	ND	7.0	25	50	11/26/2025 22:56
1,2,3-Trichloropropane	ND	0.18	0.25	50	11/26/2025 22:56
1,2,4-Trimethylbenzene	ND	5.0	25	50	11/26/2025 22:56
1,3,5-Trimethylbenzene	ND	4.8	25	50	11/26/2025 22:56
Vinyl Chloride	ND	0.22	0.25	50	11/26/2025 22:56
m,p-Xylene	ND	11	50	50	11/26/2025 22:56
o-Xylene	ND	6.0	25	50	11/26/2025 22:56
Xylenes, Total	ND	NA	50	50	11/26/2025 22:56

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04	2511F88-004B	Water	11/20/2025 12:05	GC28 11262524.D	330950

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	99		70-130	50	11/26/2025 22:56
Toluene-d8	105		70-130	50	11/26/2025 22:56
4-BFB	92		70-130	50	11/26/2025 22:56

Analyst(s): TW

Analytical Comments: b1

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05	2511F88-005B	Water	11/20/2025 11:16	GC28 11262525.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		6.7	40	1	11/26/2025 23:33
tert-Amyl methyl ether (TAME)	ND		0.13	0.50	1	11/26/2025 23:33
Benzene	**0.046**	J	0.035	0.20	1	11/26/2025 23:33
Bromobenzene	ND		0.11	0.50	1	11/26/2025 23:33
Bromochloromethane	ND		0.21	0.50	1	11/26/2025 23:33
Bromodichloromethane	ND		0.035	0.050	1	11/26/2025 23:33
Bromoform	ND		0.24	0.50	1	11/26/2025 23:33
Bromomethane	ND		0.25	0.50	1	11/26/2025 23:33
2-Butanone (MEK)	ND		1.4	5.0	1	11/26/2025 23:33
t-Butyl alcohol (TBA)	ND		1.5	5.0	1	11/26/2025 23:33
n-Butyl benzene	ND		0.16	0.50	1	11/26/2025 23:33
sec-Butyl benzene	ND		0.10	0.50	1	11/26/2025 23:33
tert-Butyl benzene	ND		0.17	0.50	1	11/26/2025 23:33
Carbon Disulfide	ND		0.12	0.50	1	11/26/2025 23:33
Carbon Tetrachloride	ND		0.034	0.050	1	11/26/2025 23:33
Chlorobenzene	ND		0.095	0.50	1	11/26/2025 23:33
Chloroethane	ND		0.25	0.50	1	11/26/2025 23:33
Chloroform	**0.26**		0.043	0.10	1	11/26/2025 23:33
Chloromethane	ND		0.16	0.50	1	11/26/2025 23:33
2-Chlorotoluene	ND		0.12	0.50	1	11/26/2025 23:33
4-Chlorotoluene	ND		0.099	0.50	1	11/26/2025 23:33
Dibromochloromethane	ND		0.073	0.15	1	11/26/2025 23:33
1,2-Dibromo-3-chloropropane	ND		0.0079	0.020	1	11/26/2025 23:33
1,2-Dibromoethane (EDB)	ND		0.016	0.040	1	11/26/2025 23:33
Dibromomethane	ND		0.17	0.50	1	11/26/2025 23:33
1,2-Dichlorobenzene	ND		0.10	0.50	1	11/26/2025 23:33
1,3-Dichlorobenzene	ND		0.14	0.50	1	11/26/2025 23:33
1,4-Dichlorobenzene	ND		0.089	0.50	1	11/26/2025 23:33
Dichlorodifluoromethane	ND		0.16	0.50	1	11/26/2025 23:33
1,1-Dichloroethane	ND		0.14	0.50	1	11/26/2025 23:33
1,2-Dichloroethane (1,2-DCA)	ND		0.0093	0.020	1	11/26/2025 23:33
1,1-Dichloroethene	ND		0.0058	0.010	1	11/26/2025 23:33
cis-1,2-Dichloroethene	ND		0.14	0.50	1	11/26/2025 23:33
trans-1,2-Dichloroethene	ND		0.15	0.50	1	11/26/2025 23:33
1,2-Dichloropropane	ND		0.039	0.10	1	11/26/2025 23:33
1,3-Dichloropropane	ND		0.16	0.50	1	11/26/2025 23:33

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05	2511F88-005B	Water	11/20/2025 11:16	GC28 11262525.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.17	0.50	1	11/26/2025 23:33
1,1-Dichloropropene	ND		0.11	0.50	1	11/26/2025 23:33
cis-1,3-Dichloropropene	ND		0.13	0.50	1	11/26/2025 23:33
trans-1,3-Dichloropropene	ND		0.20	0.50	1	11/26/2025 23:33
Diisopropyl ether (DIPE)	ND		0.16	0.50	1	11/26/2025 23:33
Ethylbenzene	ND		0.10	0.50	1	11/26/2025 23:33
Ethyl tert-butyl ether (ETBE)	ND		0.15	0.50	1	11/26/2025 23:33
Freon 113	ND		0.15	0.50	1	11/26/2025 23:33
Hexachlorobutadiene	ND		0.064	0.50	1	11/26/2025 23:33
Hexachloroethane	ND		0.078	0.20	1	11/26/2025 23:33
2-Hexanone	ND		0.23	0.50	1	11/26/2025 23:33
Isopropylbenzene	ND		0.10	0.50	1	11/26/2025 23:33
4-Isopropyl toluene	ND		0.19	0.50	1	11/26/2025 23:33
Methyl-t-butyl ether (MTBE)	ND		0.15	0.50	1	11/26/2025 23:33
Methylene chloride	ND		1.5	2.0	1	11/26/2025 23:33
4-Methyl-2-pentanone (MIBK)	ND		0.22	0.50	1	11/26/2025 23:33
Naphthalene	ND		0.17	0.30	1	11/26/2025 23:33
n-Propyl benzene	ND		0.11	0.50	1	11/26/2025 23:33
Styrene	ND		0.22	2.0	1	11/26/2025 23:33
1,1,1,2-Tetrachloroethane	ND		0.086	0.50	1	11/26/2025 23:33
1,1,2,2-Tetrachloroethane	ND		0.015	0.020	1	11/26/2025 23:33
Tetrachloroethene	ND		0.036	0.20	1	11/26/2025 23:33
Toluene	ND		0.10	0.50	1	11/26/2025 23:33
1,2,3-Trichlorobenzene	ND		0.17	0.50	1	11/26/2025 23:33
1,2,4-Trichlorobenzene	ND		0.13	0.50	1	11/26/2025 23:33
1,1,1-Trichloroethane	ND		0.13	0.50	1	11/26/2025 23:33
1,1,2-Trichloroethane	ND		0.032	0.10	1	11/26/2025 23:33
Trichloroethene	ND		0.034	0.10	1	11/26/2025 23:33
Trichlorofluoromethane	ND		0.14	0.50	1	11/26/2025 23:33
1,2,3-Trichloropropane	ND		0.0036	0.0050	1	11/26/2025 23:33
1,2,4-Trimethylbenzene	ND		0.10	0.50	1	11/26/2025 23:33
1,3,5-Trimethylbenzene	ND		0.096	0.50	1	11/26/2025 23:33
Vinyl Chloride	ND		0.0044	0.0050	1	11/26/2025 23:33
m,p-Xylene	ND		0.22	1.0	1	11/26/2025 23:33
o-Xylene	ND		0.12	0.50	1	11/26/2025 23:33
Xylenes, Total	ND		NA	1.0	1	11/26/2025 23:33

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/26/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05	2511F88-005B	Water	11/20/2025 11:16	GC28 11262525.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	97			70-130	1	11/26/2025 23:33
Toluene-d8	104			70-130	1	11/26/2025 23:33
4-BFB	90			70-130	1	11/26/2025 23:33

Analyst(s): TW

Analytical Comments: b1

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3510 C
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01	2511F88-001A	Water	11/20/2025 12:35	GC9b 11212519.D	330652

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND		55	100	1	11/22/2025 00:53
TPH-Motor Oil (C18-C36)	**190**	J	120	500	1	11/22/2025 00:53

Surrogates	REC (%)	Limits	DF	
C9	94	60-138	1	11/22/2025 00:53

Analyst(s): DGA Analytical Comments: b1

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02	2511F88-002A	Water	11/19/2025 12:40	GC9b 11242523.D	330652

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**70**	J	55	100	1	11/24/2025 15:44
TPH-Motor Oil (C18-C36)	ND		120	500	1	11/24/2025 15:44

Surrogates	REC (%)	Limits	DF	
C9	124	60-138	1	11/24/2025 15:44

Analyst(s): JNG Analytical Comments: b1

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03	2511F88-003A	Water	11/19/2025 15:40	GC9b 11212521.D	330652

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	55	100	1	11/22/2025 01:32
TPH-Motor Oil (C18-C36)	ND	120	500	1	11/22/2025 01:32

Surrogates	REC (%)	Limits	DF	
C9	86	60-138	1	11/22/2025 01:32

Analyst(s): DGA Analytical Comments: b1

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3510 C
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04	2511F88-004A	Water	11/20/2025 12:05	GC9b 11212529.D	330652

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	55	100	1	11/22/2025 04:07
TPH-Motor Oil (C18-C36)	ND	120	500	1	11/22/2025 04:07

Surrogates	REC (%)	Limits	DF	
C9	104	60-138	1	11/22/2025 04:07

Analyst(s): DGA Analytical Comments: b1

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05	2511F88-005A	Water	11/20/2025 11:16	GC9b 11212527.D	330652

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND		55	100	1	11/22/2025 03:28
TPH-Motor Oil (C18-C36)	**270**	J	120	500	1	11/22/2025 03:28

Surrogates	REC (%)	Limits	DF	
C9	84	60-138	1	11/22/2025 03:28

Analyst(s): DGA Analytical Comments: b1

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/25/2025-11/26/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01	2511F88-001A	Water	11/20/2025 12:35	GC57 11252518.D	330886

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	44	J	19	50	1	11/25/2025 21:38

Surrogates	REC (%)	Limits	DF	
aaa-TFT	112	60-140	1	11/25/2025 21:38

Analyst(s): VAL Analytical Comments: b1

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02	2511F88-002A	Water	11/19/2025 12:40	GC57 11252522.D	330886

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	19	50	1	11/25/2025 23:46

Surrogates	REC (%)	Limits	DF	
aaa-TFT	112	60-140	1	11/25/2025 23:46

Analyst(s): VAL Analytical Comments: b1

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03	2511F88-003A	Water	11/19/2025 15:40	GC57 11252523.D	330886

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	19	50	1	11/26/2025 00:18

Surrogates	REC (%)	Limits	DF	
aaa-TFT	113	60-140	1	11/26/2025 00:18

Analyst(s): VAL Analytical Comments: b1

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/25/2025-11/26/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	µg/L

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04	2511F88-004A	Water	11/20/2025 12:05	GC57 11252524.D	330886

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	19	50	1	11/26/2025 00:50

Surrogates	REC (%)	Limits	DF	
aaa-TFT	112	60-140	1	11/26/2025 00:50

Analyst(s): VAL Analytical Comments: b1

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05	2511F88-005A	Water	11/20/2025 11:16	GC57 11252525.D	330886

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	19	50	1	11/26/2025 01:22

Surrogates	REC (%)	Limits	DF	
aaa-TFT	112	60-140	1	11/26/2025 01:22

Analyst(s): VAL Analytical Comments: b1

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Quality Control Report

Client: Terracon
Date Prepared: 11/26/2025
Date Analyzed: 11/26/2025
Instrument: GC28
Matrix: Water
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F88
BatchID: 330950
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: µg/L
Sample ID: MB/LCS/LCSD-330950
2511F88-002BMS/MSD

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Acetone	ND	6.7	40	-	-	-
tert-Amyl methyl ether (TAME)	ND	0.13	0.50	-	-	-
Benzene	ND	0.035	0.20	-	-	-
Bromobenzene	ND	0.11	0.50	-	-	-
Bromochloromethane	ND	0.21	0.50	-	-	-
Bromodichloromethane	ND	0.035	0.050	-	-	-
Bromoform	ND	0.24	0.50	-	-	-
Bromomethane	ND	0.25	0.50	-	-	-
2-Butanone (MEK)	ND	1.4	5.0	-	-	-
t-Butyl alcohol (TBA)	ND	1.5	5.0	-	-	-
n-Butyl benzene	ND	0.16	0.50	-	-	-
sec-Butyl benzene	ND	0.10	0.50	-	-	-
tert-Butyl benzene	ND	0.17	0.50	-	-	-
Carbon Disulfide	ND	0.12	0.50	-	-	-
Carbon Tetrachloride	ND	0.034	0.050	-	-	-
Chlorobenzene	ND	0.095	0.50	-	-	-
Chloroethane	ND	0.25	0.50	-	-	-
Chloroform	ND	0.043	0.10	-	-	-
Chloromethane	ND	0.16	0.50	-	-	-
2-Chlorotoluene	ND	0.12	0.50	-	-	-
4-Chlorotoluene	ND	0.099	0.50	-	-	-
Dibromochloromethane	ND	0.073	0.15	-	-	-
1,2-Dibromo-3-chloropropane	ND	0.0079	0.020	-	-	-
1,2-Dibromoethane (EDB)	ND	0.016	0.040	-	-	-
Dibromomethane	ND	0.17	0.50	-	-	-
1,2-Dichlorobenzene	ND	0.10	0.50	-	-	-
1,3-Dichlorobenzene	ND	0.14	0.50	-	-	-
1,4-Dichlorobenzene	ND	0.089	0.50	-	-	-
Dichlorodifluoromethane	ND	0.16	0.50	-	-	-
1,1-Dichloroethane	ND	0.14	0.50	-	-	-
1,2-Dichloroethane (1,2-DCA)	ND	0.0093	0.020	-	-	-
1,1-Dichloroethene	ND	0.0058	0.010	-	-	-
cis-1,2-Dichloroethene	ND	0.14	0.50	-	-	-
trans-1,2-Dichloroethene	ND	0.15	0.50	-	-	-
1,2-Dichloropropane	ND	0.039	0.10	-	-	-
1,3-Dichloropropane	ND	0.16	0.50	-	-	-
2,2-Dichloropropane	ND	0.17	0.50	-	-	-
1,1-Dichloropropene	ND	0.11	0.50	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Prepared:	11/26/2025	**BatchID:**	330950
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC28	**Analytical Method:**	SW8260D
Matrix:	Water	**Unit:**	µg/L
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330950 2511F88-002BMS/MSD

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	0.13	0.50	-	-	-
trans-1,3-Dichloropropene	ND	0.20	0.50	-	-	-
Diisopropyl ether (DIPE)	ND	0.16	0.50	-	-	-
Ethylbenzene	ND	0.10	0.50	-	-	-
Ethyl tert-butyl ether (ETBE)	ND	0.15	0.50	-	-	-
Freon 113	ND	0.15	0.50	-	-	-
Hexachlorobutadiene	ND	0.064	0.50	-	-	-
Hexachloroethane	ND	0.078	0.20	-	-	-
2-Hexanone	ND	0.23	0.50	-	-	-
Isopropylbenzene	ND	0.10	0.50	-	-	-
4-Isopropyl toluene	ND	0.19	0.50	-	-	-
Methyl-t-butyl ether (MTBE)	ND	0.15	0.50	-	-	-
Methylene chloride	ND	1.5	2.0	-	-	-
4-Methyl-2-pentanone (MIBK)	ND	0.22	0.50	-	-	-
Naphthalene	ND	0.17	0.30	-	-	-
n-Propyl benzene	ND	0.11	0.50	-	-	-
Styrene	ND	0.22	2.0	-	-	-
1,1,1,2-Tetrachloroethane	ND	0.086	0.50	-	-	-
1,1,2,2-Tetrachloroethane	ND	0.015	0.020	-	-	-
Tetrachloroethene	ND	0.036	0.20	-	-	-
Toluene	ND	0.10	0.50	-	-	-
1,2,3-Trichlorobenzene	ND	0.17	0.50	-	-	-
1,2,4-Trichlorobenzene	ND	0.13	0.50	-	-	-
1,1,1-Trichloroethane	ND	0.13	0.50	-	-	-
1,1,2-Trichloroethane	ND	0.032	0.10	-	-	-
Trichloroethene	ND	0.034	0.10	-	-	-
Trichlorofluoromethane	ND	0.14	0.50	-	-	-
1,2,3-Trichloropropane	ND	0.0036	0.0050	-	-	-
1,2,4-Trimethylbenzene	ND	0.10	0.50	-	-	-
1,3,5-Trimethylbenzene	ND	0.096	0.50	-	-	-
Vinyl Chloride	ND	0.0044	0.0050	-	-	-
m,p-Xylene	ND	0.22	1.0	-	-	-
o-Xylene	ND	0.12	0.50	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Prepared:	11/26/2025	**BatchID:**	330950
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC28	**Analytical Method:**	SW8260D
Matrix:	Water	**Unit:**	µg/L
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330950 2511F88-002BMS/MSD

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Surrogate Recovery						
Dibromofluoromethane	24			25	96	70-130
Toluene-d8	26			25	104	70-130
4-BFB	2.2			2.5	89	70-130

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Quality Control Report

Client: Terracon
Date Prepared: 11/26/2025
Date Analyzed: 11/26/2025
Instrument: GC28
Matrix: Water
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F88
BatchID: 330950
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: µg/L
Sample ID: MB/LCS/LCSD-330950
2511F88-002BMS/MSD

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Acetone	30	30	40	76	75	60-130	1.33	20
tert-Amyl methyl ether (TAME)	3.3	3.3	4	82	81	60-130	0.536	20
Benzene	3.7	3.7	4	92	93	65-130	0.427	20
Bromobenzene	3.5	3.5	4	89	88	60-130	0.994	20
Bromochloromethane	3.6	3.5	4	89	88	65-130	1.33	20
Bromodichloromethane	3.7	3.8	4	93	94	60-130	0.436	20
Bromoform	3.4	3.5	4	84	86	70-130	2.67	20
Bromomethane	4.1	4.2	4	104	104	50-130	0.687	20
2-Butanone (MEK)	13	13	16	79	81	60-130	1.85	20
t-Butyl alcohol (TBA)	9.0	11	16	56	68	50-130	18.5	20
n-Butyl benzene	3.3	3.2	4	82	80	60-130	2.63	20
sec-Butyl benzene	3.6	3.6	4	91	91	60-130	0.0622	20
tert-Butyl benzene	3.5	3.5	4	88	88	60-130	0.0619	20
Carbon Disulfide	3.9	3.9	4	97	97	60-130	0.246	20
Carbon Tetrachloride	3.7	3.7	4	92	92	70-130	0.0416	20
Chlorobenzene	3.7	3.8	4	92	94	65-130	2.02	20
Chloroethane	3.4	3.3	4	84	83	60-140	1.44	20
Chloroform	3.8	3.8	4	96	96	70-130	0.000261	20
Chloromethane	4.3	4.3	4	107	108	50-130	0.956	20
2-Chlorotoluene	3.8	3.7	4	94	92	60-130	2.22	20
4-Chlorotoluene	3.7	3.7	4	93	92	60-130	1.32	20
Dibromochloromethane	3.4	3.5	4	86	87	70-130	1.32	20
1,2-Dibromo-3-chloropropane	1.6	1.5	2	78	75	50-130	3.13	20
1,2-Dibromoethane (EDB)	1.8	1.8	2	91	92	60-130	1.35	20
Dibromomethane	3.5	3.5	4	88	87	60-130	1.16	20
1,2-Dichlorobenzene	3.7	3.6	4	91	91	65-130	0.369	20
1,3-Dichlorobenzene	3.8	3.8	4	94	94	70-130	0.0551	20
1,4-Dichlorobenzene	3.7	3.7	4	93	93	65-130	0.330	20
Dichlorodifluoromethane	4.3	4.2	4	107	105	40-140	1.09	20
1,1-Dichloroethane	3.7	3.7	4	92	92	70-130	0.100	20
1,2-Dichloroethane (1,2-DCA)	3.9	3.8	4	96	96	70-130	0.456	20
1,1-Dichloroethene	3.9	3.9	4	97	97	60-130	0.170	20
cis-1,2-Dichloroethene	3.8	3.7	4	94	92	60-130	2.68	20
trans-1,2-Dichloroethene	3.6	3.6	4	91	89	70-130	1.68	20
1,2-Dichloropropane	3.9	3.9	4	98	98	60-130	0.300	20
1,3-Dichloropropane	3.6	3.7	4	91	92	60-130	1.42	20
2,2-Dichloropropane	3.9	3.8	4	97	96	60-130	1.67	20
1,1-Dichloropropene	3.6	3.6	4	89	89	60-130	0.291	20

(Cont.)

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Quality Control Report

Client: Terracon
Date Prepared: 11/26/2025
Date Analyzed: 11/26/2025
Instrument: GC28
Matrix: Water
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F88
BatchID: 330950
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: µg/L
Sample ID: MB/LCS/LCSD-330950
2511F88-002BMS/MSD

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	3.7	3.7	4	93	94	60-130	0.829	20
trans-1,3-Dichloropropene	3.7	3.7	4	92	92	60-130	0.00982	20
Diisopropyl ether (DIPE)	3.5	3.4	4	86	86	60-130	0.467	20
Ethylbenzene	3.5	3.5	4	87	89	60-130	2.04	20
Ethyl tert-butyl ether (ETBE)	3.5	3.5	4	88	87	60-130	0.135	20
Freon 113	3.7	3.6	4	92	89	60-130	2.85	20
Hexachlorobutadiene	4.2	4.1	4	106	104	60-130	2.06	20
Hexachloroethane	3.5	3.5	4	88	88	50-130	0.822	20
2-Hexanone	2.7	2.5	4	69	62	50-130	9.51	20
Isopropylbenzene	3.2	3.2	4	80	80	60-130	0.361	20
4-Isopropyl toluene	3.4	3.4	4	86	86	60-130	0.126	20
Methyl-t-butyl ether (MTBE)	3.3	3.4	4	84	84	60-130	0.440	20
Methylene chloride	1.8	1.8	4	46,F5	46,F5	60-130	0.148	20
4-Methyl-2-pentanone (MIBK)	3.0	2.9	4	76	72	50-130	5.24	20
Naphthalene	3.4	2.8	4	84	70	60-130	18.9	20
n-Propyl benzene	3.8	3.7	4	94	92	60-130	1.61	20
Styrene	3.5	3.5	4	87	88	60-130	1.36	20
1,1,1,2-Tetrachloroethane	3.4	3.5	4	86	88	60-130	2.53	20
1,1,2,2-Tetrachloroethane	3.8	3.8	4	94	94	60-130	0.0529	20
Tetrachloroethene	3.8	3.8	4	95	96	70-130	0.729	20
Toluene	3.6	3.6	4	90	89	70-130	1.46	20
1,2,3-Trichlorobenzene	4.0	3.7	4	101	93	60-130	8.26	20
1,2,4-Trichlorobenzene	3.7	3.4	4	92	84	60-130	8.83	20
1,1,1-Trichloroethane	3.6	3.5	4	89	88	70-130	1.32	20
1,1,2-Trichloroethane	4.0	4.0	4	99	99	70-130	0.312	20
Trichloroethene	3.9	3.9	4	98	99	65-130	0.268	20
Trichlorofluoromethane	3.7	3.7	4	93	94	60-130	0.599	20
1,2,3-Trichloropropane	1.9	1.9	2	96	95	60-130	1.06	20
1,2,4-Trimethylbenzene	3.4	3.3	4	85	82	60-130	3.37	20
1,3,5-Trimethylbenzene	3.6	3.5	4	89	87	60-130	1.98	20
Vinyl Chloride	2.5	2.5	2	125	126	60-130	0.882	20
m,p-Xylene	7.2	7.4	8	90	92	60-130	2.09	20
o-Xylene	3.7	3.8	4	92	95	60-130	3.03	20

(Cont.)

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Quality Control Report

Client: Terracon
Date Prepared: 11/26/2025
Date Analyzed: 11/26/2025
Instrument: GC28
Matrix: Water
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F88
BatchID: 330950
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: µg/L
Sample ID: MB/LCS/LCSD-330950
2511F88-002BMS/MSD

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	24	24	25	97	96	70-130	1.16	20
Toluene-d8	26	26	25	104	103	70-130	1.12	20
4-BFB	2.2	2.2	2.5	88	88	70-130	0.0164	20

Analyte	MS DF	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Acetone	1	35	36	40	ND	89	90	60-140	1.92	20
tert-Amyl methyl ether (TAME)	1	3.3	3.7	4	ND	83	92	60-140	9.99	20
Benzene	1	3.6	3.6	4	ND	90	89	60-140	1.05	20
Bromobenzene	1	3.5	3.4	4	ND	87	84	60-140	4.04	20
Bromochloromethane	1	3.6	3.5	4	ND	90	88	60-140	2.02	20
Bromodichloromethane	1	3.7	3.7	4	ND	93	93	60-140	0.401	20
Bromoform	1	3.6	3.6	4	ND	91	91	50-140	0.777	20
Bromomethane	1	4.1	3.9	4	ND	102	99	40-140	3.86	20
2-Butanone (MEK)	1	15	14	16	ND	91	90	50-140	1.43	20
t-Butyl alcohol (TBA)	1	11	11	16	ND	68	69	50-140	1.21	20
n-Butyl benzene	1	3.2	3.1	4	ND	80	77	60-140	3.67	20
sec-Butyl benzene	1	3.5	3.5	4	ND	88	86	60-140	1.58	20
tert-Butyl benzene	1	3.4	3.4	4	ND	85	84	60-140	0.748	20
Carbon Disulfide	1	3.8	3.6	4	ND	94	91	60-140	3.50	20
Carbon Tetrachloride	1	3.5	3.5	4	ND	89	87	60-140	2.14	20
Chlorobenzene	1	3.7	3.6	4	ND	93	91	60-140	3.14	20
Chloroethane	1	3.5	3.2	4	ND	88	79	60-140	10.2	20
Chloroform	1	3.8	3.7	4	ND	94	94	60-140	0.843	20
Chloromethane	1	4.0	3.9	4	ND	99	97	60-140	1.69	20
2-Chlorotoluene	1	3.6	3.6	4	ND	91	89	60-140	2.23	20
4-Chlorotoluene	1	3.6	3.6	4	ND	91	90	60-140	0.953	20
Dibromochloromethane	1	3.7	3.7	4	ND	92	91	50-140	0.175	20
1,2-Dibromo-3-chloropropane	1	1.7	1.7	2	ND	84	85	50-140	1.50	20
1,2-Dibromoethane (EDB)	1	2.0	2.0	2	ND	99	98	60-140	0.373	20
Dibromomethane	1	3.6	3.7	4	ND	90	92	60-140	2.33	20
1,2-Dichlorobenzene	1	3.7	3.5	4	ND	91	88	60-140	3.26	20
1,3-Dichlorobenzene	1	3.7	3.6	4	ND	93	89	60-140	4.39	20
1,4-Dichlorobenzene	1	3.7	3.6	4	ND	93	91	60-140	2.23	20

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Quality Control Report

Client: Terracon
Date Prepared: 11/26/2025
Date Analyzed: 11/26/2025
Instrument: GC28
Matrix: Water
Project: NB257393; Proposed Derby Developments

WorkOrder: 2511F88
BatchID: 330950
Extraction Method: SW5030B
Analytical Method: SW8260D
Unit: µg/L
Sample ID: MB/LCS/LCSD-330950
2511F88-002BMS/MSD

QC Summary Report for SW8260D

Analyte	MS DF	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Dichlorodifluoromethane	1	3.8	3.8	4	ND	95	94	40-140	1.52	20
1,1-Dichloroethane	1	3.6	3.6	4	ND	90	89	60-140	0.888	20
1,2-Dichloroethane (1,2-DCA)	1	3.8	3.9	4	ND	94	97	60-140	3.17	20
1,1-Dichloroethene	1	3.8	3.7	4	ND	95	92	50-140	3.06	20
cis-1,2-Dichloroethene	1	3.6	3.6	4	ND	91	90	60-140	0.845	20
trans-1,2-Dichloroethene	1	3.5	3.5	4	ND	89	87	60-140	2.14	20
1,2-Dichloropropane	1	3.9	3.9	4	ND	98	98	60-140	0.0989	20
1,3-Dichloropropane	1	3.9	3.8	4	ND	98	96	60-140	1.63	20
2,2-Dichloropropane	1	3.7	3.6	4	ND	92	90	60-140	2.35	20
1,1-Dichloropropene	1	3.5	3.5	4	ND	87	88	60-140	1.89	20
cis-1,3-Dichloropropene	1	3.9	3.8	4	ND	97	95	60-140	1.71	20
trans-1,3-Dichloropropene	1	3.8	3.8	4	ND	96	95	60-140	0.833	20
Diisopropyl ether (DIPE)	1	3.4	3.4	4	ND	86	86	60-140	0.0184	20
Ethylbenzene	1	3.4	3.4	4	ND	83	82	60-140	1.37	20
Ethyl tert-butyl ether (ETBE)	1	3.5	3.5	4	ND	87	88	60-140	1.20	20
Freon 113	1	3.5	3.4	4	ND	87	85	60-140	2.00	20
Hexachlorobutadiene	1	3.8	3.9	4	ND	96	97	60-140	0.775	20
Hexachloroethane	1	3.5	3.4	4	ND	87	86	40-140	0.991	20
2-Hexanone	1	3.2	3.1	4	ND	80	78	50-140	1.94	20
Isopropylbenzene	1	3.1	3.0	4	ND	77	75	60-140	3.86	20
4-Isopropyl toluene	1	3.4	3.2	4	ND	84	81	60-140	4.34	20
Methyl-t-butyl ether (MTBE)	1	3.5	3.5	4	ND	86	87	60-140	0.294	20
Methylene chloride	1	1.8	1.8	4	ND	46,F1	46,F1	60-140	0.160	20
4-Methyl-2-pentanone (MIBK)	1	3.5	3.4	4	ND	88	86	50-140	1.57	20
Naphthalene	1	3.0	2.9	4	ND	75	71	50-140	5.41	20
n-Propyl benzene	1	3.6	3.5	4	ND	89	87	60-140	3.00	20
Styrene	1	3.5	3.4	4	ND	87	86	40-140	0.833	20
1,1,1,2-Tetrachloroethane	1	3.4	3.4	4	ND	85	85	60-140	0.964	20
1,1,2,2-Tetrachloroethane	1	4.2	4.2	4	ND	105	104	60-140	0.749	20
Tetrachloroethene	1	3.7	3.6	4	ND	94	91	60-140	2.79	20
Toluene	1	3.6	3.5	4	ND	89	86	60-140	3.05	20
1,2,3-Trichlorobenzene	1	3.5	3.1	4	ND	86	79	60-140	9.34	20
1,2,4-Trichlorobenzene	1	3.2	3.0	4	ND	80	74	60-140	7.19	20
1,1,1-Trichloroethane	1	3.4	3.3	4	ND	84	81	60-140	3.13	20
1,1,2-Trichloroethane	1	4.3	4.2	4	ND	108	106	60-140	1.41	20
Trichloroethene	1	3.8	3.8	4	ND	95	94	60-140	1.29	20
Trichlorofluoromethane	1	3.6	3.4	4	ND	89	85	60-140	4.51	20
1,2,3-Trichloropropane	1	2.1	2.1	2	ND	104	103	60-140	0.558	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Prepared:	11/26/2025	**BatchID:**	330950
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC28	**Analytical Method:**	SW8260D
Matrix:	Water	**Unit:**	µg/L
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330950 2511F88-002BMS/MSD

QC Summary Report for SW8260D

Analyte	MS DF	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
1,2,4-Trimethylbenzene	1	3.2	3.1	4	ND	81	78	60-140	3.86	20
1,3,5-Trimethylbenzene	1	3.5	3.3	4	ND	86	81	60-140	5.81	20
Vinyl Chloride	1	2.4	2.4	2	ND	121	118	60-140	2.50	20
m,p-Xylene	1	7.1	6.9	8	ND	88	86	60-140	2.71	20
o-Xylene	1	3.7	3.6	4	ND	92	90	60-140	2.01	20
Surrogate Recovery										
Dibromofluoromethane	1	24	24	25		96	97	70-140	1.01	20
Toluene-d8	1	27	26	25		107	104	70-140	2.44	20
4-BFB	1	2.2	2.2	2.5		88	89	70-140	0.913	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Prepared:	11/21/2025	**BatchID:**	330652
Date Analyzed:	11/21/2025	**Extraction Method:**	SW3510 C
Instrument:	GC11A	**Analytical Method:**	SW8015 B
Matrix:	Water	**Unit:**	µg/L
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330652

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	55	100	-	-	-
TPH-Motor Oil (C18-C36)	ND	120	500	-	-	-
Surrogate Recovery						
C9	700			625	111	73-144

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	980	990	1000	98	99	70-130	1.38	20
Surrogate Recovery								
C9	760	710	625	122	114	73-144	7.03	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F88
Date Prepared:	11/25/2025	**BatchID:**	330886
Date Analyzed:	11/25/2025	**Extraction Method:**	SW5030 B
Instrument:	GC57	**Analytical Method:**	SW8015 B
Matrix:	Water	**Unit:**	µg/L
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330886

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	19	50	-	-	-
Surrogate Recovery						
aaa-TFT	11			10	114	60-140

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	210	220	200	104	112	60-140	7.34	20
Surrogate Recovery								
aaa-TFT	11	11	10	107	112	60-140	4.51	20

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F88

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	Water
1,1,1-Trichloroethane	◉	◉	○	○	○	SW8260D	Water
1,1,2,2-Tetrachloroethane	◉	◉	○	○	○	SW8260D	Water
1,1,2-Trichloroethane	◉	◉	○	○	○	SW8260D	Water
1,1-Dichloroethane	◉	◉	○	○	○	SW8260D	Water
1,1-Dichloroethene	◉	◉	○	○	○	SW8260D	Water
1,1-Dichloropropene	○	◉	○	○	○	SW8260D	Water
1,2,3-Trichlorobenzene	○	◉	○	○	○	SW8260D	Water
1,2,3-Trichloropropane	◉	◉	○	○	○	SW8260D	Water
1,2,4-Trichlorobenzene	◉	◉	○	○	○	SW8260D	Water
1,2,4-Trimethylbenzene	○	◉	○	○	○	SW8260D	Water
1,2-Dibromo-3-chloropropane	◉	◉	○	○	○	SW8260D	Water
1,2-Dibromoethane (EDB)	◉	◉	○	○	○	SW8260D	Water
1,2-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Water
1,2-Dichloroethane (1,2-DCA)	◉	◉	○	○	○	SW8260D	Water
1,2-Dichloropropane	◉	◉	○	○	○	SW8260D	Water
1,3,5-Trimethylbenzene	○	◉	○	○	○	SW8260D	Water
1,3-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Water
1,3-Dichloropropane	○	◉	○	○	○	SW8260D	Water
1,4-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Water
2,2-Dichloropropane	○	◉	○	○	○	SW8260D	Water
2-Butanone (MEK)	○	◉	○	○	○	SW8260D	Water
2-Chlorotoluene	○	◉	○	○	○	SW8260D	Water
2-Hexanone	○	◉	○	○	○	SW8260D	Water
4-Chlorotoluene	◉	◉	○	○	○	SW8260D	Water
4-Isopropyl toluene	○	○	○	○	○	SW8260D	Water
4-Methyl-2-pentanone (MIBK)	◉	◉	○	○	○	SW8260D	Water
Acetone	○	◉	○	○	○	SW8260D	Water
Benzene	◉	◉	○	○	○	SW8260D	Water
Bromobenzene	◉	◉	○	○	○	SW8260D	Water
Bromochloromethane	◉	◉	○	○	○	SW8260D	Water
Bromodichloromethane	◉	◉	○	○	○	SW8260D	Water
Bromoform	◉	◉	○	○	○	SW8260D	Water
Bromomethane	◉	◉	○	○	○	SW8260D	Water
Carbon Disulfide	◉	◉	○	○	○	SW8260D	Water
Carbon Tetrachloride	◉	◉	○	○	○	SW8260D	Water
Chlorobenzene	◉	◉	○	○	○	SW8260D	Water
Chloroethane	◉	◉	○	○	○	SW8260D	Water
Chloroform	◉	◉	○	○	○	SW8260D	Water
Chloromethane	◉	◉	○	○	○	SW8260D	Water
cis-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Water
cis-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Water
Dibromochloromethane	◉	◉	○	○	○	SW8260D	Water
Dibromomethane	◉	◉	○	○	○	SW8260D	Water
Dichlorodifluoromethane	◉	◉	○	○	○	SW8260D	Water
Diisopropyl ether (DIPE)	◉	○	○	○	○	SW8260D	Water
Ethyl tert-butyl ether (ETBE)	◉	◉	○	○	○	SW8260D	Water
Ethylbenzene	◉	◉	○	○	○	SW8260D	Water
Freon 113	○	○	○	○	○	SW8260D	Water

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Certified Analyte List

Client: Terracon
Project: NB257393; Proposed Derby Developments
WorkOrder: 2511F88

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Hexachlorobutadiene	◉	◉	○	○	○	SW8260D	Water
Hexachloroethane	○	◉	○	○	○	SW8260D	Water
Isopropylbenzene	◉	◉	○	○	○	SW8260D	Water
m,p-Xylene	◉	○	○	○	○	SW8260D	Water
Methylene chloride	◉	◉	○	○	○	SW8260D	Water
Methyl-t-butyl ether (MTBE)	◉	◉	○	○	○	SW8260D	Water
Naphthalene	◉	◉	○	○	○	SW8260D	Water
n-Butyl benzene	◉	◉	○	○	○	SW8260D	Water
n-Propyl benzene	◉	◉	○	○	○	SW8260D	Water
o-Xylene	◉	○	○	○	○	SW8260D	Water
sec-Butyl benzene	◉	◉	○	○	○	SW8260D	Water
Styrene	◉	◉	○	○	○	SW8260D	Water
t-Butyl alcohol (TBA)	◉	◉	○	○	○	SW8260D	Water
tert-Amyl methyl ether (TAME)	◉	◉	○	○	○	SW8260D	Water
tert-Butyl benzene	◉	◉	○	○	○	SW8260D	Water
Tetrachloroethene	◉	◉	○	○	○	SW8260D	Water
Toluene	◉	◉	○	○	○	SW8260D	Water
trans-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Water
trans-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Water
Trichloroethene	◉	◉	○	○	○	SW8260D	Water
Trichlorofluoromethane	◉	◉	○	○	○	SW8260D	Water
Vinyl Chloride	◉	◉	○	○	○	SW8260D	Water
Xylenes, Total	○	◉	○	○	○	SW8260D	Water
TPH-Diesel (C10-C23)	◉	◉	○	○	○	SW8015 B	Water
TPH-Motor Oil (C18-C36)	◉	◉	○	○	○	SW8015 B	Water
TPH(g) (C6-C12)	◉	◉	○	○	○	SW8015 B	Water

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: 2511F88 **ClientCode: TCCS**

☐ WaterTrax ☐ CLIP ☐ EDF ☐ EQuIS ☐ Dry-Weight ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag
☐ Detection Summary ☐ Excel

Requested TAT: **5 days;**

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

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
2511F88-001	TSW01	Water	11/20/2025 12:35	☐	B	A	A	A								
2511F88-002	TSW02	Water	11/19/2025 12:40	☐	B	A	A	A								
2511F88-003	TSW03	Water	11/19/2025 15:40	☐	B	A	A	A								
2511F88-004	TSW04	Water	11/20/2025 12:05	☐	B	A	A	A								
2511F88-005	TSW05	Water	11/20/2025 11:16	☐	B	A	A	A								

Test Legend:

1	8260_W	2	PRDisposal Fee	3	TPH(DMO)_W	4	TPH-Gas_W
5		6		7		8	
9		10		11		12	

Prepared by: Maria Venegas

Project Manager: Tracy Babjar

The following SampIDs: 001A, 002A, 003A, 004A, 005A contain testgroup Multi Range_W.

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 1234 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: 2511F88
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
001A	TSW01	Water	Multi-Range TPH Gas, Diesel, and Motor Oil	4	2 VOAs w/HCL + 2-aVOAs (multi-range)	☐	☐	☐	11/20/2025 12:35	5 days	12/1/2025	5%+	☐	☐
001B	TSW01	Water	SW8260D (VOCs)	2	VOA w/ HCl	☐	☐	☐	11/20/2025 12:35	5 days	12/1/2025	5%+	☐	☐
002A	TSW02	Water	Multi-Range TPH Gas, Diesel, and Motor Oil	4	2 VOAs w/HCL + 2-aVOAs (multi-range)	☐	☐	☐	11/19/2025 12:40	5 days	12/1/2025	25%+	☐	☐
002B	TSW02	Water	SW8260D (VOCs)	2	VOA w/ HCl	☐	☐	☐	11/19/2025 12:40	5 days	12/1/2025	25%+	☐	☐
003A	TSW03	Water	Multi-Range TPH Gas, Diesel, and Motor Oil	4	2 VOAs w/HCL + 2-aVOAs (multi-range)	☐	☐	☐	11/19/2025 15:40	5 days	12/1/2025	25%+	☐	☐
003B	TSW03	Water	SW8260D (VOCs)	2	VOA w/ HCl	☐	☐	☐	11/19/2025 15:40	5 days	12/1/2025	25%+	☐	☐
004A	TSW04	Water	Multi-Range TPH Gas, Diesel, and Motor Oil	4	2 VOAs w/HCL + 2-aVOAs (multi-range)	☐	☐	☐	11/20/2025 12:05	5 days	12/1/2025	2%+	☐	☐
004B	TSW04	Water	SW8260D (VOCs)	2	VOA w/ HCl	☐	☐	☐	11/20/2025 12:05	5 days	12/1/2025	2%+	☐	☐
005A	TSW05	Water	Multi-Range TPH Gas, Diesel, and Motor Oil	4	2 VOAs w/HCL + 2-aVOAs (multi-range)	☐	☐	☐	11/20/2025 11:16	5 days	12/1/2025	1%+	☐	☐
005B	TSW05	Water	SW8260D (VOCs)	2	VOA w/ HCl	☐	☐	☐	11/20/2025 11:16	5 days	12/1/2025	1%+	☐	☐

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 1235 of 1714

2511F88

Water

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 1 of 1

	Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 43mL VOA, unpreserved	43mL VOA, HCl			TPH D/G/M by 8015B	VOCs by 8260D					Lab Sample ID
+5	W	11/20/25	12:35			TSW01			2	4			X	X					
+30	W	11/19/25	12:40			TSW02			2	4			X	X					
+30	W	11/19/25	15:40			TSW03			2	4			X	X					
+2	W	11/20/25	12:05			TSW04			2	4			X	X					
+1	W	11/20/25	11:16			TSW05			2	4			X	X					
	W																		
	W																		
	W																		
	W																		
	W																		

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 Rz	11/20/25	1843

NOTES: ~~Report on a dry weight basis.~~

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 _____

2.4 wet
IRM

ATTACHMENT 7 - ADMINISTRATIVE RECORD
Page 1236 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

Sample Receipt Checklist

Client Name:	Terracon	Date and Time Received:	11/20/2025 18:43
Project:	NB257393; Proposed Derby Developments	Date Logged:	11/21/2025
		Received by:	Emily Perez
WorkOrder №:	2511F88 Matrix: Water	Logged by:	Maria Venegas
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:

eurofins | Environment Testing

ANALYTICAL REPORT

PREPARED FOR

Attn: Santiago Calderon Sierra
Terracon Consultants Inc
50 Goldenland Court Ste. 100
Sacramento, California 95834

Generated 12/12/2025 8:18:39 AM

JOB DESCRIPTION

R1257609 Terracon

JOB NUMBER

650-1611-1

Eurofins Environment Testing Northern California, Air Toxics
180 BLUE RAVINE ROAD, SUITE B
Folsom CA 95630

See page two for job notes and contact information.

my EOL

Eurofins Environment Testing Northern California, Air Toxics

Job Notes

The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins Northern California Project Manager.

Authorization

Generated
12/12/2025 8:18:39 AM

Authorized for release by
Reggi Whitson, Project Management Assistant I
Regginette.Whitson@reports.et.eurofinsus.com
(916)605-3388

Table of Contents

Cover Page 1
Table of Contents 3
Definitions/Glossary 4
Case Narrative 5
Detection Summary 6
Client Sample Results 8
Surrogate Summary 17
QC Sample Results 18
QC Association Summary 28
Lab Chronicle 29
Certification Summary 30
Method Summary 31
Sample Summary 32
Chain of Custody 33
Receipt Checklists 34

Definitions/Glossary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
☼	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Case Narrative

Client: Terracon Consultants Inc
Project: R1257609 Terracon

Job ID: 650-1611-1

Job ID: 650-1611-1 — **Eurofins Environment Testing Northern**

Job Narrative
650-1611-1

The analytical test results presented in this report meet all requirements of the associated regulatory program listed on the Accreditation/Certification Summary Page, unless otherwise noted. Data qualifiers and/or narrative comments are included to explain any exceptions, if applicable. Regulated compliance samples (e.g. SDWA, NPDES) must comply with associated agency requirements/permits.

- Matrix-specific batch QC (e.g., MS, MSD, SD) may not be reported when insufficient sample volume is available or when site-specific QC samples are not submitted. In such cases, a Laboratory Control Sample Duplicate (LCSD) may be analyzed to provide precision data for the batch.
- For samples analyzed using surrogate and/or isotope dilution analytes, any recoveries falling outside of established acceptance criteria are re-prepared and/or re-analyzed to confirm results, unless the deviation is due to sample dilution or otherwise explained in the case narrative.

Receipt
The samples were received on 11/24/2025 9:22 AM. Unless otherwise noted below, the samples arrived in good condition, and, where required, properly preserved and on ice.

Air - GC/MS VOA
No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Air - GC VOA
No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Detection Summary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP01

Lab Sample ID: 650-1611-1

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
1,1,1-Trichloroethane	11		5.3	ug/m3	1.952		TO-15	Total/NA
1,2,4-Trimethylbenzene	9.8		4.8	ug/m3	1.952		TO-15	Total/NA
2-Butanone (MEK)	14		12	ug/m3	1.952		TO-15	Total/NA
4-Methyl-2-pentanone (MIBK)	12		4.0	ug/m3	1.952		TO-15	Total/NA
Acetone	63		23	ug/m3	1.952		TO-15	Total/NA
Benzene	4.0		3.1	ug/m3	1.952		TO-15	Total/NA
Cyclohexane	97		3.4	ug/m3	1.952		TO-15	Total/NA
Ethanol	24		18	ug/m3	1.952		TO-15	Total/NA
Ethylbenzene	8.9		4.2	ug/m3	1.952		TO-15	Total/NA
Freon 12	10		4.8	ug/m3	1.952		TO-15	Total/NA
Heptane	6.9		4.0	ug/m3	1.952		TO-15	Total/NA
Hexane	12		3.4	ug/m3	1.952		TO-15	Total/NA
m,p-Xylene	24		8.5	ug/m3	1.952		TO-15	Total/NA
o-Xylene	7.7		4.2	ug/m3	1.952		TO-15	Total/NA
Tetrachloroethene	21		6.6	ug/m3	1.952		TO-15	Total/NA
Tetrahydrofuran	15		2.9	ug/m3	1.952		TO-15	Total/NA
TPH-GRO (Gasoline Range Organics)	0.97		0.049	ppm v/v	1.952		TO3	Total/NA

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
1,1,1-Trichloroethane	2.0		0.98	ppb v/v	1.952		TO-15	Total/NA
1,2,4-Trimethylbenzene	2.0		0.98	ppb v/v	1.952		TO-15	Total/NA
2-Butanone (MEK)	4.8		3.9	ppb v/v	1.952		TO-15	Total/NA
4-Methyl-2-pentanone (MIBK)	3.0		0.98	ppb v/v	1.952		TO-15	Total/NA
Acetone	27		9.8	ppb v/v	1.952		TO-15	Total/NA
Benzene	1.2		0.98	ppb v/v	1.952		TO-15	Total/NA
Cyclohexane	28		0.98	ppb v/v	1.952		TO-15	Total/NA
Ethanol	13		9.8	ppb v/v	1.952		TO-15	Total/NA
Ethylbenzene	2.1		0.98	ppb v/v	1.952		TO-15	Total/NA
Freon 12	2.1		0.98	ppb v/v	1.952		TO-15	Total/NA
Heptane	1.7		0.98	ppb v/v	1.952		TO-15	Total/NA
Hexane	3.3		0.98	ppb v/v	1.952		TO-15	Total/NA
m,p-Xylene	5.5		2.0	ppb v/v	1.952		TO-15	Total/NA
o-Xylene	1.8		0.98	ppb v/v	1.952		TO-15	Total/NA
Tetrachloroethene	3.2		0.98	ppb v/v	1.952		TO-15	Total/NA
Tetrahydrofuran	5.2		0.98	ppb v/v	1.952		TO-15	Total/NA

Client Sample ID: SVP02

Lab Sample ID: 650-1611-2

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
1,2,4-Trimethylbenzene	19		4.2	ug/m3	1.71		TO-15	Total/NA
1,3,5-Trimethylbenzene	6.4		4.2	ug/m3	1.71		TO-15	Total/NA
1,3-Butadiene	8.7		1.9	ug/m3	1.71		TO-15	Total/NA
2-Butanone (MEK)	14		10	ug/m3	1.71		TO-15	Total/NA
4-Ethyltoluene	18		4.2	ug/m3	1.71		TO-15	Total/NA
4-Methyl-2-pentanone (MIBK)	7.9		3.5	ug/m3	1.71		TO-15	Total/NA
Acetone	51		20	ug/m3	1.71		TO-15	Total/NA
Benzene	6.6		2.7	ug/m3	1.71		TO-15	Total/NA
Carbon disulfide	29		11	ug/m3	1.71		TO-15	Total/NA
Cyclohexane	120		2.9	ug/m3	1.71		TO-15	Total/NA
Ethylbenzene	29		3.7	ug/m3	1.71		TO-15	Total/NA
Heptane	16		3.5	ug/m3	1.71		TO-15	Total/NA
Hexane	16		3.0	ug/m3	1.71		TO-15	Total/NA

This Detection Summary does not include radiochemical test results.

Detection Summary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP02 (Continued)

Lab Sample ID: 650-1611-2

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
m,p-Xylene	120		7.4	ug/m3	1.71		TO-15	Total/NA
o-Xylene	38		3.7	ug/m3	1.71		TO-15	Total/NA
Tetrachloroethene	33		5.8	ug/m3	1.71		TO-15	Total/NA
Tetrahydrofuran	13		2.5	ug/m3	1.71		TO-15	Total/NA
Toluene	6.4		6.4	ug/m3	1.71		TO-15	Total/NA
TPH-GRO (Gasoline Range Organics)	3.1		0.043	ppm v/v	1.71		TO3	Total/NA

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
1,2,4-Trimethylbenzene	3.8		0.86	ppb v/v	1.71		TO-15	Total/NA
1,3,5-Trimethylbenzene	1.3		0.86	ppb v/v	1.71		TO-15	Total/NA
1,3-Butadiene	3.9		0.86	ppb v/v	1.71		TO-15	Total/NA
2-Butanone (MEK)	4.8		3.4	ppb v/v	1.71		TO-15	Total/NA
4-Ethyltoluene	3.7		0.86	ppb v/v	1.71		TO-15	Total/NA
4-Methyl-2-pentanone (MIBK)	1.9		0.86	ppb v/v	1.71		TO-15	Total/NA
Acetone	22		8.6	ppb v/v	1.71		TO-15	Total/NA
Benzene	2.1		0.86	ppb v/v	1.71		TO-15	Total/NA
Carbon disulfide	9.2		3.4	ppb v/v	1.71		TO-15	Total/NA
Cyclohexane	34		0.86	ppb v/v	1.71		TO-15	Total/NA
Ethylbenzene	6.6		0.86	ppb v/v	1.71		TO-15	Total/NA
Heptane	3.9		0.86	ppb v/v	1.71		TO-15	Total/NA
Hexane	4.4		0.86	ppb v/v	1.71		TO-15	Total/NA
m,p-Xylene	27		1.7	ppb v/v	1.71		TO-15	Total/NA
o-Xylene	8.8		0.86	ppb v/v	1.71		TO-15	Total/NA
Tetrachloroethene	4.9		0.86	ppb v/v	1.71		TO-15	Total/NA
Tetrahydrofuran	4.4		0.86	ppb v/v	1.71		TO-15	Total/NA
Toluene	1.7		1.7	ppb v/v	1.71		TO-15	Total/NA

Client Sample ID: SVP03

Lab Sample ID: 650-1611-3

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	30		21	ug/m3	1.81		TO-15	Total/NA
TPH-GRO (Gasoline Range Organics)	0.12		0.045	ppm v/v	1.81		TO3	Total/NA

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	13		9.1	ppb v/v	1.81		TO-15	Total/NA

This Detection Summary does not include radiochemical test results.

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP01
Date Collected: 11/19/25 14:42
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-1
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	**11**		5.3	ug/m3			12/10/25 00:39	1.952
1,1,2,2-Tetrachloroethane	ND		6.7	ug/m3			12/10/25 00:39	1.952
1,1,2-Trichloroethane	ND		5.3	ug/m3			12/10/25 00:39	1.952
1,1-Dichloroethane	ND		4.0	ug/m3			12/10/25 00:39	1.952
1,1-Dichloroethene	ND		3.9	ug/m3			12/10/25 00:39	1.952
1,2,4-Trichlorobenzene	ND		29	ug/m3			12/10/25 00:39	1.952
1,2,4-Trimethylbenzene	**9.8**		4.8	ug/m3			12/10/25 00:39	1.952
1,2-Dibromoethane (EDB)	ND		7.5	ug/m3			12/10/25 00:39	1.952
1,2-Dichlorobenzene	ND		5.9	ug/m3			12/10/25 00:39	1.952
1,2-Dichloroethane	ND		4.0	ug/m3			12/10/25 00:39	1.952
1,2-Dichloropropane	ND		4.5	ug/m3			12/10/25 00:39	1.952
1,3,5-Trimethylbenzene	ND		4.8	ug/m3			12/10/25 00:39	1.952
1,3-Butadiene	ND		2.2	ug/m3			12/10/25 00:39	1.952
1,3-Dichlorobenzene	ND		5.9	ug/m3			12/10/25 00:39	1.952
1,4-Dichlorobenzene	ND		5.9	ug/m3			12/10/25 00:39	1.952
1,4-Dioxane	ND		7.0	ug/m3			12/10/25 00:39	1.952
2,2,4-Trimethylpentane	ND		4.6	ug/m3			12/10/25 00:39	1.952
2-Butanone (MEK)	**14**		12	ug/m3			12/10/25 00:39	1.952
2-Hexanone	ND		16	ug/m3			12/10/25 00:39	1.952
2-Propanol	ND		9.6	ug/m3			12/10/25 00:39	1.952
3-Chloropropene	ND		3.1	ug/m3			12/10/25 00:39	1.952
4-Ethyltoluene	ND		4.8	ug/m3			12/10/25 00:39	1.952
4-Methyl-2-pentanone (MIBK)	**12**		4.0	ug/m3			12/10/25 00:39	1.952
Acetone	**63**		23	ug/m3			12/10/25 00:39	1.952
alpha-Chlorotoluene	ND		5.1	ug/m3			12/10/25 00:39	1.952
Benzene	**4.0**		3.1	ug/m3			12/10/25 00:39	1.952
Bromodichloromethane	ND		6.5	ug/m3			12/10/25 00:39	1.952
Bromoform	ND		10	ug/m3			12/10/25 00:39	1.952
Bromomethane	ND		7.6	ug/m3			12/10/25 00:39	1.952
Carbon disulfide	ND		12	ug/m3			12/10/25 00:39	1.952
Carbon tetrachloride	ND		6.1	ug/m3			12/10/25 00:39	1.952
Chlorobenzene	ND		4.5	ug/m3			12/10/25 00:39	1.952
Chloroethane	ND		10	ug/m3			12/10/25 00:39	1.952
Chloroform	ND		4.8	ug/m3			12/10/25 00:39	1.952
Chloromethane	ND		20	ug/m3			12/10/25 00:39	1.952
cis-1,2-Dichloroethene	ND		3.9	ug/m3			12/10/25 00:39	1.952
cis-1,3-Dichloropropene	ND		4.4	ug/m3			12/10/25 00:39	1.952
Cumene	ND		4.8	ug/m3			12/10/25 00:39	1.952
Cyclohexane	**97**		3.4	ug/m3			12/10/25 00:39	1.952
Dibromochloromethane	ND		8.3	ug/m3			12/10/25 00:39	1.952
Ethanol	**24**		18	ug/m3			12/10/25 00:39	1.952
Ethylbenzene	**8.9**		4.2	ug/m3			12/10/25 00:39	1.952
Freon 11	ND		5.5	ug/m3			12/10/25 00:39	1.952
Freon 113	ND		7.5	ug/m3			12/10/25 00:39	1.952
Freon 12	**10**		4.8	ug/m3			12/10/25 00:39	1.952
Freon-114	ND		6.8	ug/m3			12/10/25 00:39	1.952
Heptane	**6.9**		4.0	ug/m3			12/10/25 00:39	1.952
Hexachlorobutadiene	ND		42	ug/m3			12/10/25 00:39	1.952

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP01

Date Collected: 11/19/25 14:42
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-1
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Hexane	**12**		3.4	ug/m3			12/10/25 00:39	1.952
m,p-Xylene	**24**		8.5	ug/m3			12/10/25 00:39	1.952
Methyl tert-butyl ether	ND		14	ug/m3			12/10/25 00:39	1.952
Methylene Chloride	ND		6.8	ug/m3			12/10/25 00:39	1.952
Naphthalene	ND		10	ug/m3			12/10/25 00:39	1.952
o-Xylene	**7.7**		4.2	ug/m3			12/10/25 00:39	1.952
Propylbenzene	ND		4.8	ug/m3			12/10/25 00:39	1.952
Styrene	ND		4.2	ug/m3			12/10/25 00:39	1.952
Tetrachloroethene	**21**		6.6	ug/m3			12/10/25 00:39	1.952
Tetrahydrofuran	**15**		2.9	ug/m3			12/10/25 00:39	1.952
Toluene	ND		7.4	ug/m3			12/10/25 00:39	1.952
trans-1,2-Dichloroethene	ND		3.9	ug/m3			12/10/25 00:39	1.952
trans-1,3-Dichloropropene	ND		4.4	ug/m3			12/10/25 00:39	1.952
Trichloroethene	ND		5.2	ug/m3			12/10/25 00:39	1.952
Vinyl chloride	ND		2.5	ug/m3			12/10/25 00:39	1.952

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	**2.0**		0.98	ppb v/v			12/10/25 00:39	1.952
1,1,2,2-Tetrachloroethane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,1,2-Trichloroethane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,1-Dichloroethane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,1-Dichloroethene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,2,4-Trichlorobenzene	ND		3.9	ppb v/v			12/10/25 00:39	1.952
1,2,4-Trimethylbenzene	**2.0**		0.98	ppb v/v			12/10/25 00:39	1.952
1,2-Dibromoethane (EDB)	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,2-Dichlorobenzene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,2-Dichloroethane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,2-Dichloropropane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,3,5-Trimethylbenzene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,3-Butadiene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,3-Dichlorobenzene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,4-Dichlorobenzene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
1,4-Dioxane	ND		2.0	ppb v/v			12/10/25 00:39	1.952
2,2,4-Trimethylpentane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
2-Butanone (MEK)	**4.8**		3.9	ppb v/v			12/10/25 00:39	1.952
2-Hexanone	ND		3.9	ppb v/v			12/10/25 00:39	1.952
2-Propanol	ND		3.9	ppb v/v			12/10/25 00:39	1.952
3-Chloropropene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
4-Ethyltoluene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
4-Methyl-2-pentanone (MIBK)	**3.0**		0.98	ppb v/v			12/10/25 00:39	1.952
Acetone	**27**		9.8	ppb v/v			12/10/25 00:39	1.952
alpha-Chlorotoluene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Benzene	**1.2**		0.98	ppb v/v			12/10/25 00:39	1.952
Bromodichloromethane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Bromoform	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Bromomethane	ND		2.0	ppb v/v			12/10/25 00:39	1.952
Carbon disulfide	ND		3.9	ppb v/v			12/10/25 00:39	1.952
Carbon tetrachloride	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Chlorobenzene	ND		0.98	ppb v/v			12/10/25 00:39	1.952

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP01
Date Collected: 11/19/25 14:42
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-1
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Chloroethane	ND		3.9	ppb v/v			12/10/25 00:39	1.952
Chloroform	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Chloromethane	ND		9.8	ppb v/v			12/10/25 00:39	1.952
cis-1,2-Dichloroethene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
cis-1,3-Dichloropropene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Cumene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Cyclohexane	**28**		0.98	ppb v/v			12/10/25 00:39	1.952
Dibromochloromethane	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Ethanol	**13**		9.8	ppb v/v			12/10/25 00:39	1.952
Ethylbenzene	**2.1**		0.98	ppb v/v			12/10/25 00:39	1.952
Freon 11	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Freon 113	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Freon 12	**2.1**		0.98	ppb v/v			12/10/25 00:39	1.952
Freon-114	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Heptane	**1.7**		0.98	ppb v/v			12/10/25 00:39	1.952
Hexachlorobutadiene	ND		3.9	ppb v/v			12/10/25 00:39	1.952
Hexane	**3.3**		0.98	ppb v/v			12/10/25 00:39	1.952
m,p-Xylene	**5.5**		2.0	ppb v/v			12/10/25 00:39	1.952
Methyl tert-butyl ether	ND		3.9	ppb v/v			12/10/25 00:39	1.952
Methylene Chloride	ND		2.0	ppb v/v			12/10/25 00:39	1.952
Naphthalene	ND		2.0	ppb v/v			12/10/25 00:39	1.952
o-Xylene	**1.8**		0.98	ppb v/v			12/10/25 00:39	1.952
Propylbenzene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Styrene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Tetrachloroethene	**3.2**		0.98	ppb v/v			12/10/25 00:39	1.952
Tetrahydrofuran	**5.2**		0.98	ppb v/v			12/10/25 00:39	1.952
Toluene	ND		2.0	ppb v/v			12/10/25 00:39	1.952
trans-1,2-Dichloroethene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
trans-1,3-Dichloropropene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Trichloroethene	ND		0.98	ppb v/v			12/10/25 00:39	1.952
Vinyl chloride	ND		0.98	ppb v/v			12/10/25 00:39	1.952

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
1,2-Dichloroethane-d4 (Surr)	*102*		*70 - 130*		*12/10/25 00:39*	*1.952*
4-Bromofluorobenzene (Surr)	*102*		*70 - 130*		*12/10/25 00:39*	*1.952*
Toluene-d8 (Surr)	*107*		*70 - 130*		*12/10/25 00:39*	*1.952*

Method: ASTM D1946 - Fixed Gases and Light Hydrocarbons in Air by GC/FID/TCD

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Helium	ND		0.098	% v/v			12/10/25 07:33	1.952

Method: EPA TO3 - Total Petroleum Hydrocarbons in Air by GC/FID

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
TPH-GRO (Gasoline Range Organics)	**0.97**		0.049	ppm v/v			12/11/25 11:52	1.952

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Fluorobenzene (Surr)	*110*		*75 - 150*		*12/11/25 11:52*	*1.952*

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP02
Date Collected: 11/19/25 15:42
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-2
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		4.7	ug/m3			12/10/25 01:11	1.71
1,1,2,2-Tetrachloroethane	ND		5.9	ug/m3			12/10/25 01:11	1.71
1,1,2-Trichloroethane	ND		4.7	ug/m3			12/10/25 01:11	1.71
1,1-Dichloroethane	ND		3.5	ug/m3			12/10/25 01:11	1.71
1,1-Dichloroethene	ND		3.4	ug/m3			12/10/25 01:11	1.71
1,2,4-Trichlorobenzene	ND		25	ug/m3			12/10/25 01:11	1.71
1,2,4-Trimethylbenzene	**19**		4.2	ug/m3			12/10/25 01:11	1.71
1,2-Dibromoethane (EDB)	ND		6.6	ug/m3			12/10/25 01:11	1.71
1,2-Dichlorobenzene	ND		5.1	ug/m3			12/10/25 01:11	1.71
1,2-Dichloroethane	ND		3.5	ug/m3			12/10/25 01:11	1.71
1,2-Dichloropropane	ND		4.0	ug/m3			12/10/25 01:11	1.71
1,3,5-Trimethylbenzene	**6.4**		4.2	ug/m3			12/10/25 01:11	1.71
1,3-Butadiene	**8.7**		1.9	ug/m3			12/10/25 01:11	1.71
1,3-Dichlorobenzene	ND		5.1	ug/m3			12/10/25 01:11	1.71
1,4-Dichlorobenzene	ND		5.1	ug/m3			12/10/25 01:11	1.71
1,4-Dioxane	ND		6.2	ug/m3			12/10/25 01:11	1.71
2,2,4-Trimethylpentane	ND		4.0	ug/m3			12/10/25 01:11	1.71
2-Butanone (MEK)	**14**		10	ug/m3			12/10/25 01:11	1.71
2-Hexanone	ND		14	ug/m3			12/10/25 01:11	1.71
2-Propanol	ND		8.4	ug/m3			12/10/25 01:11	1.71
3-Chloropropene	ND		2.7	ug/m3			12/10/25 01:11	1.71
4-Ethyltoluene	**18**		4.2	ug/m3			12/10/25 01:11	1.71
4-Methyl-2-pentanone (MIBK)	**7.9**		3.5	ug/m3			12/10/25 01:11	1.71
Acetone	**51**		20	ug/m3			12/10/25 01:11	1.71
alpha-Chlorotoluene	ND		4.4	ug/m3			12/10/25 01:11	1.71
Benzene	**6.6**		2.7	ug/m3			12/10/25 01:11	1.71
Bromodichloromethane	ND		5.7	ug/m3			12/10/25 01:11	1.71
Bromoform	ND		8.8	ug/m3			12/10/25 01:11	1.71
Bromomethane	ND		6.6	ug/m3			12/10/25 01:11	1.71
Carbon disulfide	**29**		11	ug/m3			12/10/25 01:11	1.71
Carbon tetrachloride	ND		5.4	ug/m3			12/10/25 01:11	1.71
Chlorobenzene	ND		3.9	ug/m3			12/10/25 01:11	1.71
Chloroethane	ND		9.0	ug/m3			12/10/25 01:11	1.71
Chloroform	ND		4.2	ug/m3			12/10/25 01:11	1.71
Chloromethane	ND		18	ug/m3			12/10/25 01:11	1.71
cis-1,2-Dichloroethene	ND		3.4	ug/m3			12/10/25 01:11	1.71
cis-1,3-Dichloropropene	ND		3.9	ug/m3			12/10/25 01:11	1.71
Cumene	ND		4.2	ug/m3			12/10/25 01:11	1.71
Cyclohexane	**120**		2.9	ug/m3			12/10/25 01:11	1.71
Dibromochloromethane	ND		7.3	ug/m3			12/10/25 01:11	1.71
Ethanol	ND		16	ug/m3			12/10/25 01:11	1.71
Ethylbenzene	**29**		3.7	ug/m3			12/10/25 01:11	1.71
Freon 11	ND		4.8	ug/m3			12/10/25 01:11	1.71
Freon 113	ND		6.6	ug/m3			12/10/25 01:11	1.71
Freon 12	ND		4.2	ug/m3			12/10/25 01:11	1.71
Freon-114	ND		6.0	ug/m3			12/10/25 01:11	1.71
Heptane	**16**		3.5	ug/m3			12/10/25 01:11	1.71
Hexachlorobutadiene	ND		36	ug/m3			12/10/25 01:11	1.71

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP02
Date Collected: 11/19/25 15:42
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-2
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Hexane	**16**		3.0	ug/m3			12/10/25 01:11	1.71
m,p-Xylene	**120**		7.4	ug/m3			12/10/25 01:11	1.71
Methyl tert-butyl ether	ND		12	ug/m3			12/10/25 01:11	1.71
Methylene Chloride	ND		5.9	ug/m3			12/10/25 01:11	1.71
Naphthalene	ND		9.0	ug/m3			12/10/25 01:11	1.71
o-Xylene	**38**		3.7	ug/m3			12/10/25 01:11	1.71
Propylbenzene	ND		4.2	ug/m3			12/10/25 01:11	1.71
Styrene	ND		3.6	ug/m3			12/10/25 01:11	1.71
Tetrachloroethene	**33**		5.8	ug/m3			12/10/25 01:11	1.71
Tetrahydrofuran	**13**		2.5	ug/m3			12/10/25 01:11	1.71
Toluene	**6.4**		6.4	ug/m3			12/10/25 01:11	1.71
trans-1,2-Dichloroethene	ND		3.4	ug/m3			12/10/25 01:11	1.71
trans-1,3-Dichloropropene	ND		3.9	ug/m3			12/10/25 01:11	1.71
Trichloroethene	ND		4.6	ug/m3			12/10/25 01:11	1.71
Vinyl chloride	ND		2.2	ug/m3			12/10/25 01:11	1.71

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,1,2,2-Tetrachloroethane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,1,2-Trichloroethane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,1-Dichloroethane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,1-Dichloroethene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,2,4-Trichlorobenzene	ND		3.4	ppb v/v			12/10/25 01:11	1.71
1,2,4-Trimethylbenzene	**3.8**		0.86	ppb v/v			12/10/25 01:11	1.71
1,2-Dibromoethane (EDB)	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,2-Dichlorobenzene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,2-Dichloroethane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,2-Dichloropropane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,3,5-Trimethylbenzene	**1.3**		0.86	ppb v/v			12/10/25 01:11	1.71
1,3-Butadiene	**3.9**		0.86	ppb v/v			12/10/25 01:11	1.71
1,3-Dichlorobenzene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,4-Dichlorobenzene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
1,4-Dioxane	ND		1.7	ppb v/v			12/10/25 01:11	1.71
2,2,4-Trimethylpentane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
2-Butanone (MEK)	**4.8**		3.4	ppb v/v			12/10/25 01:11	1.71
2-Hexanone	ND		3.4	ppb v/v			12/10/25 01:11	1.71
2-Propanol	ND		3.4	ppb v/v			12/10/25 01:11	1.71
3-Chloropropene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
4-Ethyltoluene	**3.7**		0.86	ppb v/v			12/10/25 01:11	1.71
4-Methyl-2-pentanone (MIBK)	**1.9**		0.86	ppb v/v			12/10/25 01:11	1.71
Acetone	**22**		8.6	ppb v/v			12/10/25 01:11	1.71
alpha-Chlorotoluene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Benzene	**2.1**		0.86	ppb v/v			12/10/25 01:11	1.71
Bromodichloromethane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Bromoform	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Bromomethane	ND		1.7	ppb v/v			12/10/25 01:11	1.71
Carbon disulfide	**9.2**		3.4	ppb v/v			12/10/25 01:11	1.71
Carbon tetrachloride	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Chlorobenzene	ND		0.86	ppb v/v			12/10/25 01:11	1.71

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP02
Date Collected: 11/19/25 15:42
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-2
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Chloroethane	ND		3.4	ppb v/v			12/10/25 01:11	1.71
Chloroform	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Chloromethane	ND		8.6	ppb v/v			12/10/25 01:11	1.71
cis-1,2-Dichloroethene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
cis-1,3-Dichloropropene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Cumene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Cyclohexane	**34**		0.86	ppb v/v			12/10/25 01:11	1.71
Dibromochloromethane	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Ethanol	ND		8.6	ppb v/v			12/10/25 01:11	1.71
Ethylbenzene	**6.6**		0.86	ppb v/v			12/10/25 01:11	1.71
Freon 11	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Freon 113	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Freon 12	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Freon-114	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Heptane	**3.9**		0.86	ppb v/v			12/10/25 01:11	1.71
Hexachlorobutadiene	ND		3.4	ppb v/v			12/10/25 01:11	1.71
Hexane	**4.4**		0.86	ppb v/v			12/10/25 01:11	1.71
m,p-Xylene	**27**		1.7	ppb v/v			12/10/25 01:11	1.71
Methyl tert-butyl ether	ND		3.4	ppb v/v			12/10/25 01:11	1.71
Methylene Chloride	ND		1.7	ppb v/v			12/10/25 01:11	1.71
Naphthalene	ND		1.7	ppb v/v			12/10/25 01:11	1.71
o-Xylene	**8.8**		0.86	ppb v/v			12/10/25 01:11	1.71
Propylbenzene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Styrene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Tetrachloroethene	**4.9**		0.86	ppb v/v			12/10/25 01:11	1.71
Tetrahydrofuran	**4.4**		0.86	ppb v/v			12/10/25 01:11	1.71
Toluene	**1.7**		1.7	ppb v/v			12/10/25 01:11	1.71
trans-1,2-Dichloroethene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
trans-1,3-Dichloropropene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Trichloroethene	ND		0.86	ppb v/v			12/10/25 01:11	1.71
Vinyl chloride	ND		0.86	ppb v/v			12/10/25 01:11	1.71

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
1,2-Dichloroethane-d4 (Surr)	*105*		*70 - 130*		*12/10/25 01:11*	*1.71*
4-Bromofluorobenzene (Surr)	*99*		*70 - 130*		*12/10/25 01:11*	*1.71*
Toluene-d8 (Surr)	*103*		*70 - 130*		*12/10/25 01:11*	*1.71*

Method: ASTM D1946 - Fixed Gases and Light Hydrocarbons in Air by GC/FID/TCD

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Helium	ND		0.086	% v/v			12/10/25 07:50	1.71

Method: EPA TO3 - Total Petroleum Hydrocarbons in Air by GC/FID

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
TPH-GRO (Gasoline Range Organics)	**3.1**		0.043	ppm v/v			12/11/25 12:27	1.71

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Fluorobenzene (Surr)	*108*		*75 - 150*		*12/11/25 12:27*	*1.71*

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP03
Date Collected: 11/20/25 13:01
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-3
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		4.9	ug/m3			12/10/25 01:42	1.81
1,1,2,2-Tetrachloroethane	ND		6.2	ug/m3			12/10/25 01:42	1.81
1,1,2-Trichloroethane	ND		4.9	ug/m3			12/10/25 01:42	1.81
1,1-Dichloroethane	ND		3.7	ug/m3			12/10/25 01:42	1.81
1,1-Dichloroethene	ND		3.6	ug/m3			12/10/25 01:42	1.81
1,2,4-Trichlorobenzene	ND		27	ug/m3			12/10/25 01:42	1.81
1,2,4-Trimethylbenzene	ND		4.4	ug/m3			12/10/25 01:42	1.81
1,2-Dibromoethane (EDB)	ND		7.0	ug/m3			12/10/25 01:42	1.81
1,2-Dichlorobenzene	ND		5.4	ug/m3			12/10/25 01:42	1.81
1,2-Dichloroethane	ND		3.7	ug/m3			12/10/25 01:42	1.81
1,2-Dichloropropane	ND		4.2	ug/m3			12/10/25 01:42	1.81
1,3,5-Trimethylbenzene	ND		4.4	ug/m3			12/10/25 01:42	1.81
1,3-Butadiene	ND		2.0	ug/m3			12/10/25 01:42	1.81
1,3-Dichlorobenzene	ND		5.4	ug/m3			12/10/25 01:42	1.81
1,4-Dichlorobenzene	ND		5.4	ug/m3			12/10/25 01:42	1.81
1,4-Dioxane	ND		6.5	ug/m3			12/10/25 01:42	1.81
2,2,4-Trimethylpentane	ND		4.2	ug/m3			12/10/25 01:42	1.81
2-Butanone (MEK)	ND		11	ug/m3			12/10/25 01:42	1.81
2-Hexanone	ND		15	ug/m3			12/10/25 01:42	1.81
2-Propanol	ND		8.9	ug/m3			12/10/25 01:42	1.81
3-Chloropropene	ND		2.8	ug/m3			12/10/25 01:42	1.81
4-Ethyltoluene	ND		4.4	ug/m3			12/10/25 01:42	1.81
4-Methyl-2-pentanone (MIBK)	ND		3.7	ug/m3			12/10/25 01:42	1.81
Acetone	**30**		21	ug/m3			12/10/25 01:42	1.81
alpha-Chlorotoluene	ND		4.7	ug/m3			12/10/25 01:42	1.81
Benzene	ND		2.9	ug/m3			12/10/25 01:42	1.81
Bromodichloromethane	ND		6.1	ug/m3			12/10/25 01:42	1.81
Bromoform	ND		9.4	ug/m3			12/10/25 01:42	1.81
Bromomethane	ND		7.0	ug/m3			12/10/25 01:42	1.81
Carbon disulfide	ND		11	ug/m3			12/10/25 01:42	1.81
Carbon tetrachloride	ND		5.7	ug/m3			12/10/25 01:42	1.81
Chlorobenzene	ND		4.2	ug/m3			12/10/25 01:42	1.81
Chloroethane	ND		9.6	ug/m3			12/10/25 01:42	1.81
Chloroform	ND		4.4	ug/m3			12/10/25 01:42	1.81
Chloromethane	ND		19	ug/m3			12/10/25 01:42	1.81
cis-1,2-Dichloroethene	ND		3.6	ug/m3			12/10/25 01:42	1.81
cis-1,3-Dichloropropene	ND		4.1	ug/m3			12/10/25 01:42	1.81
Cumene	ND		4.4	ug/m3			12/10/25 01:42	1.81
Cyclohexane	ND		3.1	ug/m3			12/10/25 01:42	1.81
Dibromochloromethane	ND		7.7	ug/m3			12/10/25 01:42	1.81
Ethanol	ND		17	ug/m3			12/10/25 01:42	1.81
Ethylbenzene	ND		3.9	ug/m3			12/10/25 01:42	1.81
Freon 11	ND		5.1	ug/m3			12/10/25 01:42	1.81
Freon 113	ND		6.9	ug/m3			12/10/25 01:42	1.81
Freon 12	ND		4.5	ug/m3			12/10/25 01:42	1.81
Freon-114	ND		6.3	ug/m3			12/10/25 01:42	1.81
Heptane	ND		3.7	ug/m3			12/10/25 01:42	1.81
Hexachlorobutadiene	ND		39	ug/m3			12/10/25 01:42	1.81

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP03
Date Collected: 11/20/25 13:01
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-3
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Hexane	ND		3.2	ug/m3			12/10/25 01:42	1.81
m,p-Xylene	ND		7.9	ug/m3			12/10/25 01:42	1.81
Methyl tert-butyl ether	ND		13	ug/m3			12/10/25 01:42	1.81
Methylene Chloride	ND		6.3	ug/m3			12/10/25 01:42	1.81
Naphthalene	ND		9.5	ug/m3			12/10/25 01:42	1.81
o-Xylene	ND		3.9	ug/m3			12/10/25 01:42	1.81
Propylbenzene	ND		4.4	ug/m3			12/10/25 01:42	1.81
Styrene	ND		3.9	ug/m3			12/10/25 01:42	1.81
Tetrachloroethene	ND		6.1	ug/m3			12/10/25 01:42	1.81
Tetrahydrofuran	ND		2.7	ug/m3			12/10/25 01:42	1.81
Toluene	ND		6.8	ug/m3			12/10/25 01:42	1.81
trans-1,2-Dichloroethene	ND		3.6	ug/m3			12/10/25 01:42	1.81
trans-1,3-Dichloropropene	ND		4.1	ug/m3			12/10/25 01:42	1.81
Trichloroethene	ND		4.9	ug/m3			12/10/25 01:42	1.81
Vinyl chloride	ND		2.3	ug/m3			12/10/25 01:42	1.81

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,1,2,2-Tetrachloroethane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,1,2-Trichloroethane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,1-Dichloroethane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,1-Dichloroethene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,2,4-Trichlorobenzene	ND		3.6	ppb v/v			12/10/25 01:42	1.81
1,2,4-Trimethylbenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,2-Dibromoethane (EDB)	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,2-Dichlorobenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,2-Dichloroethane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,2-Dichloropropane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,3,5-Trimethylbenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,3-Butadiene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,3-Dichlorobenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,4-Dichlorobenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
1,4-Dioxane	ND		1.8	ppb v/v			12/10/25 01:42	1.81
2,2,4-Trimethylpentane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
2-Butanone (MEK)	ND		3.6	ppb v/v			12/10/25 01:42	1.81
2-Hexanone	ND		3.6	ppb v/v			12/10/25 01:42	1.81
2-Propanol	ND		3.6	ppb v/v			12/10/25 01:42	1.81
3-Chloropropene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
4-Ethyltoluene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
4-Methyl-2-pentanone (MIBK)	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Acetone	13		9.1	ppb v/v			12/10/25 01:42	1.81
alpha-Chlorotoluene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Benzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Bromodichloromethane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Bromoform	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Bromomethane	ND		1.8	ppb v/v			12/10/25 01:42	1.81
Carbon disulfide	ND		3.6	ppb v/v			12/10/25 01:42	1.81
Carbon tetrachloride	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Chlorobenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP03
Date Collected: 11/20/25 13:01
Date Received: 11/24/25 09:22
Sample Container: Summa Canister 1L

Lab Sample ID: 650-1611-3
Matrix: Air

Method: EPA TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Chloroethane	ND		3.6	ppb v/v			12/10/25 01:42	1.81
Chloroform	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Chloromethane	ND		9.1	ppb v/v			12/10/25 01:42	1.81
cis-1,2-Dichloroethene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
cis-1,3-Dichloropropene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Cumene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Cyclohexane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Dibromochloromethane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Ethanol	ND		9.1	ppb v/v			12/10/25 01:42	1.81
Ethylbenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Freon 11	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Freon 113	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Freon 12	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Freon-114	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Heptane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Hexachlorobutadiene	ND		3.6	ppb v/v			12/10/25 01:42	1.81
Hexane	ND		0.91	ppb v/v			12/10/25 01:42	1.81
m,p-Xylene	ND		1.8	ppb v/v			12/10/25 01:42	1.81
Methyl tert-butyl ether	ND		3.6	ppb v/v			12/10/25 01:42	1.81
Methylene Chloride	ND		1.8	ppb v/v			12/10/25 01:42	1.81
Naphthalene	ND		1.8	ppb v/v			12/10/25 01:42	1.81
o-Xylene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Propylbenzene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Styrene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Tetrachloroethene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Tetrahydrofuran	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Toluene	ND		1.8	ppb v/v			12/10/25 01:42	1.81
trans-1,2-Dichloroethene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
trans-1,3-Dichloropropene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Trichloroethene	ND		0.91	ppb v/v			12/10/25 01:42	1.81
Vinyl chloride	ND		0.91	ppb v/v			12/10/25 01:42	1.81

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
1,2-Dichloroethane-d4 (Surr)	*105*		*70 - 130*		*12/10/25 01:42*	*1.81*
4-Bromofluorobenzene (Surr)	*104*		*70 - 130*		*12/10/25 01:42*	*1.81*
Toluene-d8 (Surr)	*106*		*70 - 130*		*12/10/25 01:42*	*1.81*

Method: ASTM D1946 - Fixed Gases and Light Hydrocarbons in Air by GC/FID/TCD

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Helium	ND		0.091	% v/v			12/10/25 08:15	1.81

Method: EPA TO3 - Total Petroleum Hydrocarbons in Air by GC/FID

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
TPH-GRO (Gasoline Range Organics)	**0.12**		0.045	ppm v/v			12/11/25 13:13	1.81

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Fluorobenzene (Surr)	*111*		*75 - 150*		*12/11/25 13:13*	*1.81*

Surrogate Summary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS)

Matrix: Air

Prep Type: Total/NA

		Percent Surrogate Recovery (Acceptance Limits)		
Lab Sample ID	Client Sample ID	DCA (70-130)	BFB (70-130)	TOL (70-130)
650-1611-1	SVP01	102	102	107
650-1611-2	SVP02	105	99	103
650-1611-3	SVP03	105	104	106
LCS 650-4913/4	Lab Control Sample	103	104	107
LCSD 650-4913/5	Lab Control Sample Dup	98	102	103
MB 650-4913/6	Method Blank	103	103	105

Surrogate Legend

DCA = 1,2-Dichloroethane-d4 (Surr)
BFB = 4-Bromofluorobenzene (Surr)
TOL = Toluene-d8 (Surr)

Method: TO3 - Total Petroleum Hydrocarbons in Air by GC/FID

Matrix: Air

Prep Type: Total/NA

		Percent Surrogate Recovery (Acceptance Limits)
Lab Sample ID	Client Sample ID	FB (75-150)
650-1611-1	SVP01	110
650-1611-2	SVP02	108
650-1611-3	SVP03	111
LCS 650-5240/2	Lab Control Sample	125
LCSD 650-5240/3	Lab Control Sample Dup	125
MB 650-5240/4	Method Blank	107

Surrogate Legend

FB = Fluorobenzene (Surr)

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS)

Lab Sample ID: MB 650-4913/6
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		2.7	ug/m3			12/09/25 12:47	1
1,1,2,2-Tetrachloroethane	ND		3.4	ug/m3			12/09/25 12:47	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			12/09/25 12:47	1
1,1-Dichloroethane	ND		2.0	ug/m3			12/09/25 12:47	1
1,1-Dichloroethene	ND		2.0	ug/m3			12/09/25 12:47	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			12/09/25 12:47	1
1,2,4-Trimethylbenzene	ND		2.5	ug/m3			12/09/25 12:47	1
1,2-Dibromoethane (EDB)	ND		3.8	ug/m3			12/09/25 12:47	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			12/09/25 12:47	1
1,2-Dichloroethane	ND		2.0	ug/m3			12/09/25 12:47	1
1,2-Dichloropropane	ND		2.3	ug/m3			12/09/25 12:47	1
1,3,5-Trimethylbenzene	ND		2.5	ug/m3			12/09/25 12:47	1
1,3-Butadiene	ND		1.1	ug/m3			12/09/25 12:47	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			12/09/25 12:47	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			12/09/25 12:47	1
1,4-Dioxane	ND		3.6	ug/m3			12/09/25 12:47	1
2,2,4-Trimethylpentane	ND		2.3	ug/m3			12/09/25 12:47	1
2-Butanone (MEK)	ND		5.9	ug/m3			12/09/25 12:47	1
2-Hexanone	ND		8.2	ug/m3			12/09/25 12:47	1
2-Propanol	ND		4.9	ug/m3			12/09/25 12:47	1
3-Chloropropene	ND		1.6	ug/m3			12/09/25 12:47	1
4-Ethyltoluene	ND		2.5	ug/m3			12/09/25 12:47	1
4-Methyl-2-pentanone (MIBK)	ND		2.0	ug/m3			12/09/25 12:47	1
Acetone	ND		12	ug/m3			12/09/25 12:47	1
alpha-Chlorotoluene	ND		2.6	ug/m3			12/09/25 12:47	1
Benzene	ND		1.6	ug/m3			12/09/25 12:47	1
Bromodichloromethane	ND		3.4	ug/m3			12/09/25 12:47	1
Bromoform	ND		5.2	ug/m3			12/09/25 12:47	1
Bromomethane	ND		3.9	ug/m3			12/09/25 12:47	1
Carbon disulfide	ND		6.2	ug/m3			12/09/25 12:47	1
Carbon tetrachloride	ND		3.1	ug/m3			12/09/25 12:47	1
Chlorobenzene	ND		2.3	ug/m3			12/09/25 12:47	1
Chloroethane	ND		5.3	ug/m3			12/09/25 12:47	1
Chloroform	ND		2.4	ug/m3			12/09/25 12:47	1
Chloromethane	ND		10	ug/m3			12/09/25 12:47	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			12/09/25 12:47	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			12/09/25 12:47	1
Cumene	ND		2.5	ug/m3			12/09/25 12:47	1
Cyclohexane	ND		1.7	ug/m3			12/09/25 12:47	1
Dibromochloromethane	ND		4.3	ug/m3			12/09/25 12:47	1
Ethanol	ND		9.4	ug/m3			12/09/25 12:47	1
Ethylbenzene	ND		2.2	ug/m3			12/09/25 12:47	1
Freon 11	ND		2.8	ug/m3			12/09/25 12:47	1
Freon 113	ND		3.8	ug/m3			12/09/25 12:47	1
Freon 12	ND		2.5	ug/m3			12/09/25 12:47	1
Freon-114	ND		3.5	ug/m3			12/09/25 12:47	1
Heptane	ND		2.0	ug/m3			12/09/25 12:47	1
Hexachlorobutadiene	ND		21	ug/m3			12/09/25 12:47	1

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: MB 650-4913/6
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Hexane	ND		1.8	ug/m3			12/09/25 12:47	1
m,p-Xylene	ND		4.3	ug/m3			12/09/25 12:47	1
Methyl tert-butyl ether	ND		7.2	ug/m3			12/09/25 12:47	1
Methylene Chloride	ND		3.5	ug/m3			12/09/25 12:47	1
Naphthalene	ND		5.2	ug/m3			12/09/25 12:47	1
o-Xylene	ND		2.2	ug/m3			12/09/25 12:47	1
Propylbenzene	ND		2.5	ug/m3			12/09/25 12:47	1
Styrene	ND		2.1	ug/m3			12/09/25 12:47	1
Tetrachloroethene	ND		3.4	ug/m3			12/09/25 12:47	1
Tetrahydrofuran	ND		1.5	ug/m3			12/09/25 12:47	1
Toluene	ND		3.8	ug/m3			12/09/25 12:47	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			12/09/25 12:47	1
trans-1,3-Dichloropropene	ND		2.3	ug/m3			12/09/25 12:47	1
Trichloroethene	ND		2.7	ug/m3			12/09/25 12:47	1
Vinyl chloride	ND		1.3	ug/m3			12/09/25 12:47	1

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		0.50	ppb v/v			12/09/25 12:47	1
1,1,2,2-Tetrachloroethane	ND		0.50	ppb v/v			12/09/25 12:47	1
1,1,2-Trichloroethane	ND		0.50	ppb v/v			12/09/25 12:47	1
1,1-Dichloroethane	ND		0.50	ppb v/v			12/09/25 12:47	1
1,1-Dichloroethene	ND		0.50	ppb v/v			12/09/25 12:47	1
1,2,4-Trichlorobenzene	ND		2.0	ppb v/v			12/09/25 12:47	1
1,2,4-Trimethylbenzene	ND		0.50	ppb v/v			12/09/25 12:47	1
1,2-Dibromoethane (EDB)	ND		0.50	ppb v/v			12/09/25 12:47	1
1,2-Dichlorobenzene	ND		0.50	ppb v/v			12/09/25 12:47	1
1,2-Dichloroethane	ND		0.50	ppb v/v			12/09/25 12:47	1
1,2-Dichloropropane	ND		0.50	ppb v/v			12/09/25 12:47	1
1,3,5-Trimethylbenzene	ND		0.50	ppb v/v			12/09/25 12:47	1
1,3-Butadiene	ND		0.50	ppb v/v			12/09/25 12:47	1
1,3-Dichlorobenzene	ND		0.50	ppb v/v			12/09/25 12:47	1
1,4-Dichlorobenzene	ND		0.50	ppb v/v			12/09/25 12:47	1
1,4-Dioxane	ND		1.0	ppb v/v			12/09/25 12:47	1
2,2,4-Trimethylpentane	ND		0.50	ppb v/v			12/09/25 12:47	1
2-Butanone (MEK)	ND		2.0	ppb v/v			12/09/25 12:47	1
2-Hexanone	ND		2.0	ppb v/v			12/09/25 12:47	1
2-Propanol	ND		2.0	ppb v/v			12/09/25 12:47	1
3-Chloropropene	ND		0.50	ppb v/v			12/09/25 12:47	1
4-Ethyltoluene	ND		0.50	ppb v/v			12/09/25 12:47	1
4-Methyl-2-pentanone (MIBK)	ND		0.50	ppb v/v			12/09/25 12:47	1
Acetone	ND		5.0	ppb v/v			12/09/25 12:47	1
alpha-Chlorotoluene	ND		0.50	ppb v/v			12/09/25 12:47	1
Benzene	ND		0.50	ppb v/v			12/09/25 12:47	1
Bromodichloromethane	ND		0.50	ppb v/v			12/09/25 12:47	1
Bromoform	ND		0.50	ppb v/v			12/09/25 12:47	1
Bromomethane	ND		1.0	ppb v/v			12/09/25 12:47	1
Carbon disulfide	ND		2.0	ppb v/v			12/09/25 12:47	1
Carbon tetrachloride	ND		0.50	ppb v/v			12/09/25 12:47	1
Chlorobenzene	ND		0.50	ppb v/v			12/09/25 12:47	1

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: MB 650-4913/6
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Chloroethane	ND		2.0		ppb v/v			12/09/25 12:47	1
Chloroform	ND		0.50		ppb v/v			12/09/25 12:47	1
Chloromethane	ND		5.0		ppb v/v			12/09/25 12:47	1
cis-1,2-Dichloroethene	ND		0.50		ppb v/v			12/09/25 12:47	1
cis-1,3-Dichloropropene	ND		0.50		ppb v/v			12/09/25 12:47	1
Cumene	ND		0.50		ppb v/v			12/09/25 12:47	1
Cyclohexane	ND		0.50		ppb v/v			12/09/25 12:47	1
Dibromochloromethane	ND		0.50		ppb v/v			12/09/25 12:47	1
Ethanol	ND		5.0		ppb v/v			12/09/25 12:47	1
Ethylbenzene	ND		0.50		ppb v/v			12/09/25 12:47	1
Freon 11	ND		0.50		ppb v/v			12/09/25 12:47	1
Freon 113	ND		0.50		ppb v/v			12/09/25 12:47	1
Freon 12	ND		0.50		ppb v/v			12/09/25 12:47	1
Freon-114	ND		0.50		ppb v/v			12/09/25 12:47	1
Heptane	ND		0.50		ppb v/v			12/09/25 12:47	1
Hexachlorobutadiene	ND		2.0		ppb v/v			12/09/25 12:47	1
Hexane	ND		0.50		ppb v/v			12/09/25 12:47	1
m,p-Xylene	ND		1.0		ppb v/v			12/09/25 12:47	1
Methyl tert-butyl ether	ND		2.0		ppb v/v			12/09/25 12:47	1
Methylene Chloride	ND		1.0		ppb v/v			12/09/25 12:47	1
Naphthalene	ND		1.0		ppb v/v			12/09/25 12:47	1
o-Xylene	ND		0.50		ppb v/v			12/09/25 12:47	1
Propylbenzene	ND		0.50		ppb v/v			12/09/25 12:47	1
Styrene	ND		0.50		ppb v/v			12/09/25 12:47	1
Tetrachloroethene	ND		0.50		ppb v/v			12/09/25 12:47	1
Tetrahydrofuran	ND		0.50		ppb v/v			12/09/25 12:47	1
Toluene	ND		1.0		ppb v/v			12/09/25 12:47	1
trans-1,2-Dichloroethene	ND		0.50		ppb v/v			12/09/25 12:47	1
trans-1,3-Dichloropropene	ND		0.50		ppb v/v			12/09/25 12:47	1
Trichloroethene	ND		0.50		ppb v/v			12/09/25 12:47	1
Vinyl chloride	ND		0.50		ppb v/v			12/09/25 12:47	1

Surrogate	*MB %Recovery*	*MB Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
1,2-Dichloroethane-d4 (Surr)	*103*		*70 - 130*		*12/09/25 12:47*	*1*
4-Bromofluorobenzene (Surr)	*103*		*70 - 130*		*12/09/25 12:47*	*1*
Toluene-d8 (Surr)	*105*		*70 - 130*		*12/09/25 12:47*	*1*

Lab Sample ID: LCS 650-4913/4
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
1,1,1-Trichloroethane	109	116		ug/m3		106	70 - 130
1,1,2,2-Tetrachloroethane	138	143		ug/m3		104	70 - 130
1,1,2-Trichloroethane	109	115		ug/m3		105	70 - 130
1,1-Dichloroethane	81.1	81.4		ug/m3		100	70 - 130
1,1-Dichloroethene	79.5	80.8		ug/m3		102	70 - 130
1,2,4-Trichlorobenzene	167	166		ug/m3		99	70 - 130

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: LCS 650-4913/4
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
1,2,4-Trimethylbenzene	98.5	113		ug/m3		115	70 - 130
1,2-Dibromoethane (EDB)	154	166		ug/m3		108	70 - 130
1,2-Dichlorobenzene	121	121		ug/m3		101	70 - 130
1,2-Dichloroethane	81.1	67.9		ug/m3		84	70 - 130
1,2-Dichloropropane	92.6	80.2		ug/m3		87	70 - 130
1,3,5-Trimethylbenzene	98.5	112		ug/m3		114	70 - 130
1,3-Butadiene	44.3	45.0		ug/m3		102	70 - 130
1,3-Dichlorobenzene	121	123		ug/m3		102	70 - 130
1,4-Dichlorobenzene	121	120		ug/m3		100	70 - 130
1,4-Dioxane	72.2	66.3		ug/m3		92	70 - 130
2,2,4-Trimethylpentane	93.6	89.8		ug/m3		96	70 - 130
2-Butanone (MEK)	59.1	61.3		ug/m3		104	70 - 130
2-Hexanone	82.1	68.8		ug/m3		84	70 - 130
2-Propanol	49.3	50.3		ug/m3		102	70 - 130
3-Chloropropene	62.7	65.6		ug/m3		105	70 - 130
4-Ethyltoluene	98.5	114		ug/m3		115	70 - 130
4-Methyl-2-pentanone (MIBK)	82.1	70.5		ug/m3		86	70 - 130
Acetone	47.6	48.7		ug/m3		102	70 - 130
alpha-Chlorotoluene	104	115		ug/m3		111	70 - 130
Benzene	64.0	59.1		ug/m3		92	70 - 130
Bromodichloromethane	134	132		ug/m3		98	70 - 130
Bromoform	207	224		ug/m3		108	70 - 130
Bromomethane	77.8	80.6		ug/m3		104	70 - 130
Carbon disulfide	62.4	58.7		ug/m3		94	70 - 130
Carbon tetrachloride	126	134		ug/m3		107	70 - 130
Chlorobenzene	92.3	85.2		ug/m3		92	70 - 130
Chloroethane	52.9	55.3		ug/m3		105	70 - 130
Chloroform	97.9	93.8		ug/m3		96	70 - 130
Chloromethane	41.4	46.2		ug/m3		112	70 - 130
cis-1,2-Dichloroethene	79.5	80.7		ug/m3		102	70 - 130
cis-1,3-Dichloropropene	91.0	97.1		ug/m3		107	70 - 130
Cumene	98.5	102		ug/m3		104	70 - 130
Cyclohexane	69.0	71.4		ug/m3		104	70 - 130
Dibromochloromethane	171	179		ug/m3		105	70 - 130
Ethanol	44.6	38.1		ug/m3		85	70 - 130
Ethylbenzene	87.0	87.5		ug/m3		101	70 - 130
Freon 11	113	112		ug/m3		99	70 - 130
Freon 113	154	143		ug/m3		93	70 - 130
Freon 12	99.1	106		ug/m3		107	70 - 130
Freon-114	140	136		ug/m3		97	70 - 130
Heptane	82.2	79.2		ug/m3		96	70 - 130
Hexachlorobutadiene	237	211		ug/m3		89	70 - 130
Hexane	70.6	63.8		ug/m3		90	70 - 130
m,p-Xylene	87.0	86.5		ug/m3		99	70 - 130
Methyl tert-butyl ether	72.3	69.8		ug/m3		97	70 - 130
Methylene Chloride	69.6	61.5		ug/m3		88	70 - 130
Naphthalene	10.5	11.7		ug/m3		111	60 - 140
o-Xylene	87.0	89.4		ug/m3		103	70 - 130
Propylbenzene	98.5	111		ug/m3		113	70 - 130

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: LCS 650-4913/4
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Styrene	85.4	103		ug/m3		120	70 - 130
Tetrachloroethene	136	114		ug/m3		84	70 - 130
Tetrahydrofuran	59.1	58.8		ug/m3		100	70 - 130
Toluene	75.5	69.9		ug/m3		93	70 - 130
trans-1,2-Dichloroethene	79.5	76.0		ug/m3		96	70 - 130
trans-1,3-Dichloropropene	91.0	94.4		ug/m3		104	70 - 130
Trichloroethene	108	97.3		ug/m3		90	70 - 130
Vinyl chloride	51.2	53.1		ug/m3		104	70 - 130

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
1,1,1-Trichloroethane	20	21.2		ppb v/v		106	70 - 130
1,1,2,2-Tetrachloroethane	20	20.8		ppb v/v		104	70 - 130
1,1,2-Trichloroethane	20	21.0		ppb v/v		105	70 - 130
1,1-Dichloroethane	20	20.1		ppb v/v		100	70 - 130
1,1-Dichloroethene	20	20.4		ppb v/v		102	70 - 130
1,2,4-Trichlorobenzene	22	22.3		ppb v/v		99	70 - 130
1,2,4-Trimethylbenzene	20	23.0		ppb v/v		115	70 - 130
1,2-Dibromoethane (EDB)	20	21.6		ppb v/v		108	70 - 130
1,2-Dichlorobenzene	20	20.2		ppb v/v		101	70 - 130
1,2-Dichloroethane	20	16.8		ppb v/v		84	70 - 130
1,2-Dichloropropane	20	17.3		ppb v/v		87	70 - 130
1,3,5-Trimethylbenzene	20	22.8		ppb v/v		114	70 - 130
1,3-Butadiene	20	20.4		ppb v/v		102	70 - 130
1,3-Dichlorobenzene	20	20.4		ppb v/v		102	70 - 130
1,4-Dichlorobenzene	20	20.0		ppb v/v		100	70 - 130
1,4-Dioxane	20	18.4		ppb v/v		92	70 - 130
2,2,4-Trimethylpentane	20	19.2		ppb v/v		96	70 - 130
2-Butanone (MEK)	20	20.8		ppb v/v		104	70 - 130
2-Hexanone	20	16.8		ppb v/v		84	70 - 130
2-Propanol	20	20.5		ppb v/v		102	70 - 130
3-Chloropropene	20	21.0		ppb v/v		105	70 - 130
4-Ethyltoluene	20	23.1		ppb v/v		115	70 - 130
4-Methyl-2-pentanone (MIBK)	20	17.2		ppb v/v		86	70 - 130
Acetone	20	20.5		ppb v/v		102	70 - 130
alpha-Chlorotoluene	20	22.3		ppb v/v		111	70 - 130
Benzene	20	18.5		ppb v/v		92	70 - 130
Bromodichloromethane	20	19.7		ppb v/v		98	70 - 130
Bromoform	20	21.7		ppb v/v		108	70 - 130
Bromomethane	20	20.8		ppb v/v		104	70 - 130
Carbon disulfide	20	18.9		ppb v/v		94	70 - 130
Carbon tetrachloride	20	21.3		ppb v/v		107	70 - 130
Chlorobenzene	20	18.5		ppb v/v		92	70 - 130
Chloroethane	20	21.0		ppb v/v		105	70 - 130
Chloroform	20	19.2		ppb v/v		96	70 - 130
Chloromethane	20	22.4		ppb v/v		112	70 - 130
cis-1,2-Dichloroethene	20	20.4		ppb v/v		102	70 - 130
cis-1,3-Dichloropropene	20	21.4		ppb v/v		107	70 - 130
Cumene	20	20.8		ppb v/v		104	70 - 130
Cyclohexane	20	20.7		ppb v/v		104	70 - 130

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: LCS 650-4913/4
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Dibromochloromethane	20	21.0		ppb v/v		105	70 - 130
Ethanol	24	20.2		ppb v/v		85	70 - 130
Ethylbenzene	20	20.2		ppb v/v		101	70 - 130
Freon 11	20	19.9		ppb v/v		99	70 - 130
Freon 113	20	18.7		ppb v/v		93	70 - 130
Freon 12	20	21.5		ppb v/v		107	70 - 130
Freon-114	20	19.4		ppb v/v		97	70 - 130
Heptane	20	19.3		ppb v/v		96	70 - 130
Hexachlorobutadiene	22	19.8		ppb v/v		89	70 - 130
Hexane	20	18.1		ppb v/v		90	70 - 130
m,p-Xylene	20	19.9		ppb v/v		99	70 - 130
Methyl tert-butyl ether	20	19.4		ppb v/v		97	70 - 130
Methylene Chloride	20	17.7		ppb v/v		88	70 - 130
Naphthalene	2.0	2.23		ppb v/v		111	60 - 140
o-Xylene	20	20.6		ppb v/v		103	70 - 130
Propylbenzene	20	22.6		ppb v/v		113	70 - 130
Styrene	20	24.1		ppb v/v		120	70 - 130
Tetrachloroethene	20	16.8		ppb v/v		84	70 - 130
Tetrahydrofuran	20	19.9		ppb v/v		100	70 - 130
Toluene	20	18.6		ppb v/v		93	70 - 130
trans-1,2-Dichloroethene	20	19.2		ppb v/v		96	70 - 130
trans-1,3-Dichloropropene	20	20.8		ppb v/v		104	70 - 130
Trichloroethene	20	18.1		ppb v/v		90	70 - 130
Vinyl chloride	20	20.8		ppb v/v		104	70 - 130

Surrogate	*LCS %Recovery*	*LCS Qualifier*	*Limits*
1,2-Dichloroethane-d4 (Surr)	*103*		*70 - 130*
4-Bromofluorobenzene (Surr)	*104*		*70 - 130*
Toluene-d8 (Surr)	*107*		*70 - 130*

Lab Sample ID: LCSD 650-4913/5
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
1,1,1-Trichloroethane	109	117		ug/m3		107	70 - 130	1	25
1,1,2,2-Tetrachloroethane	138	150		ug/m3		109	70 - 130	5	25
1,1,2-Trichloroethane	109	118		ug/m3		108	70 - 130	3	25
1,1-Dichloroethane	81.1	82.4		ug/m3		102	70 - 130	1	25
1,1-Dichloroethene	79.5	81.0		ug/m3		102	70 - 130	0	25
1,2,4-Trichlorobenzene	167	172		ug/m3		103	70 - 130	4	25
1,2,4-Trimethylbenzene	98.5	118		ug/m3		120	70 - 130	4	25
1,2-Dibromoethane (EDB)	154	173		ug/m3		112	70 - 130	4	25
1,2-Dichlorobenzene	121	126		ug/m3		104	70 - 130	4	25
1,2-Dichloroethane	81.1	67.5		ug/m3		83	70 - 130	1	25
1,2-Dichloropropane	92.6	80.4		ug/m3		87	70 - 130	0	25
1,3,5-Trimethylbenzene	98.5	115		ug/m3		117	70 - 130	3	25
1,3-Butadiene	44.3	45.0		ug/m3		102	70 - 130	0	25

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: LCSD 650-4913/5
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
1,3-Dichlorobenzene	121	128		ug/m3		106	70 - 130	4	25
1,4-Dichlorobenzene	121	125		ug/m3		103	70 - 130	4	25
1,4-Dioxane	72.2	66.1		ug/m3		92	70 - 130	0	25
2,2,4-Trimethylpentane	93.6	90.2		ug/m3		96	70 - 130	0	25
2-Butanone (MEK)	59.1	61.3		ug/m3		104	70 - 130	0	25
2-Hexanone	82.1	71.6		ug/m3		87	70 - 130	4	25
2-Propanol	49.3	50.8		ug/m3		103	70 - 130	1	25
3-Chloropropene	62.7	66.9		ug/m3		107	70 - 130	2	25
4-Ethyltoluene	98.5	116		ug/m3		118	70 - 130	2	25
4-Methyl-2-pentanone (MIBK)	82.1	71.5		ug/m3		87	70 - 130	1	25
Acetone	47.6	49.3		ug/m3		103	70 - 130	1	25
alpha-Chlorotoluene	104	121		ug/m3		117	70 - 130	5	25
Benzene	64.0	58.7		ug/m3		92	70 - 130	1	25
Bromodichloromethane	134	138		ug/m3		103	70 - 130	5	25
Bromoform	207	220		ug/m3		106	70 - 130	2	25
Bromomethane	77.8	81.9		ug/m3		105	70 - 130	2	25
Carbon disulfide	62.4	59.4		ug/m3		95	70 - 130	1	25
Carbon tetrachloride	126	135		ug/m3		107	70 - 130	0	25
Chlorobenzene	92.3	88.2		ug/m3		96	70 - 130	3	25
Chloroethane	52.9	55.7		ug/m3		105	70 - 130	1	25
Chloroform	97.9	94.7		ug/m3		97	70 - 130	1	25
Chloromethane	41.4	46.6		ug/m3		113	70 - 130	1	25
cis-1,2-Dichloroethene	79.5	82.8		ug/m3		104	70 - 130	3	25
cis-1,3-Dichloropropene	91.0	99.0		ug/m3		109	70 - 130	2	25
Cumene	98.5	108		ug/m3		110	70 - 130	5	25
Cyclohexane	69.0	73.0		ug/m3		106	70 - 130	2	25
Dibromochloromethane	171	183		ug/m3		107	70 - 130	3	25
Ethanol	44.6	37.1		ug/m3		83	70 - 130	3	25
Ethylbenzene	87.0	90.7		ug/m3		104	70 - 130	4	25
Freon 11	113	112		ug/m3		99	70 - 130	0	25
Freon 113	154	144		ug/m3		94	70 - 130	0	25
Freon 12	99.1	104		ug/m3		105	70 - 130	2	25
Freon-114	140	136		ug/m3		97	70 - 130	0	25
Heptane	82.2	79.8		ug/m3		97	70 - 130	1	25
Hexachlorobutadiene	237	219		ug/m3		92	70 - 130	4	25
Hexane	70.6	64.0		ug/m3		91	70 - 130	0	25
m,p-Xylene	87.0	89.7		ug/m3		103	70 - 130	4	25
Methyl tert-butyl ether	72.3	71.1		ug/m3		98	70 - 130	2	25
Methylene Chloride	69.6	61.9		ug/m3		89	70 - 130	1	25
Naphthalene	10.5	12.2		ug/m3		116	60 - 140	4	25
o-Xylene	87.0	92.6		ug/m3		106	70 - 130	3	25
Propylbenzene	98.5	114		ug/m3		115	70 - 130	2	25
Styrene	85.4	106		ug/m3		124	70 - 130	3	25
Tetrachloroethene	136	119		ug/m3		87	70 - 130	4	25
Tetrahydrofuran	59.1	59.6		ug/m3		101	70 - 130	1	25
Toluene	75.5	69.7		ug/m3		92	70 - 130	0	25
trans-1,2-Dichloroethene	79.5	76.0		ug/m3		96	70 - 130	0	25
trans-1,3-Dichloropropene	91.0	99.0		ug/m3		109	70 - 130	5	25
Trichloroethene	108	97.6		ug/m3		91	70 - 130	0	25

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: LCSD 650-4913/5
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Vinyl chloride	51.2	54.5		ug/m3		106	70 - 130	3	25

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
1,1,1-Trichloroethane	20	21.5		ppb v/v		107	70 - 130	1	25
1,1,2,2-Tetrachloroethane	20	21.9		ppb v/v		109	70 - 130	5	25
1,1,2-Trichloroethane	20	21.6		ppb v/v		108	70 - 130	3	25
1,1-Dichloroethane	20	20.4		ppb v/v		102	70 - 130	1	25
1,1-Dichloroethene	20	20.4		ppb v/v		102	70 - 130	0	25
1,2,4-Trichlorobenzene	22	23.2		ppb v/v		103	70 - 130	4	25
1,2,4-Trimethylbenzene	20	24.0		ppb v/v		120	70 - 130	4	25
1,2-Dibromoethane (EDB)	20	22.5		ppb v/v		112	70 - 130	4	25
1,2-Dichlorobenzene	20	20.9		ppb v/v		104	70 - 130	4	25
1,2-Dichloroethane	20	16.7		ppb v/v		83	70 - 130	1	25
1,2-Dichloropropane	20	17.4		ppb v/v		87	70 - 130	0	25
1,3,5-Trimethylbenzene	20	23.4		ppb v/v		117	70 - 130	3	25
1,3-Butadiene	20	20.4		ppb v/v		102	70 - 130	0	25
1,3-Dichlorobenzene	20	21.3		ppb v/v		106	70 - 130	4	25
1,4-Dichlorobenzene	20	20.7		ppb v/v		103	70 - 130	4	25
1,4-Dioxane	20	18.3		ppb v/v		92	70 - 130	0	25
2,2,4-Trimethylpentane	20	19.3		ppb v/v		96	70 - 130	0	25
2-Butanone (MEK)	20	20.8		ppb v/v		104	70 - 130	0	25
2-Hexanone	20	17.5		ppb v/v		87	70 - 130	4	25
2-Propanol	20	20.6		ppb v/v		103	70 - 130	1	25
3-Chloropropene	20	21.4		ppb v/v		107	70 - 130	2	25
4-Ethyltoluene	20	23.6		ppb v/v		118	70 - 130	2	25
4-Methyl-2-pentanone (MIBK)	20	17.5		ppb v/v		87	70 - 130	1	25
Acetone	20	20.7		ppb v/v		103	70 - 130	1	25
alpha-Chlorotoluene	20	23.4		ppb v/v		117	70 - 130	5	25
Benzene	20	18.4		ppb v/v		92	70 - 130	1	25
Bromodichloromethane	20	20.6		ppb v/v		103	70 - 130	5	25
Bromoform	20	21.3		ppb v/v		106	70 - 130	2	25
Bromomethane	20	21.1		ppb v/v		105	70 - 130	2	25
Carbon disulfide	20	19.1		ppb v/v		95	70 - 130	1	25
Carbon tetrachloride	20	21.4		ppb v/v		107	70 - 130	0	25
Chlorobenzene	20	19.2		ppb v/v		96	70 - 130	3	25
Chloroethane	20	21.1		ppb v/v		105	70 - 130	1	25
Chloroform	20	19.4		ppb v/v		97	70 - 130	1	25
Chloromethane	20	22.6		ppb v/v		113	70 - 130	1	25
cis-1,2-Dichloroethene	20	20.9		ppb v/v		104	70 - 130	3	25
cis-1,3-Dichloropropene	20	21.8		ppb v/v		109	70 - 130	2	25
Cumene	20	22.0		ppb v/v		110	70 - 130	5	25
Cyclohexane	20	21.2		ppb v/v		106	70 - 130	2	25
Dibromochloromethane	20	21.5		ppb v/v		107	70 - 130	3	25
Ethanol	24	19.7		ppb v/v		83	70 - 130	3	25
Ethylbenzene	20	20.9		ppb v/v		104	70 - 130	4	25
Freon 11	20	19.9		ppb v/v		99	70 - 130	0	25
Freon 113	20	18.8		ppb v/v		94	70 - 130	0	25
Freon 12	20	21.1		ppb v/v		105	70 - 130	2	25
Freon-114	20	19.5		ppb v/v		97	70 - 130	0	25

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO-15 - Volatile Organic Compounds in Air (GC/MS) (Continued)

Lab Sample ID: LCSD 650-4913/5
Matrix: Air
Analysis Batch: 4913

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Heptane	20	19.5		ppb v/v		97	70 - 130	1	25
Hexachlorobutadiene	22	20.6		ppb v/v		92	70 - 130	4	25
Hexane	20	18.2		ppb v/v		91	70 - 130	0	25
m,p-Xylene	20	20.7		ppb v/v		103	70 - 130	4	25
Methyl tert-butyl ether	20	19.7		ppb v/v		98	70 - 130	2	25
Methylene Chloride	20	17.8		ppb v/v		89	70 - 130	1	25
Naphthalene	2.0	2.33		ppb v/v		116	60 - 140	4	25
o-Xylene	20	21.3		ppb v/v		106	70 - 130	3	25
Propylbenzene	20	23.1		ppb v/v		115	70 - 130	2	25
Styrene	20	24.8		ppb v/v		124	70 - 130	3	25
Tetrachloroethene	20	17.5		ppb v/v		87	70 - 130	4	25
Tetrahydrofuran	20	20.2		ppb v/v		101	70 - 130	1	25
Toluene	20	18.5		ppb v/v		92	70 - 130	0	25
trans-1,2-Dichloroethene	20	19.2		ppb v/v		96	70 - 130	0	25
trans-1,3-Dichloropropene	20	21.8		ppb v/v		109	70 - 130	5	25
Trichloroethene	20	18.2		ppb v/v		91	70 - 130	0	25
Vinyl chloride	20	21.3		ppb v/v		106	70 - 130	3	25

Surrogate	*LCSD %Recovery*	*LCSD Qualifier*	*Limits*
1,2-Dichloroethane-d4 (Surr)	*98*		*70 - 130*
4-Bromofluorobenzene (Surr)	*102*		*70 - 130*
Toluene-d8 (Surr)	*103*		*70 - 130*

Method: D1946 - Fixed Gases and Light Hydrocarbons in Air by GC/FID/TCD

Lab Sample ID: MB 650-4966/3
Matrix: Air
Analysis Batch: 4966

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Helium	ND		0.050	% v/v			12/09/25 15:05	1

Lab Sample ID: LCS 650-4966/2
Matrix: Air
Analysis Batch: 4966

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
Helium	1.00	1.05		% v/v		105	85 - 115

Lab Sample ID: LCSD 650-4966/24
Matrix: Air
Analysis Batch: 4966

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Helium	1.00	1.05		% v/v		105	85 - 115	0	25

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method: TO3 - Total Petroleum Hydrocarbons in Air by GC/FID

Lab Sample ID: MB 650-5240/4
Matrix: Air
Analysis Batch: 5240

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
TPH-GRO (Gasoline Range Organics)	ND		0.025		ppm v/v			12/10/25 18:30	1

Surrogate	*MB %Recovery*	*MB Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Fluorobenzene (Surr)	*107*		*75 - 150*		*12/10/25 18:30*	*1*

Lab Sample ID: LCS 650-5240/2
Matrix: Air
Analysis Batch: 5240

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte			Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits		
TPH-GRO (Gasoline Range Organics)			2.51	2.28		ppm v/v		91	75 - 125		

Surrogate	*LCS %Recovery*	*LCS Qualifier*	*Limits*
Fluorobenzene (Surr)	*125*		*75 - 150*

Lab Sample ID: LCSD 650-5240/3
Matrix: Air
Analysis Batch: 5240

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA

Analyte			Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
TPH-GRO (Gasoline Range Organics)			2.51	2.31		ppm v/v		92	75 - 125	1	25

Surrogate	*LCSD %Recovery*	*LCSD Qualifier*	*Limits*
Fluorobenzene (Surr)	*125*		*75 - 150*

QC Association Summary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Air - GC/MS VOA

Analysis Batch: 4913

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
650-1611-1	SVP01	Total/NA	Air	TO-15	
650-1611-2	SVP02	Total/NA	Air	TO-15	
650-1611-3	SVP03	Total/NA	Air	TO-15	
MB 650-4913/6	Method Blank	Total/NA	Air	TO-15	
LCS 650-4913/4	Lab Control Sample	Total/NA	Air	TO-15	
LCSD 650-4913/5	Lab Control Sample Dup	Total/NA	Air	TO-15	

Air - GC VOA

Analysis Batch: 4966

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
650-1611-1	SVP01	Total/NA	Air	D1946	
650-1611-2	SVP02	Total/NA	Air	D1946	
650-1611-3	SVP03	Total/NA	Air	D1946	
MB 650-4966/3	Method Blank	Total/NA	Air	D1946	
LCS 650-4966/2	Lab Control Sample	Total/NA	Air	D1946	
LCSD 650-4966/24	Lab Control Sample Dup	Total/NA	Air	D1946	

Analysis Batch: 5240

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
650-1611-1	SVP01	Total/NA	Air	TO3	
650-1611-2	SVP02	Total/NA	Air	TO3	
650-1611-3	SVP03	Total/NA	Air	TO3	
MB 650-5240/4	Method Blank	Total/NA	Air	TO3	
LCS 650-5240/2	Lab Control Sample	Total/NA	Air	TO3	
LCSD 650-5240/3	Lab Control Sample Dup	Total/NA	Air	TO3	

Lab Chronicle

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Client Sample ID: SVP01

Date Collected: 11/19/25 14:42
Date Received: 11/24/25 09:22

Lab Sample ID: 650-1611-1
Matrix: Air

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	TO-15		1.952	4913	ML	Air Toxics	12/10/25 00:39
Total/NA	Analysis	D1946		1.952	4966	EM	Air Toxics	12/10/25 07:33
Total/NA	Analysis	TO3		1.952	5240	EM	Air Toxics	12/11/25 11:52

Client Sample ID: SVP02

Date Collected: 11/19/25 15:42
Date Received: 11/24/25 09:22

Lab Sample ID: 650-1611-2
Matrix: Air

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	TO-15		1.71	4913	ML	Air Toxics	12/10/25 01:11
Total/NA	Analysis	D1946		1.71	4966	EM	Air Toxics	12/10/25 07:50
Total/NA	Analysis	TO3		1.71	5240	EM	Air Toxics	12/11/25 12:27

Client Sample ID: SVP03

Date Collected: 11/20/25 13:01
Date Received: 11/24/25 09:22

Lab Sample ID: 650-1611-3
Matrix: Air

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
Total/NA	Analysis	TO-15		1.81	4913	ML	Air Toxics	12/10/25 01:42
Total/NA	Analysis	D1946		1.81	4966	EM	Air Toxics	12/10/25 08:15
Total/NA	Analysis	TO3		1.81	5240	EM	Air Toxics	12/11/25 13:13

Laboratory References:

Air Toxics = Eurofins Environment Testing Northern California, Air Toxics, 180 BLUE RAVINE ROAD, SUITE B, Folsom, CA 95630, TEL (916)985-1000

Accreditation/Certification Summary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Laboratory: Eurofins Environment Testing Northern California, Air Toxics

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
Oregon	NELAP	CA300005	10-17-26

Method Summary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Method	Method Description	Protocol	Laboratory
TO-15	Volatile Organic Compounds in Air (GC/MS)	EPA	Air Toxics
D1946	Fixed Gases and Light Hydrocarbons in Air by GC/FID/TCD	ASTM	Air Toxics
TO3	Total Petroleum Hydrocarbons in Air by GC/FID	EPA	Air Toxics

Protocol References:

ASTM = ASTM International

EPA = US Environmental Protection Agency

Laboratory References:

Air Toxics = Eurofins Environment Testing Northern California, Air Toxics, 180 BLUE RAVINE ROAD, SUITE B, Folsom, CA 95630, TEL (916)985-1000

Sample Summary

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Job ID: 650-1611-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Asset ID
650-1611-1	SVP01	Air	11/19/25 14:42	11/24/25 09:22	Air Canister (1-Liter) #1L3878
650-1611-2	SVP02	Air	11/19/25 15:42	11/24/25 09:22	Air Canister (1-Liter) #1L2743
650-1611-3	SVP03	Air	11/20/25 13:01	11/24/25 09:22	Air Canister (1-Liter) #1L4324

eurofins | Air Toxics

Analysis Request /Canister Custody

For Laboratory Use Only
PID: _____ Workorder #: _____

650-1611 COC

Click links below to view:
Canister Sampling Guide
Helium Shroud Video

180 Blue Ravine Rd. Suite B, Folsom, CA 95630
Phone (800) 985-5955; Fax (916) 351-8279

Client: Terracon PID:
Project Name: Proposed Derby Developments
Project Manager: Sadie Radford P O.#
Sampler: Mason Czabaranek
Site Name:

Special Instructions/Notes: Send Results to
Mason.CzabaranecK@terracon com
Sadie Radford@terracon com

Turnaround Time (Rush surcharges may apply)
Select TAT from drop down box: Standard

Lab ID	Sample Identification	Can #	Flow Controller #	Start Sampling Information		Stop Sampling Information		Canister Vacuum/Pressure		Lab Use Only		Requested Analyses			
				Date	Time	Date	Time	Initial (in Hg)	Final (in Hg)	Receipt	Final (psig) Gas. N_2/He	TPH-GRO TO-3	VOCs TO-15	ASTM D946 Helium	
	SVP01	1L3878	28348	11/19/25	14 37	11/19/25	1442	-27	-4			X	X	X	
	SVP02	1L2743	30054	11/19/25	15.35	11/19/25	15 42	-28	-4			X	X	X	
	SVP03	1L4324	27762	11/20/25	12:55	11/20/25	13:01	-29	-5			X	X	X	

Relinquished by: (Signature/Affiliation)	Date	Time	Received by: (Signature/Affiliation)	Date	Time
M. Cole	11/24/25	922	JLP EATL	11/24/25	0922
Relinquished by: (Signature/Affiliation)	Date	Time	Received by: (Signature/Affiliation)	Date	Time
Relinquished by: (Signature/Affiliation)	Date	Time	Received by: (Signature/Affiliation)	Date	Time

Lab Use Only

Shipper Name: FD | Custody Seals Intact? Yes No (None)

Sample Transportation Notice: Relinquishing signature on this document indicates that samples are shipped in compliance with all applicable local, State Federal, and international laws, regulations, and ordinances of any kind. Relinquishing signature also indicates agreement to hold harmless, defend, and indemnify Eurofins Air Toxics against any claim, demand, or action, of any kind, related to the collection, handling of shipping of samples. D.O.T Hotline (800) 467-4922

Login Sample Receipt Checklist

Client: Terracon Consultants Inc

Job Number: 650-1611-1

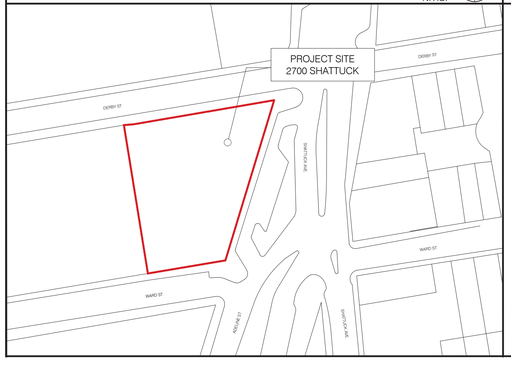
Login Number: 1611
List Number: 1
Creator: Conklin, Sarah

List Source: Eurofins Environment Testing Northern California, Air Toxics

Question	Answer	Comment
COC is present.	True	
COC is filled out in Ink or pre-printed and legible	True	
COC is filled out with all the pertinent information	True	
Canisters are not damaged.	True	
Canister valves are closed.	True	
Client requests on COC have been followed.	True	
"Sticky Notes" from the project were read and followed.	True	
All necessary tags have been attached to samples (DO NOT CLEAN, etc.)	True	
Project "other charges" added as needed.	True	
All NCM items have been narrated.	N/A	
The COC paperwork has been scanned and properly attached to Job.	True	
Sample Confirmation sent after Login review completed.	N/A	
Verify Sample ID's aginst Chain of custody.	True	
Verify Sample labels against Canister asset ID.	True	
Email sent for Expiring samples.	True	
Notified Lab of quick TAT samples.	N/A	



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) (APN: 54-1723-3)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 359 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	A2.5	FLOOR PLANS	MAT	BUILDING MATERIALS
A0.1A	ZONING INFORMATION	A2.6	FLOOR PLANS	A4.0	GRADING & STORMWATER PLANS
A0.1B	ZONING DIAGRAMS	A2.7	FLOOR PLANS		
A0.1C	FACADE DIAGRAMS	A2.8	UNIT PLANS		
A0.1D	CBC HEIGHT DIAGRAMS	A3.0	BUILDING SECTIONS		
A0.3	SITE PHOTOS	A3.1	BUILDING ELEVATIONS	**LANDSCAPE**	
A0.4A	SHADOW STUDIES	A3.2	BUILDING ELEVATIONS	L1.01	LANDSCAPE PLANS
A0.4B	SHADOW STUDIES	A3.3	STREET STRIP ELEVATIONS	L1.02	LANDSCAPE PLANS
A0.4C	SHADOW STUDIES	A3.4	PHOTO MATCH VIEWS	L1.03	LANDSCAPE PLANS
A0.6	VICINITY MAP	A3.5	PHOTO MATCH VIEWS	L3.01	PLANTING IMAGES, NOTES & CALCS.
A1.0	SURVEY	A3.6	CONCEPTUAL RENDERING	L4.01	PLANTING PLANS
A2.0A	EXISTING SITE PLAN	A3.7	CONCEPTUAL RENDERING	L4.02	PLANTING PLANS
A2.0B	PROPOSED SITE PLAN	A3.8	CONCEPTUAL RENDERING	L4.03	PLANTING PLANS
A2.1	FLOOR PLANS	A3.9	CONCEPTUAL RENDERING	L5.01	IRRIGATION PLANS
A2.2	FLOOR PLANS	A3.10	CONCEPTUAL RENDERING	L5.02	IRRIGATION PLANS
A2.3	FLOOR PLANS	A3.11	CONCEPTUAL RENDERING	L5.03	IRRIGATION PLANS
A2.4	FLOOR PLANS	A3.12	CONCEPTUAL RENDERING		

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GENERAL
INFORMATION

A0.0

SB330 20% CONSISTENCY COMPLIANCE

SB330 20% CONSISTANCY CALCULATIONS

UNIT COUNT CALCULATIONS

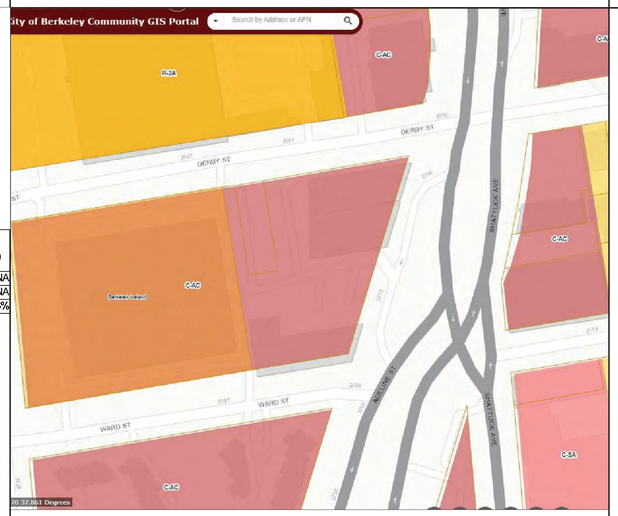
	BONUS UNITS IN SB330	BONUS UNITS IN PROPOSED	TOTAL UNITS	% CHANGE FROM SB330
SB330 UNITS			293	NA
TOTAL PROPOSED PROJECT UNITS			359	NA
UNIT COUNT CHANGE INCLUDING DENSITY BONUS CHANGES			66	NA
MINUS UNIT COUNT CHANGE AS A RESULT OF A CHANGE IN THE BONUS*	98	112	-14	NA
UNIT COUNT CHANGE EXCLUSIVE OF THE RESULT OF A DENSITY BONUS*			**52**	**18%**

* The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, ***exclusive of any increase resulting from the receipt of a density bonus***, incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

CONSTRUCTION AREA CALCULATIONS

	RESIDENTIAL AREA	COMMERCIAL AREA	GARAGE AREA	TOTAL CONSTRUCTION AREA	% CHANGE FROM SB330
SB-330 (10.18.2023)	271,049	3,935	26,574	301,558	NA
PROPOSED PROJECT	276,824	5,136	36,470	318,430	NA
CONSTRUCTION AREA CHANGE FROM SB330				**16,872**	**6%**

ZONING MAP

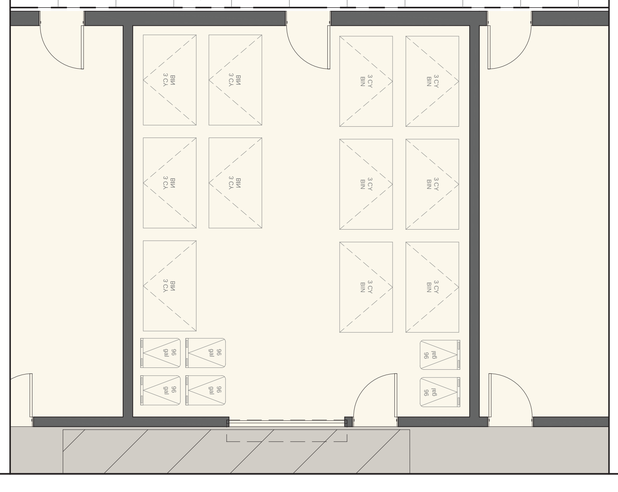


REFUSE

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants		Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)		Recycling - Container (10%)	Recycling - Paper (30%)	Organics (20%)
410	1.00	410		34.17 cy	6,833 gal	13.67 cuft	2,733 gal	683 gal	2,050 gal	1,367 gal

Space Calculation	Container Quanities				Space Required		Additional Increase for Operation		
	Waste	Recycling - Container	Recycling - Paper	Organics	Factor/container	Space/ Container	20% Excess	35% Excess	Provided
3 cy bin (606 gal)	5	1	3	2	28 sf	308 sf			
96 gallon cart		1	3	2	7 sf	42 sf			
64 gallon cart					6 sf	sf			
Total capacity	3030 gal	702 gal	2106 gal	1404 gal		350 sf	420 sf	473 sf	631 sf



C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (ACRES)	1.17
ALLOWABLE DENSITY (DU/AC)	210
BASE PROJECT UNITS	247
% TOTAL BMR UNITS (VLI)	15%
# TOTAL BMR UNITS (VLI)	37
% BONUS EARNED	50%
BONUS UNITS EARNED	124
ALLOWABLE DENSITY BONUS PROJECT	371
PROPOSED DENSITY BONUS PROJECT	**359**

SEE DENSITY BONUS STATEMENT FOR SUMMARY OF CONCESSIONS AND WAIVERS

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	359	COMPLIES
COMMERCIAL AREA	N/A	5,136	COMPLIES
PARKING	SEE TABLE	141	COMPLIES
BIKE PARKING	SEE TABLE	158	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 (PER ZONING)	65'	90'-4"	COMPLIES W/WAIVER
BUILDING HEIGHT (PER CBC)	N/A	85'-0	COMPLIES
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.17	1.17	COMPLIES
LOT AREA	51,066	51,066	COMPLIES
PROJECT FAR	4.0	5.5	COMPLIES W/WAIVER
GFA BASED ON FAR	204,264	281,960	COMPLIES W/WAIVER
LOT COVERAGE	90%	99%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	14,360	13,049	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	16	27	5	48
LEVEL 7	18	26	6	50
LEVEL 6	18	27	8	53
LEVEL 5	18	26	8	52
LEVEL 4	18	27	8	53
LEVEL 3	18	26	8	52
LEVEL 2	18	25	8	51
GROUND LEVEL				
TOTAL	**124**	**184**	**51**	**359**
PERCENT OF TOTAL	35%	51%	14%	100%
TOTAL BEDROOM COUNT	124	184	102	410
BMR UNITS				
#VLI UNITS	13	19	5	37
PRECENT OF TOTAL LVI UNITS	35%	51%	14%	100%

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		35,240	35,240	
LEVEL 7		39,064	39,064	
LEVEL 6		39,064	39,064	
LEVEL 5		39,064	39,064	
LEVEL 4		39,064	39,064	
LEVEL 3		39,064	39,064	
LEVEL 2		38,200	38,200	
GROUND LEVEL (EXCLUDES PARKING)	5,136	8,064	13,200	36,470
TOTAL FLOOR AREA W/ DENSITY BONUS	5,136	276,824	281,960	36,470
FAR (FLOOR AREA RATIO)			5.5	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	359	40	14,360	
TOTAL REQUIRED			14,360	
TOTAL AREA PROVIDED			13,049	5,220
ROOFDECK OPEN SPACE			1,652	
PODIUM LEVEL COURTYARD			8,700	
PODIUM LEVEL PRIVATE PATIOS			2,697	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	5,136	1	2000	3	4
RESIDENTIAL (SHORT TERM)	410	0.025	1	10	10
RESIDENTIAL (LONG TERM)	410	1	3	137	144
TOTAL PARKING				**150**	**158**

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL
RESIDENTIAL (MIN.)	359	-	-	0
COMMERCIAL (1ST 1,000 SF EXEMPT)	4,136	-	-	0
RESIDENTIAL (MAX)	359	0.5	1	180
TOTAL REQUIRED / MAX ALLOWED				0 REQ. / 180 ALLOWED
	STANDARD SPACES	**STACKER SPACES**	**ADA SPACES**	**TOTAL**
TOTAL PROVIDED	45	92	4	141

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	39,804
TOTAL AREA OF ROOFTOP ELEMENTS	605
% AREA OF ROOFTOP ARCH. FEATURES	1.5%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

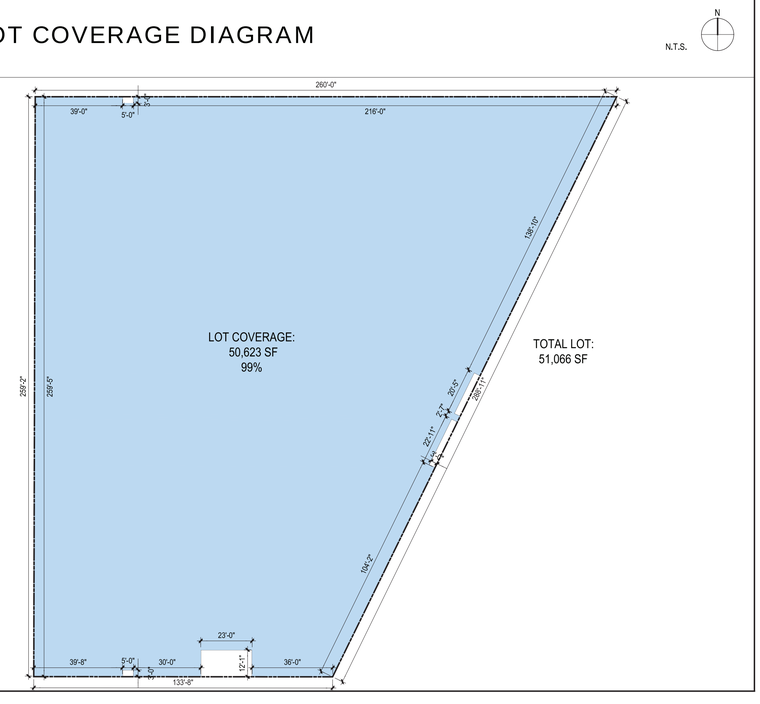


LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM



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ZONING
DIAGRAMS

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:	681'-3"
TOTAL LENGTH OF FACADES FULLY TRANSPARENT BETWEEN 3' - 10' ABOVE GRADE:	278'-11"
PERCENTAGE OF FACADE TRANSPARENCY:	41% (>30% MINIMUM REQUIRED, COMPLIES)

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FACADE DIAGRAMS

A0.1C

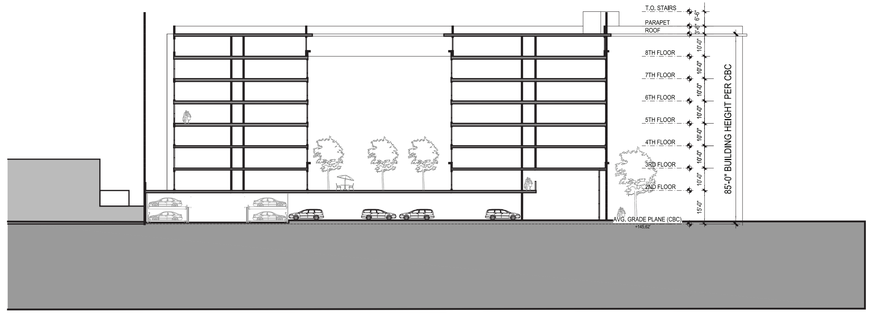
CBC GRADE PLAN CALCULATIONS				
SEGMENT	EL 1	EL 2	LENGTH	AVG EL x L
A	149.5	143.5	259.75	38053.375
B	143.5	145.77	179.5	25961.983
C	145.77	141	79.17	11351.79
D	141	145	133.17	19043.31
E	145	149.5	288	42408
TOTAL PERIMETER			939.59	136818.46
GRADE PLANE ELEVATION				145.62

4 - CALIFORNIA BUILDING CODE - GRADE PLAN CALCULATIONS
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



2 - CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



1 - CALIFORNIA BUILDING CODE - GRADE PLAN DIAGRAM
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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CALIFORNIA BUILDING CODE HEIGHT DIAGRAMS

A0.1D



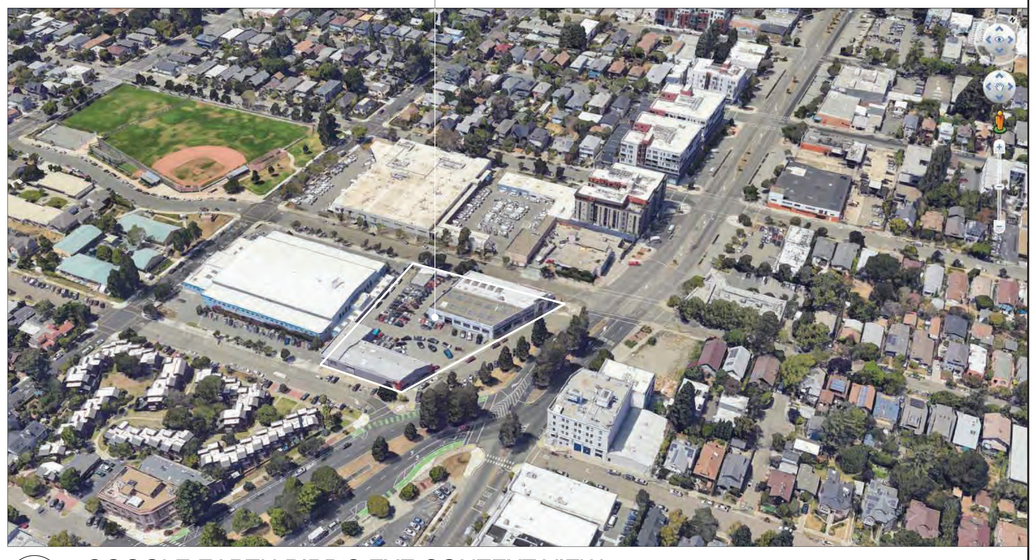
4 - VIEW FROM SHATTUCK LOOKING SOUTH



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

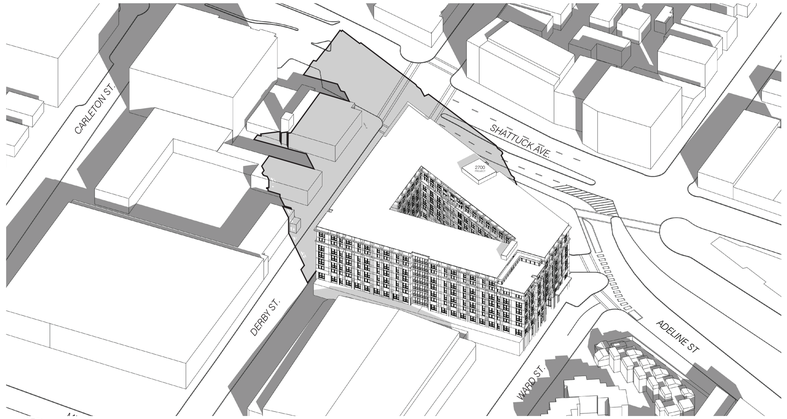
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

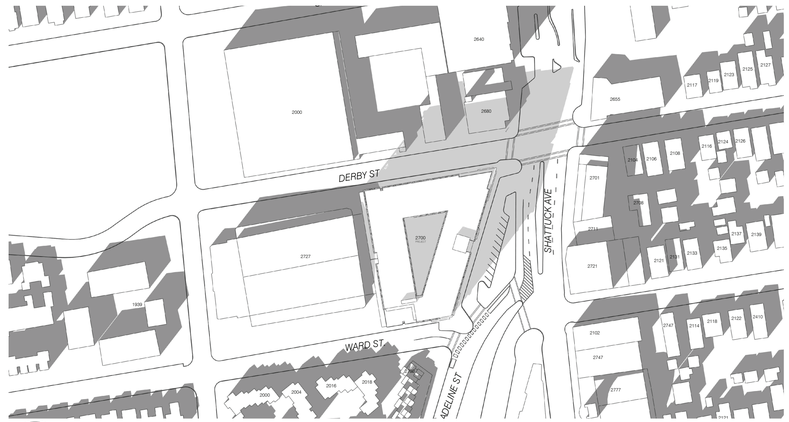
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

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

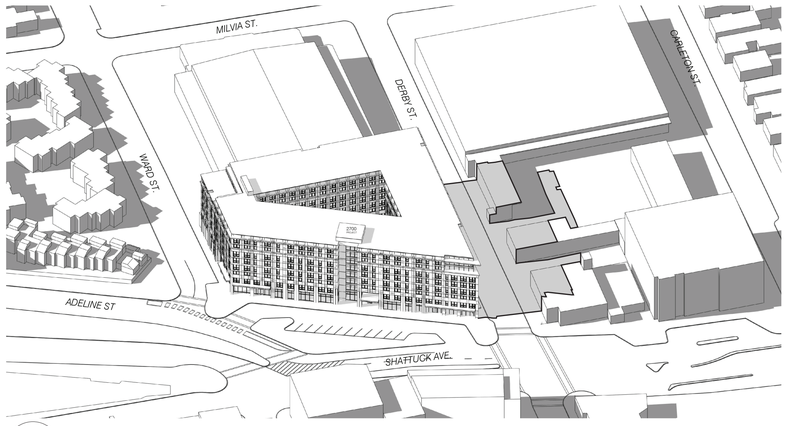
WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

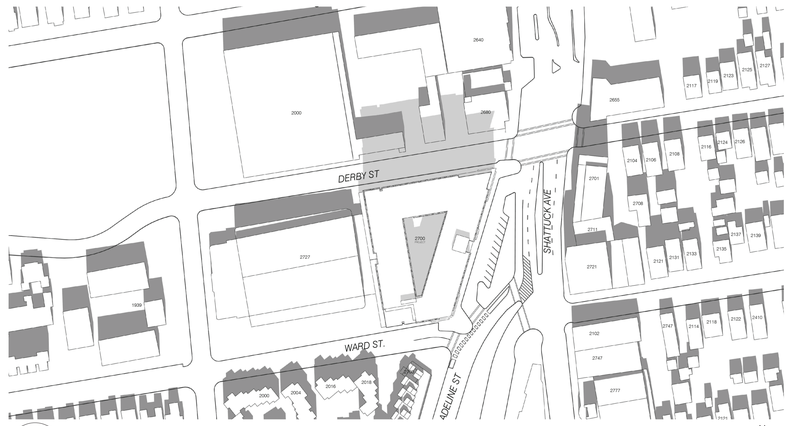
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NT.S.



3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

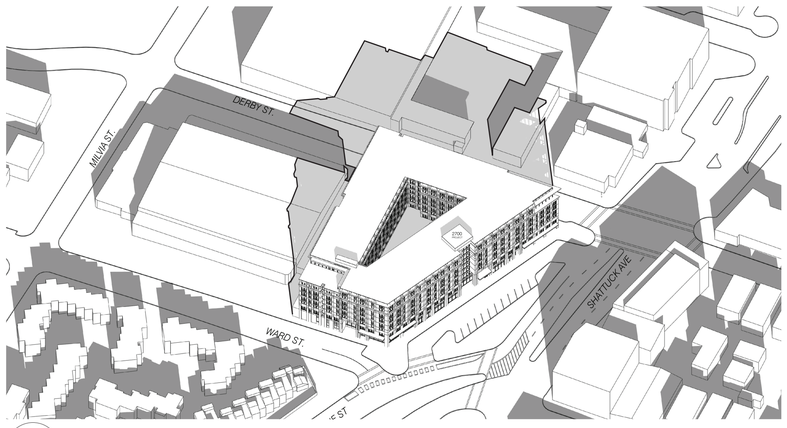
WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

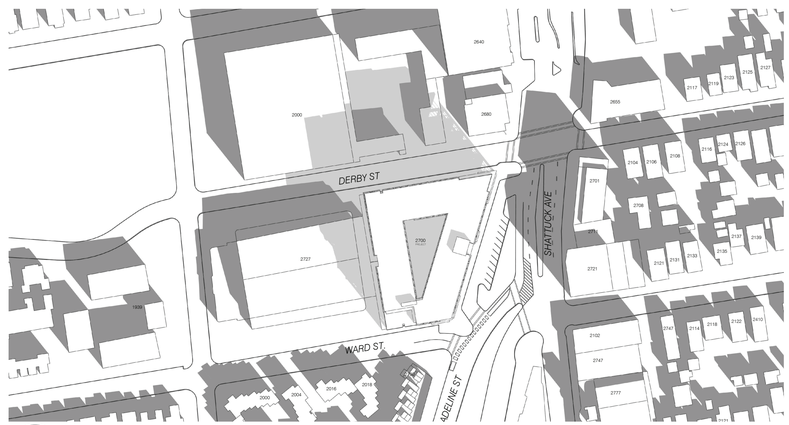
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N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36

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JOB: 2307

SHEET:

SHADOW STUDIES
DECEMBER 21ST

A0.4A

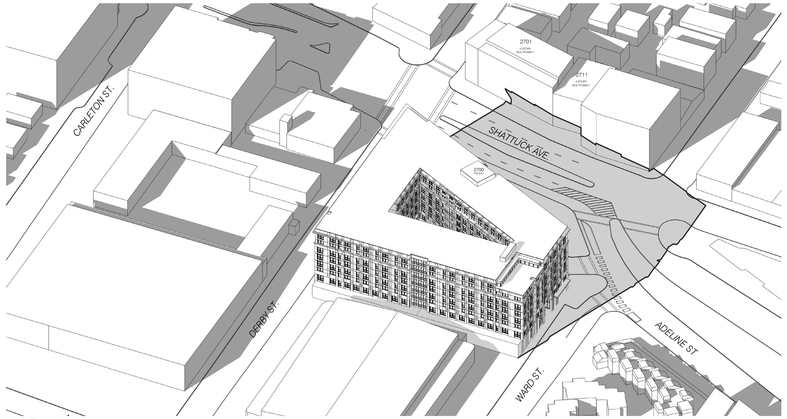
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

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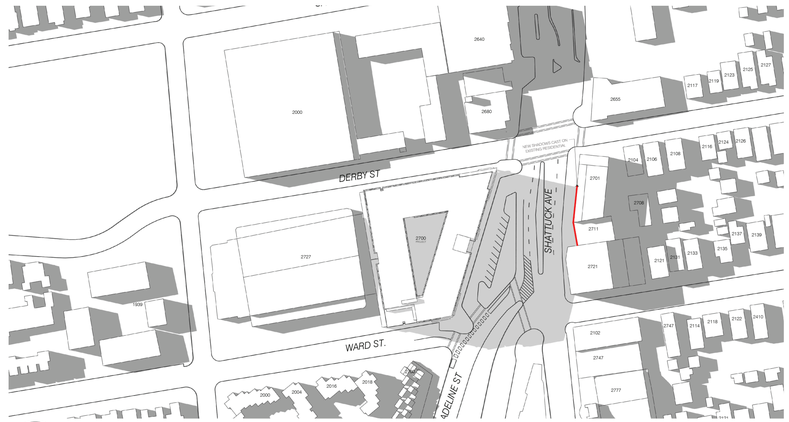
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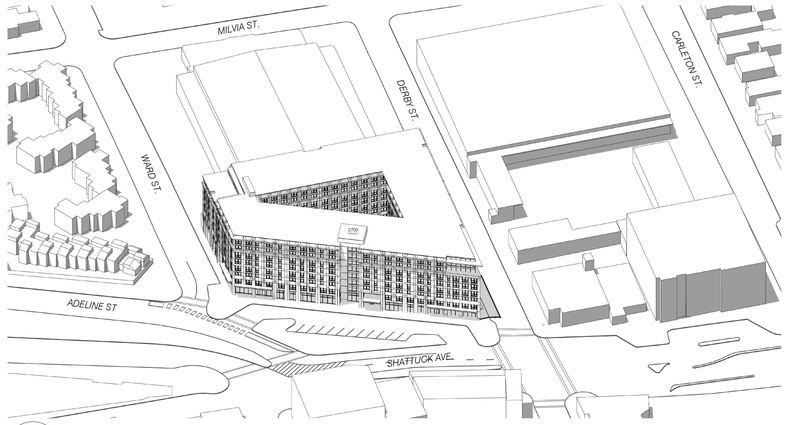
SUMMER SOLSTICE
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NOON

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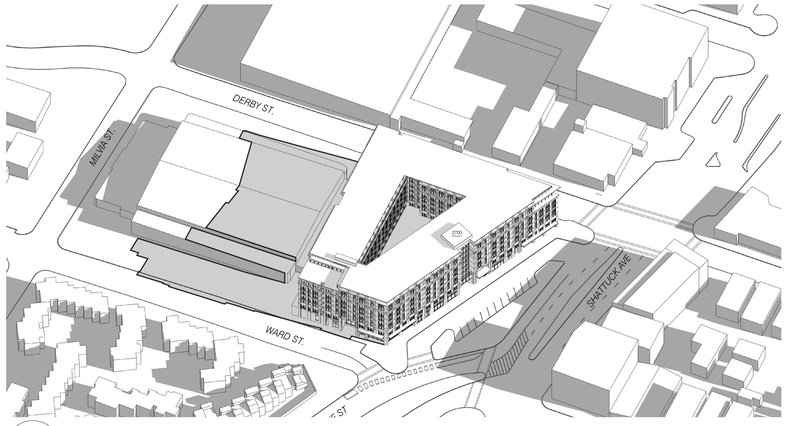
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JOB: 2307

SHEET:

SHADOW STUDIES
JUNE 21ST

A0.4B

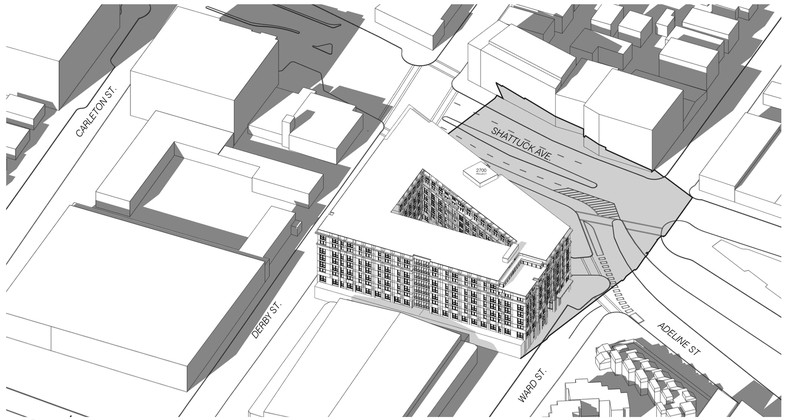
ON DATE OF SUBMITTAL
MAY 12TH
2-HRS BEFORE SUNSET (PM)

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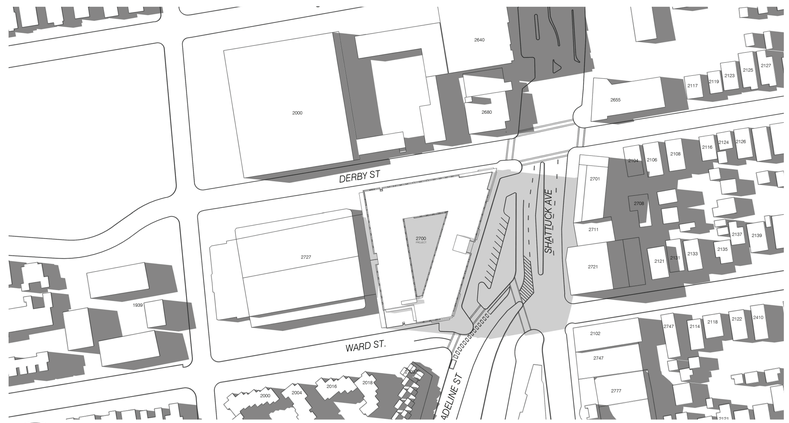
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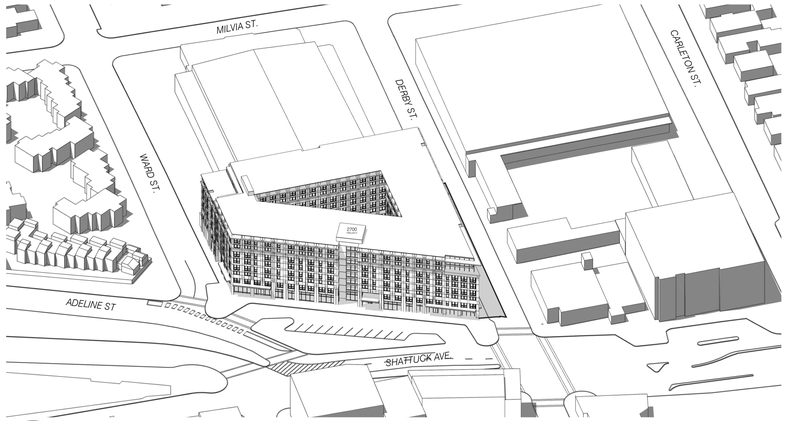
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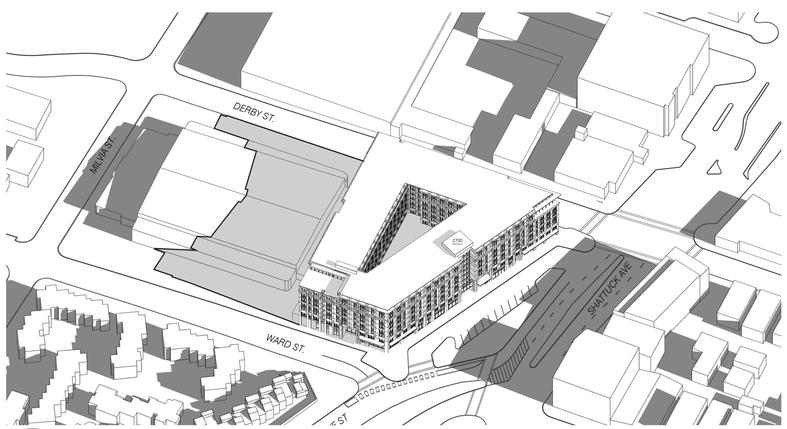
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MAY 12TH
2-HRS AFTER SUNRISE (AM)

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JOB: 2307

SHEET:

SHADOW STUDIES
MAY 12TH

A0.4C



1 - VICINITY MAP
NTS

STACKHOUSE
DE LA PEÑA
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09.18.2024 ZONING RESUBMISSION
04.02.2025 ZONING RESUBMISSION
05.02.2025 DRC HEARING SET
07.24.2025 ZAB HEARING SET

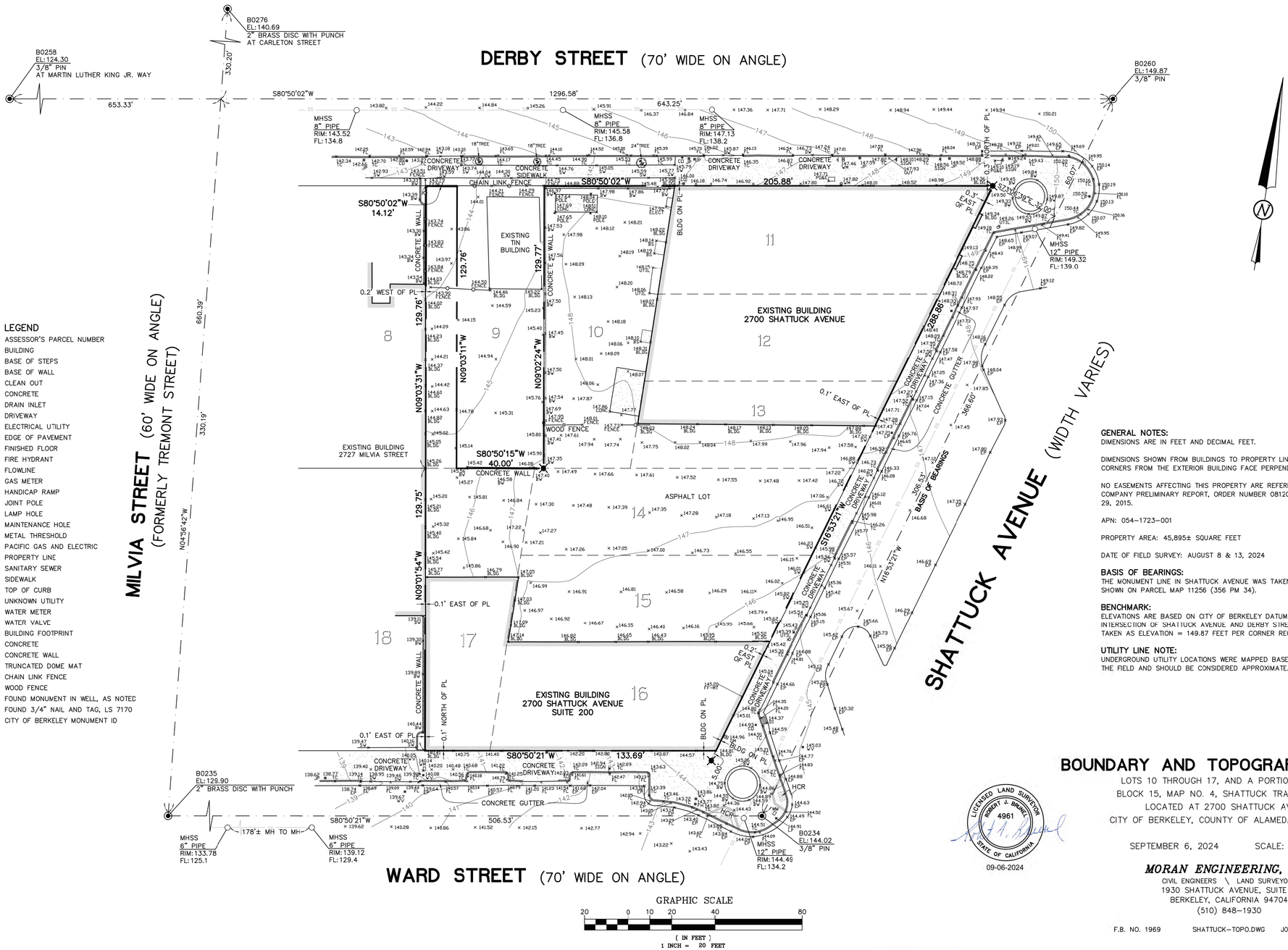
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JOB: 2341

SHEET:

VICINITY MAP

A0.6



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.

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'

LICENSED LAND SURVEYOR
ROBERT J. BRUNEL
4961
STATE OF CALIFORNIA
09-06-2024

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

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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JOB: 2307

SHEET:

PLAN AT
GROUND LEVEL

A2.1



1 / - PLAN AT LEVEL 2

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
LEVEL 2

A2.2



1 / - PLAN AT LEVELS 3 & 5

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 3 & 5

A2.3



1 / - PLAN AT LEVELS 4 & 6

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 4 & 6

A2.4



1 / - PLAN AT LEVEL 7

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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JOB: 2307

SHEET:

PLAN AT
LEVEL 7

A2.5



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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JOB: 2307

SHEET:

PLAN AT
LEVEL 8

A2.6



1 / - PLAN AT ROOF

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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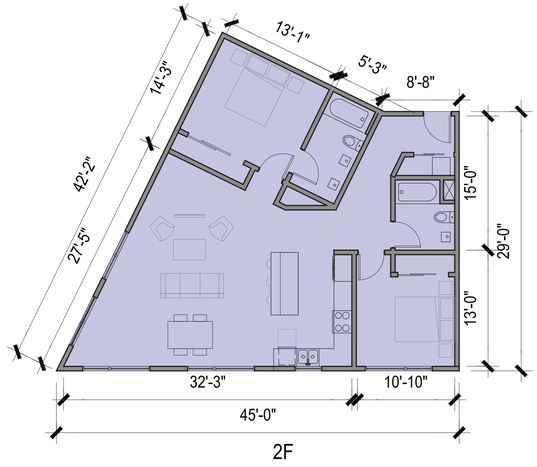
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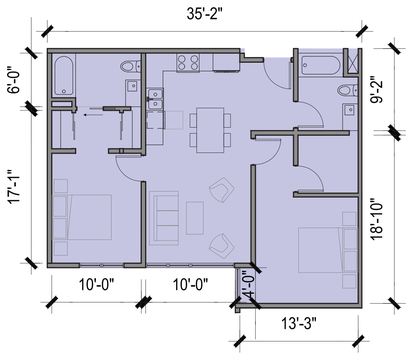
SHEET:

ROOF
PLAN

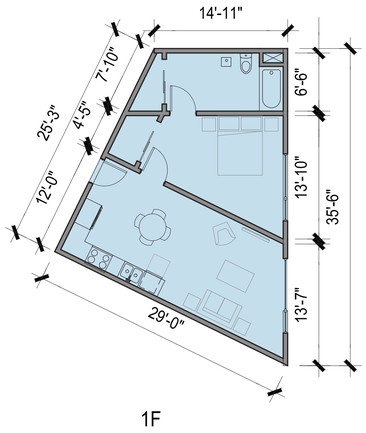
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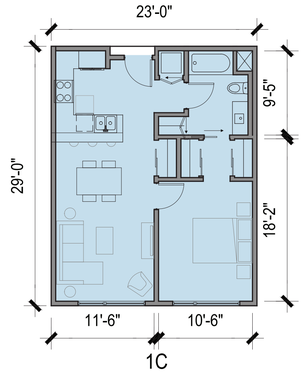
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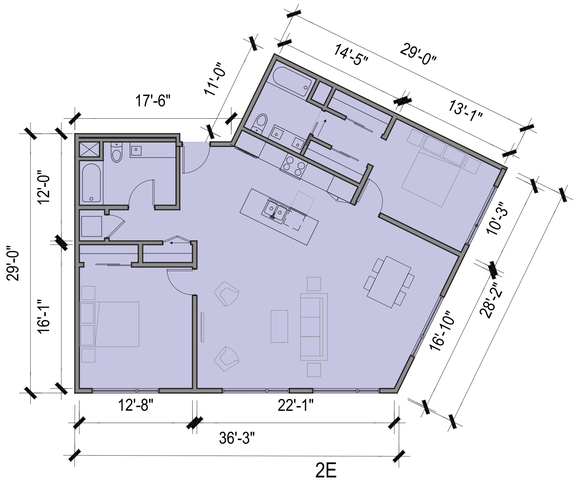
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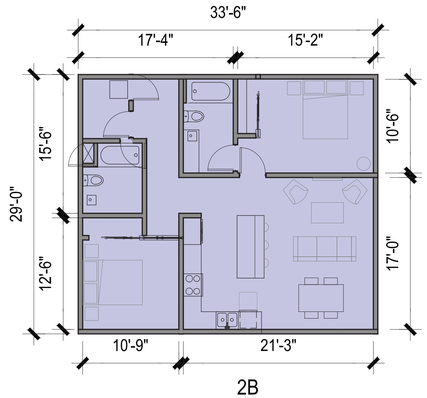
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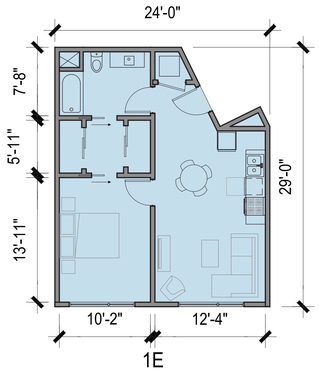
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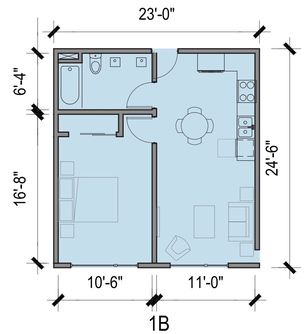
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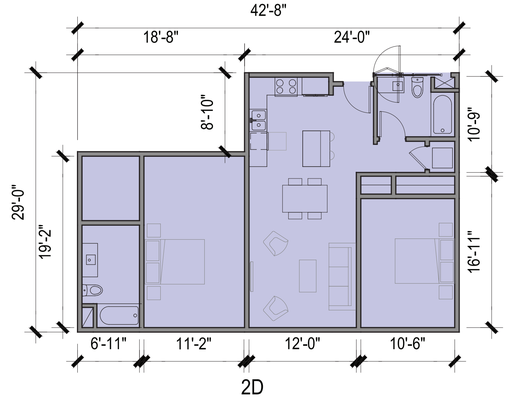
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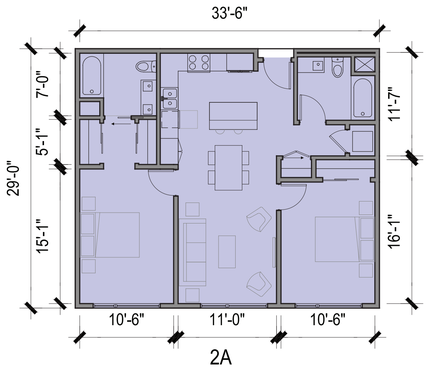
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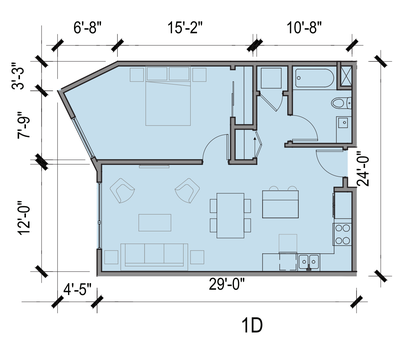
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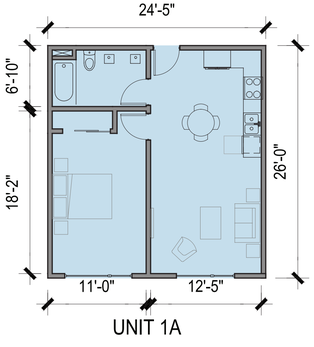
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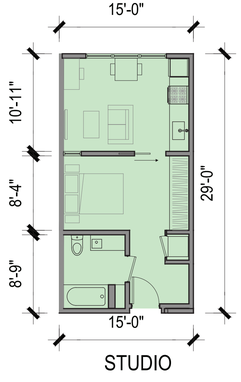
2A



1D



UNIT 1A



STUDIO

1
-

TYPICAL UNIT PLANS

1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36

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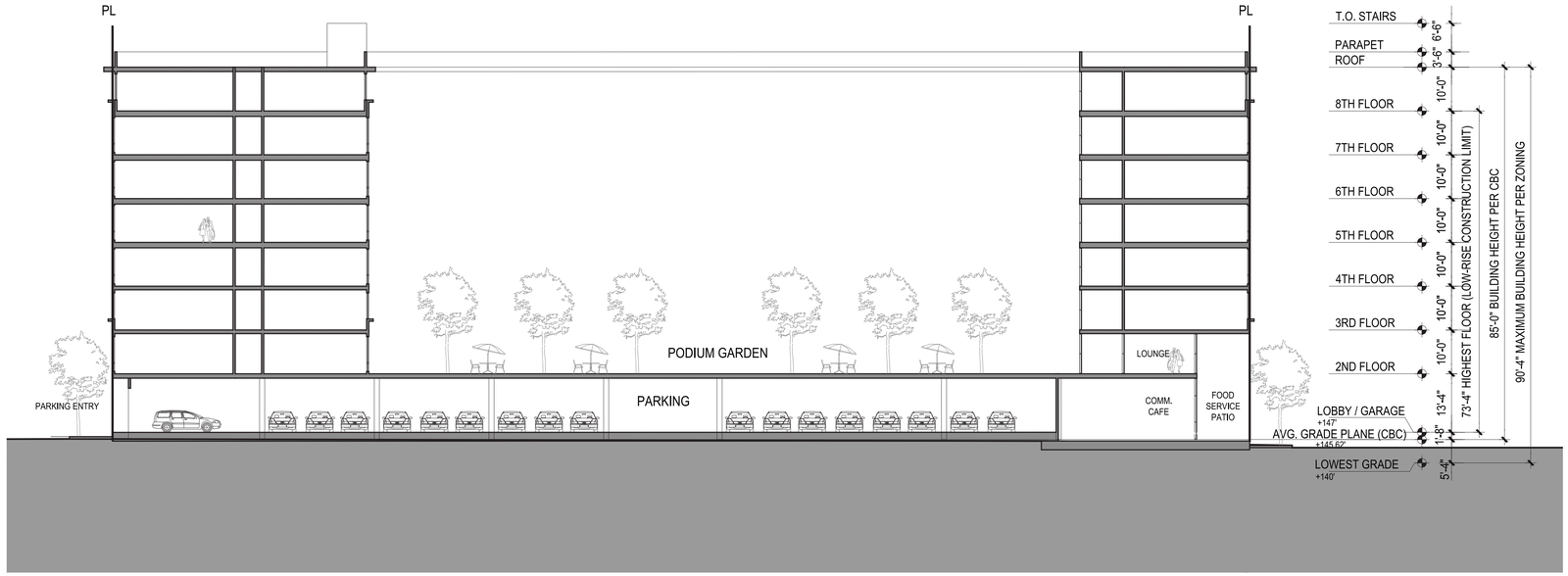
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TYPICAL UNIT PLANS

A2.8

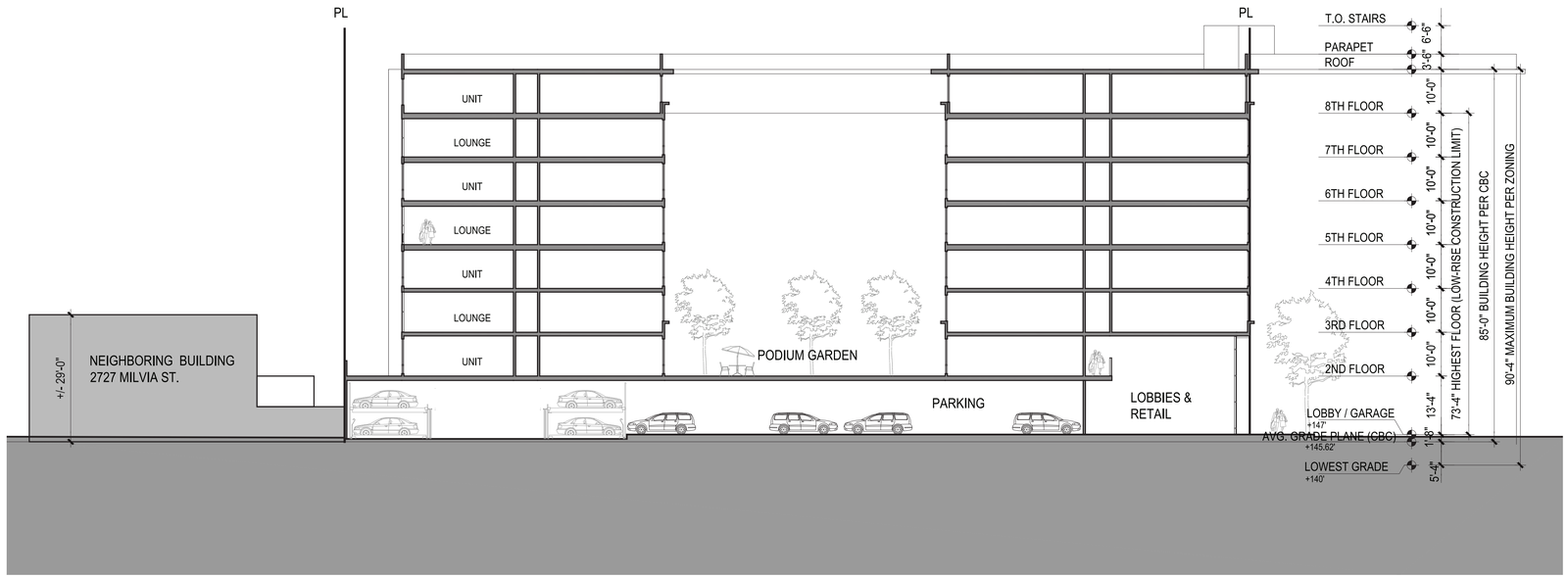


2
-

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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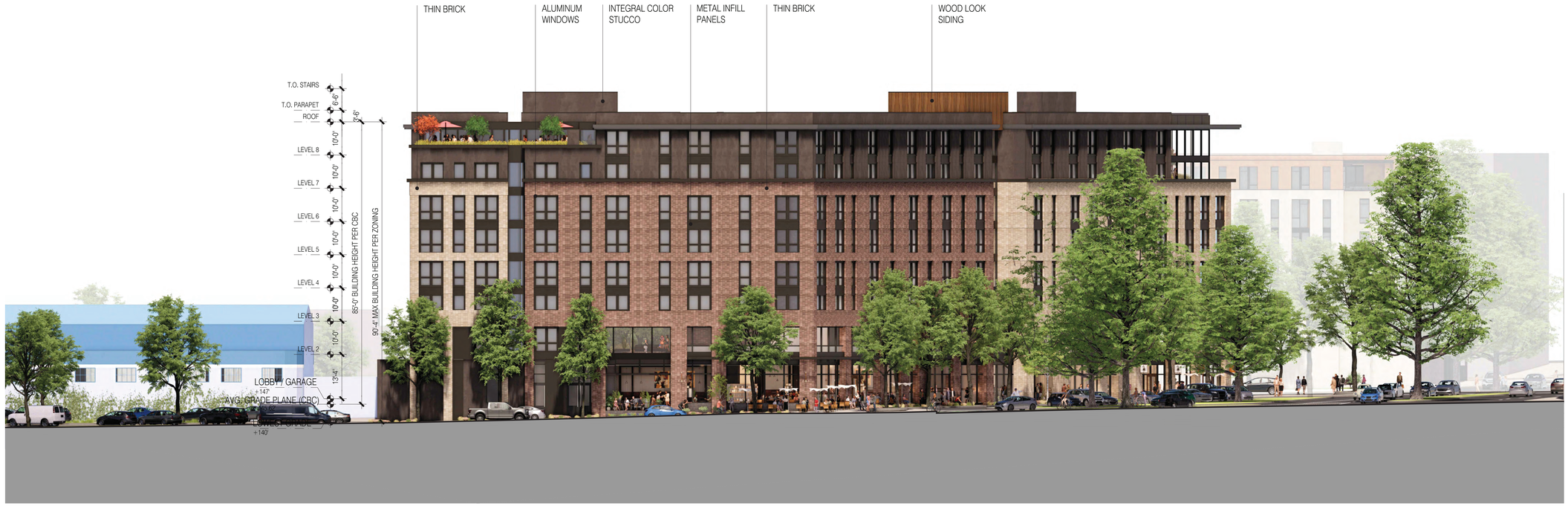
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BUILDING SECTIONS

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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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

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1
-
PERSPECTIVE VIEW - SHATTUCK AND DERBY
-

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SHEET:

CONCEPTUAL
RENDERING

A3.6

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1
-
PERSPECTIVE VIEW - ADELINE LOOKING NORTH WEST
-

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SHEET:

CONCEPTUAL
RENDERING

A3.7



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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SHEET:

CONCEPTUAL RENDERING

A3.8



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

-

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SHEET:

CONCEPTUAL RENDERING

A3.9

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1
-
PERSPECTIVE VIEW - LOBBY ENTRY
-

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CONCEPTUAL
RENDERING

A3.10

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1 - SIDEWALK VIEW - SHATTUCK AND DERBY
-

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SHEET:

CONCEPTUAL RENDERING

A3.11

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1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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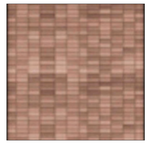
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SHEET:

CONCEPTUAL
RENDERING

A3.12

PROPOSED EXTERIOR MATERIALS


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL


WOOD LOOK SIDING

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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BUILDING MATERIALS

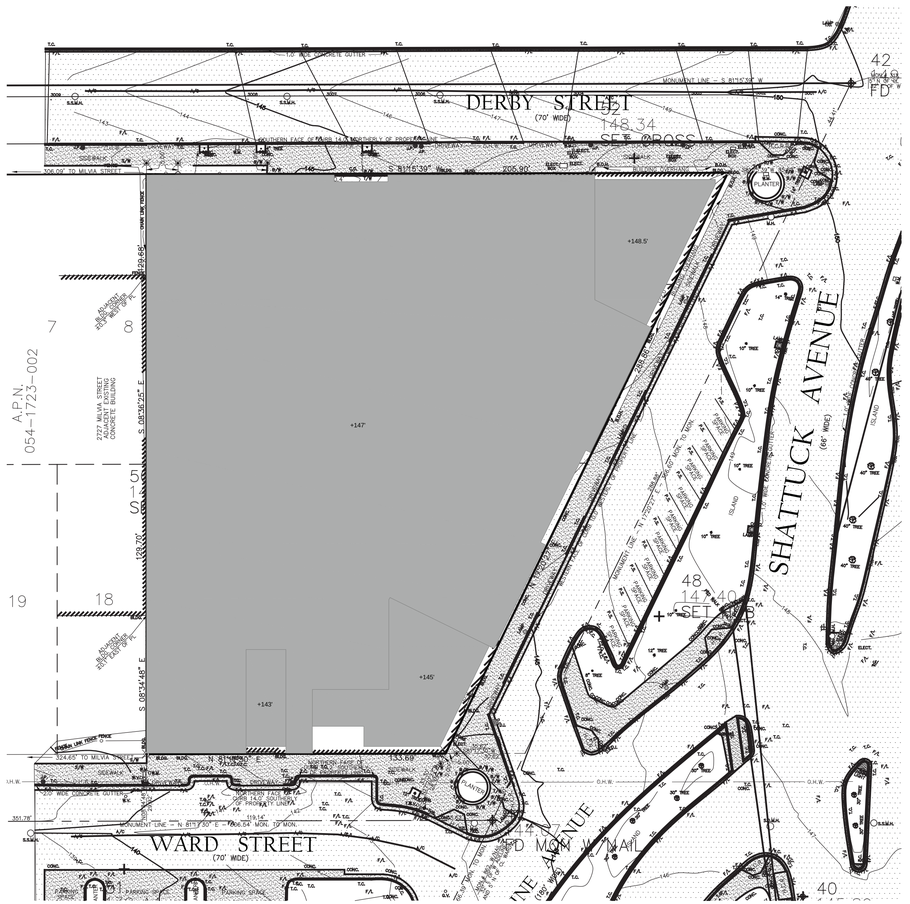
MAT

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	37787	0	37787	4%	1511			
LEVEL 8 ROOF DECK	1652	0	1652	4%	66			
LEVEL 2 PODIUM	8700	7337	1363	4%	55	2100		
LEVEL 1			0	4%	0			
TOTAL	**48139**	**7337**	**40802**		**1632**	**2100**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						2100		
TOTAL PLANTERS						**2100**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	49,620	2	3,676
		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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GRADING & STORMWATER PLANS

A4.0



LEGEND

1. PLANTING AREA, TYP
2. EXISTING PLANTER TO BE REFINISHED
3. EXISTING TREE TO REMAIN, TYP
4. PROPOSED STREET TREE, TYP
5. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
6. CITY STANDARD SIDEWALK
7. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
8. EXISITNG TREE TO BE REMOVED
9. ANGLED PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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05.10.2024 ZONING APPLICATION
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JOB: 2307

SHEET:

LANDSCAPE PLAN - GROUND FLOOR

L1.01



LEGEND

1. SEATING AREA WITH CIRCULAR BENCH
2. C3 PLANTERS
3. LOW PLANTER WITH A SPECIMEN PLANT(S)
4. PLEACHED TREE CANOPY

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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JOB: 2307

SHEET:

LANDSCAPE PLAN - LEVEL 2 PODIUM

L1.02



LEGEND

1. PREFAB RAISED PLANTER, TYP
2. LOUNGE FURNITURE
3. SOLARIUM LOUNGE
4. COFFEE TABLE AND CHAIRS

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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JOB: 2307

SHEET:

LANDSCAPE PLAN - LEVEL 7

L1.03



LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. LOUNGE FURNITURE
4. CHAISE LOUNGE CHAIRS
5. FAMILY STYLE DINING TABLE

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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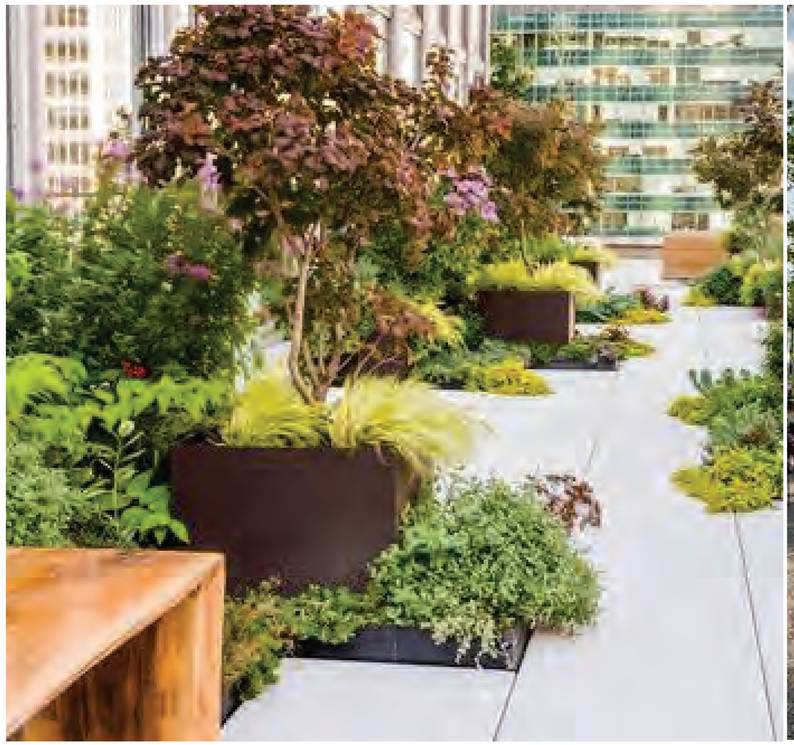
JOB: 2307

SHEET:

LANDSCAPE PLAN - LEVEL 8 ROOF DECK

L1.04













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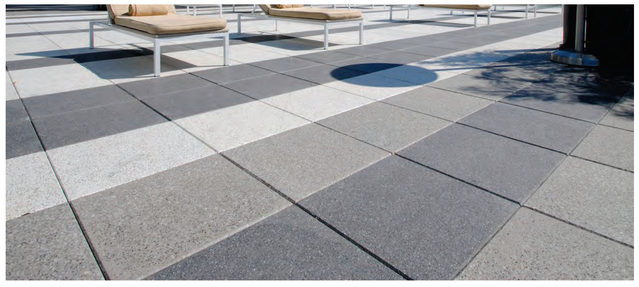
SHEET:

PRECEDENT IMAGES

L2.01













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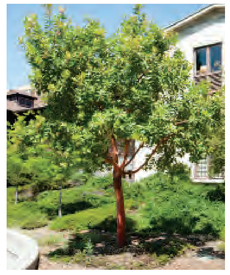
JOB: 2307

SHEET:

PRECEDENT IMAGES

L2.02







DENOTES BUTTERFLY POLLINATED SPECIES

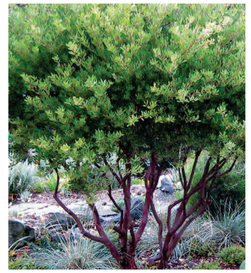
TREES





















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:	6,675 SF
ROOF & 7TH LEVEL:	305 SF
TOTAL:	7,851 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2,265 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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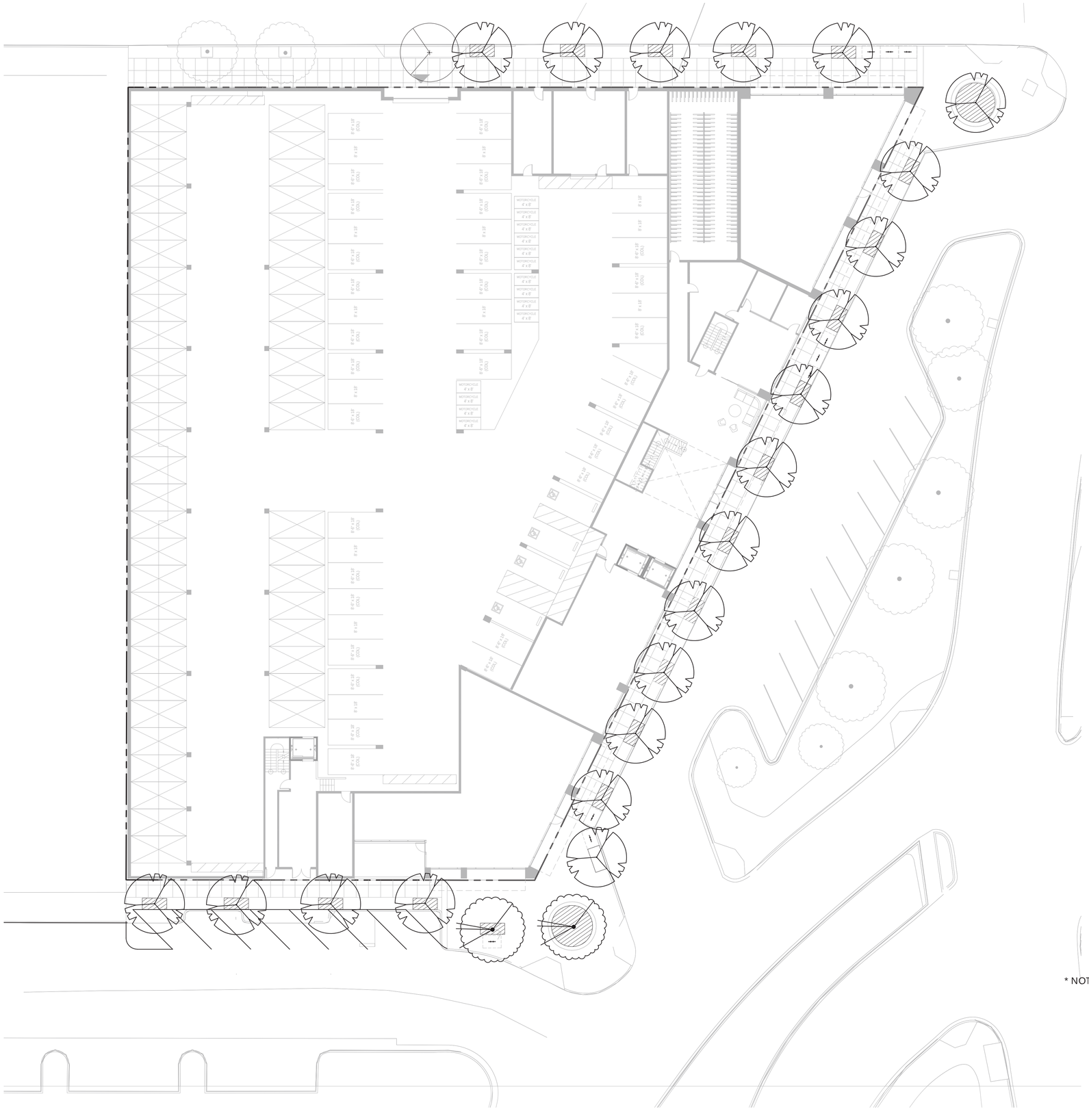
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JOB: 2307

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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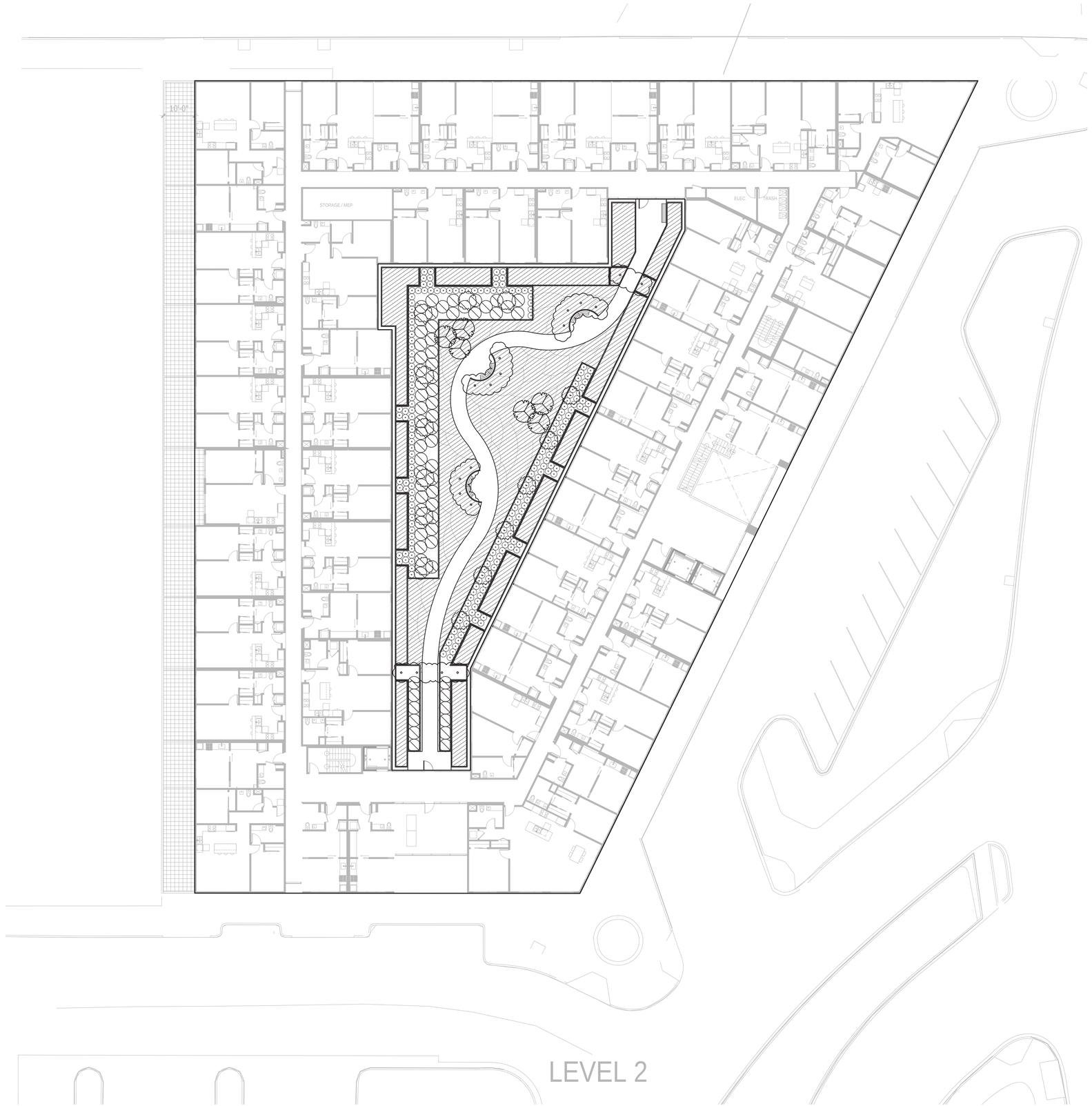
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JOB: 2307

SHEET:

PLANTING PLAN - GROUND FLOOR

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
	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
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SHEET:

PLANTING PLAN - LEVEL 2 PODIUM

L4.02



PLANT LIST

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	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
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	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

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PLANTING PLAN - LEVEL 7

L4.03



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

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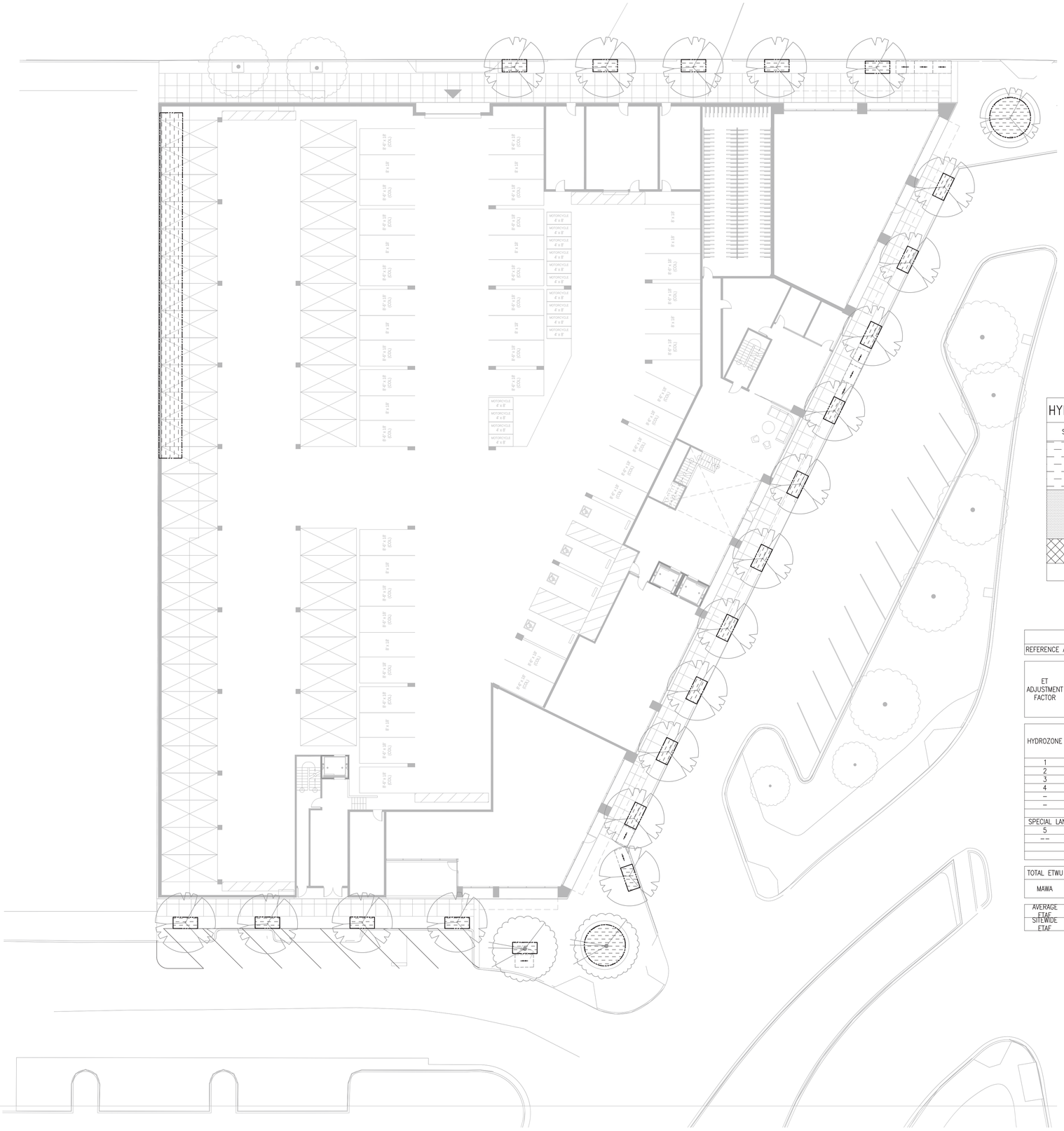
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PLANTING PLAN - LEVEL 8 ROOF DECK

L4.04



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_S)	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.41

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IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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IRRIGATION PLAN - LEVEL 2 PODIUM

L5.02



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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IRRIGATION PLAN - LEVEL 7

L5.03

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SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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IRRIGATION PLAN - LEVEL 8 ROOF DECK

L5.04

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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	12/22/2025		
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 359 DWELLING UNITS, GROUND LEVEL LOBBY, PARKING GARAGE, AND COMMERCIAL SPACES WITH STATE OF CALIFORNIA DENSITY BONUS.		
I.A.12 Total Project Area	1.17 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)	1.17 acres		

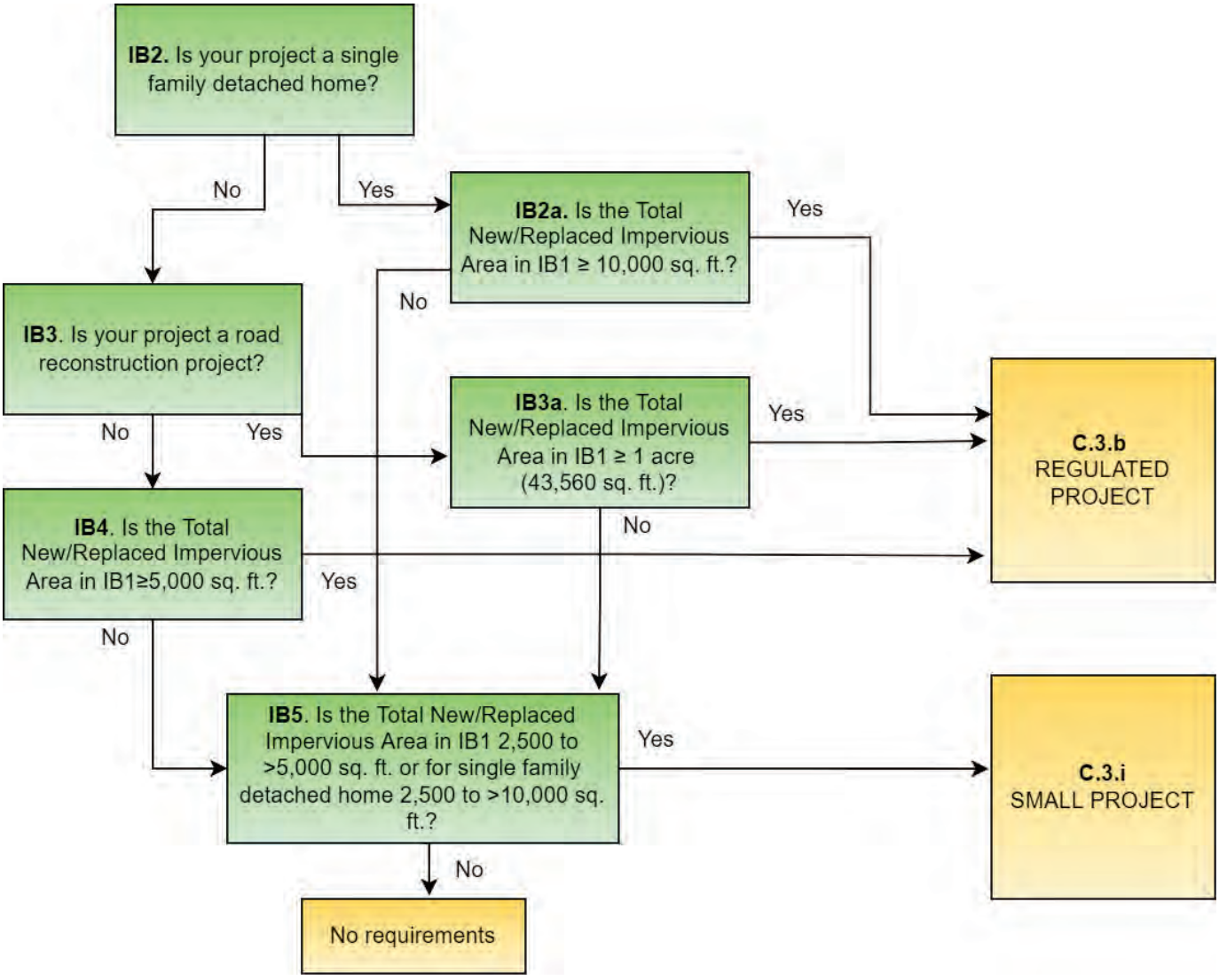
I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b or a Small Project per MRP Provision C.3.i

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	37,787	NA
b. Impervious sidewalks, patios, paths, driveways[6]	0	0	5,767	
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	43,554	
Existing Impervious Area to remain in place	0	NA		
Total New/Replaced Impervious Area *(sum columns b and c)*		43,554		

[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*.

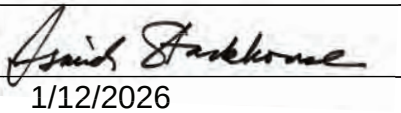
IV. Implementation of C.6 Construction Phase Requirements

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	1/12/2026

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.

**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 (v2)

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 **38-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

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] 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. Construct BMR units on-site

B. 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. CONSTRUCT ON-SITE 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. BMR Units shall be affordable to lower income households (up to 80% AMI). At least 50 percent of the required Affordable Units in the Housing Development Project shall be affordable to Very Low-Income Households, and the remaining units shall be affordable to households earning no more than 80 percent, consistent with affordable housing costs in the CA Health and Safety Code. Further, 80 percent of Very Low-Income units shall be first offered to tenants receiving assistance under the Section 8 Program, or the Shelter Plus Care Voucher Program (40 percent each), prior to being offered to other potential tenants.[3]

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 is $62.83 per square feet of the Residential Unit Floor Area (RUFA) for all housing development projects

The In-Lieu Fee applies to all housing development projects. 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 final building permit inspection. The fee is automatically adjusted every two years, beginning July 1, 2025 based on changes to the California Construction Cost Index.[3]

Applicants who pay the full in-lieu fee can qualify for a 5,000 square foot exemption. 5,000 square feet will be deducted from the RUFA calculation.

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] In the case of a State Density Bonus Project, only the base project is used to calculate the in-lieu fee. Formula to determine the Base RUFA can be found on Page 4.

[4] See **BMC 23.328.020 Definitions**

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

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

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

C. COMBINATION OF ON-SITE 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.

Formula to calculate the pro-rated in-lieu fee:

The In-Lieu 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.[3]

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. See **BMC 23.328.030** for more information.

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[1] 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. BMR units may include the required Inclusionary Housing (IH) units, Demolition Ordinance replacement units, Density Bonus units, SB 35 units and any other affordable units the project is applying under local and State law.

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 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:

Project Address:
2700 Shattuck Ave

Indicate Project Type (Check One) ☐ **Ownership** ☑ **Rental**

Zoning Project Number:
#ZP2024-0058

Building Permit Number (Final AHCP only):

Applicant Name:
IS

Applicant Email:
isaiah@trachtenbergarch.com

Property Owner Name:

Property Owner Address:

Property Owner Email:
54-1723-1

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

A **Number of Residential Units**
(Complete total units if not using Density Bonus)

Base Units:	205
Density Bonus Units:	112
Total Units:	359

B **Total Residential Unit Floor Area[4] (square feet)**
(Density bonus projects only, see page 5)

Base Units:	143,534
Density Bonus Units:	66,385
Total Units:	209,919

C **Total BMR Units required (20% of Base Units)**
(Total Inclusionary Housing (IH) units required)

41

D **Total BMR Units Proposed by Income**

30% AMI (Extremely Low- Income)	
50% AMI (Very-Low Income)	23
80% AMI (Lower Income)	
120% AMI (Moderate)	23
TOTAL BMR Units	38

Does the project use Density Bonus?

☑ **YES** ☐ **NO**

Total Affordable Qualifying Units for Density Bonus

71

Are there existing units that will be demolished? If yes, the Demolition Ordinance (BMC 23.326) will 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)

182,478

3. PLEASE INDICATE HOW THE PROJECT WILL FULFILL ALL OF THE AFFORDABLE HOUSING REQUIREMENTS

3.A. PROVISION OF ON-SITE

The following provisions apply:

- Inclusionary Housing units cannot exceed three bedrooms
- At least 50 percent of the required Inclusionary Housing Units in the Housing Development Project must be designated as affordable to Very-Low Income Households (round up for fractional numbers).

Please complete the table by noting the number of units in each category.

PROJECT UNIT TYPES AND AFFORDABILITY LEVELS

Unit Type	Market Rate	Extremely Low-Income (30% AMI)	Very Low-Income Affordable (50% AMI)	Low-Income Affordable (80% AMI)	Moderate Income (120 %AMI)	TOTAL
Studio	70	7		77		124
One Bedroom	115	10		125		184
Two Bedroom	68	6		74		51
Three Bedroom						
Four Bedroom						
Five Bedroom						
TOTAL	253	23		276		359

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

3.B. OPTION TO PAY AN IN-LIEU FEE

Housing Development Projects may choose not to include BMR units and pay the full in-lieu fee, calculated as follows:

The Fee Per Square Foot
multiplied by
the **Total Residential Unit Floor Area**
of a Housing Development Project,
minus
5,000 square feet

Projects opting to pay the full in lieu fee may deduct 5,000 square feet from their RUFA calculation

---

The Base Project Residential Unit Floor Area (BP RUFA)
is equal to:
The Final Project 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

$62.83 Per Square Foot Fee
(Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project [BP RUFA] only for density bonus projects. Projects that pay the full in-lieu fee deduct 5,000 square feet)

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

PROJECT IS REQUESTING A CONCESSION FOR THE REMAINDER IN-LIEU FEE, SEE DENSITY BONUS STATEMENT

EXAMPLE CALCULATIONS:
50,000 square foot 100-unit project providing 15 Affordable Units

A **Total Residential Unit Floor Area[4] (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
(Base Project only for density bonus projects)

$62.83

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects. Projects that pay the full in-lieu fee deduct 5,000 square feet)

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

$785,375

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 for density bonus projects must reflect the full project (base and bonus)*. 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)

* The Base Project RUFA is used to determine the in-lieu fee for density bonus projects, and is calculated based on the RUFA total from the diagrams. *(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. 7,954-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.

Name, Title:

Signature: Date:

HHCS

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:

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Affordable Housing requirements:

Total number of residential units in the example project: 17 (DU +L/W +GLA)
Total RUFA in the 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 units (20% X 17 = 3.4 rounded up to 4)

Option II: Providing the full in-lieu payment
15,375 sq. ft. (RUFA) - 5,000 sq. ft. (deduction) X 56.25 = $583,593.75

Option III: Providing a combination of BMR units and in-lieu fee
((Required BMRs - Number of BMRs provided) / Total number of BMRs required) = Required BMR%
Required BMR% X (Total RUFA sq.ft.) = Required RUFA sq.ft.
Required RUFA sq.ft. X 56.25 = Total In-Lieu Fee required

Option III (combination BMR units and in-lieu fee) examples for a project that require 4 BMR units:

Example 1: Number of BMRs provided: 1
4-1 = 3
3/4 = 75% (Required BMR%)
75% X 15,375 sq.ft. total RUFA = 11,531.25 sq.ft
11,531 sq. ft. X 56.25 = $684,632.81 in-lieu amount due

Example 2: Number of BMRs provided: 2
4-2 = 2
3/4 = 50% (Required BMR%)
50% X 15,375 sq.ft. total RUFA = 7,687.5 sq.ft
7,687.5 sq. ft. X 56.25 = $432,421.88 in-lieu amount due

Example 3: Number of BMRs provided: 3
4-3 = 1
3/4 = 25% (Required BMR%)
25% X 15,375 sq.ft. total RUFA = 3,843.75 sq.ft
3,843.75 sq. ft. X 56.25 = $216,210.94 in-lieu amount due

Saliki, Singeh

From: Lear, Meridith
Sent: Friday, January 16, 2026 11:55 AM
To: Saliki, Singeh
Subject: 2700 Shattuck_ZP2024-0058_Phase II Review

Hi Singeh, thank you for the opportunity to review this report for the development at 2700 Shattuck. There were some recognized environmental conditions (RECs) that need to be dealt with.

First is that the hydraulic lifts need to be removed under permit through the Toxics Management Division as required by 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.

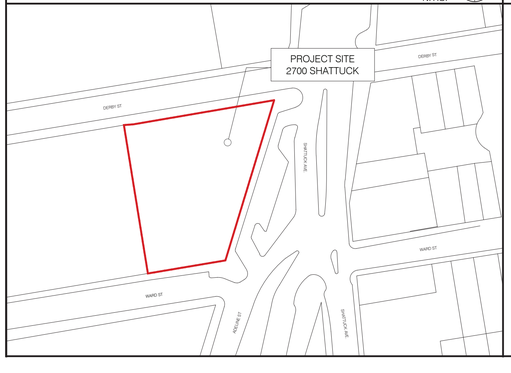
Secondly, there were some soil/vapor exceedances of benzene and PCE that the consultants do not believe need mitigation, but we would need the County or DTSC to sign off on that, so they would need environmental clearance from either the Alameda County Environmental Health Department or the California Department of Toxics Substances Control before we could go further with this project.

Thanks again for allowing us to review this. Please let me know if you have questions,
Meridith

Meridith Lear
Hazardous Materials Specialist II
City of Berkeley, Toxics Management
1947 Center Street 1st Flr
Berkeley, CA 94704
(510)981-7460
www.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) (APN: 54-1723-3)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 359 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	A2.3	FLOOR PLANS	A3.11	CONCEPTUAL RENDERING
A0.1A	ZONING INFORMATION	A2.4	FLOOR PLANS	A3.12	CONCEPTUAL RENDERING
A0.1B	ZONING DIAGRAMS	A2.5	FLOOR PLANS	MAT	BUILDING MATERIALS
A0.1C	FACADE DIAGRAMS	A2.6	FLOOR PLANS	A4.0	GRADING & STORMWATER PLANS
A0.1D	CBC HEIGHT DIAGRAMS	A2.7	FLOOR PLANS		
A0.3	SITE PHOTOS	A2.8	UNIT PLANS	**LANDSCAPE**	
A0.4A	SHADOW STUDIES	A3.0	BUILDING SECTIONS	L1.01	LANDSCAPE PLANS
A0.4B	SHADOW STUDIES	A3.1	BUILDING ELEVATIONS	L1.02	LANDSCAPE PLANS
A0.4C	SHADOW STUDIES	A3.2	BUILDING ELEVATIONS	L1.03	LANDSCAPE PLANS
A0.6	VICINITY MAP	A3.3	STREET STRIP ELEVATIONS	L3.01	PLANTING IMAGES, NOTES & CALCS.
A0.7A	AFFORDABLE HOUSING PLAN	A3.4	PHOTO MATCH VIEWS	L4.01	PLANTING PLANS
A0.7B	AFFORDABLE HOUSING PLAN	A3.5	PHOTO MATCH VIEWS	L4.02	PLANTING PLANS
A1.0	SURVEY	A3.6	CONCEPTUAL RENDERING	L4.03	PLANTING PLANS
A2.0A	EXISTING SITE PLAN	A3.7	CONCEPTUAL RENDERING	L5.01	IRRIGATION PLANS
A2.0B	PROPOSED SITE PLAN	A3.8	CONCEPTUAL RENDERING	L5.02	IRRIGATION PLANS
A2.1	FLOOR PLANS	A3.9	CONCEPTUAL RENDERING	L5.03	IRRIGATION PLANS
A2.2	FLOOR PLANS	A3.10	CONCEPTUAL RENDERING		

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GENERAL
INFORMATION

A0.0

SB330 20% CONSISTENCY COMPLIANCE

SB330 20% CONSISTANCY CALCULATIONS

UNIT COUNT CALCULATIONS

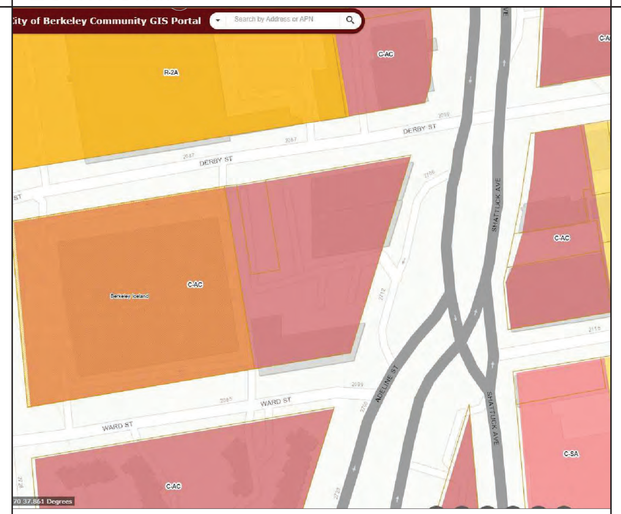
	BONUS UNITS IN SB330	BONUS UNITS IN PROPOSED	TOTAL UNITS	% CHANGE FROM SB330
SB330 UNITS			293	NA
TOTAL PROPOSED PROJECT UNITS			359	NA
UNIT COUNT CHANGE INCLUDING DENSITY BONUS CHANGES			66	NA
MINUS UNIT COUNT CHANGE AS A RESULT OF A CHANGE IN THE BONUS*	98	112	-14	NA
UNIT COUNT CHANGE EXCLUSIVE OF THE RESULT OF A DENSITY BONUS*			**52**	**18%**

*The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, ***exclusive of any increase resulting from the receipt of a density bonus***, incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

CONSTRUCTION AREA CALCULATIONS

	RESIDENTIAL AREA	COMMERCIAL AREA	GARAGE AREA	TOTAL CONSTRUCTION AREA	% CHANGE FROM SB330
SB-330 (10.18.2023)	271,049	3,935	26,574	301,558	NA
PROPOSED PROJECT	276,824	5,136	36,470	318,430	NA
CONSTRUCTION AREA CHANGE FROM SB330				**16,872**	**6%**

ZONING MAP

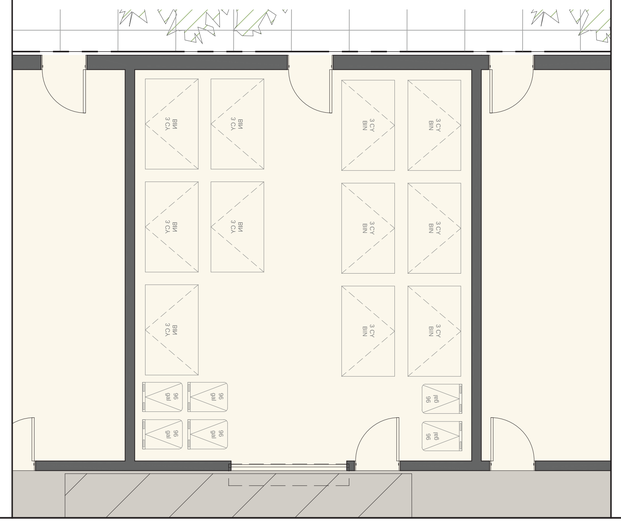


REFUSE

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants		Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)		Recycling - Container (10%)	Recycling - Paper (30%)	Organics (20%)
410	1.00	410		34.17 cy	6,833 gal	13.67 cuft	2,733 gal	683 gal	2,050 gal	1,367 gal

Space Calculation	Container Quanities				Space Required		Additional Increase for Operation		
	Waste	Recycling - Container	Recycling - Paper	Organics	Factor/container	Space/ Container	20% Excess	35% Excess	Provided
3 cy bin (606 gal)	5	1	3	2	28 sf	308 sf			
96 gallon cart		1	3	2	7 sf	42 sf			
64 gallon cart					6 sf	sf			
Total capacity	3030 gal	702 gal	2106 gal	1404 gal		350 sf	420 sf	473 sf	631 sf



C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (SF)	51,066
SITE AREA (ACRES)	1.1723
ALLOWABLE DENSITY (DU/AC)	210
BASE PROJECT UNITS	246.186
BASE PROJECT UNITS (ROUNDS UP)	247
% TOTAL BMR UNITS (VLI)	15% 3 CONCESSIONS
# TOTAL BMR UNITS (VLI)	37.05
# TOTAL BMR UNITS (VLI)(ROUNDS UP)	38
% BONUS EARNED	50%
BONUS UNITS EARNED	123.50
BONUS UNITS EARNED (ROUNDS UP)	124
ALLOWABLE DENSITY BONUS PROJECT	371
PROPOSED DENSITY BONUS PROJECT	**359**

SEE DENSITY BONUS STATEMENT FOR SUMMARY OF CONCESSIONS AND WAIVERS

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	359	COMPLIES
COMMERCIAL AREA	N/A	5,136	COMPLIES
PARKING	SEE TABLE	141	COMPLIES
BIKE PARKING	SEE TABLE	158	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 (PER ZONING)	65'	90'-4"	COMPLIES W/WAIVER
BUILDING HEIGHT (PER CBC)	N/A	85'-0	COMPLIES
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.1723	1.1723	COMPLIES
LOT AREA	51,066	51,066	COMPLIES
PROJECT FAR	4.0	5.5	COMPLIES W/WAIVER
GFA BASED ON FAR	204,264	281,960	COMPLIES W/WAIVER
LOT COVERAGE	90%	99%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	14,360	13,049	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	16	27	5	48
LEVEL 7	18	26	6	50
LEVEL 6	18	27	8	53
LEVEL 5	18	26	8	52
LEVEL 4	18	27	8	53
LEVEL 3	18	26	8	52
LEVEL 2	18	25	8	51
GROUND LEVEL				
TOTAL	**124**	**184**	**51**	**359**
PERCENT OF TOTAL	35%	51%	14%	100%
TOTAL BEDROOM COUNT	124	184	102	410
BMR UNITS				
#VLI UNITS	14	19	5	38
PRECENT OF TOTAL LVI UNITS	37%	50%	13%	100%

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		35,240	35,240	
LEVEL 7		39,064	39,064	
LEVEL 6		39,064	39,064	
LEVEL 5		39,064	39,064	
LEVEL 4		39,064	39,064	
LEVEL 3		39,064	39,064	
LEVEL 2		38,200	38,200	
GROUND LEVEL (EXCLUDES PARKING)	5,136	8,064	13,200	36,470
TOTAL FLOOR AREA W/ DENSITY BONUS	5,136	276,824	281,960	36,470
FAR (FLOOR AREA RATIO)			5.5	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	359	40	14,360	
TOTAL REQUIRED			14,360	
TOTAL AREA PROVIDED			13,049	5,220
ROOFDECK OPEN SPACE			1,652	
PODIUM LEVEL COURTYARD			8,700	
PODIUM LEVEL PRIVATE PATIOS			2,697	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	5,136	1	2000	3	4
RESIDENTIAL (SHORT TERM)	410	0.025	1	10	10
RESIDENTIAL (LONG TERM)	410	1	3	137	144
TOTAL PARKING				**150**	**158**

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL
RESIDENTIAL (MIN.)	359	-	-	0
COMMERCIAL (1ST 1,000 SF EXEMPT)	4,136	-	-	0
RESIDENTIAL (MAX)	359	0.5	1	180
TOTAL REQUIRED / MAX ALLOWED				0 REQ. / 180 ALLOWED
	STANDARD SPACES	**STACKER SPACES**	**ADA SPACES**	**TOTAL**
TOTAL PROVIDED	45	92	4	141

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	39,804
TOTAL AREA OF ROOFTOP ELEMENTS	605
% AREA OF ROOFTOP ARCH. FEATURES	1.5%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

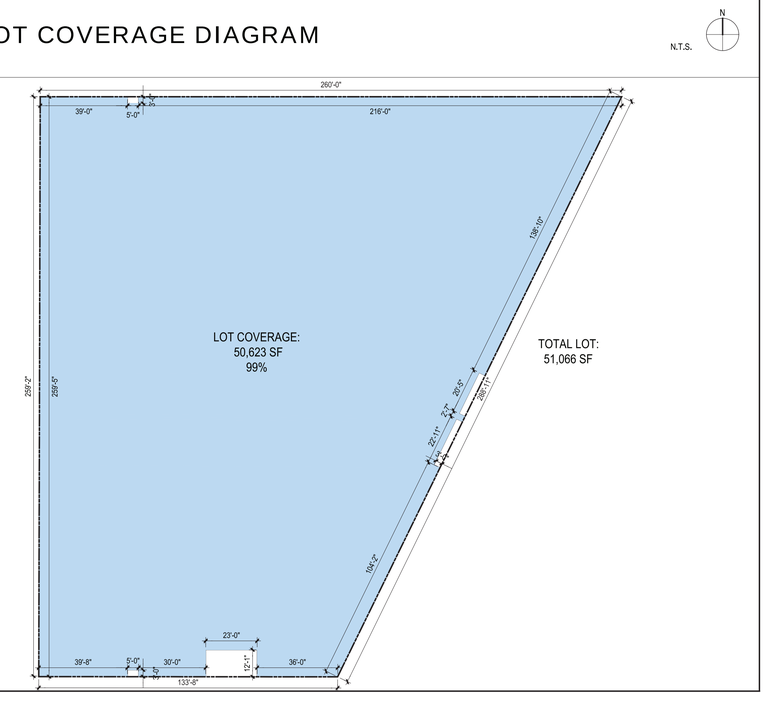


LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM



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ZONING DIAGRAMS

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:	681'-3"
TOTAL LENGTH OF FACADES FULLY TRANSPARENT BETWEEN 3' - 10' ABOVE GRADE:	278'-11"
PERCENTAGE OF FACADE TRANSPARENCY:	41% (>30% MINIMUM REQUIRED, COMPLIES)

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FACADE DIAGRAMS

A0.1C

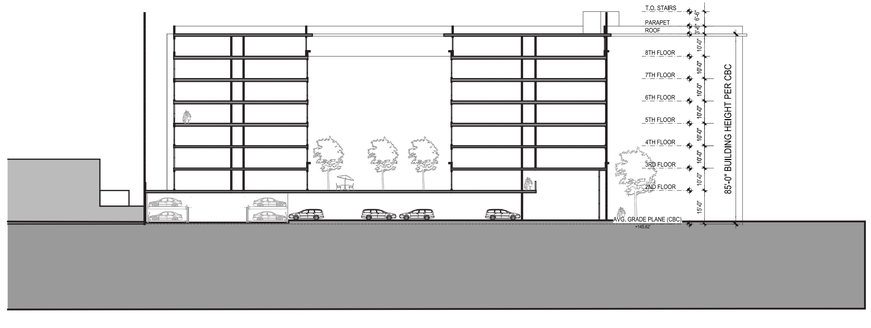
CBC GRADE PLAN CALCULATIONS				
SEGMENT	EL 1	EL 2	LENGTH	AVG EL x L
A	149.5	143.5	259.75	38053.375
B	143.5	145.77	179.5	25961.983
C	145.77	141	79.17	11351.79
D	141	145	133.17	19043.31
E	145	149.5	288	42408
TOTAL PERIMETER			939.59	136818.46
GRADE PLANE ELEVATION				145.62

4 - CALIFORNIA BUILDING CODE - GRADE PLAN CALCULATIONS
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



2 - CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



1 - CALIFORNIA BUILDING CODE - GRADE PLAN DIAGRAM
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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CALIFORNIA BUILDING CODE HEIGHT DIAGRAMS

A0.1D



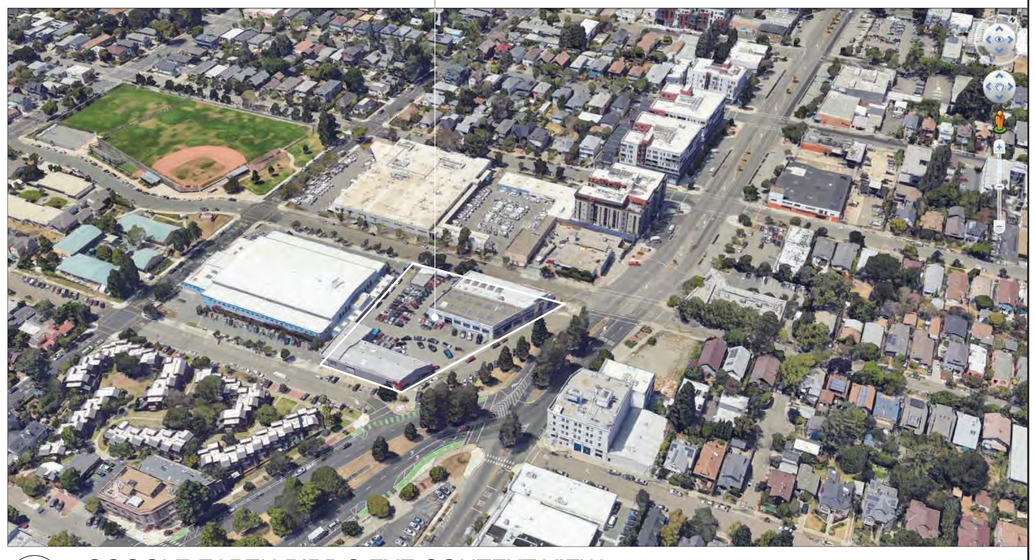
4 - VIEW FROM SHATTUCK LOOKING SOUTH



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

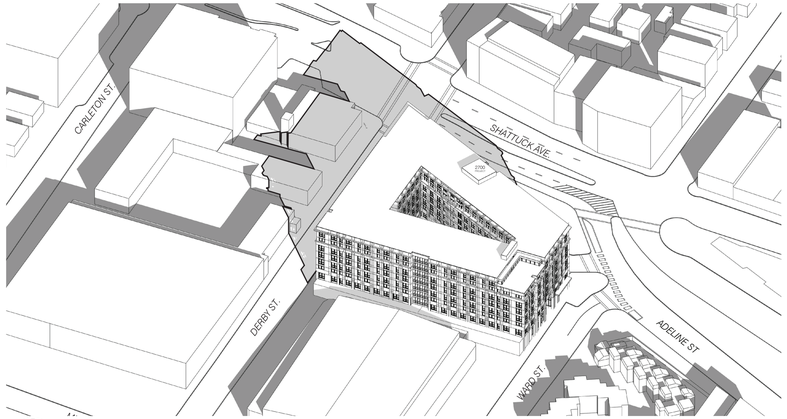
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

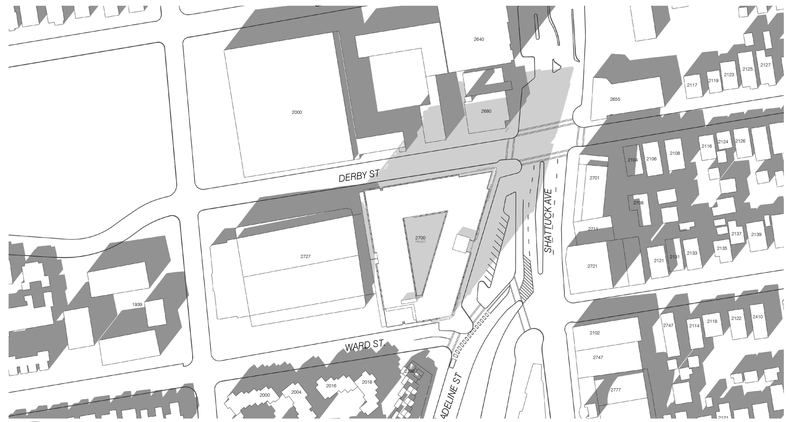
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

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

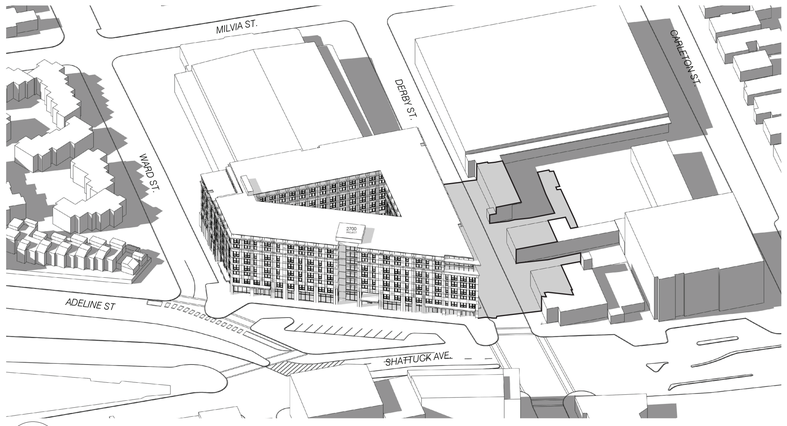
WINTER SOLSTICE
DEC 21ST:
NOON

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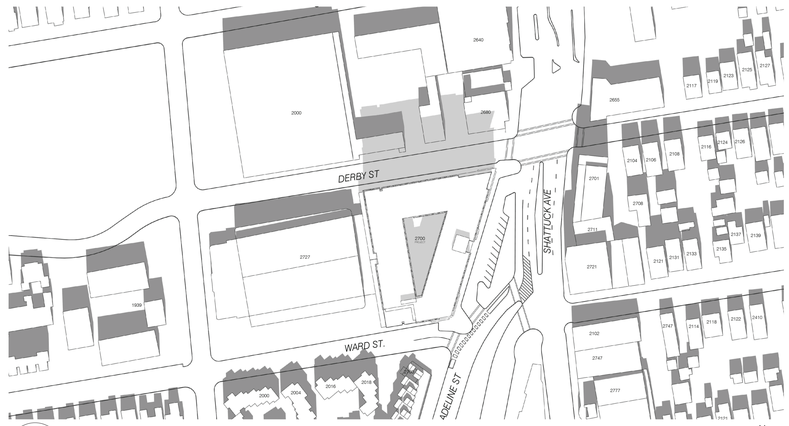
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NT.S.



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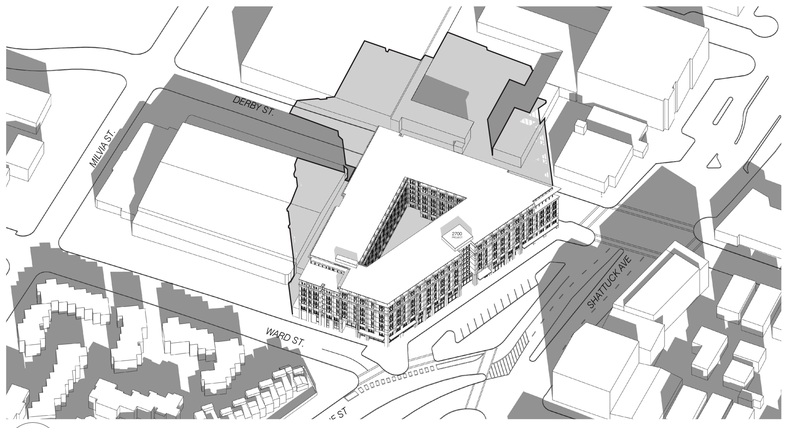
WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

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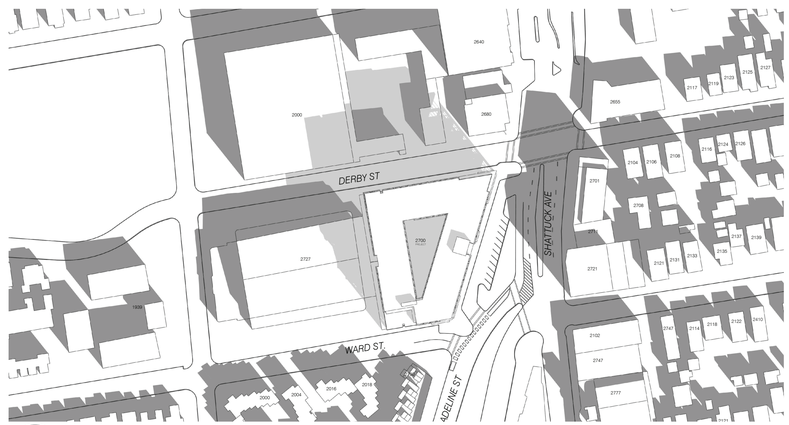
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JOB: 2307

SHEET:

SHADOW STUDIES
DECEMBER 21ST

A0.4A

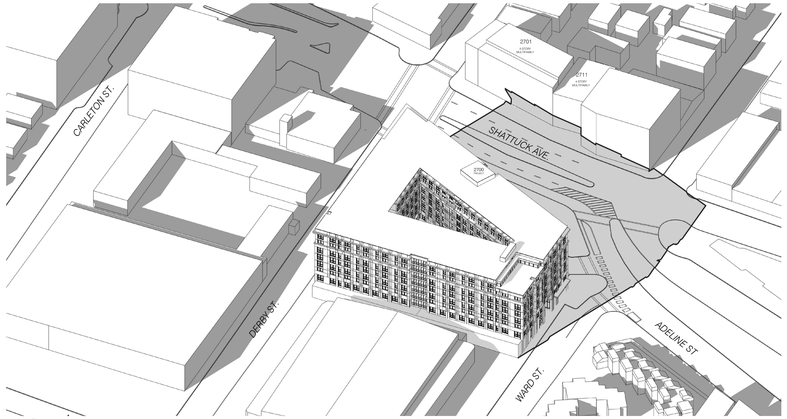
SUMMER SOLSTICE
JUN 21ST:
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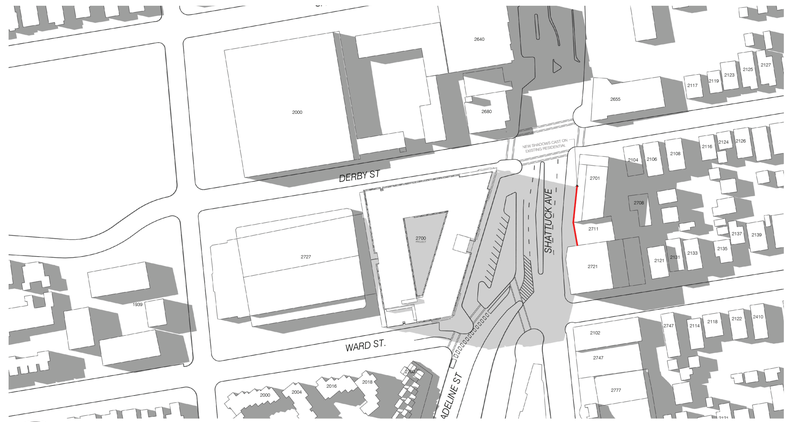
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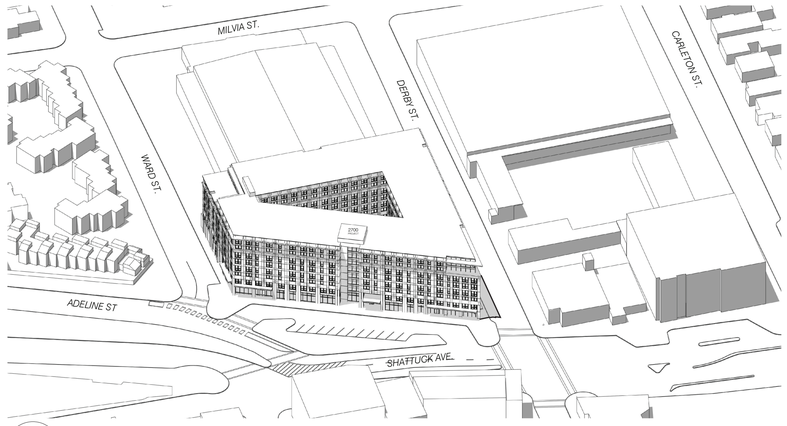
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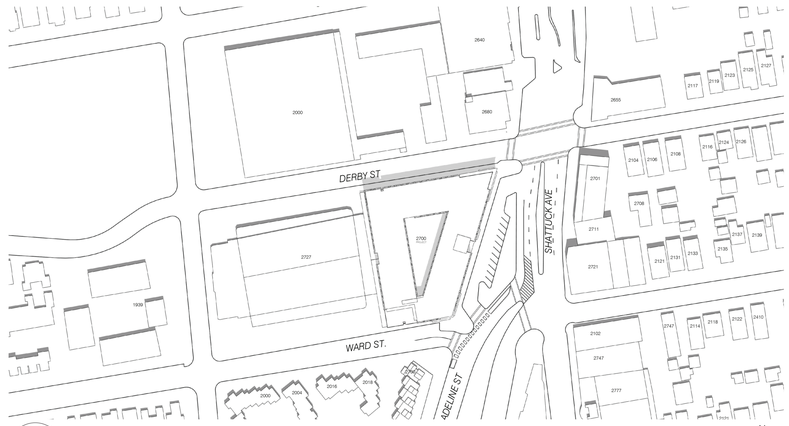
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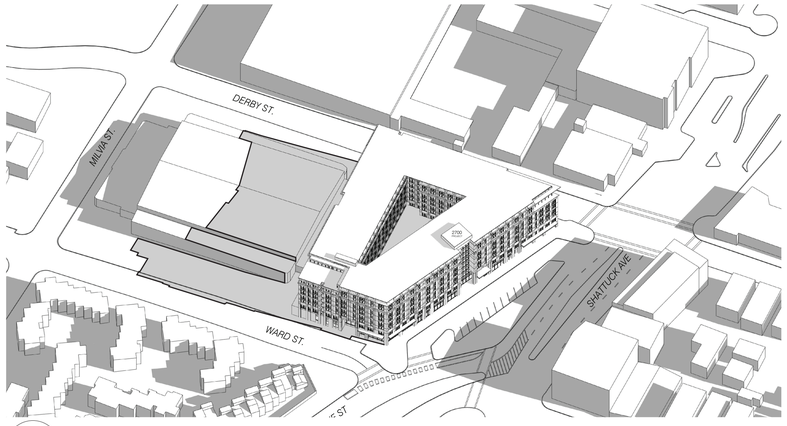
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JOB: 2307

SHEET:

SHADOW STUDIES
JUNE 21ST

A0.4B

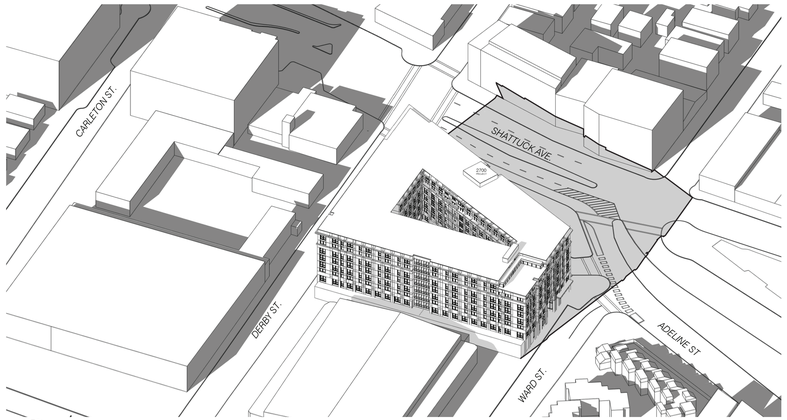
ON DATE OF SUBMITTAL
MAY 12TH
2-HRS BEFORE SUNSET (PM)

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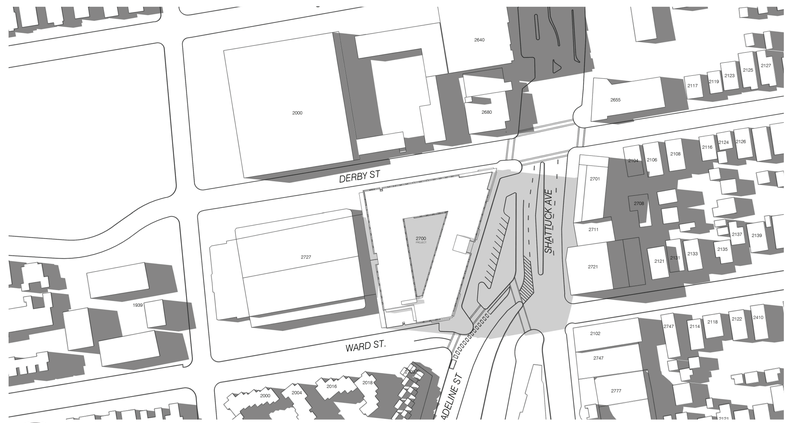
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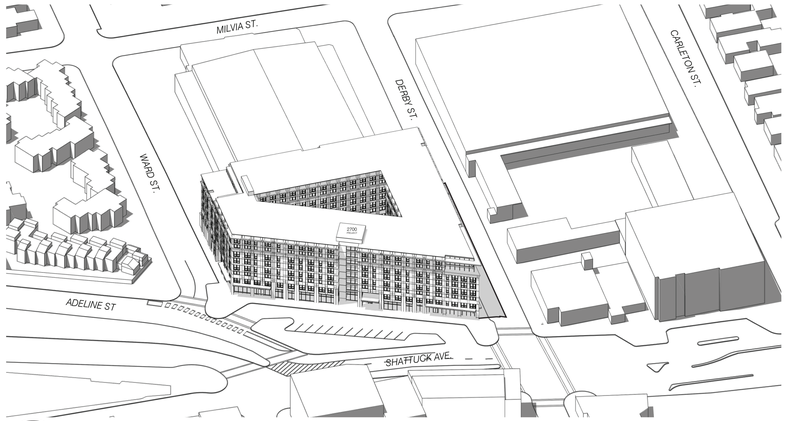
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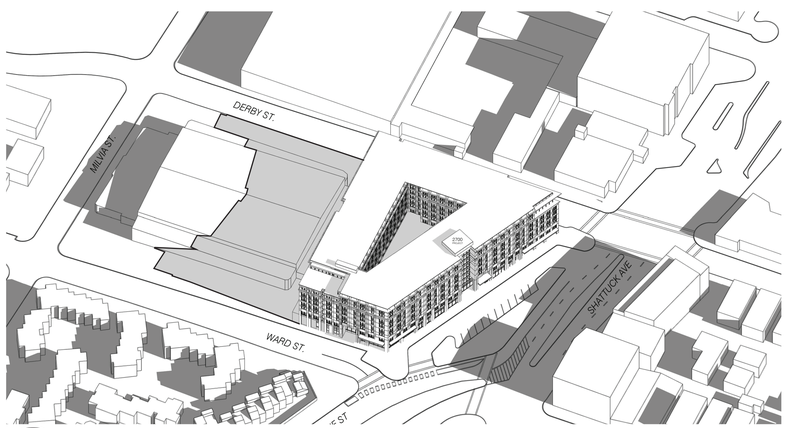
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JOB: 2307

SHEET:

SHADOW STUDIES
MAY 12TH

A0.4C



1 - VICINITY MAP
NTS

N

STACKHOUSE
DE LA PEÑA
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www.sdtarch.com

PANORAMIC
1685 SHATTUCK/ 2109 VIRGINIA

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12.11.2023 SB330 SUBMISSION
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09.18.2024 ZONING RESUBMISSION
04.02.2025 ZONING RESUBMISSION
05.02.2025 DRC HEARING SET
07.24.2025 ZAB HEARING SET

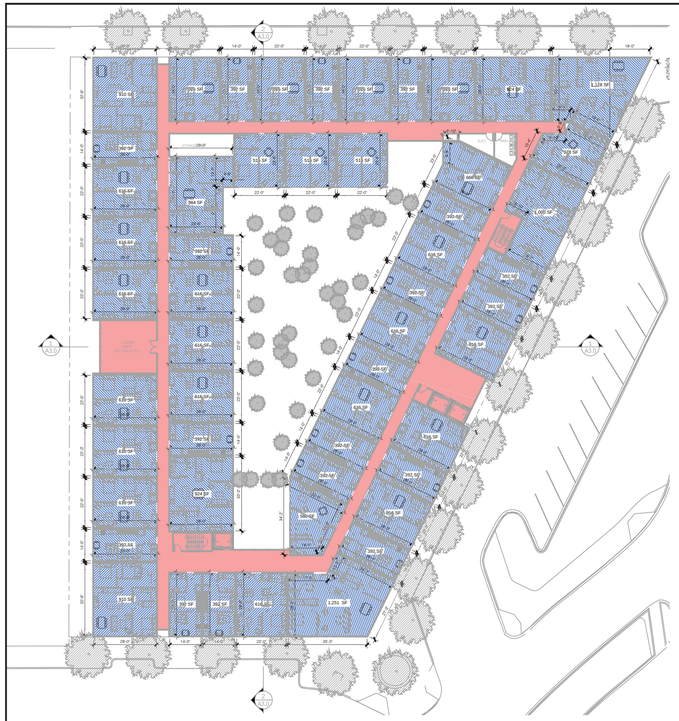
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JOB: 2341

SHEET:

VICINITY MAP

A0.6



LEVELS 3 & 5

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**30,659**



LEVEL 2

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1 BR	18	616	11,088
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**30,011**



FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

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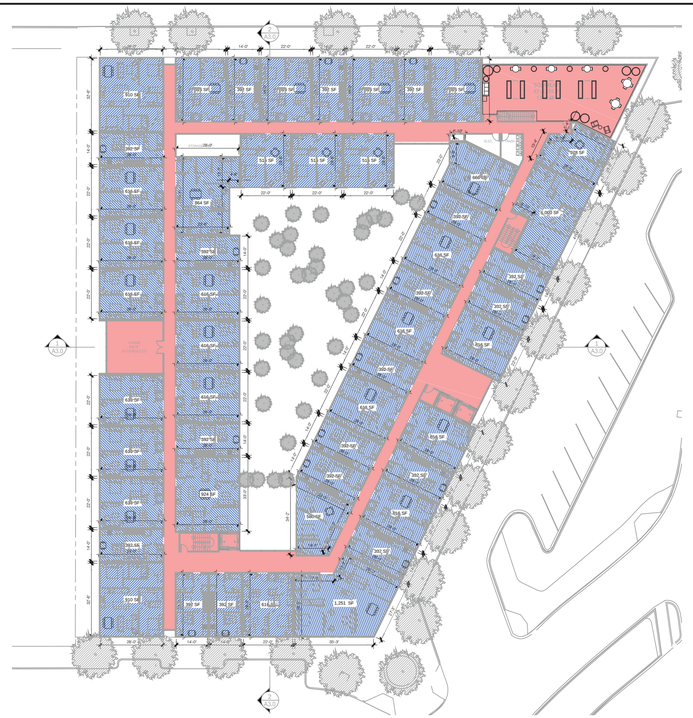
SHEET:

AFFORDABLE HOUSING PLAN

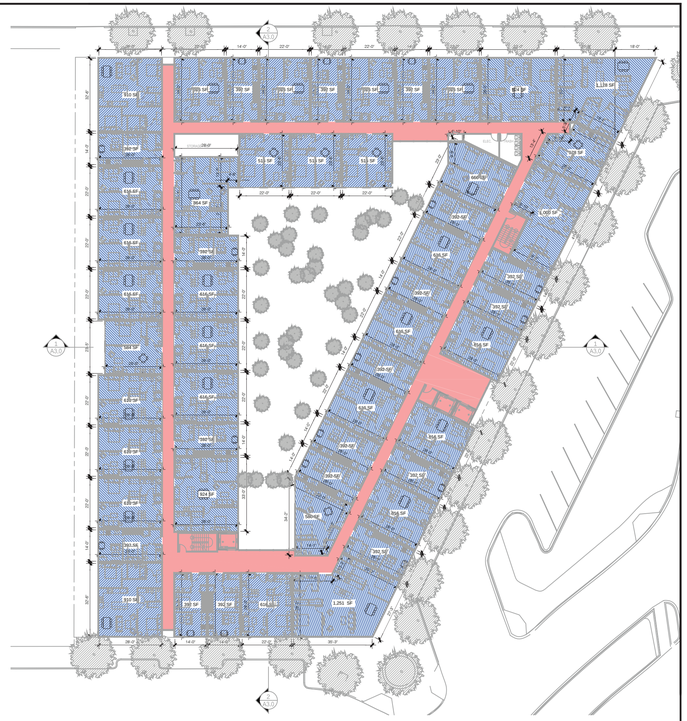
A0.7A



LEVEL 8



LEVEL 7



LEVELS 4 & 6

LEVEL 8

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	16	392	6,272
1BR	20	616	12,320
1BR	3	516	1,548
2BR	1	910	910
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**27,497**

LEVEL 7

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**28,607**

LEVELS 4 & 6

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**31,243**

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

ulation of the Final Proposed Residential Unit Floor Area:

Floor	Proposed Project Res. Unit Area	Proposed Project Residential Units
LEVEL 8	30,011	48
LEVEL 7	30,659	50
LEVEL 6	31,243	53
LEVEL 5	30,659	52
LEVEL 4	31,243	53
LEVEL 3	28,607	52
LEVEL 2	27,497	51
LEVEL 1	-	
Final Proposed Residential Unit Floor Area	**209,919**	**359**

Calculation of Base Project Residential Floor Area:

	Final Proposed DB Residential Unit Floor Area	209,919	
		/	Ref. Bonus Area
	1 + 50% Density Bonus percentage taken	1.5000	69,973
		=	
	Base Project Residential Unit Floor Area	139,946	

Calculation of the Affordable Housing Fee:

A	Total Base Project Residential Unit Floor Area	139,946	
B	Total Base Project Units	247	
C	Total VLI and LI Requirements (20% of Base)	49.40	
D	Total VLI and LI Units Proposed	38	
	Fee per Square Foot	$62.83	
		X	
	Total Base Project Residential Unit Floor Area	139,946	
		X	
	In Lieu Fee Percentage Calculation (C-D)/C)	23.0769231%	
		=	
	Total Fee Due	**$2,029,109.35**	

PROJECT IS REQUESTING A CONCESSION FOR THE REMAINDER IN-LIEU FEE, SEE DENSITY BONUS STATEMENT

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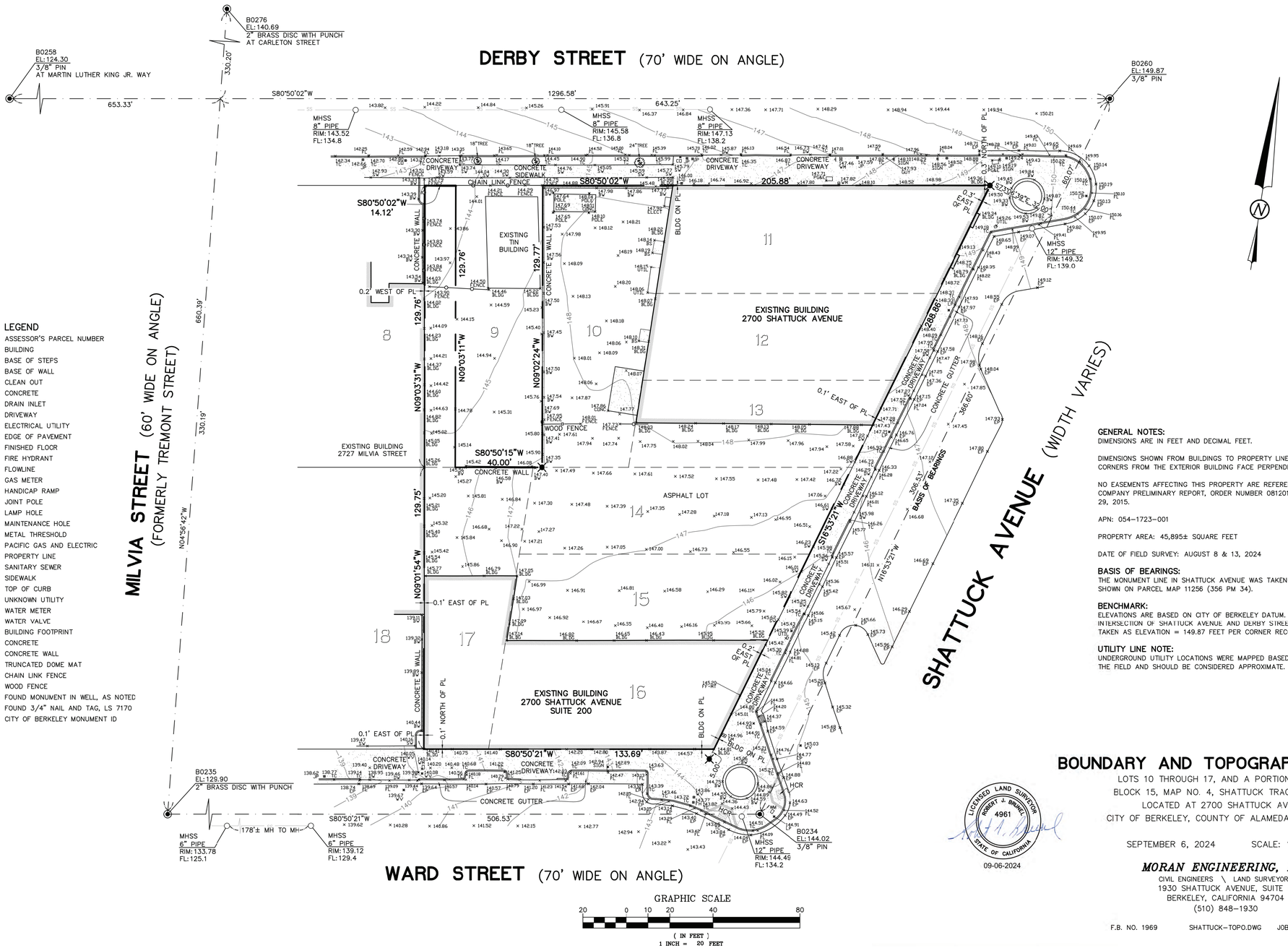
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JOB: 2307

SHEET:

AFFORDABLE HOUSING PLAN

A0.7B



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.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

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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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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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 LEVEL 2

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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SHEET:

PLAN AT
LEVEL 2

A2.2



1 / - PLAN AT LEVELS 3 & 5

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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SHEET:

PLAN AT
LEVELS 3 & 5

A2.3



1 / - PLAN AT LEVELS 4 & 6

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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SHEET:

PLAN AT
LEVELS 4 & 6

A2.4



1 / - PLAN AT LEVEL 7

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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SHEET:

PLAN AT
LEVEL 7

A2.5



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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SHEET:

PLAN AT
LEVEL 8

A2.6



1 / - PLAN AT ROOF

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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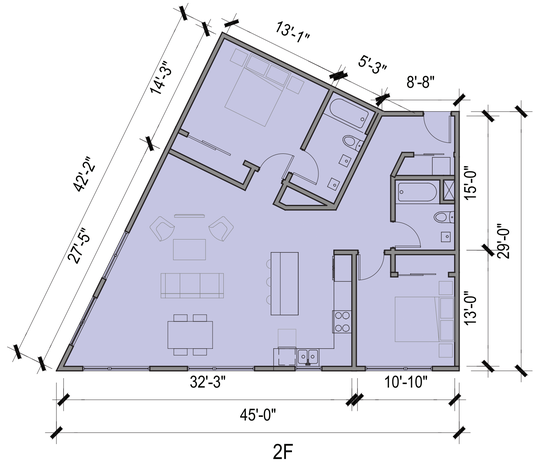
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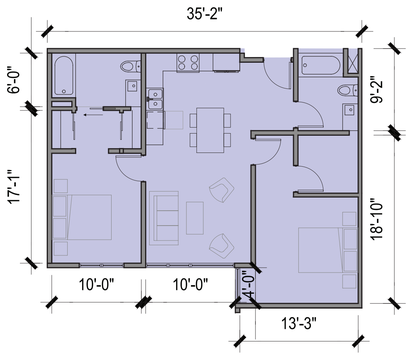
SHEET:

ROOF
PLAN

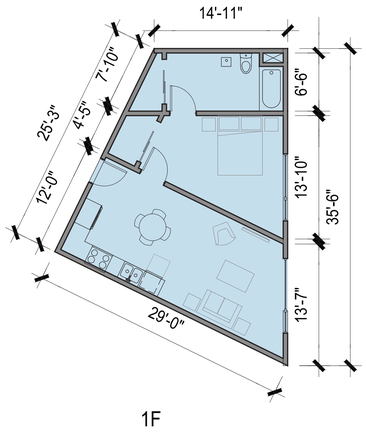
A2.7



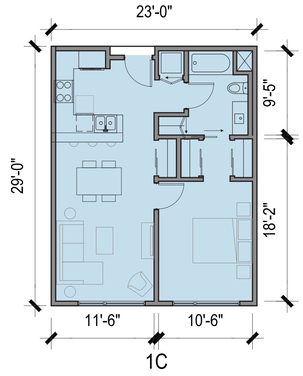
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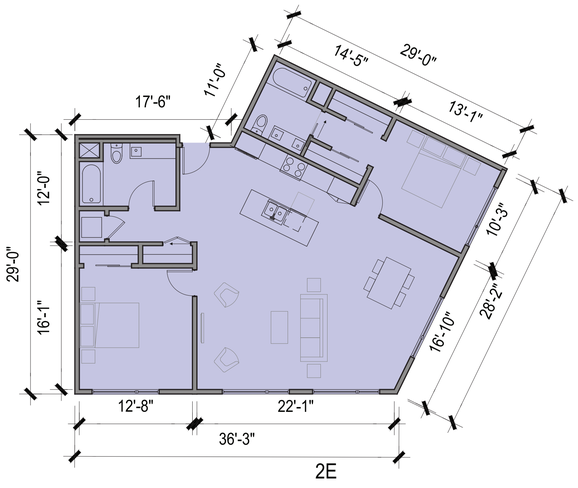
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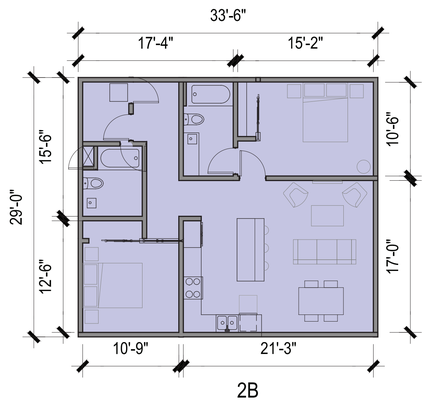
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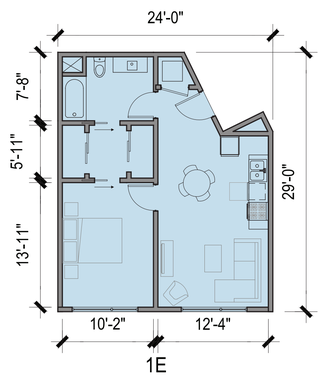
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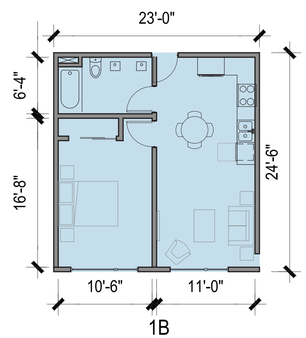
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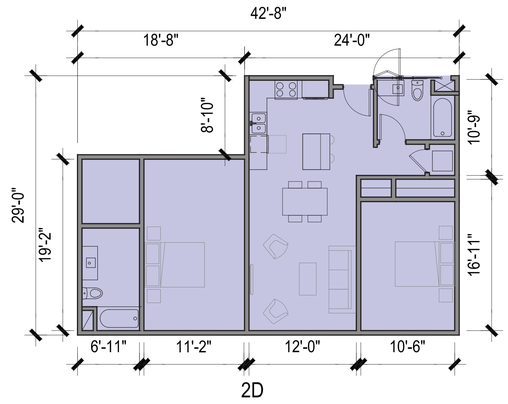
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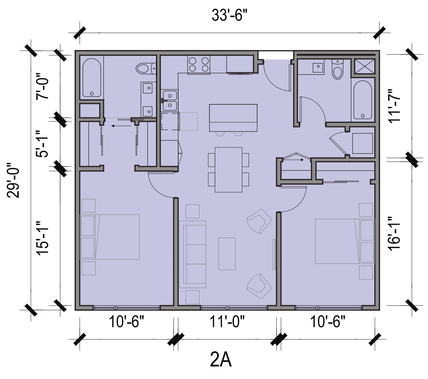
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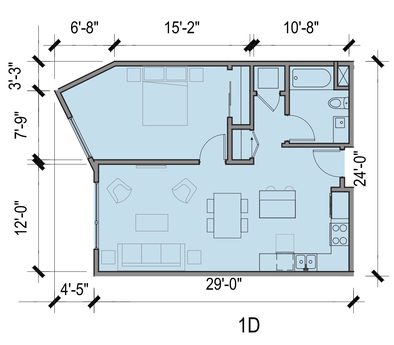
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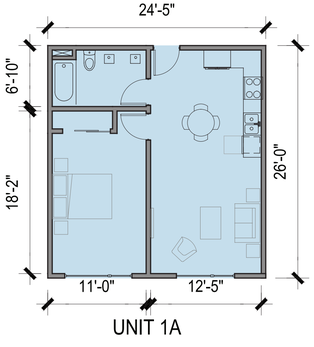
2D



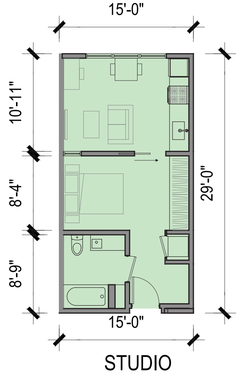
2A



1D



UNIT 1A



STUDIO

1
-

TYPICAL UNIT PLANS

1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36

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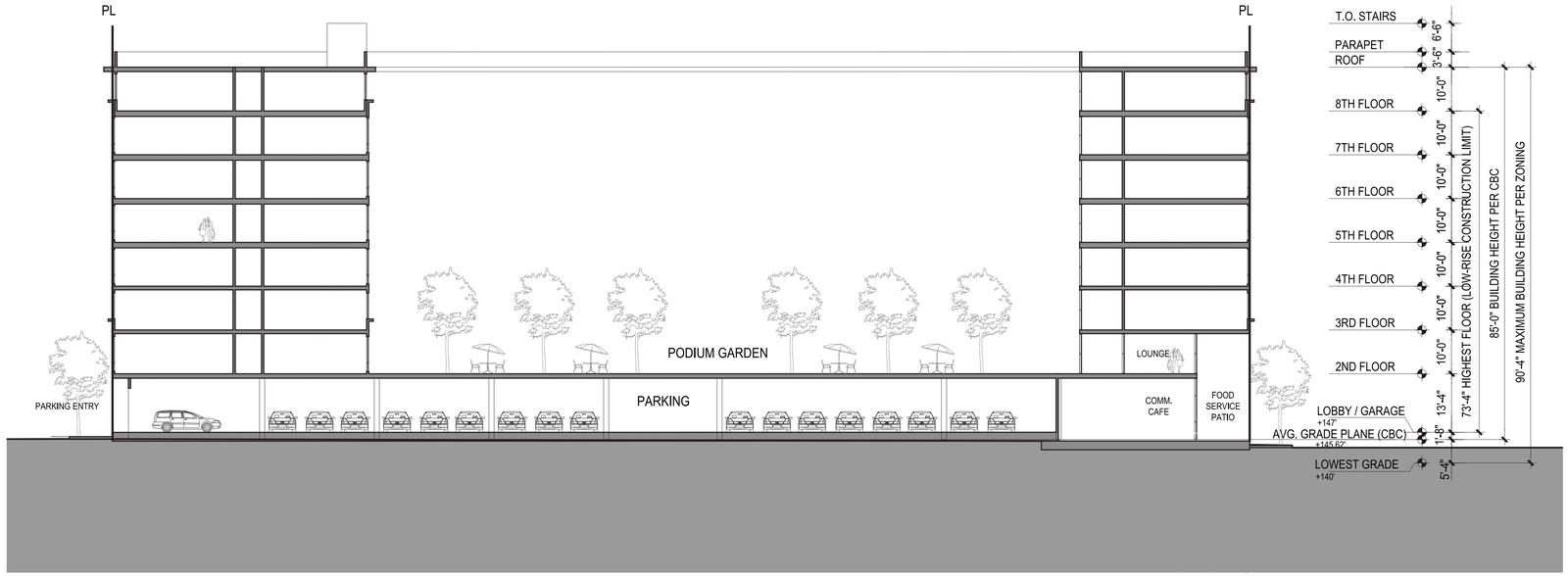
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SHEET:

TYPICAL UNIT PLANS

A2.8

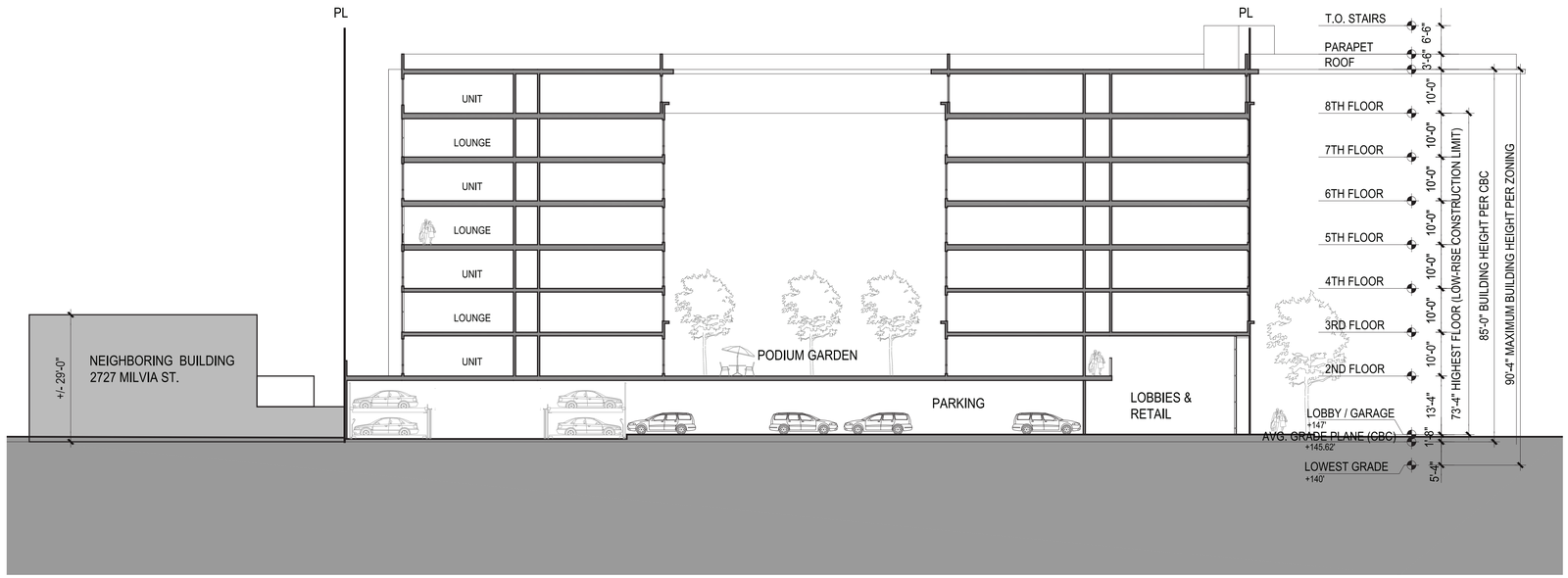


2
-

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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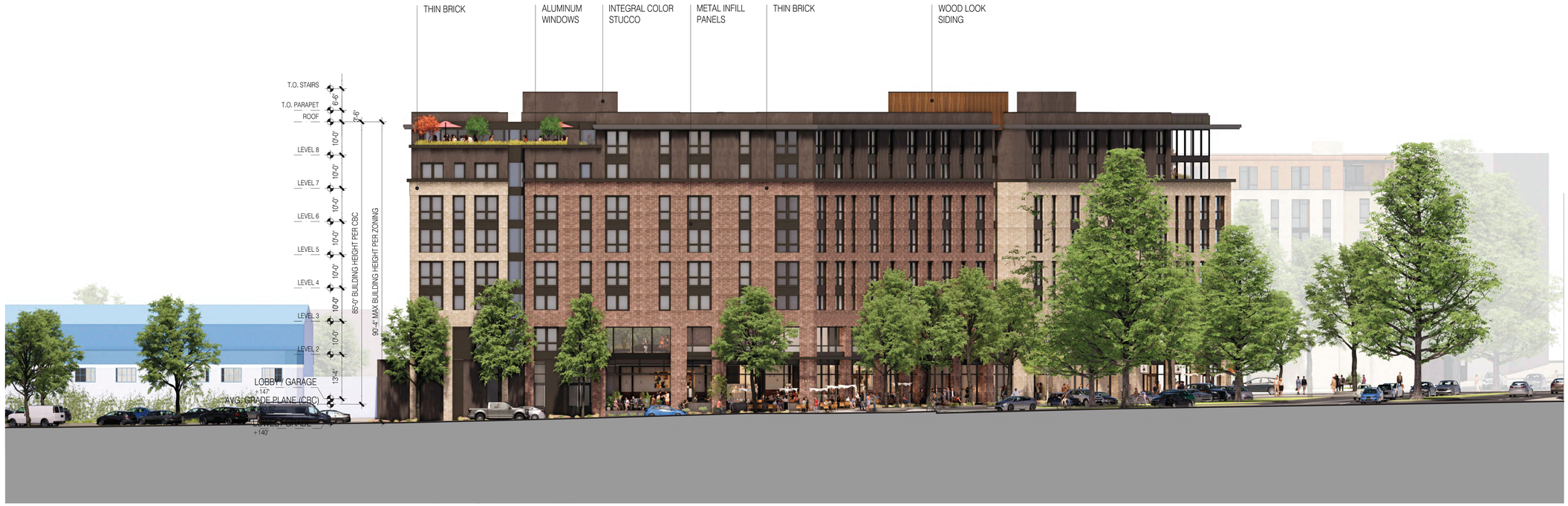
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SHEET:

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

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1 - PERSPECTIVE VIEW - SHATTUCK AND DERBY
-

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SHEET:

CONCEPTUAL RENDERING

A3.6

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1
-
PERSPECTIVE VIEW - ADELINE LOOKING NORTH WEST
-

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SHEET:

CONCEPTUAL
RENDERING

A3.7

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1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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SHEET:

CONCEPTUAL
RENDERING

A3.8



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

-

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CONCEPTUAL RENDERING

A3.9

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1
-

PERSPECTIVE VIEW - LOBBY ENTRY

-

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1 - SIDEWALK VIEW - SHATTUCK AND DERBY
-

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1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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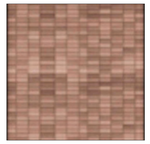
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A3.12

PROPOSED EXTERIOR MATERIALS


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL


WOOD LOOK SIDING

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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BUILDING MATERIALS

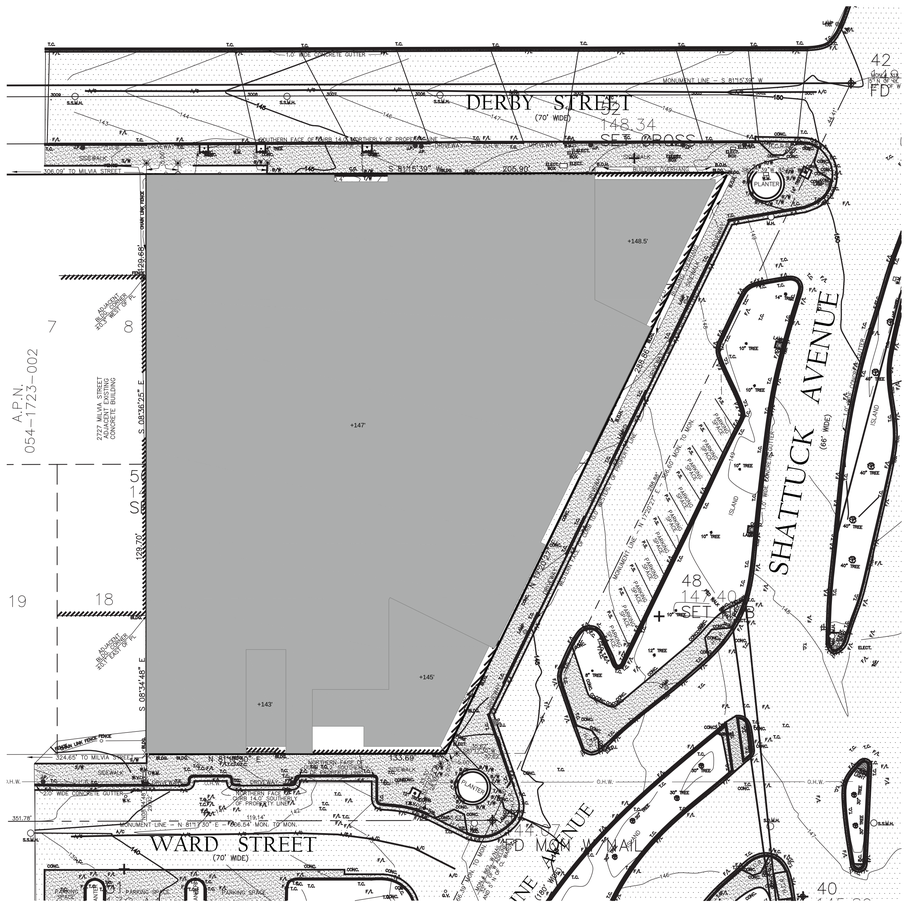
MAT

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	37787	0	37787	4%	1511			
LEVEL 8 ROOF DECK	1652	0	1652	4%	66			
LEVEL 2 PODIUM	8700	7337	1363	4%	55	2100		
LEVEL 1			0	4%	0			
TOTAL	**48139**	**7337**	**40802**		**1632**	**2100**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						2100		
TOTAL PLANTERS						**2100**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	49,620	2	3,676
		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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GRADING & STORMWATER PLANS

A4.0



LEGEND

1. PLANTING AREA, TYP
2. EXISTING PLANTER TO BE REFINISHED
3. EXISTING TREE TO REMAIN, TYP
4. PROPOSED STREET TREE, TYP
5. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
6. CITY STANDARD SIDEWALK
7. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
8. EXISITNG TREE TO BE REMOVED
9. ANGLED PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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LANDSCAPE PLAN - GROUND FLOOR

L1.01



LEGEND

1. SEATING AREA WITH CIRCULAR BENCH
2. C3 PLANTERS
3. LOW PLANTER WITH A SPECIMEN PLANT(S)
4. PLEACHED TREE CANOPY

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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LANDSCAPE PLAN - LEVEL 2 PODIUM

L1.02



LEGEND

1. PREFAB RAISED PLANTER, TYP
2. LOUNGE FURNITURE
3. SOLARIUM LOUNGE
4. COFFEE TABLE AND CHAIRS

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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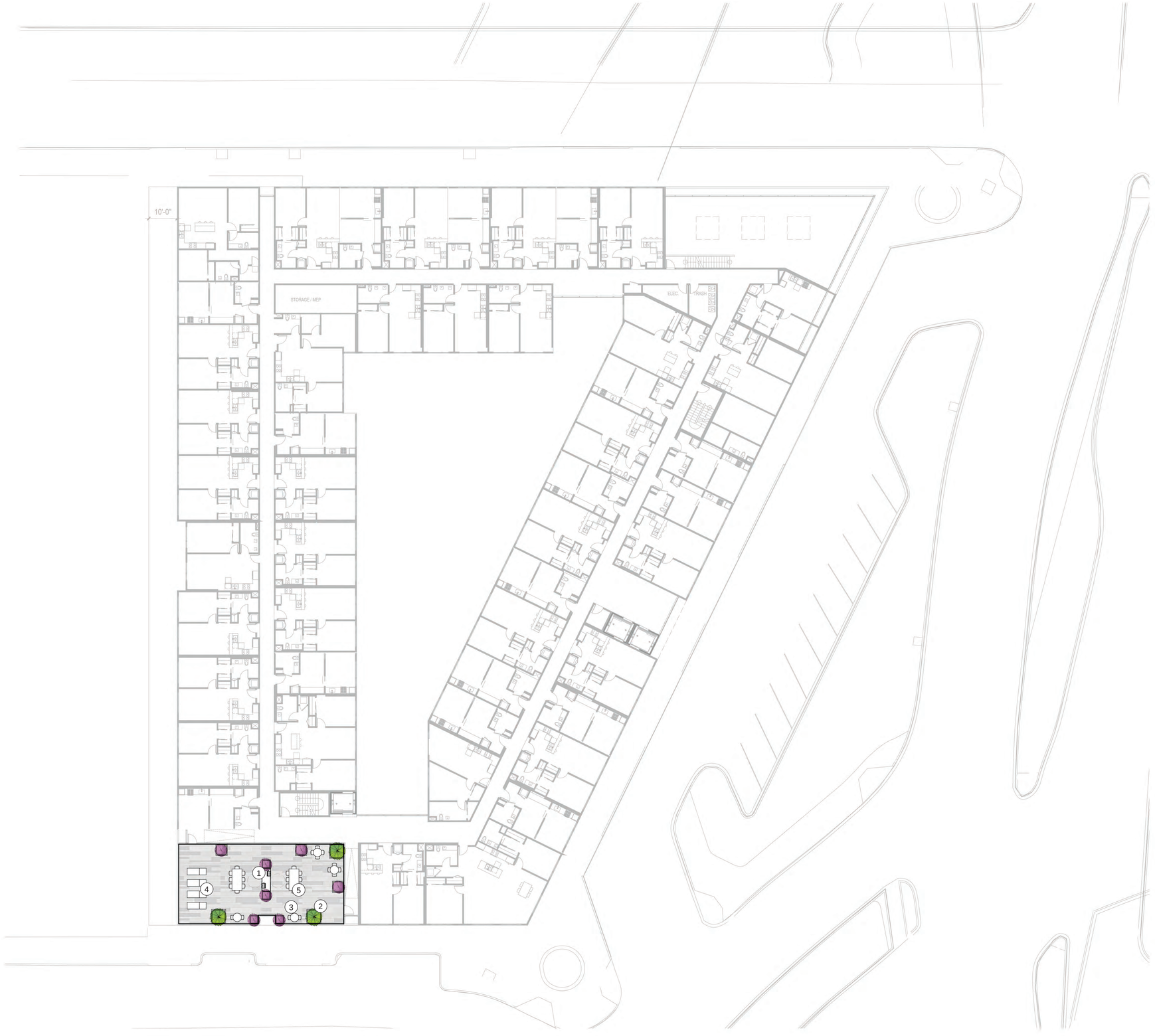
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LANDSCAPE PLAN - LEVEL 7

L1.03



LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. LOUNGE FURNITURE
4. CHAISE LOUNGE CHAIRS
5. FAMILY STYLE DINING TABLE

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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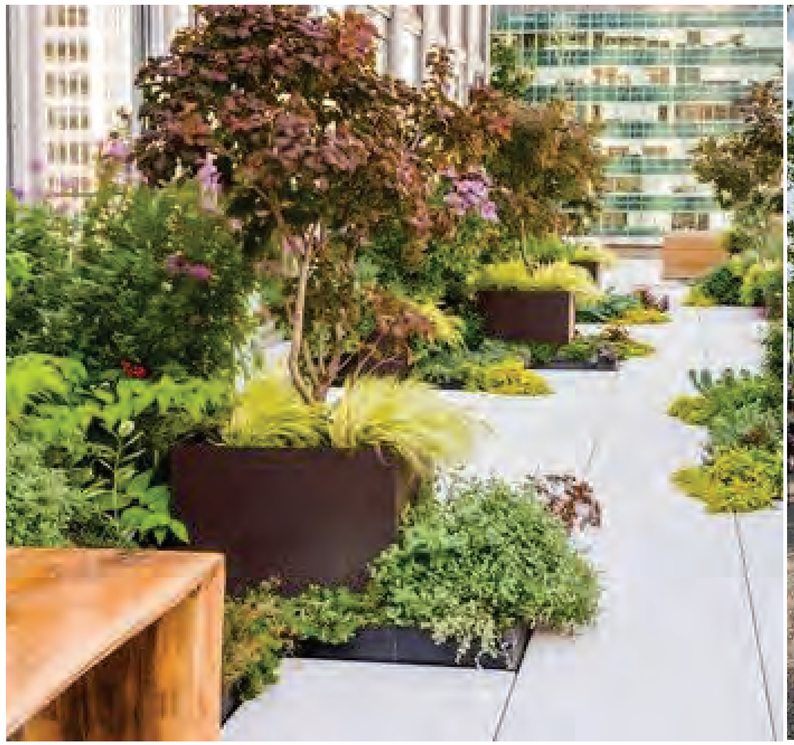
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LANDSCAPE PLAN - LEVEL 8 ROOF DECK

L1.04













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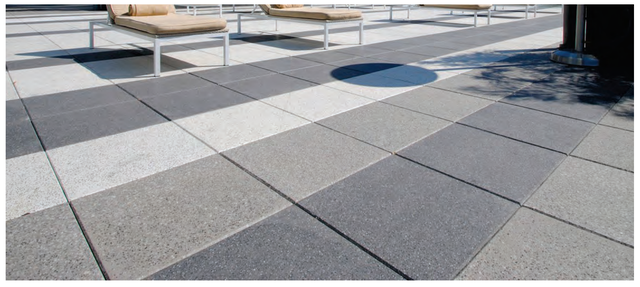
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PRECEDENT IMAGES

L2.01













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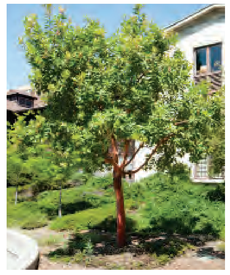
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PRECEDENT IMAGES

L2.02







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:	6,675 SF
ROOF & 7TH LEVEL:	305 SF
TOTAL:	7,851 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2,265 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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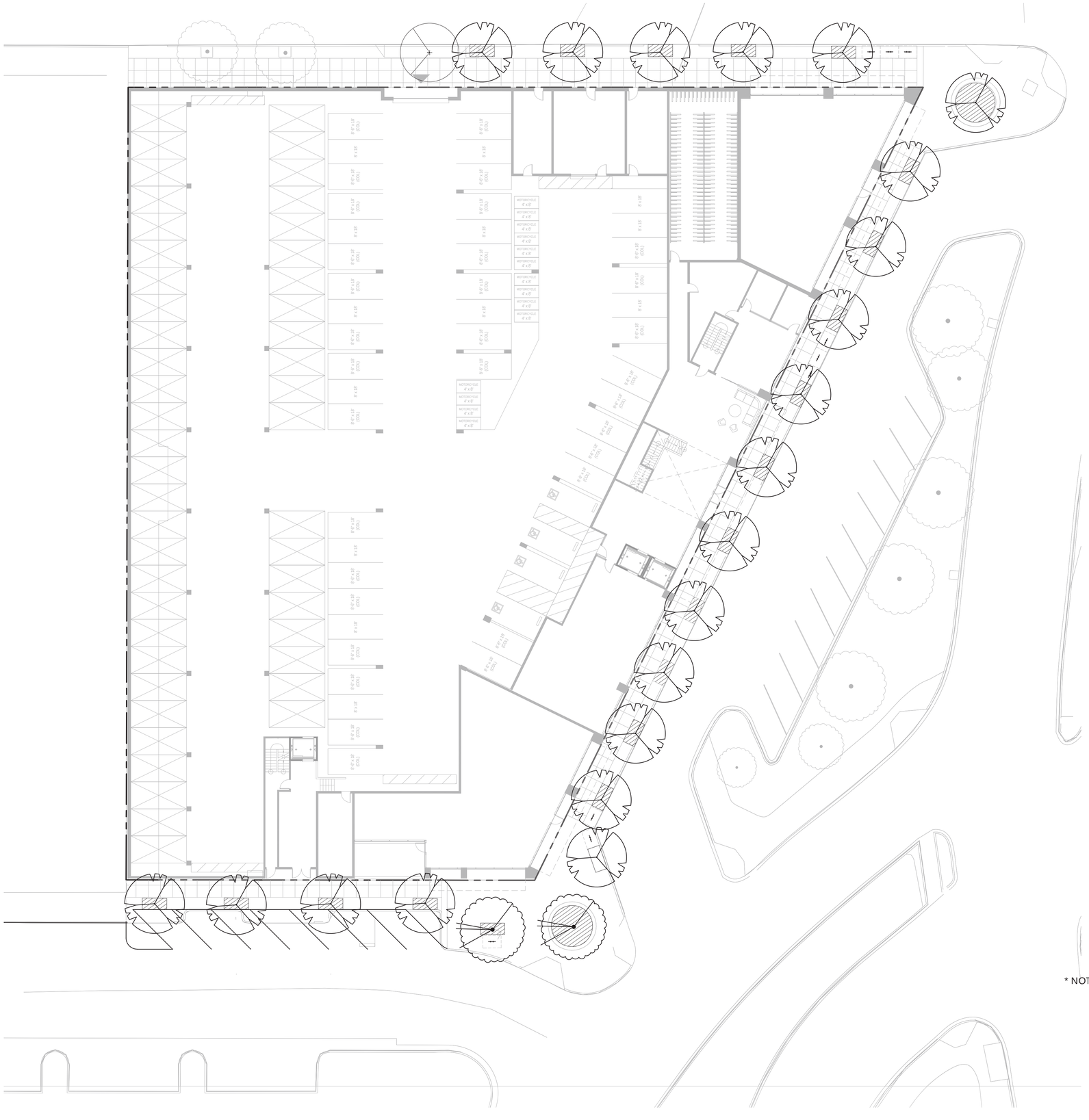
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PLANT IMAGES, NOTES AND CALCULATIONS

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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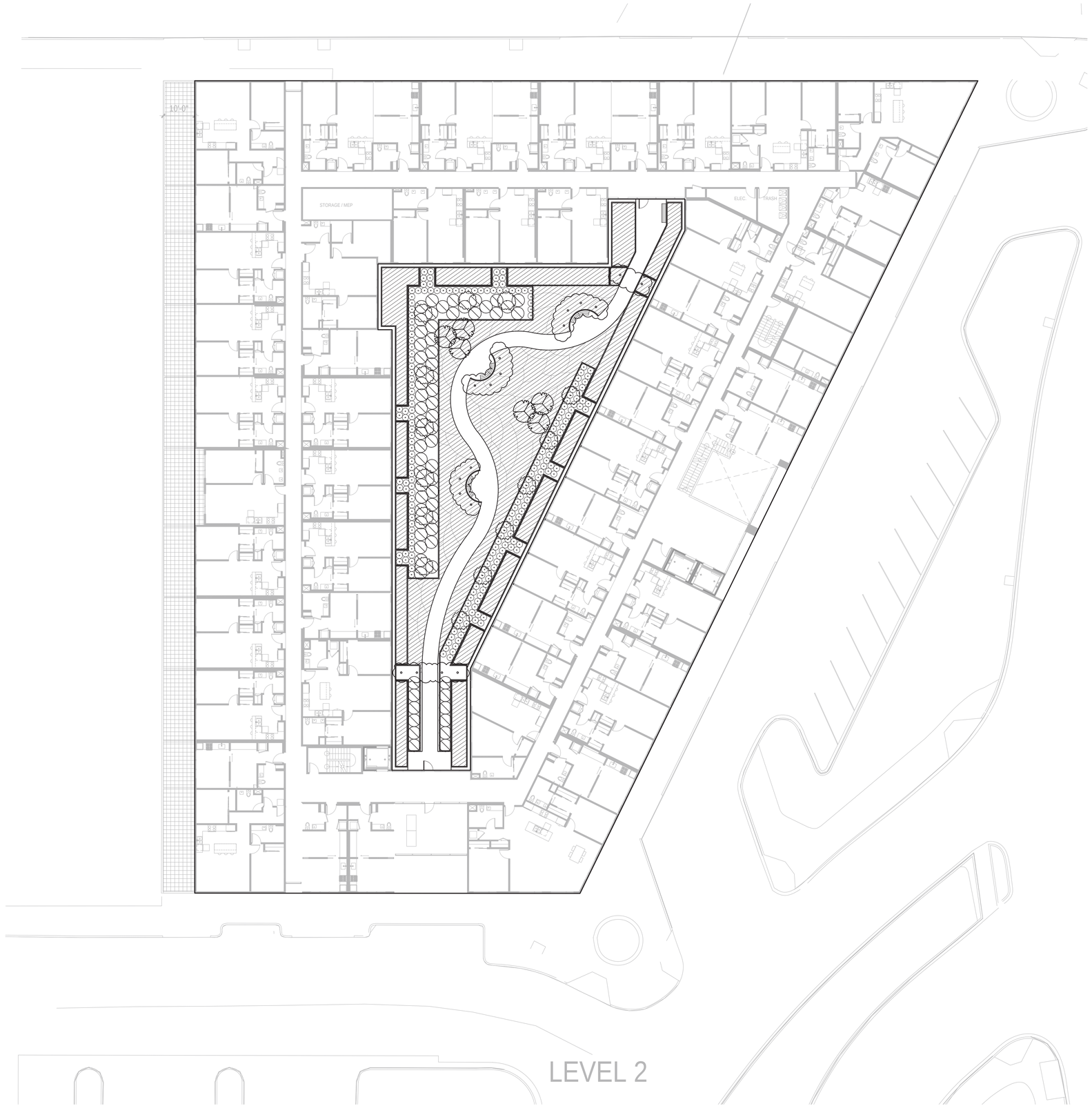
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PLANTING PLAN - GROUND FLOOR

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
	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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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 2 PODIUM

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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	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
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	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 7

L4.03



PLANT LIST

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STREET TREES						
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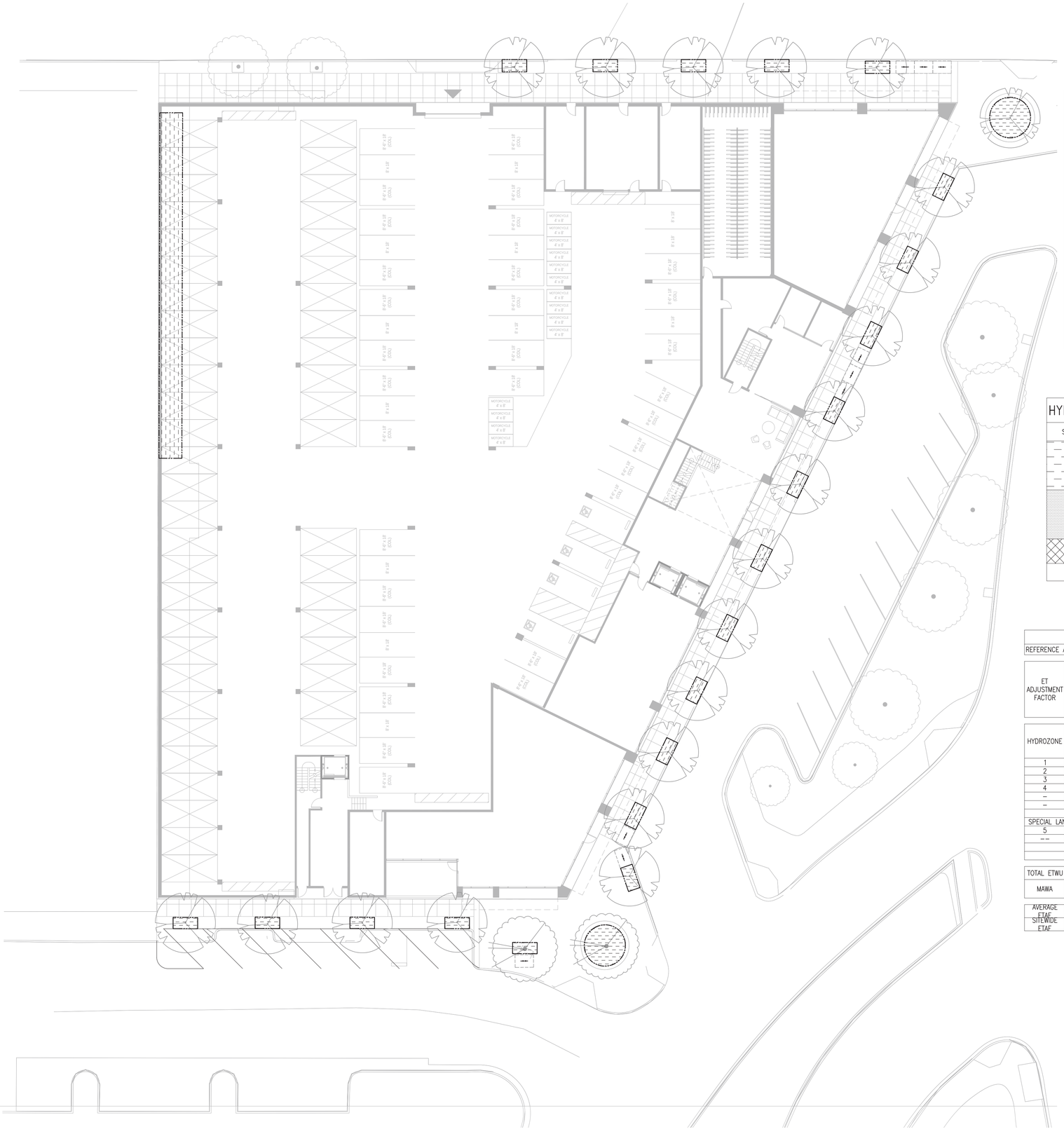
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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 8 ROOF DECK

L4.04



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_S)	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.41

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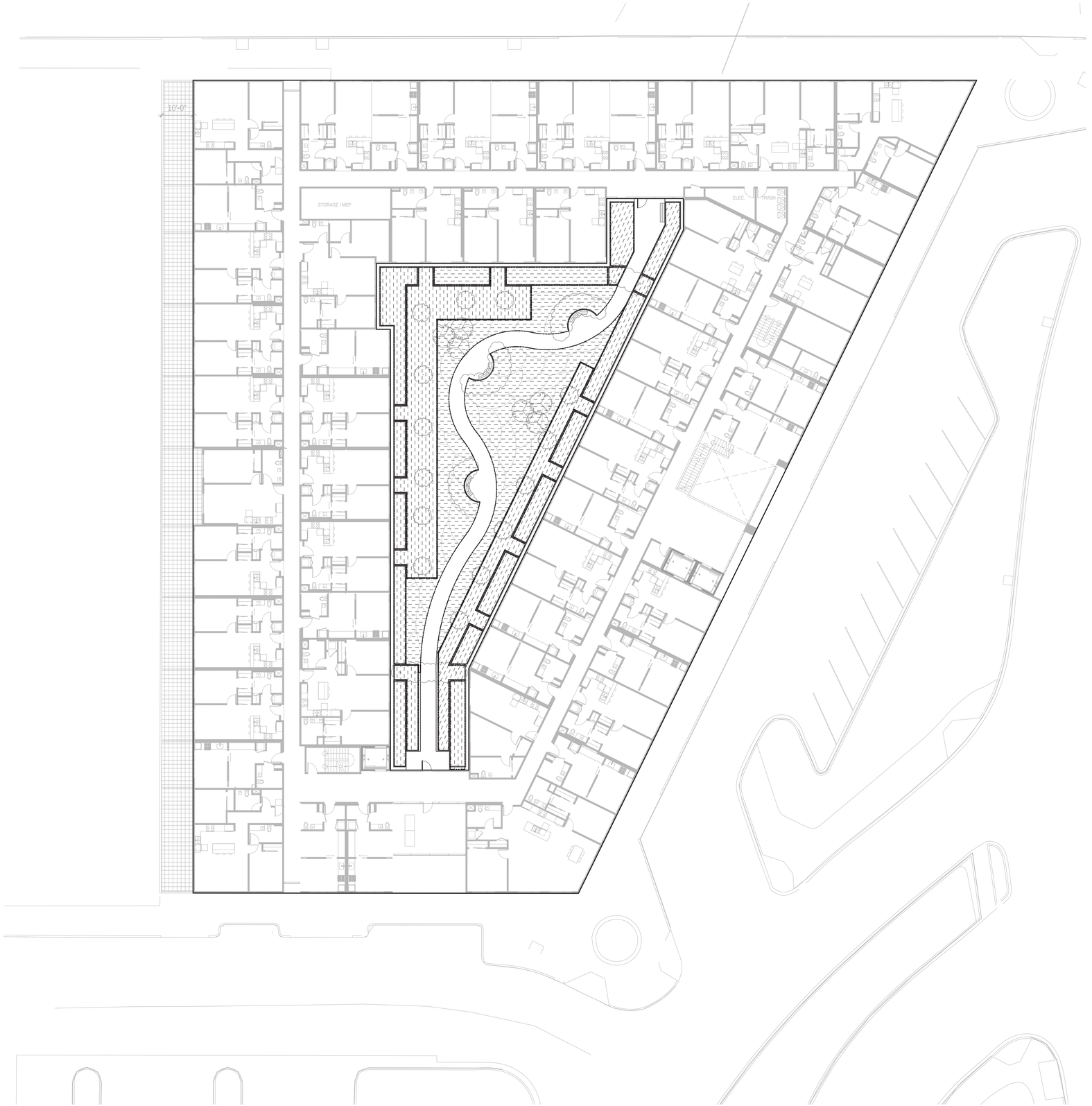
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JOB: 2307

SHEET:

IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

IRRIGATION PLAN - LEVEL 2 PODIUM

L5.02



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 7

L5.03

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION



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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 8 ROOF DECK

L5.04

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

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Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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:

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Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. The applicant proposes the project to be exempt from the California Environmental Quality Act under Assembly Bill (AB) 130.

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Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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
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(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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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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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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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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.

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(510)-981-74-12
ssaliki@berkeleyca.gov

Enclosure: Project Location Map

Project Location:



Planning and Development
Land Use Planning Division

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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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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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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

January 21, 2026

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 (APNs 54-1723-1 and 54-1723-3). The proposed project consists of the demolition of two existing commercial buildings and the construction of an 8-story, (approximately 90-foot-tall) mixed-use development comprising 359 dwelling units (including 37 Very Low Income units), 5,136 square feet of commercial space, 141 automobile parking spaces, and 158 bicycle parking spaces within a ground-level podium garage. The 1.17 acre site is in the Adeline Corridor Commercial District (C-AC), South Shattuck subarea. The site has frontage on three streets: Derby, Adeline, and Ward. 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:



Public

Planning and Development Department
Land Use Planning Division

January 22, 2026
Isaiah Stackhouse
SDT Architects
2421 Fourth Street
Berkeley, CA, 94710

Sent via email to:
isaiah@sdtarch.com

Re: Application Processing – 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 (approximately 90-foot-tall) mixed-use development with 359 dwelling units (including 38 Very Low Income units), 5,136 square feet of commercial space, 141 vehicle parking spaces, and 158 bicycle parking spaces. The project is located at 2700 Shattuck Avenue (APNs 54-1723-1 and 54-1723-3) in the C-AC Adeline Corridor Zoning District, South Shattuck Sub-Area.

Level of Review Under the California Environmental Quality Act
The project requests exemption from CEQA under Assembly Bill (AB) 130. The final CEQA determination is pending conclusion of Tribal Consultation. See Advisory Comment below re: AB 130 Tribal Consultation.

Zoning Permits Required
Based on staff's review, the following zoning permits are required.

1. Use Permit under BMC Section 23.202.020(A) to construct a multifamily residential building
2. Use Permit under BMC Section 23.202.020(A) to construct dwelling units
3. Use Permit under BMC Section 23.204.030(A) to construct a new main building in the C-AC District
4. 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
The project requests the following:

1. 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
2. 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.

3. Waiver of BMC Section 23.204.150(E) to exceed FAR limits – to be 5.5 where 4 is required.
4. Waiver of BMC Section 23.204.150(E) to exceed lot coverage limits – to be 99% where 90% is required for a corner lot.
5. Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 13,049 square feet, where 14,360 square feet is required
6. Waiver of BMC Section 23.304.050(A) to allow architectural projections to exceed district height limits
7. Concession to 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.
8. Concession to eliminate the bird safe glass requirement.

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. **Concessions.** The request to eliminate the in-lieu remainder fee for affordable housing is ineligible for a State Density Bonus Concession. Please choose a different concession or withdraw the request.

Advisory Comments:

1. **AB 130 Tribal Consultation**. On January 21, 2026 the City notified California Native American tribes to request consultation on the proposed project. The tribes have until March 22, 2026 (60 days) to accept the consultation invitation. If the tribes decline or fail to respond within 60 days, the consultation is considered concluded.

2. **Toxics Management Division Comments on Phase II Report**. There were some recognized environmental conditions (RECs) that need to be dealt with.

   First is that the hydraulic lifts need to be removed under permit through the Toxics Management Division as required by 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.

   Secondly, there were some soil/vapor exceedances of benzene and PCE that the consultants do not believe need mitigation, but we would need the County or DTSC to sign off on that, so they would need environmental clearance from either the Alameda County Environmental Health Department or the California Department of Toxics Substances Control before we could go further with this project.

3. **Interdepartmental Roundtable Meeting.** An interdepartmental review of the project is scheduled for February 4, 2026 at 1:00pm via Zoom. It is highly recommended that you attend to hear feedback on the project from various City departments. Additional comments may be provided after the meeting.

4. **Processing Timeline.** The AB 130 processing requirements conflict with the City's Use Permit requirements. The applicant and City should meet and agree on a timeline for processing the Use Permit.

Next Steps

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 Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Please contact me with any questions about your project application.

Sincerely,



Singeh Saliki, AICP
Senior Planner
510-981-7412
ssaliki@berkeleyca.gov

ROBIN R. BARAL
PARTNER
DIRECT DIAL (415) 995-6331
E-MAIL rbaral@hansonbridgett.com

HansonBridgett

February 3, 2026

VIA E-MAIL SSaliki@berkeleyca.gov

Singeh Saliki, AICP
Senior Planner
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Re: 2700 Shattuck Avenue (#ZP2024-0058) Concession Request

Dear Singeh:

This letter is submitted on behalf of the applicant for the above-referenced application, in reply to the City's application response letter dated January 22, 2026. The purpose of this letter is to clarify the City's obligations in processing the statutory CEQA exemption for infill housing ("AB 130")[1] and in responding to the applicant's concession request under state density bonus law.[2]

Advisory Comment 2 should be clarified in accordance with AB 130.

Advisory Comment 2 notes that recognized environmental conditions ("RECs") may be onsite, based on findings in the Phase I and Phase II Environmental Site Assessment ("ESA") prepared by Terracon and submitted to the City. Under AB 130, the City "shall, as a *condition of approval* for the development…" require the completion of a Phase I ESA.[3] If RECs are found, the developer must complete a preliminary endangerment assessment[4] and, if a release is found, the release must be removed or mitigated in accordance with state and federal law *before the City issues a certificate of occupancy*.[5]

The statement in Advisory Comment 2, that signoff is needed "before [the City] *could go further with this project*," is therefore overbroad. The applicant requests that the City clarify Advisory Comment 2, consistent with AB 130, which allows the project to proceed pending resolution or mitigation of RECs identified in the ESA prior to the City issuing a certificate of occupancy for the project.

[1] Pub. Res. Code § 21080.66
[2] Gov. Code § 65915
[3] Pub. Res. Code § 21080.66(c)(1)(A) [emphasis added]
[4] *Id.,* subd. (c)(B)
[5] *Id.,* subd. (c)(C)

Action Item 1 constitutes an unlawful denial of the applicant's concession request.

The applicant is requesting to utilize one of its allowed concessions to waive the requirements of the City's Inclusionary Housing Ordinance ("IHO") that exceed the very-low income units that the applicant is providing onsite pursuant to state density bonus law. This effectively constitutes a concession to waive the remaining low-income units that the IHO would require for this site. The project's commitment to provide 38 deeply affordable units for very-low income families meets both the City's goals and RHNA obligations, while triggering the concessions, waivers and other regulatory incentives designed to benefit the applicant under state density bonus law.

As detailed below, the applicant's concession request, to eliminate the local IHO requirements for low-income households as applied to this project, is consistent with the clear mandates for concessions or incentives under state density bonus law. In waiving the obligation to include low-income households in excess of the very-low income units that the developer is providing via state density bonus law, the concession request also eliminates all in-lieu fees associated with the obligation to set aside units for low-income households for this project.

(1) The project is eligible for a concession to waive the City's local inclusionary housing requirement for low-income household units.

Concessions and incentives under state density bonus law may be applied to the City's IHO. In this case, the applicant's concession request is supported by broad statutory provisions governing concession and incentive requests, and a long line of judicial precedents establishing conflict preemption of state density bonus law over inconsistent local ordinances and policies.

State density bonus law defines a "concession or incentive" to include three options that the applicant may select. The first two options do not apply here, as the applicant is not seeking a waiver of zoning or development standards through the use of a concession, nor approval of mixed-use zoning or new commercial land uses. The third option is a catch-all provision that applies to any "other regulatory incentives or concessions proposed by the developer… that result in identifiable and actual cost reductions to provide for affordable housing costs… or for rents *for the targeted units* to be set as specified in [Gov. Code § 65915,] subdivision (c)."[6] The issuance of a concession is mandatory when the statutory requirements for their issuance are met.[7]

In addition, state density bonus law includes the clear legislative intent that it "shall be interpreted liberally in favor of producing the maximum number of *total housing units*."[8] State density bonus law includes an additional policy statement that is relevant to this project:

> The Legislature finds and declares that the intent behind [state density bonus law] is to allow public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units. It further

[6] Gov. Code § 65915(k)(3) [emphasis added].
[7] *Wollmer v. City of Berkeley* (2009) 179 Cal.App.4th 933.
[8] Gov. Code § 65915(r) [emphasis added].

> reaffirms that the intent is to cover at least some of the financing gap of affordable housing with regulatory incentives, rather than additional public subsidy.[9]

The express tradeoff for all density bonus projects is that the applicant must provide a *private subsidy*, i.e., the reservation of onsite affordable housing units, in exchange for development incentives, such as unlimited waivers of development standards, reduced parking ratios, and a specified number of concessions or incentives. Every onsite affordable unit provided by the developer entails a private subsidy that the developer must bear to deliver those units. The inherent assumption is that the benefit of the density bonus incentives outweighs the cost of the private subsidy. This framework also explains the *preemption* of local ordinances that would otherwise interfere with the development incentives authorized by the state housing law.

The Terner Center has explored inclusionary housing policies in depth. Their research confirms that "[below-market rate] units produced by for-profit developers represent a large private subsidy of affordable housing."[10] Notably, the Terner Center report concludes that inclusionary zoning, while good-intentioned, can lead to diminishing returns in the production of below-market rate housing, and accelerate losses in overall housing production,[11] particularly as inclusionary housing thresholds rise, to require more and more below-market-rate units. For this particular project, the applicant is providing a private subsidy, by delivering 38 units onsite for very-low income households that will generate negative returns per unit. A concession is therefore appropriate to reduce the identifiable and actual costs (i.e., additional private subsidy for low-income households) in excess of what is required under state density bonus law.

In applying a liberal reading to the broad catch-all provision for concessions or incentives, the City may not infer a limitation where none exists under the statute.[12] The City therefore lacks the legal basis to conclude that its request is ineligible under state density bonus law.

The City is further restricted from imposing local obligations that exceed state density bonus law thresholds. Courts have routinely found that state density bonus law preempts local provisions that conflict, purport to supersede, or are inconsistent with the minimum thresholds established under state law.[13] More specifically, "[a] local ordinance is preempted if it conflicts with the density bonus law *by increasing the requirements to obtain its benefits*."[14]

In *Schreiber*, for example, the Second District ruled that a City of Los Angeles ordinance, which required an applicant to show that a concession or incentive was needed to make their project "economically feasible," was not enforceable. As noted above, and in *Schreiber,* the appropriate inquiry in the context of a concession request is that the applicant must demonstrate that a

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[9] Gov. Code § 65915(u).
[10] See "Modeling Inclusionary Zoning's Impact on Housing Production in Los Angeles: Tradeoffs and Policy Implications," A Terner Center Report, dated April 2024, and available here: https://ternercenter.berkeley.edu/wp-content/uploads/2024/04/Inclusionary-Zoning-Paper-April-2024-Final.pdf.
[11] *Id.*, p. 2.
[12] *Legal Aid Soc'y of San Mateo Cnty. v. Dept. of Fin.* (2020) 59 Cal.App.5th 166.
[13] *W. Adams Heritage Assn. v. City of Los Angeles* (2024) 106 Cal.App.5th 395, 439; *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal. App. 5th 755, 771; *Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 830; *Latinos Unidos Del Valle De Napa Y Solano v. Cnty. of Napa* (2013) 217 Cal.App.4th 1160; *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549, 558 ("*Schreiber*")
[14] *Schreiber, supra,* at p. 558.

waiver will result in "identifiable and actual cost reductions" for the targeted affordable housing units.[15] The court ruled that demonstrating economic feasibility would result in an inappropriate higher threshold for a project to qualify under state density bonus law and that, when applying the statutory criteria for awarding a concession, the applicant reasonably showed that the concession request, if granted, would result in identifiable cost reductions.

Here, likewise, if the concession request is denied, the City would be imposing a significantly higher onsite affordable housing obligation than what is required by state density bonus law. The concession request must be granted to waive the City's IHO requirements for low-income households, where doing so will reduce the cost of delivering onsite affordable housing for the "targeted units," i.e., the 38 units that will be affordable to *very-low income households*.

(2) The City unlawfully denied the applicant's concession request.

State density bonus law clearly articulates the process for the applicant to request a concession and the process for the City to review and accept or deny a requested concession:

> An applicant for a density bonus… may submit to a city… a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city…. The city… shall grant the concession or incentive requested by the applicant unless the city… makes a written finding, based upon substantial evidence, of any of the following:
>
> (A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with [Government Code section 65915] subdivision (k), to provide for affordable housing costs… or for rents for the targeted units to be set as specified in [Government Code section 65915] subdivision (c).
>
> (B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety… for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.
>
> (C) The concession or incentive would be contrary to state or federal law.[16]

If none of the above findings can be made, the City must approve the concession request.[17]

The City's January 22, 2025 letter, on the other hand, merely stated without any explanation or substantial evidence, that the request was "ineligible for a State Density Bonus Concession" and that a different concession should be selected. At a minimum, the City must provide substantial evidence showing that the applicant's request to waive the IHO's low-income provisions will either (a) not result in identifiable cost reductions to provide for affordable housing for the targeted units in this project (i.e., the 38 units that will be reserved onsite for very-low income

[15] Gov. Code § 65915(k)(3)
[16] Gov. Code § 65915(d)
[17] *Wollmer, supra,* at p. 944; *Schreiber, supra,* at p. 556.

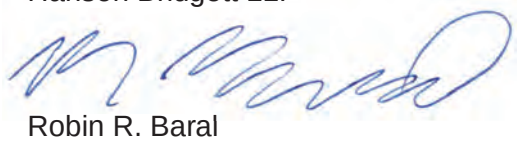
housing), (b) have a specific, adverse impact on public health and safety, or (c) be contrary to *state* or *federal* law.

We note that state density bonus law establishes a higher legal standard for the City than for the applicant. Cities are subject to the substantial evidence test in reviewing concession requests;[18] the applicant, on the other hand, cannot be required to produce additional evidence or reports to validate a concession request, other than the materials that are otherwise required for the project application.[19] The applicant, however, reserves the right to submit such additional information or supplemental reports to the extent needed to validate its concession request.

Thank you for considering the applicant's request; we look forward to the City's response. If the City has further questions or comments regarding the concession request, we request that a meeting be arranged, as provided under state law.[20]

Sincerely,

Hanson Bridgett LLP



Robin R. Baral
Partner

RRB

cc: City Attorney
Client

[18] Gov. Code § 65915(d)(1).
[19] Gov. Code § 65915(a)(2).
[20] Gov. Code § 65915(d)(1).

Public

Planning and Development Department
Land Use Planning Division

February 27, 2026
Isaiah Stackhouse
SDT Architects
2421 Fourth Street
Berkeley, CA, 94710

Sent via email to:
isaiah@sdtarch.com

Re: Application Processing – 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 (approximately 90-foot-tall) mixed-use development with 359 dwelling units (including 38 Very Low Income units), 5,136 square feet of commercial space, 141 vehicle parking spaces, and 158 bicycle parking spaces. The project is located at 2700 Shattuck Avenue (APNs 54-1723-1 and 54-1723-3) in the C-AC Adeline Corridor Zoning District, South Shattuck Sub-Area.

This letter responds to your February 3, 2026, letter and provides an update on the Use Permit application processing status.

Level of Review Under the California Environmental Quality Act
The project requests exemption from CEQA under Assembly Bill (AB) 130. The final CEQA determination is pending conclusion of Tribal Consultation. See Advisory Comment below re: AB 130 Tribal Consultation.

Zoning Permits Required
Based on staff's review, the following zoning permits are required.

1. Use Permit under BMC Section 23.202.020(A) to construct a multifamily residential building
2. Use Permit under BMC Section 23.202.020(A) to construct dwelling units
3. Use Permit under BMC Section 23.204.030(A) to construct a new main building in the C-AC District
4. 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
The project requests the following:

1. 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
2. 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.
3. Waiver of BMC Section 23.204.150(E) to exceed FAR limits – to be 5.5 where 4 is required.
4. Waiver of BMC Section 23.204.150(E) to exceed lot coverage limits – to be 99% where 90% is required for a corner lot.
5. Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 13,049 square feet, where 14,360 square feet is required
6. Waiver of BMC Section 23.304.050(A) to allow architectural projections to exceed district height limits
7. Concession to 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.
8. Concession to eliminate the bird safe glass requirement.

Action Items – Corrections, Clarifications, and/or Supplemental Information Required

1. **Affordable Housing Fee Concession.** Please provide documentation that demonstrates the requested concession meets the definition in Government Code Section 65915(k)(3). Specifically, please provide an estimate of the "identifiable and actual cost reductions" and briefly explain how these cost reductions will "provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c)" pursuant to Government Code Section 65915(k)(3).

Advisory Comments:

1. **AB 130 Tribal Consultation**. On January 21, 2026, the City notified California Native American tribes to request consultation on the proposed project. The tribes have until March 22, 2026 (60 days) to accept the consultation invitation. If the tribes decline or fail to respond within 60 days, the consultation is considered concluded.

   To date, one Tribe has requested a consultation, and the meeting is scheduled for March 11, 2026. Per AB130, the consultation must conclude within 45 days of initiation, subject to a one-time 15-day extension upon request by the participating Tribe. We will notify you if we receive additional requests via email or via USPS post-dated by the end of March 22, 2026.

2. **Toxics Management Division Comments on Phase II Report**. The Toxics Management Division review of the Phase II ESA noted some recognized environmental conditions (RECs) that will be mitigated with standard Conditions of Approval.

3. **Interdepartmental Roundtable Meeting.** An interdepartmental review of the project was held on February 4, 2026. City department comments provided after the meeting are attached.

4. **Processing Timeline.** The project will be scheduled for public hearings to comply with the AB 130 processing timelines and the City's Use Permit requirements.

Next Steps

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 Zoning Project Application Submittal Requirements. This may result in revisions to the information provided with your submittal, additional fees for zoning permits, CEQA review costs, and other processes/reviews, as needed based on the City's adopted fee schedule.

Please contact me with any questions about your project application.

Sincerely,



Singeh Saliki, AICP
Senior Planner
510-981-7412
ssaliki@berkeleyca.gov

Saliki, Singeh

From: Phan, Nhat
Sent: Wednesday, February 4, 2026 11:44 AM
To: Saliki, Singeh
Subject: 2700 Shattuck Roundtable Review Notes - Transportation Division

Hello Singeh,

Thank you for the opportunity to review the 2700 Shattuck Development plans.

1. The intersection of Shattuck Avenue and Derby Street is identified as a high-injury corridor for pedestrians. Based on the City's Pedestrian and Bicycle Master Plan recommendations for this location, installation of a Pedestrian Hybrid Beacon (PHB) has been identified as a potential safety improvement. Given that both the 2700 Shattuck and 2655 Shattuck developments are proposed at this intersection, the City is requesting a collaborative discussion with the developers to explore opportunities to improve safety for pedestrians and cyclists crossing Shattuck Avenue or traveling along Derby Street, which functions as a bicycle boulevard. This may include participation in a PHB installation or the implementation of other traffic-calming measures as part of the development.

2. Upon review of the plans, the hammerhead maneuvering zones on the ground floor where vehicles would back out of parallel parking spaces appear to be undersized. A minimum 20-foot clear maneuvering width shall be provided at dead-end or hammerhead areas to allow passenger vehicles to back out and reorient without encroaching into fixed objects. Where feasible, a width of 22–24 feet is recommended to improve vehicle maneuverability and safety.

3. The City would also like to coordinate with the developer on identifying and staging designated areas for shared mobility devices, such as rental scooters and bicycles, to support orderly parking and minimize sidewalk obstructions. Establishing a limited number of clearly defined locations would help improve organization and accessibility in the area. This item can be discussed further in coordination meetings as the project moves forward.

4. Please also note that during construction, an encroachment permit will be required for any work or access within the public right-of-way. Due to the project's location and pedestrian activity in the area, the City's preference is to maintain pedestrian travel on the same side of the street through pedestrian diversion, rather than detouring pedestrians to the opposite side, where feasible.

Best regards,

Nhat Phan, TE
Associate Transportation Engineer
Public Works, Transportation Division
1947 Center Street, 4th Floor
Berkeley, CA 94704
Office: (510) 981 – 5209
Email: Nphan@berkeleyca.gov

Saliki, Singeh

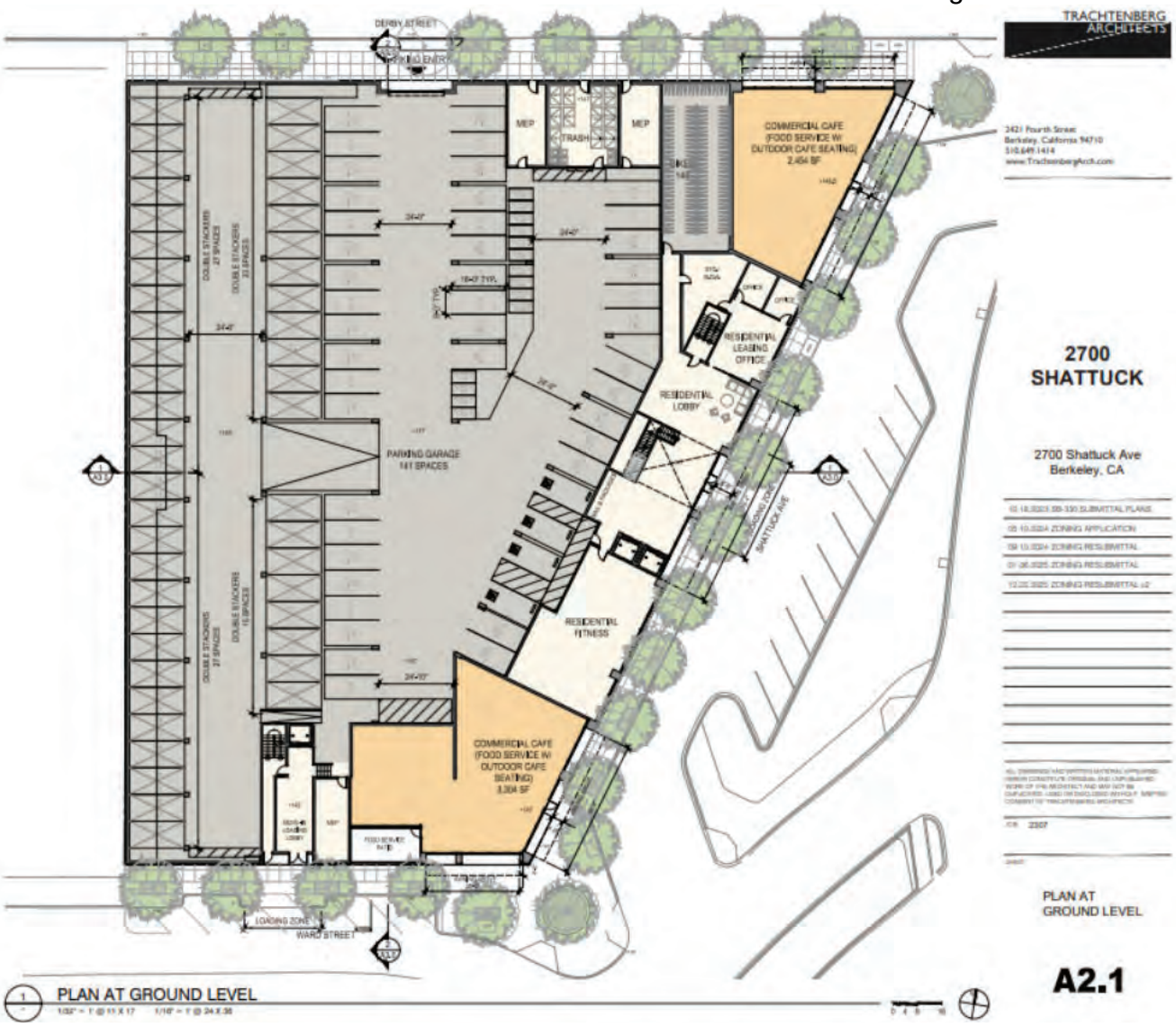
From: Ashley III, Eddie
Sent: Wednesday, February 4, 2026 2:41 PM
To: Saliki, Singeh
Cc: Recycling Program; Henderson, Violet; DeLara, Jonedel; Heath, Julia
Subject: 2700 Shattuck Ave - ZP2024-0058
Attachments: City of Berkeley Container dimensions.pdf; Green Halo Flyer.pdf; Multifamily Zero Waste Service Level Capacity Tool.xlsx; SB 1383 Lease Clause Template_Web_1.docx; Businesses and Institutions Waste Service Guide.pdf; Residential Waste Service Guide (10 +units).pdf; Zero Waste Residential Property Owner & Manager Services Guide_10+ Units.pdf

Importance: High

Hi Singeh,

I've drafted an email with an overview of the requirements/questions/comments for this project. Could you please forward this to the applicant?

1. Currently the Fire Station at 2680 Shattuck Ave across the street gets waste collection services on Derby St so the anticipated service will be on Derby St if the waste enclosure will be on that street.
2. Would it be possible to add a door that is more than 4.5' (potentially a sliding door) on Derby Street that can accommodate 1 to 3 cubic yard bins since the proposed doors on the site plan will not be able to accommodate those dumpster sizes. This would prevent property damage and risk of injury pushing those bins through the garage area and going through the parking entryway.
3. Are both the residential and commercial tenants sharing the waste enclosure on Derby St? If so, would it be possible to separate them out so that the residential tenants and commercials tenants have their own waste enclosure to minimize potential contamination issues?
4. Per our Zero Waste Operations team if the commercial customer on Ward Street will only have cart service (20 gallon to 96 gallon) then service could occur on Shattuck Ave and/or Ward St.
5. The largest dumpster sizes we can offer for mixed use properties requesting bottles/cans recycling and compost service will be 2 cubic yard sizes due to when those waste streams are full as our collection trucks cannot provide service if they are too heavy.



TRACHTENBERG ARCHITECTS

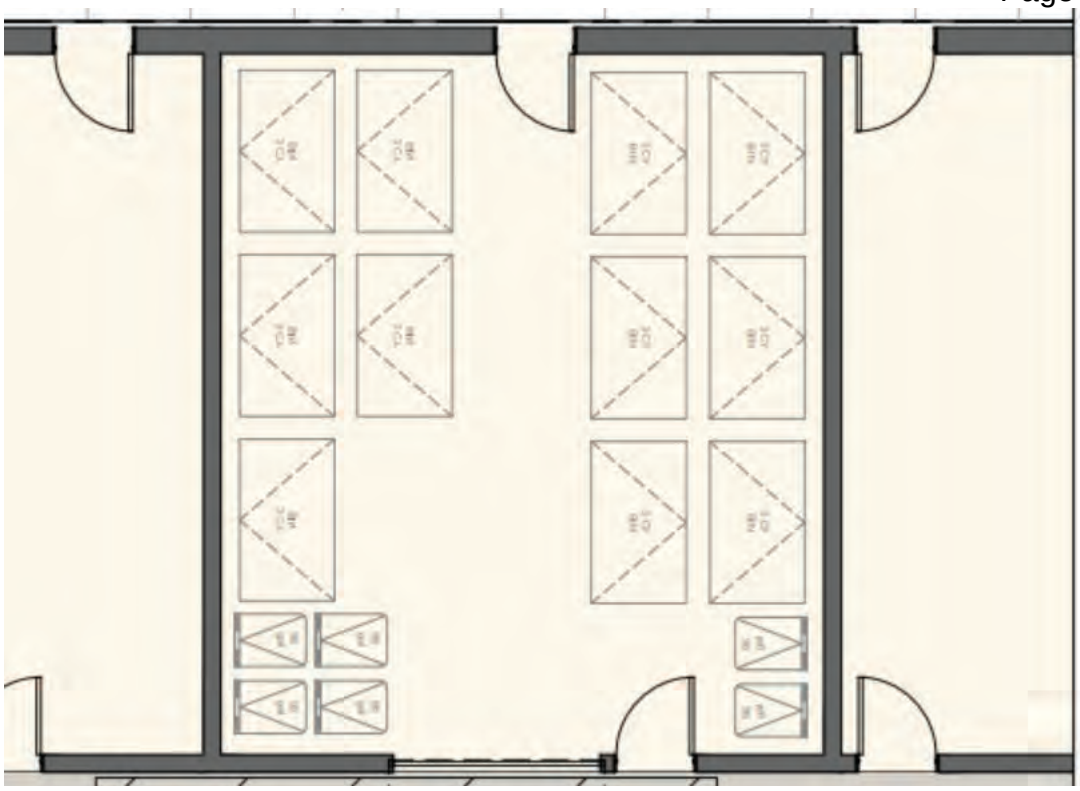
2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

PLAN AT
GROUND LEVEL

A2.1



Please see below for general Zero Waste requirements and recommendations, as well as the attached New Construction guidelines for more details:

- **Service Location**
  - Bins should be pushed curbside with wheels against the gutter for service.
  - Ensure there will be sufficient space at curb for bins to be placed curbside on service day.

- **Waste Enclosure Requirements:**
  - Ensure tenants have equally convenient access to recycle, compost, and garbage containers.
  - Place color-coded and labeled compost and recycling containers next to all indoor garbage containers in shared areas, including community rooms (not required in restrooms).
  - Note: Berkeley has a dual-stream recycling program, which requires two separate collection containers for recycling (one for paper/cardboard and one for bottles/cans/plastic containers). This means you need space for **FOUR** material streams.

- **Waste Enclosure Design Recommendations:**
  - Ensure the room(s) is big enough to accommodate all four waste streams.
  - Allow space for additional waste when tenants move in/out.
  - Allow sufficient space between bins/carts to access and move them

- Compost, recycling, and refuse containers should be visible, well labeled, and equally accessible

    - Door should be wide enough to move containers in and out of room without damaging walls, door, or fingers. 8’ is ideal.

    - Door should open outward if fire code allows

    - Lever-style door handle that can be operated with hands full

    - Smooth floor that can be cleaned as needed

    - Wall space for instructional signage

    - Adequate lighting to read signs and sort materials

    - Wheel stops near walls to prevent damage to walls, electrical outlets, or exposed pipes

- **Construction & Demolition Recycling Requirements**

    - CalGreen requires at least 65% of construction and demolition waste be diverted from the landfill.

    - Berkeley also requires recycling 100% of concrete, asphalt, and land-clearing debris.

    - Please ensure all mixed C&D is sent to a processing facility with a diversion rate that meets or exceeds this requirement. The facility must be RCI Certified or the diversion rate will default to 50%. Green Halo shows the diversion rate for facilities when you enter your waste management plan. You can access Green Halo at berkeley.wastetracking.com.

- **In-unit separation Recommendations**

    - In addition to providing adequate space for separation of recyclables/compostables in the ground floor trash enclosures, we recommend providing adequate/convenient space in each apartment unit, such as dedicated pull-out compartments under the kitchen sink to make in-unit separation easy for tenants.

- **Lease language and Educational Requirements**

    - Property owner should consider including language in residential and commercial lease agreements about waste management requirements to ensure tenants place waste in the appropriate container to prevent contamination.

- Alameda County Organics Reduction and Recycling Ordinance requirements include educating all tenants, staff, and contractors annually (and all tenants 14 days after move in and 14 days before move-out) about proper recycling/compost program participation.

- **City of Berkeley Zero Waste Division Resources**
  - Zero Waste Trash and Recycling Webpage: Trash & Recycling | City of Berkeley
  - Residential Waste Service Webpage: Residential Waste Services | City of Berkeley
  - Multi-Family Service Webpage: Multi-family Waste Services | City of Berkeley
  - Commercial Waste Service Webpage: Commercial Waste Service | City of Berkeley
  - Waste Sorting Guide: Waste Sorting Guide | City of Berkeley
  - Pre-Paid, Bulky Waste, and Mattress Recycling: Pre-Paid Bags, Bulky Waste, and Mattress Recycling | City of Berkeley
  - Transfer Station: Transfer Station | City of Berkeley
  - Dumpster Rental: Temporary Dumpster Rental | City of Berkeley
  - Free Compost Program: Free Compost Program | City of Berkeley
  - Fire Fuel Chipper and Debris Bin: Fire Fuel Chipper and Vegetation Debris Bin | City of Berkeley
  - Household Hazardous Waste: Household Hazardous Waste | City of Berkeley

Additional information about the commercial and multifamily requirements of State Law SB 1383/Alameda County Organics Reduction and Recycling Ordinance can be found here: www.stopwaste.org/rules.

Thanks,

Eddie Will Ashley III | **Zero Waste Field Representative**
City of Berkeley | Public Works Department | Zero Waste Division
1201 2nd St, Berkeley, CA 94710
Monday to Friday, 7:30am-4:00pm
Direct: (510) 981-6380 | **Cell:** (510) 847-1091
EAshley@berkeleyca.gov | www.berkeleyca.gov

City of Berkeley
Zero Waste Cart Dimensions and Colors

The City of Berkeley provides refuse and compost containers and curbside collection service for residential and commercial community members. The City provides recycling containers and services for commercial and multifamily/apartment complexes with 10 or more units. Ecology Center provides recycling containers and services for all residential single-family and multi-family apartment complexes with 1-9 units.

Please note: *the dimensions listed are estimates and there may be slight variations.*

20-Gallon

Height (H): 34.50 in

Width (W): 19.75 in

Depth (D): 23.50 in



32-Gallon

Height (H): 37.50 in

Width (W): 19.75 in

Depth (D): 24.00 in



64-Gallon

Height (H): 41.75 in

Width (W): 24.25 in

Depth (D): 31.50 in



96-Gallon

Height (H): 43.25 in

Width (W): 29.75 in

Depth (D): 35.50 in



City of Berkeley Cart Colors

Refuse/Landfill: Gray

Compost: Green

Recycling*: Dark Blue

*Commercial & Multi-family (10 or more units). Both recycling programs (Cardboard/Mixed Paper and Containers) have blue carts but have sticker label on lid identifying the material stream.

Ecology Center Cart Colors

Residential & Multi-family (1-9 units)

Recycling Only: Light Blue with Brown or Dark Blue Lid

Brown Lid for Cardboard/Mixed Paper and Dark Blue Lid for Bottles/Cans/Plastic Container



Ecology Center Hotline: 510.527.5555

City of Berkeley
Customer Service
510.981.7270

City of Berkeley
Zero Waste Dumpster Dimensions and Colors

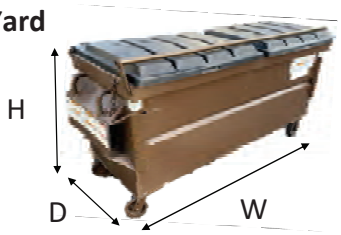
The City of Berkeley provides refuse, recycling, and compost dumpsters if adequate space is available and if approved by the Zero Waste Division. Dumpsters that are 1-4 cubic yards are on wheels, while larger dumpsters of 6 cubic yards are stationary (no wheels).

Please note: *the dimensions listed are estimates and there may be slight variations.*

Front-Loaders

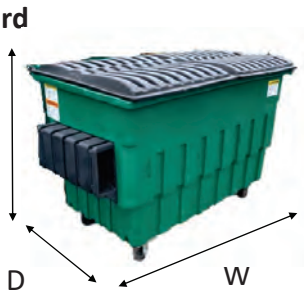
1 Yard

Height (H): 28.00 in
Width (W)*: 82.00 in
Depth (D): 24.00 in



2 Yard

Height (H): 46.00 in
Width (W)*: 82.00 in
Depth (D): 34.00 in



3 Yard

Height (H): 53.00 in
Width (W)*: 82.00 in
Depth (D): 42.00 in



4 Yard

Height (H): 61.00 in
Width (W)*: 82.00 in
Depth (D): 50.00 in



6 Yard

Height (H): 70.00 in
Width (W)*: 82.00 in
Depth (D): 68.00 in



City of Berkeley Dumpster Colors

Refuse/Landfill: Brown
Compost: Green
Recycling**: Dark Blue

** Both recycling programs (Cardboard/Paper and Containers) have blue dumpsters. The sticker label on the recycling bin identifies the material stream.

Rear-Loaders

1 Yard

Height (H): 39.00 in
Width (W): 60.00 in
Depth (D): 34.00 in



2 Yard

Height (H): 42.00 in
Width (W): 60.00 in
Depth (D): 42.00 in



*All Front Loader "Width" measurements include side pockets.

City of Berkeley
Customer Service
510.981.7270

Construction Waste Tracking: Green Halo Systems

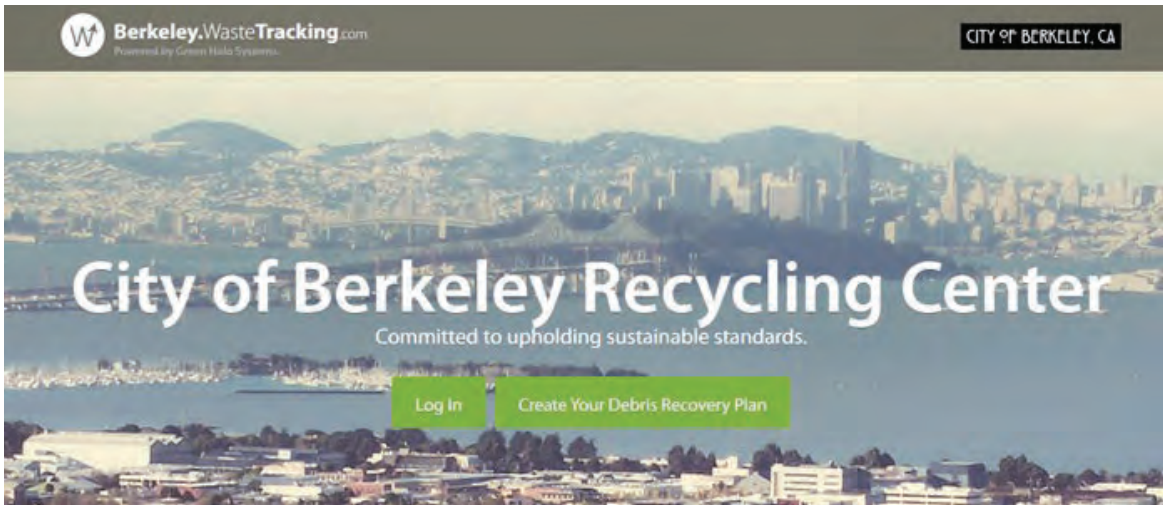
www.Berkeley.WasteTracking.com

All project waste tonnage must be tracked in Green Halo Systems, an online tool. Project waste tonnage includes material that is recycled, disposed, reused, or salvaged. Per CALGreen (State Green Building Code), construction projects must divert a minimum of 65% of materials from landfill (through recycling/reuse). The City of Berkeley has an additional requirement to divert 100% of concrete, asphalt, and other land-clearing debris.

How to Use Green Halo:

Step 1: Go to www.Berkeley.WasteTracking.com to access Green Halo.

Green Halo is free, unless you choose to upgrade for additional tools.



Step 2: Create a "Debris Recovery Plan" for your project.

Select facilities approved in Green Halo for anticipated project waste. Green Halo shows average diversion rates at different facilities to help you plan how to meet the minimum diversion requirement. The plan (selected facilities, material) should be reviewed with the hauler and site team to ensure the debris recovery plan is followed as planned and diversion requirement (65% minimum) is met.

Step 3: Upload weight tickets to Green Halo as tickets are generated.

Each ticket must be uploaded individually and all details required for the entry must be legible on the ticket. It is essential that you confirm that mixed C&D loads are delivered uncontaminated and are appropriately tagged and handled at the facility. All weight tickets associated with the project must be uploaded, regardless of the point at which the minimum diversion rate is met.

NOTE: If more than one project's materials is in one load/weight ticket, ensure that a percentage is selected during the ticket upload for each project. Green Halo tracks each ticket using the ticket number and facility, and if a ticket has already been used 100% for another project, it will not be possible to upload.

Step 4: Submit the project for final review in Green Halo.

If there are any issues (such as missing tonnage, illegible tickets, discrepancies with ticket entries, etc.), messages will be sent to the account holder within the project in Green Halo. Illegible tickets or discrepancies will delay the Green Halo review process. Once the project has been reviewed and diversion requirements have been confirmed, the account holder will receive a confirmation within the project in Green Halo that the project was approved.

Tips to Increase Diversion:

1. Reuse material onsite or at another project, document with photos, upload to Green Halo as Salvage for Reuse.
2. Source-separate materials such as concrete, metal, and clean wood. Take source-separated materials to an approved quarry or processing facility that accepts source-separated material to achieve a 95%+ diversion rate.
3. Recycle your mixed construction and demolition (C&D) debris at an RCI Certified processing facility. Mixed material sent to a facility that is not RCI Certified will default to a 50% maximum diversion rate. Find RCI Certified facilities here: https://www.recyclingcertification.org/certified-facilities/
4. Ensure mixed C&D is loose (no bagged material) and does not contain significant amounts of unrecyclable material. Bagged material brought to the Berkeley Transfer Station is considered refuse/landfill.

For help or technical assistance with using the Green Halo platform, contact Green Halo Customer Service at 1-888-525-1301. Questions related to a specific project's waste and diversion requirements can be directed to the City by opening the project in Green Halo, and utilizing the messaging tool.

CART SET OUT REQUIREMENTS

Property managers and owners are responsible for ensuring that carts are at the curb for pick-up by 7am on the scheduled service day. They must also ensure that carts are removed from the curb within 24 hours of pick-up. To report a missed pick up, please call Customer Service at (510) 981-7270 by 5pm the following day or visit berkeleyca.gov and search "Report Issue".

Property managers and owners are required to provide information to tenants about state law SB 1383, including the requirement to properly sort materials into **compost**, **container recycling**, **cardboard/paper recycling**, and landfill at least annually and at move-in and move-out. More information: stopwaste.org/rules.

Holiday Schedule
No collection service will be provided on Thanksgiving, Christmas or New Year's day. When the holiday lands on a weekday, collection will be one day later for rest of week.

MOVE-IN AND MOVE-OUT

Residents have unwanted stuff? Confused about what goes where? Use the RE:Source guide at StopWaste.org for nearby reuse, repair, recycling and safe disposal options. Keep things out of the landfill by visiting these reusers and recyclers!*

What Goes Where

- **Urban Ore** (urbanore.com) accepts building materials and household goods in usable condition.
- **Berkeley Recycling Center** (berkeleyrecycling.org) accepts appliances, large recyclables, and more.
- **E-Waste Collective** (ewastecollective.org) accepts electronic waste.
- **Berkeley Transfer Statio**n (berkeleyca.gov/transferstation) accepts yard waste/landscaping debris, food scraps and food soiled paper for composting and refrigerated appliances, clean carpet, construction and demolition materials.

RESOURCES



- **Free Kitchen Food Scrap Pails** Contact Customer Service at (510) 981-7270 to schedule free sorting trainings for tenants and receive kitchen compost pails to support proper sorting.
- **Free Indoor Compost Containers** Apply for free indoor green bins for shared spaces, request stickers, or create personalized signage at stopwaste.org/rules-resources.
- **Sorting Posters** Visit berkeleyca.gov/zerowaste for program information, translated education materials and printable posters.

HOUSEHOLD HAZARDOUS WASTE

Household hazardous waste like batteries, fertilizers, pesticides, chemicals, paints and electronics cannot be disposed in your curbside carts. For proper disposal options contact (800) 606-6606 or visit stopwaste.org/hhw. For disposing paint only, visit paintcare.org.



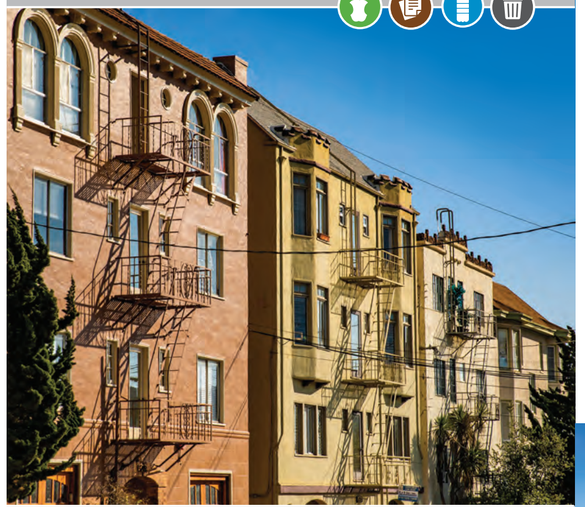
Public Works Department
Zero Waste
1201 Second Street
Berkeley, CA 94710-1005

City of Berkeley, May 2024. Printed on recycled paper

CITY OF BERKELEY

ZERO WASTE SERVICES GUIDE

Residential Property Managers and Owners of 10+ Unit Buildings



Berkeley Recycling Drop-off Center
berkeleyrecycling.org

City of Berkeley
Zero Waste Division
(510) 981-7270
berkeleyca.gov/zerowaste

RESIDENTIAL PROPERTY MANAGER AND OWNER REQUIREMENTS

The City of Berkeley's Zero Waste Division provides waste collection services for City residents, multifamily properties, and businesses.

Statewide Compost and Recycling Laws
Residential property managers and owners are required by law* to subscribe to landfill, recycling, and compost collection services and to educate employees, tenants, and contractors to sort properly. California state law SB 1383 went into effect on January 1, 2022, and aims to keep recyclable and compostable materials out of landfills to reduce emissions that contribute to climate change. In Alameda County, the law is implemented and enforced under the Organics Reduction and Recycling Ordinance in partnership with StopWaste.

For more information on requirements and food waste prevention: stopwaste.org/rules, stopfoodwaste.org

*SB 1383, AB 341, AB 1826, Berkeley Municipal Codes 12.32,12.34, 12.35, 12.36, 12.38

3 STEPS TO COMPLY

1 Sign up for compost and recycling collection service

The authorized caller must contact the City of Berkeley Customer Service Center at 510-981-7270 to start or adjust **compost**, **cardboard/paper recycling**, and/or **container recycling** service.

2 Set up indoor bins with proper signage in waste/chute rooms and common areas

Color-coded **compost**, **cardboard/paper recycling**, **container recycling** and landfill bins must be placed together for easy tenant access to all collection streams.

3 Educate facilities staff and tenants to sort properly and check bins periodically

Property managers and owners must educate tenants, employees and contractors on regulations and proper sorting annually.



MOVE-IN AND MOVE-OUT

Got unwanted stuff? Confused about what goes where? Use the RE:Source guide at StopWaste.org for nearby reuse, repair, recycling and safe disposal options. Keep things out of the landfill by visiting these reusers and recyclers!

What Goes Where

- **Urban Ore** (urbanore.com) accepts building materials and household goods in usable condition.
- **Berkeley Recycling Center** (berkeleyrecycling.org) accepts gently used clothes and books, household batteries, lightbulbs and more.
- **E-Waste Collective** (ewastecollective.org) accepts electronic waste: TVs, computers, microwaves, cables & more.
- **Berkeley Transfer Station** (berkeleyca.gov/transferstation) accepts furniture, carpets, construction material and mattresses (first two free of charge, each additional is $18. Must be free of mold, water and pests).

RESOURCES



- **Free Kitchen Food Scrap Pails and Reusable Produce Bags** Contact your property manager to request free trainings to receive kitchen food scrap pails.
- **Free Compost** Made from your curbside plant debris and food scraps. Available for pick-up year round at the Berkeley Marina. Bring your own shovels and containers.

ZERO WASTE TIPS



- **Chose to Reuse** Save $0.25 when you bring your own cup to Berkeley cafes and restaurants! (search “single-use foodware” at berkeleyca.gov.)
- **Shop local. Shop vintage.** Support your community and our earth.
- **Repair & Reinvent** Visit the City of Berkeley Tool Lending Library for DIY paradise - gardening, cooking, building tools & more (berkeleypubliclibrary.org - click ‘Tool Lending’)

HOUSEHOLD HAZARDOUS WASTE

Household hazardous waste like batteries, fertilizers, pesticides, chemicals, paints and electronics **cannot** be disposed in your curbside carts. For proper disposal options contact (800) 606-6606 or visit stopwaste.org/hhw. For disposing paint only, visit paintcare.org.



Public Works Department
Zero Waste
1201 Second Street
Berkeley, CA 94710-1005

City of Berkeley, May 2024. Printed on recycled paper

CITY OF BERKELEY
ZERO WASTE SERVICES GUIDE

Residents of 10+ Unit Buildings



Berkeley Recycling Drop-off Center
berkeleyrecycling.org

City of Berkeley
Zero Waste Division
(510) 981-7270
berkeleyca.gov/zerowaste

RESIDENT OBLIGATIONS

The City of Berkeley’s Zero Waste Division provides waste collection services for City residents, multifamily properties, and businesses.

Statewide Compost and Recycling Laws
Residential property managers and owners are required by law* to subscribe to landfill, recycling, and compost collection services, reduce waste, and educate employees, tenants, and contractors to sort properly. California state law SB 1383 went into effect on January 1, 2022, and aims to keep recyclable and compostable materials out of landfills to reduce emissions that contribute to climate change. In Alameda County, the law is implemented and enforced under the Organics Reduction and Recycling Ordinance in partnership with StopWaste.

For more information on requirements and food waste prevention: stopwaste.org/rules, stopfoodwaste.org

*SB 1383, AB 341, AB 1826, Berkeley Municipal Codes 12.32, 12.34, 12.35, 12.36, 12.38

4 TIPS TO COMPLY

1. Sort Properly

   Residents must sort **compostable**, **cardboard/paper recycling**, **container recycling**, and landfill materials into the appropriate containers.

2. Alert your property manager or the City of Berkeley Customer Service at (510) 981-7270 if you observe improper waste sorting

   Property managers are required to provide convenient access to all four waste streams with proper signage and training annually and at move-in and move-out.

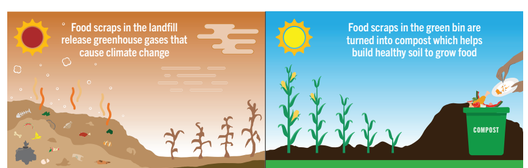
3. Alert the City of Berkeley or Alameda County if there is no compost/recycling service available at your apartment

   Report noncompliance here: portal.stopwaste.org/non-compliance

4. Reduce Food Waste

   Save Food. Save Money. Save the Environment (stopfoodwaste.org).

Store asparagus, broccoli and cauliflower in the fridge like cut flowers.



SET OUT AND SORTING REQUIREMENTS

Businesses and institutions are responsible for ensuring that carts and bins are at the curb for pick-up by **7am** on the scheduled service day. They must also ensure that carts and bins do not block the public right of way and are removed from the curb within 24 hours of pick-up. To report a missed pick up, please call Customer Service at (510) 981-7270 by 5pm the following day or visit berkeleyca.gov and search "Report Issue".

Holiday Schedule
No collection service will be provided on Thanksgiving, Christmas or New Year's Day. When the holiday lands on a weekday, collection will be one day later for rest of week.

RESOURCES

Got unwanted stuff? Confused about what goes where? Use the RE:Source guide at StopWaste.org for nearby reuse, repair, recycling and safe disposal options.

Make Sorting Easy Apply for free indoor compost bins for shared spaces, request stickers, and create personalized signage at stopwaste.org/rules-resources.

Request Employee Sorting Trainings Contact Customer Service at (510) 981-7270 or customerservice@berkeleyca.gov to request service level changes, free technical assistance including employee trainings, and translated educational materials.

What Goes Where



Keep Your Bins Secure Call customer service to get information about the standard lock recommended by the Zero Waste Division or to request the use of your own key or code for a monthly fee.

Request Push-Pull Service Call customer service to get our team to retrieve your bins on pick-up day for a fee.



Provide Reusables Businesses selling prepared food must serve dine-in customers on reusable foodware and take-out in BPI certified compostable containers (products.bpiworld.org). To learn more visit berkeleyca.gov and search "single-use foodware".

Don't Generate Compostable Material? Apply to be considered for a waiver exempting you from state mandated compost service at stopwaste.org/rules-waivers.

HAZARDOUS WASTE

Hazardous waste like batteries, fertilizers, pesticides, chemicals, paints and electronics **cannot** be disposed in your curbside containers. Alameda County offers special programs for businesses generating small quantities of hazardous waste. For proper disposal options contact (800) 606-6606 or visit stopwaste.org/at-work/business-hazardous-waste. For paint only, visit paintcare.org.



Public Works Department
Zero Waste
1201 Second Street
Berkeley, CA 94710-1005

City of Berkeley, May 2024. Printed on recycled paper

CITY OF BERKELEY

ZERO WASTE SERVICES GUIDE

Businesses and Institutions



Berkeley Recycling
(510) 524-0113
berkeleyrecycling.org

City of Berkeley
Zero Waste Division
(510) 981-7270
berkeleyca.gov/zerowaste

BUSINESS, ORGANIZATION, AND INSTITUTION REQUIREMENTS

The City of Berkeley's Zero Waste Division provides waste collection services for City residents, multifamily properties, and businesses.

Statewide Compost and Recycling Laws
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For more information on requirements and food waste prevention: stopwaste.org/rules, stopfoodwaste.org

*SB 1383, AB 341, AB 1826, Berkeley Municipal Codes 11.63, 11.64, 12.32, 12.34, 12.35, 12.36, 12.38

4 STEPS TO COMPLY

1. **Sign up for compost and recycling collection service**
   The authorized user must contact the City of Berkeley Customer Service Center at (510) 981-7270 to start or adjust compost, cardboard/paper recycling, and/or container recycling service.

2. **Set up indoor bins with proper signage in waste rooms and common areas**
   Color-coded compost, cardboard/paper recycling, container recycling and landfill bins must be placed together for easy access to all collection streams.

3. **Educate staff, tenants, and contractors to sort properly annually and check bins periodically**
   Property managers and owners must educate tenants about proper sorting no later than 2 weeks after move-in and at least 2 weeks before move-out.

4. **Donate surplus edible food**
   Sites such as grocery stores, food distributors, health facilities, public schools, and large restaurants must reduce and donate surplus edible food to feed our community. Visit www.StopWaste.org/rules-food-recovery to learn more.

Compliance saves $. Compost costs less than landfill.



Proper Outdoor Cart Storage



COMPOST
Compostaje
堆肥

Food Scraps • Food-soiled Paper
Coffee Grounds • Plant and Yard Debris



Only BPI certified compostable fiber-ware

Only uncoated paper products

Compostable materials must be loose or placed in paper bags or newspaper.

NO



dirt, rock or concrete | hazardous or electronic waste | diapers pet waste | plastic | glass • liquids

PAPER & CARDBOARD RECYCLING
Reciclaje de Cartón/Papel
紙板/紙張回收

Clean, Dry Paper • Cardboard • Molded Fiber



No bagged recyclables. Items must be placed loose in bin. Please flatten boxes.

NO



paper towels paper cups | hazardous or electronic waste | juice or milk boxes | plastics or cans | food-soiled or waxed material

CONTAINER & BOTTLE RECYCLING
Reciclaje de Envases
容器回收

Glass Bottles & Jars • Cans • Foil • Rigid Plastic Containers



Do not bag, place items loose in cart. Clean, empty and dry containers. Save water - wipe clean with spatula or napkin.

NO



foam plastic • paper small plastics (lids, utensils) | liquid or food | hazardous or electronic waste | plastic bags plastic film | dishware • ceramics window glass

LANDFILL
Basura
垃圾

Plastics: Bags, Film, Soft, Small, Crinkly • Multi-layered products such as Milk, Juice and Soup Cartons
Dish & Glassware • Diapers • Pet Waste



Any bag or bin liner type is accepted. No liquids.

NO



compostable items | hazardous or electronic waste | dirt, rock or concrete construction debris | furniture | recyclable items

SAMPLE LEASE CLAUSE AGREEMENT FOR SB 1383

Parties:
This Agreement is entered into between _____ (hereinafter referred to as Tenant) and _____ (hereinafter referred to as Landlord/Property Manager/Owner). Each Tenant is jointly and severally liable for sorting recyclable and compostable items from landfill/garbage pertaining to California Senate Bill 1383 and all other terms of this Agreement.

Term:
For the entirety of the lease, executed on _____ and ending on _____, the Tenant is required to properly dispose of landfill/garbage, recyclables, and compostable materials.

The Landlord/Property Manager/Owner is responsible for providing information about how to properly recycle and compost, including where bins are located on site and what materials are accepted in each container, within fourteen (14) days after move in and within fourteen (14) days before move out. Tenant is responsible to find out which materials are considered landfill/garbage, recyclable, or compostable if questions arise during tenancy. The Landlord/Property Manager/Owner is responsible for acting as a resource for the Tenant should any questions arise.

Tenant's Responsibilities and Duties:
Tenant shall make every effort to:

(1) *Acquire the necessary indoor sorting bins or containers to separate landfill/garbage, recyclables, and compost.*

(2) *Actively separate materials into landfill/garbage, recycling, and compost.*

(3) *Not place any materials inside landfill/garbage containers considered recyclable or compostable.*

(4) *Not place any materials inside recycling containers considered landfill/garbage or compostable.*

(5) *Not place any materials inside compost containers considered landfill/garbage or recycling.*

(6) *Not place any hazardous waste, bulky items, or electronic waste inside landfill/garbage, recycling, or compost containers.*

(7) *Not place any items outside landfill/garbage, recycling, or compost containers, except for notifying the Landlord/Property Manager of bulky, electronic, or hazardous waste pickup on a specific date as coordinated and available by the Property.*

Tenant acknowledges receipt of executed copy of this Lease Clause.

Landlord/Property Manager/Property Owner: _____ Date: _____

Address: _____

Tenant signature: _____

Print name: _____ Date: _____

Tenant signature: _____

Print name: _____ Date: _____

March 17, 2026

Design Review Committee
City of Berkeley
1947 Center Street
Berkeley, CA 94704

Re: Design Review #DRCP2024-0006 — 2700 Shattuck Avenue, Preliminary Design Review

Dear Members of the Design Review Committee,

Sports Basement writes in support of the City of Berkeley's efforts to add meaningful housing supply along the Adeline Corridor, and we welcome thoughtful, well-designed development in our neighborhood. The proposed project at 2700 Shattuck Avenue represents the kind of transit-oriented, mixed-use density that Berkeley needs, and we are encouraged by the developer's inclusion of Very Low Income units.

As the immediate western neighbor, Sports Basement occupies the historic Iceland building — a structure your own staff report recognizes by name as an important element of neighborhood context. We write not to oppose this project, but to ensure that its design and construction do not cause irreparable harm to our historic building, and that the community's interests in preserving this landmark are appropriately considered. We look forward to working constructively with the developer and the Committee to address the concerns outlined below.

I. Drainage, Water Intrusion, and Foundation Concerns

Sports Basement has experienced recurring water intrusion and flooding originating from the adjacent property at 2700 Shattuck Avenue. Standing water on that lot has historically migrated through our foundation and walls, causing documented damage to our building. This is not a speculative concern — it is an ongoing condition with a documented history.

The proposed project's 99% lot coverage will dramatically alter drainage patterns on the site. We respectfully request that the following be required as conditions of approval:

- A comprehensive drainage and hydrology study specific to the shared property line, prepared by a licensed geotechnical engineer, prior to any site work commencing.
- A stormwater management plan demonstrating that the new development will not increase water intrusion risk to our building or adjacent properties.
- Clear liability provisions protecting Sports Basement from any construction-related exacerbation of existing drainage conditions.

II. Construction Impact on a Vulnerable Historic Structure

The Iceland building was constructed in 1940 and has existing concrete spalling along the section of the building that borders the shared property line. This pre-existing condition makes our building particularly vulnerable to the vibration, ground movement, and soil disturbance that will accompany excavation and foundation work for an 8-story structure built directly at the property line.

We respectfully request the following protections be incorporated as conditions of approval:

- A pre-construction structural assessment of the Iceland building, conducted by a licensed structural engineer and paid for by the developer, to establish a baseline condition record prior to any ground disturbance.
- A vibration monitoring program throughout the duration of excavation and foundation construction, with pre-established thresholds that trigger work stoppages if exceeded.
- A detailed construction management plan addressing shoring, underpinning, and sequencing of work along the shared western property line.
- A signed construction impact agreement establishing clear responsibility and remediation obligations should damage to the Iceland building occur during construction.

III. Preservation of Historic Sightlines and Neighborhood Identity

The Iceland building and its rooftop signage are recognized elements of the South Shattuck streetscape, visible from Shattuck Avenue and the Berkeley Hills. The proposed project, built to all property lines on all sides of its parcel, will effectively sever the visual connection between our historic building and Shattuck Avenue — a major commercial thoroughfare and gateway to this neighborhood.

The Adeline Corridor Specific Plan design guidelines the Committee is asked to apply in this review emphasize neighborhood context, visual interest, and the importance of honoring existing community character. A building that completely screens a named historic neighbor from a primary commercial corridor deserves careful scrutiny under these standards.

We respectfully request the Committee consider the following as part of its design direction to the applicant:

- A view corridor study assessing the impact of the proposed building on sightlines to the Iceland building from Shattuck Avenue and from the Berkeley Hills, to be considered as part of final design review.
- Design treatment of the eastern facade that helps project Sports Basement’s lost branding.
- Consideration of new signage on City property to help wayfinding from Shattuck

IV. Request for Engagement

Sports Basement is committed to being a good neighbor and a constructive participant in this process. We are supportive of housing, supportive of density along transit corridors, and hopeful that this project can succeed in a way that also protects the historic institution next door. We welcome the Committee's direction to the applicant on these issues.

We appreciate the Committee's consideration of these concerns and look forward to participating in the continued review of this important project.

Respectfully submitted,

David Rumberg
Partner
Sports Basement
drumberg@sportsbasement.com
(415) 286-3674

cc: Anne Burns, Staff Planner, aburns@berkeleyca.gov

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Zoning Adjustments Board
NOTICE OF PUBLIC HEARING

SUBJECT: **2700 Shattuck Avenue**
Use Permit #ZP2024-0058

WHEN: **Thursday, July 9, 2026**
Meeting starts at 7:00 pm.

WHERE: **Berkeley Unified School District Board Room, 1231 Addison Street, Berkeley**
(Wheelchair Accessible) **with remote/hybrid option (via Zoom)**

«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

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«Next Record»«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

CITY OF BERKELEY	**PROJECT: 2700 Shattuck Avenue, Use Permit #ZP2024-0058** to demolish two single-story commercial structures (22,273 square feet) and construct an 8-story (90 feet and 4 inches) 281,960 square-foot mixed-use residential development with 359 dwelling units (including 38 Very Low Income Units), 5,136 square feet of ground floor commercial space, 141 off-street vehicle parking spaces, and 158 bicycle parking spaces, utilizing a Tier 2 local density bonus. **CEQA RECOMMENDATION:** Statutorily exempt pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).
Submit written comments: Land Use Division Attn: ZAB Secretary 1947 Center Street, Second Floor Berkeley, CA 94704 or via e-mail: **zab@berkeleyca.gov**	**All persons are welcome to attend the hearing virtually or in person. Comments may be made verbally at the public hearing and/or in writing before the hearing.** If your contact information is included in any communication to the Board, it will become part of the public record, and will be accessible on the City Website. All **application materials** are available by searching the address or permit number under the Zoning tab at https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx. **Draft agenda** posted online 14 days before the hearing. **Final agenda with Zoom link and staff reports** posted online six days before the hearing. Visit https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410. **Disability-related accommodation(s) requests** to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date.
Post and Mail Date: **June 25, 2026**	
NOTICE CONCERNING YOUR LEGAL RIGHTS: If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing.	

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NAME1	NAME2	ADDRESS1	ADDRESS2
REGENTS OF THE UNIVERSITY OF CALIFORNIA	1111 FRANKLIN ST 6TH FLR	OAKLAND CA	94607
MANI BALARAMAN & CHITRA TRS	11622 REBECCA LN	LOS ALTOS HILLS CA	94024
S H KAY LLC	1442 A WALNUT ST #349	BERKELEY CA	94709
2700 SHATTUCK LLC	1600 SHATTUCK AVE #218	BERKELEY CA	94709
2721 SHATTUCK AVE LLC	19191 S VERMONT #680	TORRENCE CA	90502
SAVO ISLAND COOPERATIVE HOMES INC	2000 CORPORATE RDG #925	MCLEAN VA	22102
SHATTUCK PROPERTIES LLC ETAL	2020 OREGON ST	BERKELEY CA	94703
K & M SOUTH BERKELEY LLC	2025 4TH ST	BERKELEY CA	94710
SIMMONS MICHAEL G & LUCERO FRANCES V	2104 DERBY ST	BERKELEY CA	94705
DARLING CURTIS T & LINDA J TRS	2106 DERBY ST	BERKELEY CA	94705
MCGOVERN TIMOTHY M & OLEARY ELLIN M TRS	2121 WARD ST	BERKELEY CA	94705
GLOBAL ALLIANCE FOR PROGRESS LLC	2253 WARD ST	BERKELEY CA	94705
SHAMSZAD MERIDETH & SASHA	2750 ADELINE ST B	BERKELEY CA	94703
CITY OF BERKELEY	555 CALIFORNIA ST #5000	SAN FRANCISCO CA	94104
2701 SHATTUCK BERKELEY LLC	7917 FESTIVAL CT	CUPERTINO CA	95014
STORE MASTER FUNDING XI LLC	8377 E HARTFORD DR #100	SCOTTSDALE AZ	85255
MOSLEH MOHAMED H & MOSLEH KAYLA & LISA TRS	9401 FOX DEN CT	ELK GROVE CA	95758
OCCUPANTS	2000 CARLETON ST	BERKELEY CA	94704
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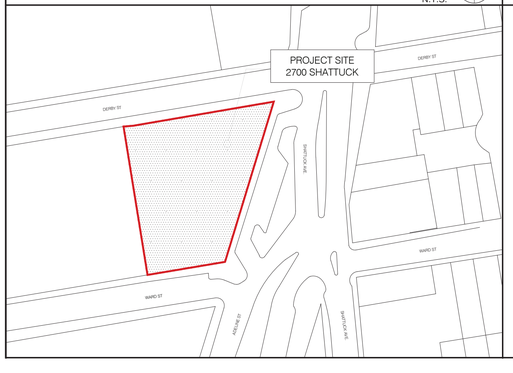
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OCCUPANTS	2640 SHATTUCK AV 513	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 514	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 515	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 516	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 601	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 602	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 603	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 604	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 605	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 607	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 608	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 609	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 610	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 611	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 612	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 613	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 615	BERKELEY CA	94704
OCCUPANTS	2640 SHATTUCK AV 616	BERKELEY CA	94704
OCCUPANTS	2648 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS	2650 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS	2655 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS	2680 SHATTUCK AV	BERKELEY CA	94704
OCCUPANTS	2700 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS	2701 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 1	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 2	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 3	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 4	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 5	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 6	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 7	BERKELEY CA	94705
OCCUPANTS	2708 WALKER ST 8	BERKELEY CA	94705
OCCUPANTS	2709 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS	2721 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS	2727 MILVIA ST	BERKELEY CA	94703
OCCUPANTS	2733 MILVIA ST	BERKELEY CA	94703
OCCUPANTS	2735 MILVIA ST	BERKELEY CA	94703

OCCUPANTS	2737 MILVIA ST	BERKELEY CA	94703
OCCUPANTS	2747 ADELINE ST	BERKELEY CA	94703
OCCUPANTS	2747 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS	2748 ADELINE ST	BERKELEY CA	94703
OCCUPANTS	2748 ADELINE ST C	BERKELEY CA	94703
OCCUPANTS	2750 ADELINE ST	BERKELEY CA	94703
OCCUPANTS	2750 ADELINE ST A	BERKELEY CA	94703
OCCUPANTS	2777 SHATTUCK AV	BERKELEY CA	94705
OCCUPANTS	2777 SHATTUCK AV ANMTN	BERKELEY CA	94705
OCCUPANTS	2787 SHATTUCK AV	BERKELEY CA	94705
Adeline-Ashby Merchants Association	3021 ADELINE ST	BERKELEY CA 94703	
Daughters for Social / Economic Change	PO BOX 2203	BERKELEY CA 94701	
Dwight-Shattuck Association	1215 TENTH ST	BERKELEY CA 94710	
LeConte Neighborhood Association	2538 FULTON ST	BERKELEY, CA 94704	
Milvia-King Alliance	1731 MILVIA ST	BERKELEY CA 94709	
Tyler-California-King Neighborhood Group	3012 KING STREET	BERKELEY CA 94703	
West Street (2300 Block) Association	2345 WEST ST	BERKELEY CA 94702	
South Shattuck Neighbors	2133 DERBY ST,	BERKELEY CA 94705	
Fulton Neighbors (Derby-Ward)	2711 FULTON ST	BERKELEY CA 94705	
Fulton-Russell Neighborhood Organization	2934 FULTON ST	BERKELEY CA 94705	
Shattuck-Blake Merchants	2518 SHATTUCK AVE	BERKELEY, CA 94704	
University of California, Facilities Services	A&E Building, Room 300 University of California Berkeley	Berkeley, CA 94720-1382	
Urban Creeks Council	861 REGAL RD	BERKELEY CA 94708	
Bananas Inc.	5232 CLAREMONT AVE	OAKLAND CA 94618	
Berkeley Central Library	2090 KITTREDGE STREET	BERKELEY, CA 94704	
Adams Broadwell Joseph & Cardoza	601 GATEWAY BLVD. Su 1000	SOUTH SAN FRANCISCO CA 94080	
Isaiah Stackhouse, Trachtenberg Architects	2421 Fourth Street	Berkeley CA 94710	



VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2700 Shattuck LLC
1600 Shattuck Ave.
Berkeley, CA 94709

ARCHITECT:
Isaiah Stackhouse, Principal
SDT 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) (APN: 54-1723-3)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 359 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		**A2.4**	**FLOOR PLANS**	**A4.0**	**GRADING & STORMWATER PLANS**
A0.0	**GENERAL INFORMATION**	**A2.5**	**FLOOR PLANS**		
A0.1A	**ZONING INFORMATION**	**A2.6**	**FLOOR PLANS**	**LANDSCAPE**	
A0.1B	**ZONING DIAGRAMS**	**A2.7**	**FLOOR PLANS**	**L1.01**	**LANDSCAPE PLANS**
A0.1C	**FACADE DIAGRAMS**	**A2.8**	**UNIT PLANS**	**L1.02**	**LANDSCAPE PLANS**
A0.1D	**CBC HEIGHT DIAGRAMS**	**A3.0**	**BUILDING SECTIONS**	**L1.03**	**LANDSCAPE PLANS**
A0.3	**SITE PHOTOS**	**A3.1**	**BUILDING ELEVATIONS**	**L1.04**	**LANDSCAPE PLANS**
A0.4A	**SHADOW STUDIES**	**A3.2**	**BUILDING ELEVATIONS**	**L2.01**	**PRECEDENT IMAGES**
A0.4B	**SHADOW STUDIES**	**A3.3**	**STREET STRIP ELEVATIONS**	**L2.02**	**PRECEDENT IMAGES**
A0.4C	**SHADOW STUDIES**	**A3.4**	**PHOTO MATCH VIEWS**	**L3.01**	**PLANT IMAGES, NOTES & CALCS.**
A0.6	**VICINITY MAP**	**A3.5**	**PHOTO MATCH VIEWS**	**L4.01**	**PLANTING PLANS**
A0.7A	**AFFORDABLE HOUSING PLAN**	**A3.6**	**CONCEPTUAL RENDERING**	**L4.02**	**PLANTING PLANS**
A0.7B	**AFFORDABLE HOUSING PLAN**	**A3.7**	**CONCEPTUAL RENDERING**	**L4.03**	**PLANTING PLANS**
A1.0	**SURVEY**	**A3.8**	**CONCEPTUAL RENDERING**	**L4.04**	**PLANTING PLANS**
A2.0A	**EXISTING SITE PLAN**	**A3.9**	**CONCEPTUAL RENDERING**	**L5.01**	**IRRIGATION PLANS**
A2.0B	**PROPOSED SITE PLAN**	**A3.10**	**CONCEPTUAL RENDERING**	**L5.02**	**IRRIGATION PLANS**
A2.1	**FLOOR PLANS**	**A3.11**	**CONCEPTUAL RENDERING**	**L5.03**	**IRRIGATION PLANS**
A2.2	**FLOOR PLANS**	**A3.12**	**CONCEPTUAL RENDERING**	**L5.04**	**IRRIGATION PLANS**
A2.3	**FLOOR PLANS**	**MAT**	**BUILDING MATERIALS**		

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GENERAL
INFORMATION

A0.0

SB330 20% CONSISTENCY COMPLIANCE

SB330 20% CONSISTANCY CALCULATIONS

UNIT COUNT CALCULATIONS

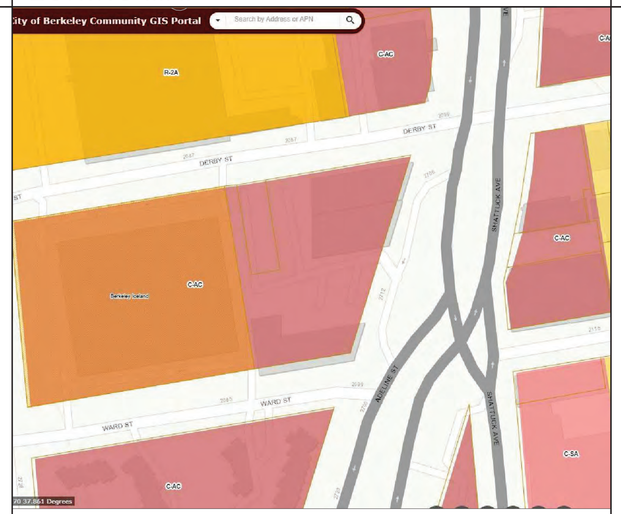
	BONUS UNITS IN SB330	BONUS UNITS IN PROPOSED	TOTAL UNITS	% CHANGE FROM SB330
SB330 UNITS			293	NA
TOTAL PROPOSED PROJECT UNITS			359	NA
UNIT COUNT CHANGE INCLUDING DENSITY BONUS CHANGES			66	NA
MINUS UNIT COUNT CHANGE AS A RESULT OF A CHANGE IN THE BONUS*	98	112	-14	NA
UNIT COUNT CHANGE EXCLUSIVE OF THE RESULT OF A DENSITY BONUS*			**52**	**18%**

*The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, ***exclusive of any increase resulting from the receipt of a density bonus***, incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

CONSTRUCTION AREA CALCULATIONS

	RESIDENTIAL AREA	COMMERCIAL AREA	GARAGE AREA	TOTAL CONSTRUCTION AREA	% CHANGE FROM SB330
SB-330 (10.18.2023)	271,049	3,935	26,574	301,558	NA
PROPOSED PROJECT	276,824	5,136	36,470	318,430	NA
CONSTRUCTION AREA CHANGE FROM SB330				**16,872**	**6%**

ZONING MAP



REFUSE

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants		Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)		Recycling - Container (10%)	Recycling - Paper (30%)	Organics (20%)
410	1.00	410		34.17 cy	6,833 gal	13.67 cuft	2,733 gal	683 gal	2,050 gal	1,367 gal

Space Calculation	Container Quanities				Space Required		Additional Increase for Operation		
	Waste	Recycling - Container	Recycling - Paper	Organics	Factor/container	Space/ Container	20% Excess	35% Excess	Provided
3 cy bin (606 gal)	5	1	3	2	28 sf	308 sf			
96 gallon cart		1	3	2	7 sf	42 sf			
64 gallon cart					6 sf	sf			
Total capacity	3030 gal	702 gal	2106 gal	1404 gal		350 sf	420 sf	473 sf	631 sf



C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (SF)	51,066
SITE AREA (ACRES)	1.1723
ALLOWABLE DENSITY (DU/AC)	210
BASE PROJECT UNITS	246.186
BASE PROJECT UNITS (ROUNDS UP)	247
% TOTAL BMR UNITS (VLI)	15% 3 CONCESSIONS
# TOTAL BMR UNITS (VLI)	37.05
# TOTAL BMR UNITS (VLI)(ROUNDS UP)	38
% BONUS EARNED	50%
BONUS UNITS EARNED	123.50
BONUS UNITS EARNED (ROUNDS UP)	124
ALLOWABLE DENSITY BONUS PROJECT	371
PROPOSED DENSITY BONUS PROJECT	**359**

SEE DENSITY BONUS STATEMENT FOR SUMMARY OF CONCESSIONS AND WAIVERS

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	359	COMPLIES
COMMERCIAL AREA	N/A	5,136	COMPLIES
PARKING	SEE TABLE	141	COMPLIES
BIKE PARKING	SEE TABLE	158	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 (PER ZONING)	65'	90'-4"	COMPLIES W/WAIVER
BUILDING HEIGHT (PER CBC)	N/A	85'-0	COMPLIES
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.1723	1.1723	COMPLIES
LOT AREA	51,066	51,066	COMPLIES
PROJECT FAR	4.0	5.5	COMPLIES W/WAIVER
GFA BASED ON FAR	204,264	281,960	COMPLIES W/WAIVER
LOT COVERAGE	90%	99%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	14,360	13,049	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	16	27	5	48
LEVEL 7	18	26	6	50
LEVEL 6	18	27	8	53
LEVEL 5	18	26	8	52
LEVEL 4	18	27	8	53
LEVEL 3	18	26	8	52
LEVEL 2	18	25	8	51
GROUND LEVEL				
TOTAL	**124**	**184**	**51**	**359**
PERCENT OF TOTAL	35%	51%	14%	100%
TOTAL BEDROOM COUNT	124	184	102	410
BMR UNITS				
#VLI UNITS	14	19	5	38
PRECENT OF TOTAL LVI UNITS	37%	50%	13%	100%

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		35,240	35,240	
LEVEL 7		39,064	39,064	
LEVEL 6		39,064	39,064	
LEVEL 5		39,064	39,064	
LEVEL 4		39,064	39,064	
LEVEL 3		39,064	39,064	
LEVEL 2		38,200	38,200	
GROUND LEVEL (EXCLUDES PARKING)	5,136	8,064	13,200	36,470
TOTAL FLOOR AREA W/ DENSITY BONUS	5,136	276,824	281,960	36,470
FAR (FLOOR AREA RATIO)			5.5	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	359	40	14,360	
TOTAL REQUIRED			14,360	
TOTAL AREA PROVIDED			13,049	5,220
ROOFDECK OPEN SPACE			1,652	
PODIUM LEVEL COURTYARD			8,700	
PODIUM LEVEL PRIVATE PATIOS			2,697	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	5,136	1	2000	3	4
RESIDENTIAL (SHORT TERM)	410	0.025	1	10	10
RESIDENTIAL (LONG TERM)	410	1	3	137	144
TOTAL PARKING				**150**	**158**

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL
RESIDENTIAL (MIN.)	359	-	-	0
COMMERCIAL (1ST 1,000 SF EXEMPT)	4,136	-	-	0
RESIDENTIAL (MAX)	359	0.5	1	180
TOTAL REQUIRED / MAX ALLOWED				0 REQ. / 180 ALLOWED
	STANDARD SPACES	**OPTIONAL STACKER SPACES**	**ADA SPACES**	**TOTAL (UP TO)**
PROVIDED (UP TO W/OPT. STACKERS)	45	92	4	141

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	39,804
TOTAL AREA OF ROOFTOP ELEMENTS	605
% AREA OF ROOFTOP ARCH. FEATURES	1.5%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

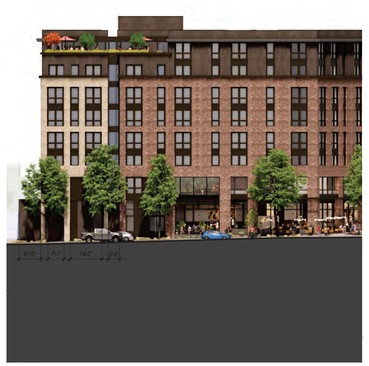
N.T.S.



LEVEL 8


PRIVATE PATIOS
2,697 SF
COURTYARD
8,700 SF
STORAGE / MEP
73'-6"
34'-6"
10'-0"
10'-0"
10'-0

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:	681'-3"
TOTAL LENGTH OF FACADES FULLY TRANSPARENT BETWEEN 3' - 10' ABOVE GRADE:	278'-11"
PERCENTAGE OF FACADE TRANSPARENCY:	41% (>30% MINIMUM REQUIRED, COMPLIES)

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FACADE DIAGRAMS

A0.1C

CBC GRADE PLAN CALCULATIONS				
SEGMENT	**EL 1**	**EL 2**	**LENGTH**	**AVG EL x L**
A	149.5	143.5	259.75	38053.375
B	143.5	145.77	179.5	25961.983
C	145.77	141	79.17	11351.79
D	141	145	133.17	19043.31
E	145	149.5	288	42408
TOTAL PERIMETER			939.59	136818.46
GRADE PLANE ELEVATION				**145.62**

4 / - CALIFORNIA BUILDING CODE - GRADE PLAN CALCULATIONS

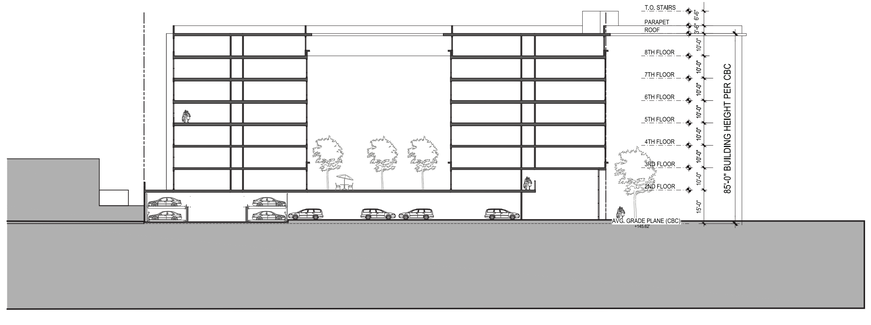
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



2 / - CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



1 / - CALIFORNIA BUILDING CODE - GRADE PLAN DIAGRAM

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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CALIFORNIA BUILDING CODE HEIGHT DIAGRAMS

A0.1D



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

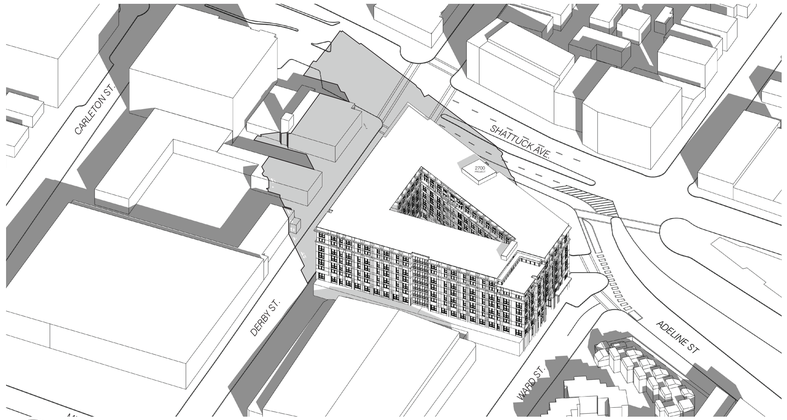
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

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

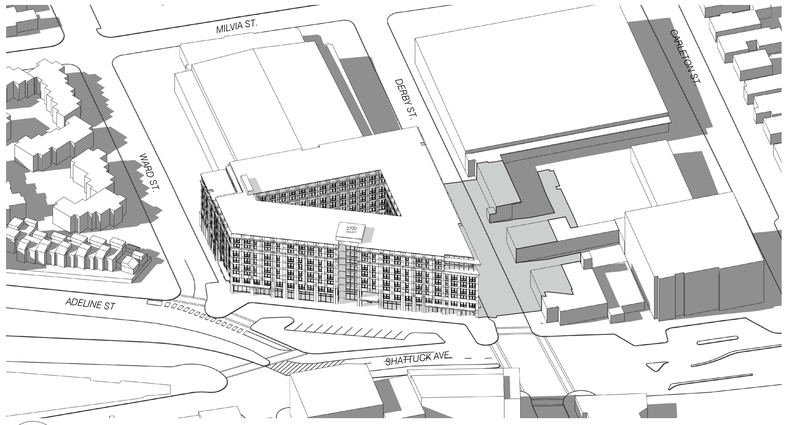
WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

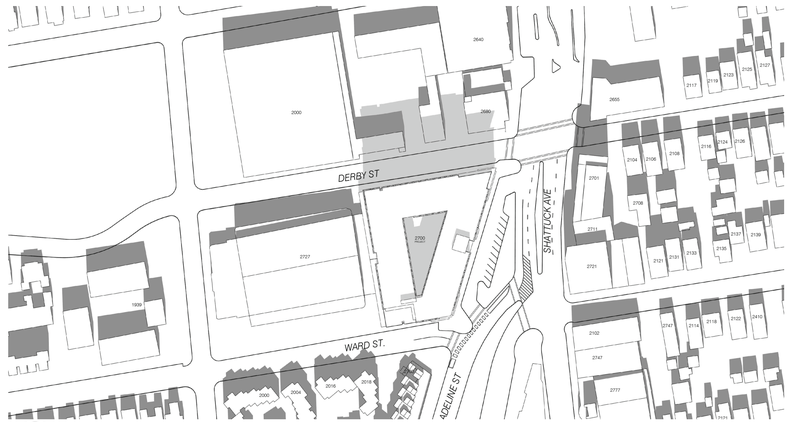
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NT.S.



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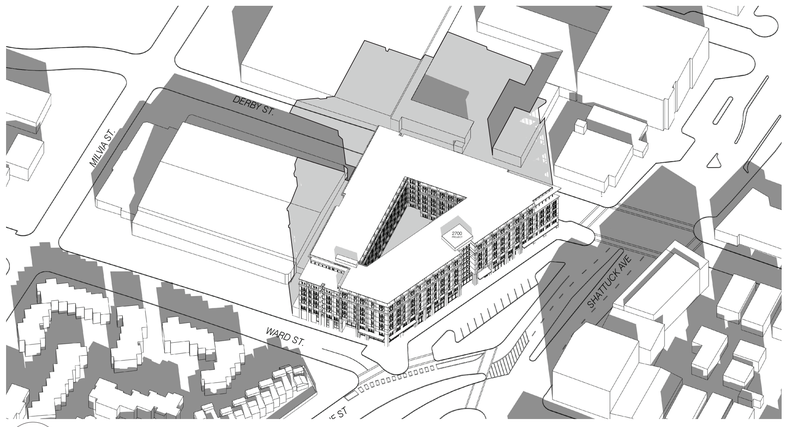
WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

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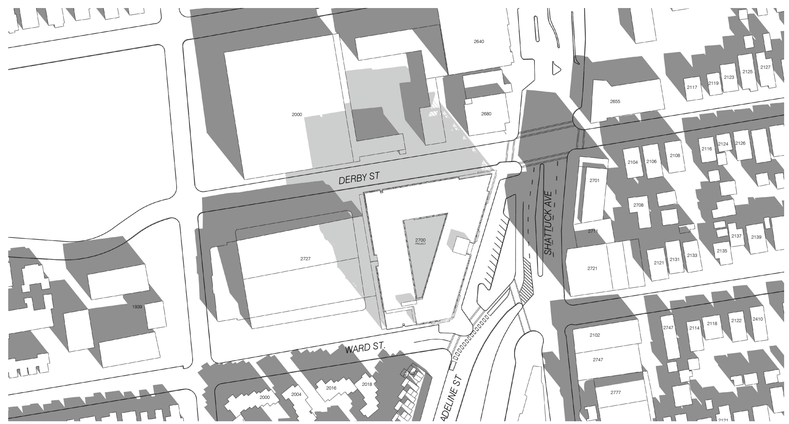
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JOB: 2307

SHEET:

SHADOW STUDIES
DECEMBER 21ST

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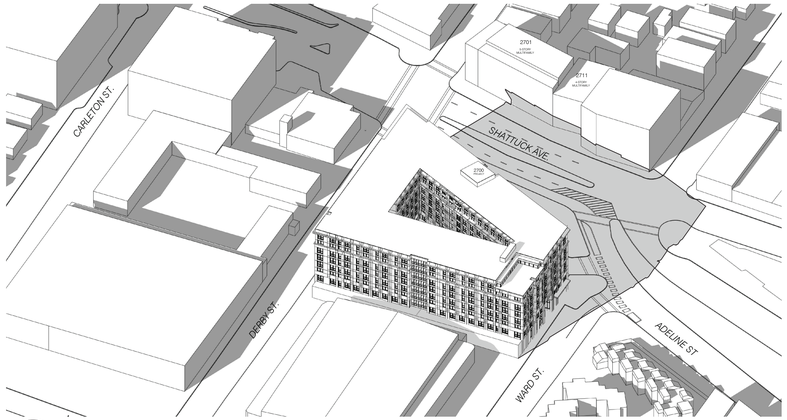
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

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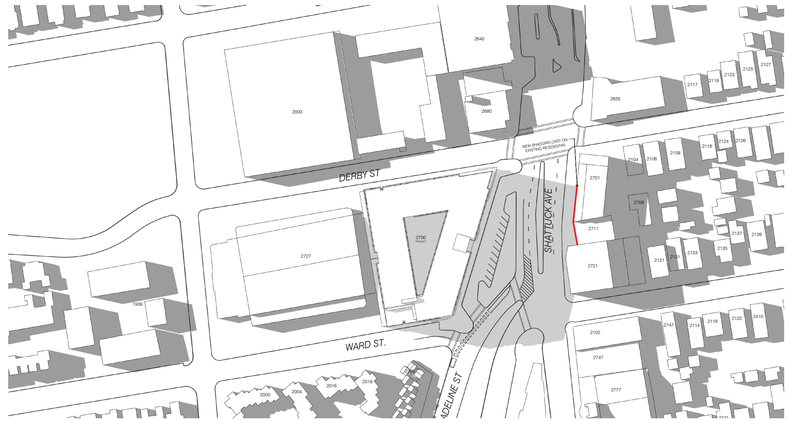
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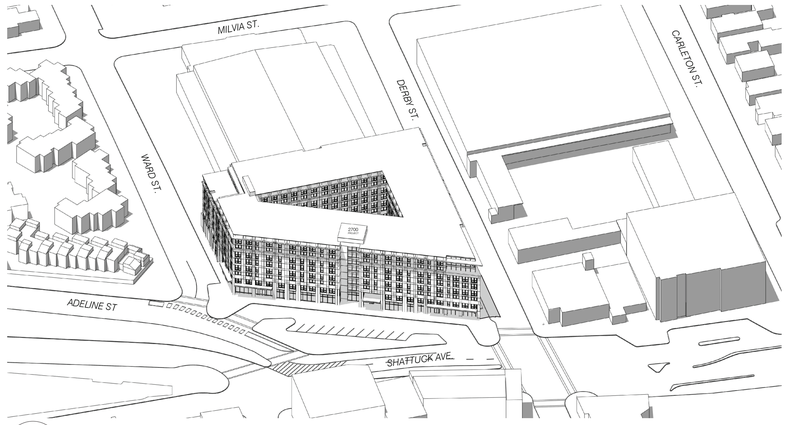
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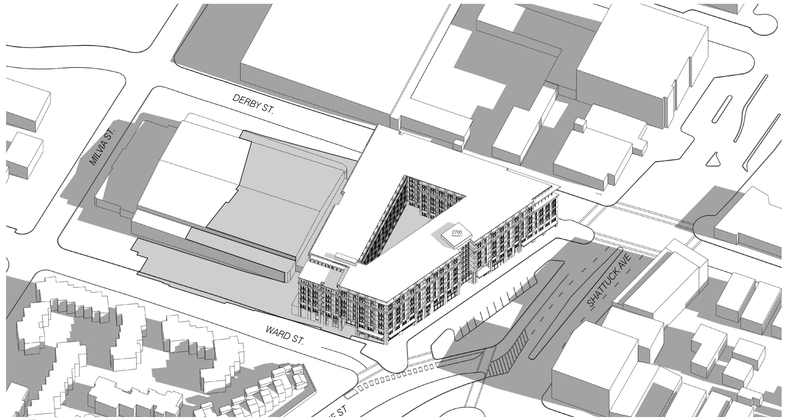
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JUNE 21ST

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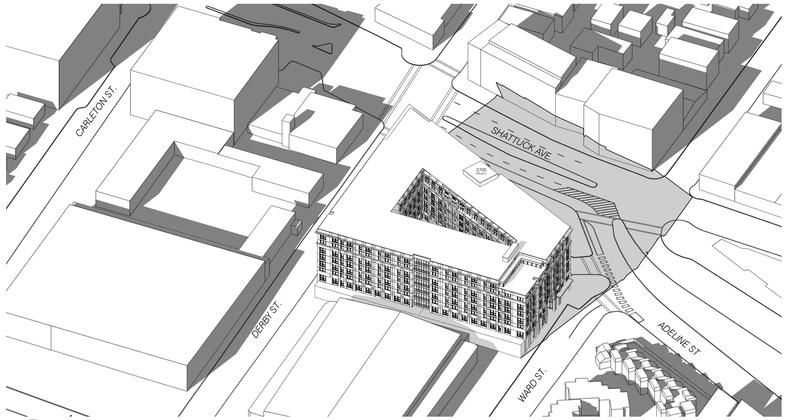
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MAY 12TH
2-HRS BEFORE SUNSET (PM)

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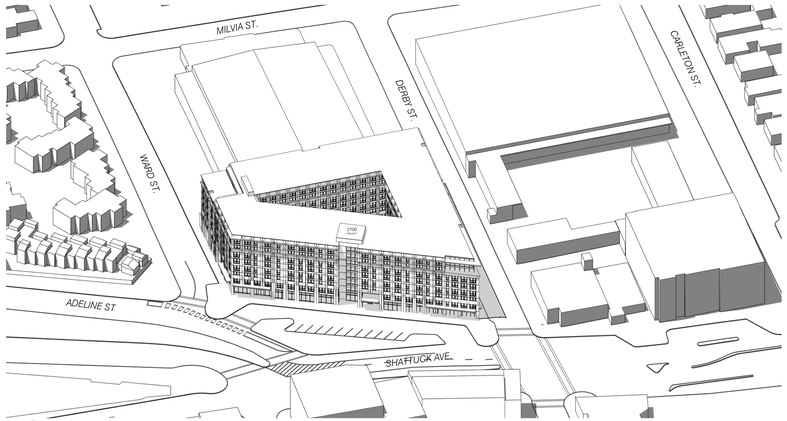
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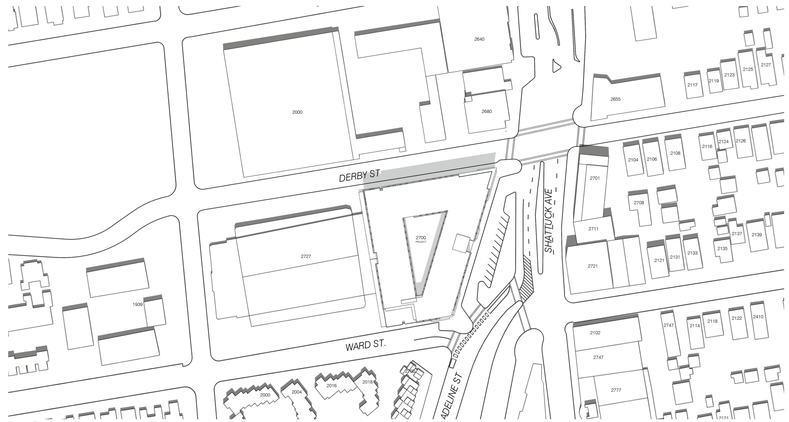
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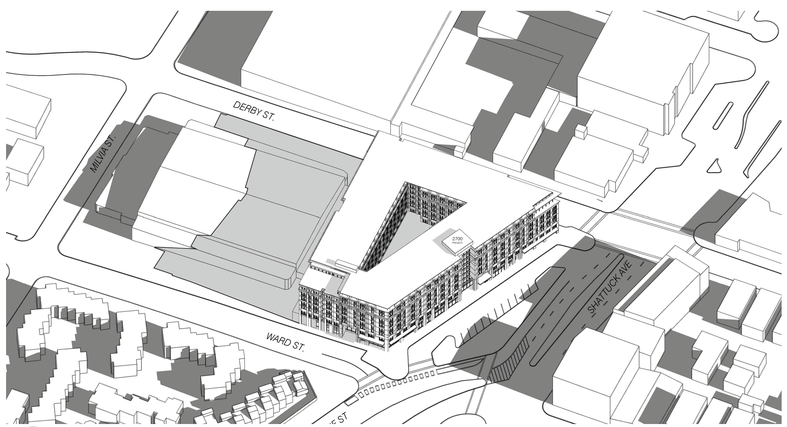
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JOB: 2307

SHEET:

SHADOW STUDIES
MAY 12TH

A0.4C



VICINITY MAP

A0.6

1 - VICINITY MAP
NTS

N

Xref Y:\CURRENT PROJECTS\2341 - Panoramic 2109 Virginia\2341 - DRAWINGS & DOCUMENTS\2341 - CURRENT\2109 Virginia - Titleblock 24 x36.dwg



LEVELS 3 & 5



LEVEL 2



FIRST FLOOR

LEVELS 3 & 5

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**30,659**

LEVEL 2

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1 BR	18	616	11,088
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**30,011**

FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

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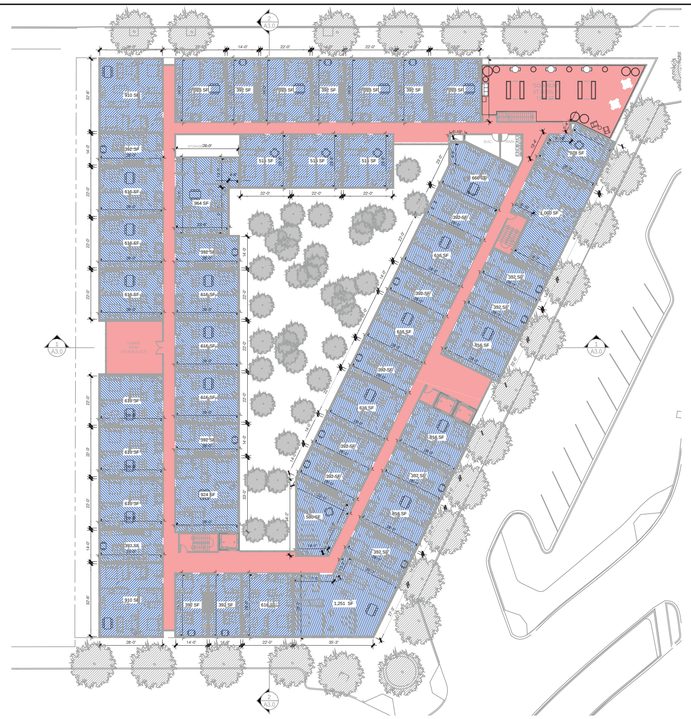
AFFORDABLE
HOUSING PLAN

A0.7A



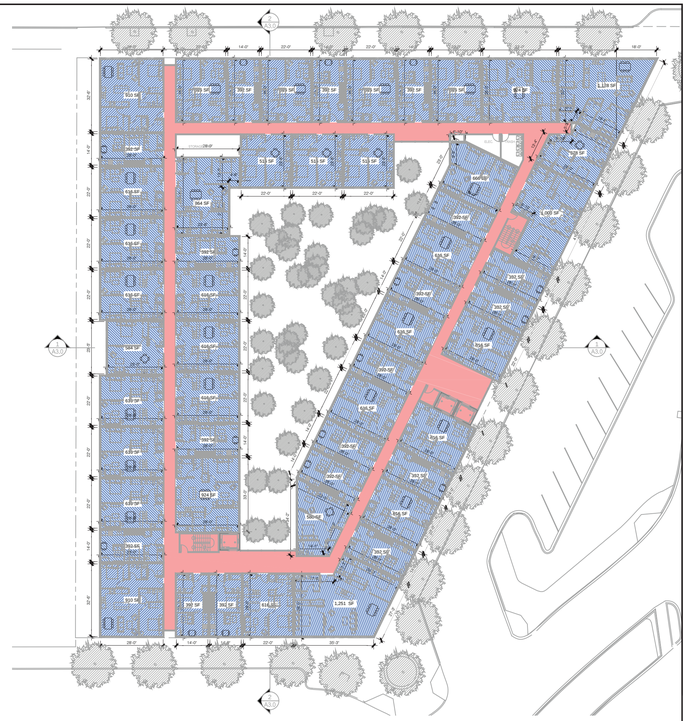
LEVEL 8

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	16	392	6,272
1BR	20	616	12,320
1BR	3	516	1,548
2BR	1	910	910
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**27,497**



LEVEL 7

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**28,607**



LEVELS 4 & 6

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**31,243**

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

Calculation of the Final Proposed Residential Unit Floor Area:

Floor	Proposed Project Res. Unit Area	Proposed Project Residential Units
LEVEL 8	27,497	48
LEVEL 7	28,607	50
LEVEL 6	31,243	53
LEVEL 5	30,659	52
LEVEL 4	31,243	53
LEVEL 3	30,659	52
LEVEL 2	30,011	51
LEVEL 1	-	
Final Proposed Residential Unit Floor Area	**209,919**	**359**

Calculation of Base Project Residential Floor Area:

	Final Proposed DB Residential Unit Floor Area	209,919	
		/	Ref. Bonus Area
	1 + 50% Density Bonus percentage taken	1.5000	69,973
		=	
	Base Project Residential Unit Floor Area	139,946	

Calculation of the Affordable Housing Fee:

A	Total Base Project Residential Unit Floor Area	139,946	
B	Total Base Project Units	247	
C	Total VLI and LI Requirements (20% of Base)	49.40	
D	Total VLI and LI Units Proposed	38	
	Fee per Square Foot	$62.83	
		X	
	Total Base Project Residential Unit Floor Area	139,946	
		X	
	In Lieu Fee Percentage Calculation (C-D)/C)	23.0769231%	
		=	
	Total Fee Due	**$2,029,109.35**	

THE PROJECT IS REQUESTING A CONCESSION FOR THE REMAINDER IN-LIEU FEE. SEE DENSITY BONUS STATEMENT.

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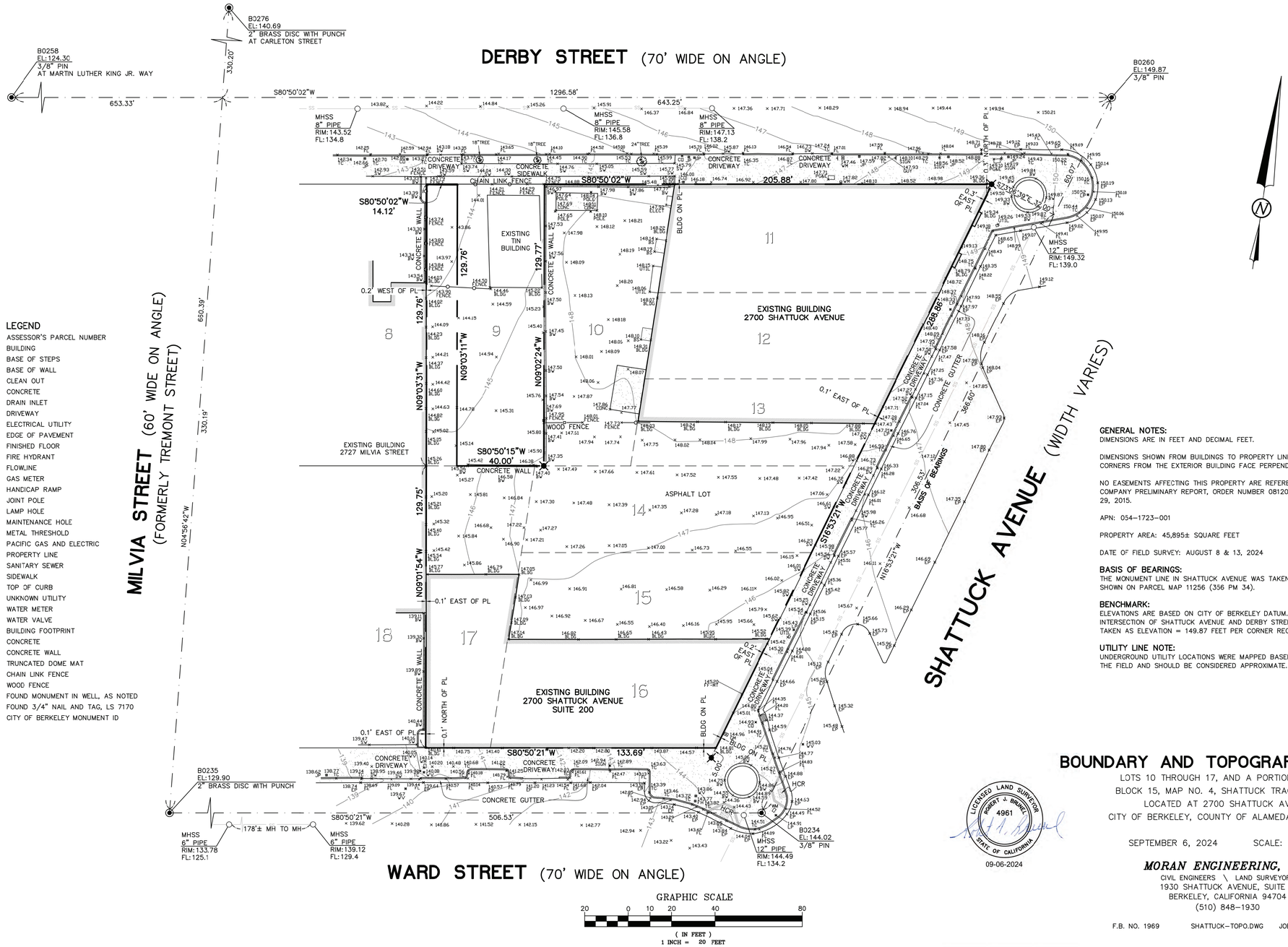
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JOB: 2307

SHEET:

AFFORDABLE HOUSING PLAN

A0.7B



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
CONC	CONCRETE
CONC	CONCRETE WALL
TRUNCATED DOME	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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

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 "BC260" 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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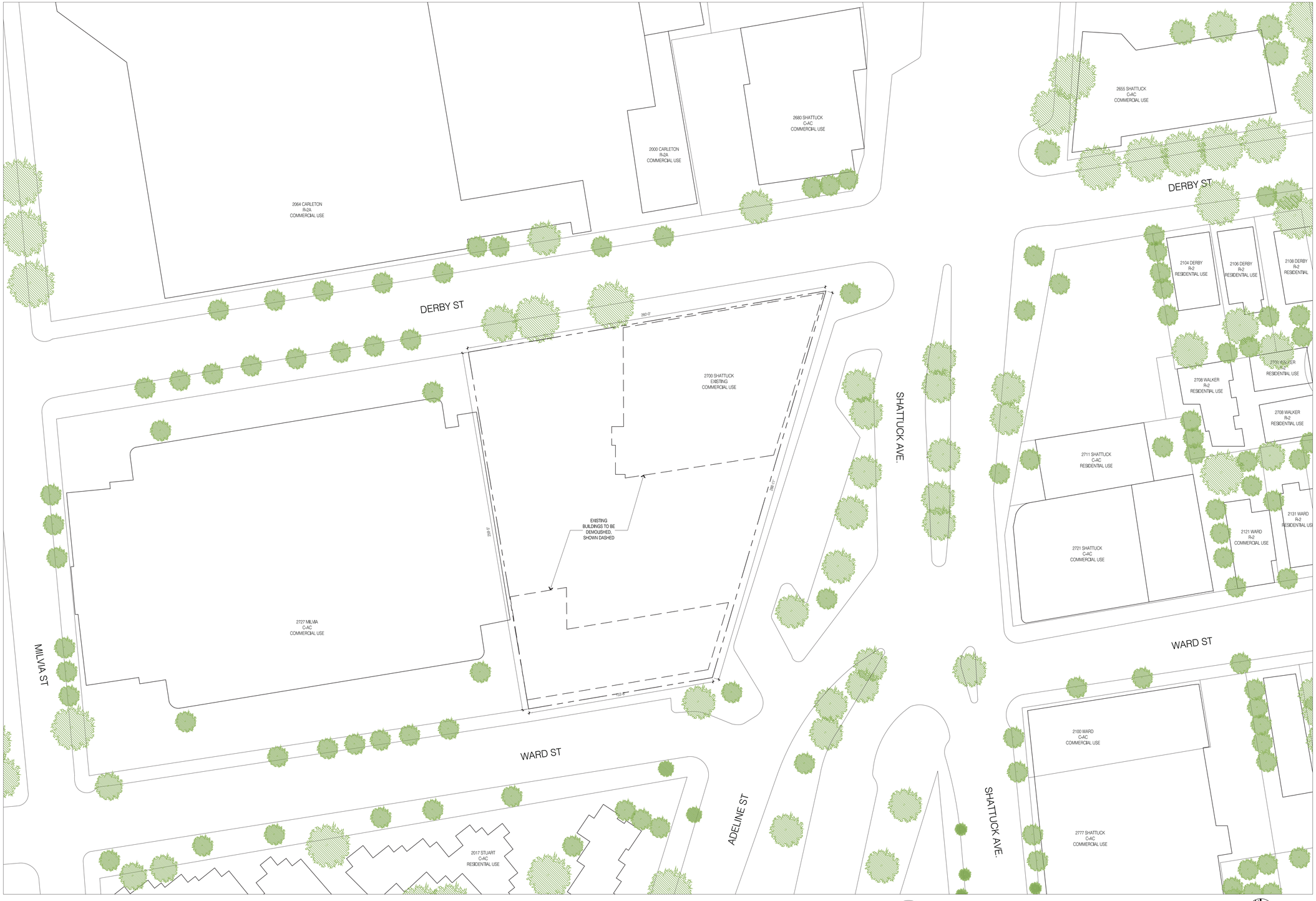
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JOB: 2307

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 LEVEL 2

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
LEVEL 2

A2.2



1 / - PLAN AT LEVELS 3 & 5

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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SHEET:

PLAN AT
LEVELS 3 & 5

A2.3



1 / - PLAN AT LEVELS 4 & 6

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 4 & 6

A2.4



1 / - PLAN AT LEVEL 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
LEVEL 7

A2.5



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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JOB: 2307

SHEET:

PLAN AT
LEVEL 8

A2.6



1
-

PLAN AT ROOF

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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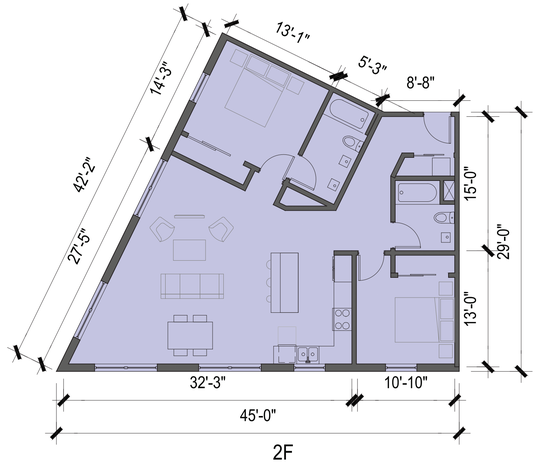
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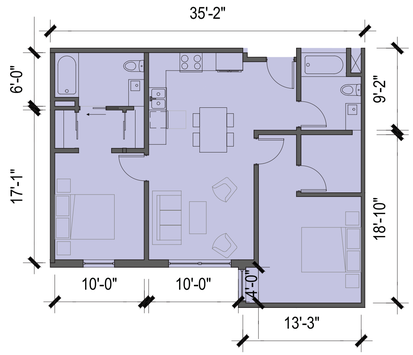
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ROOF
PLAN

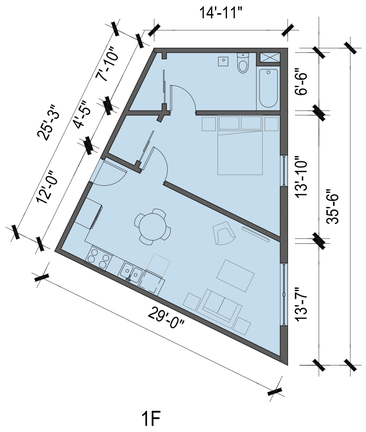
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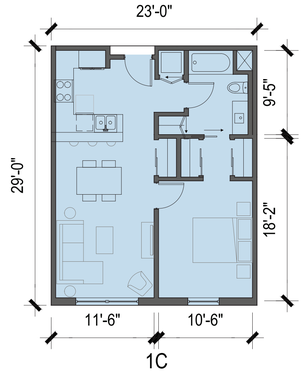
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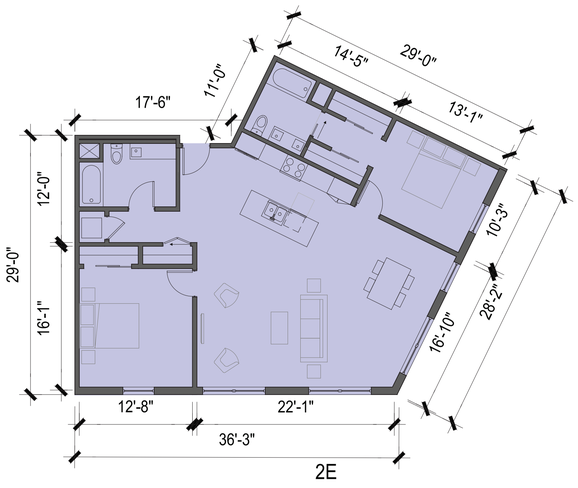
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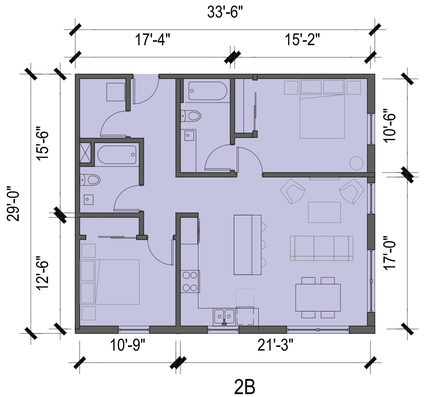
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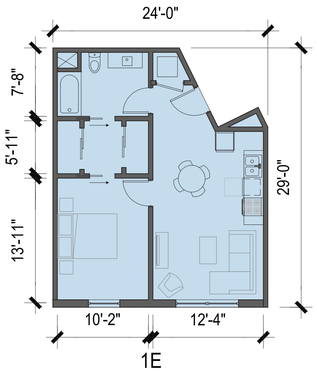
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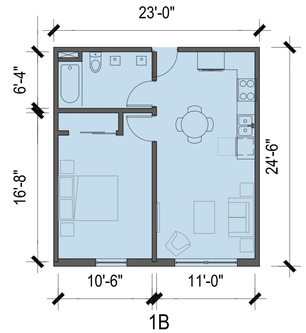
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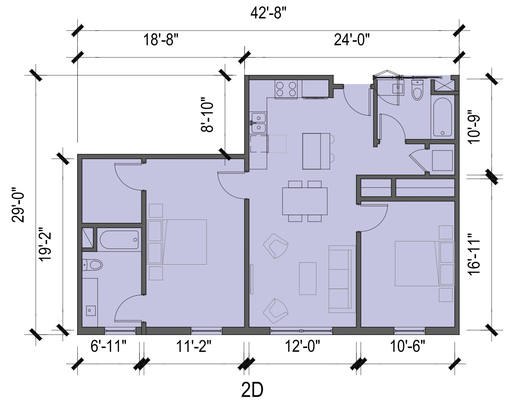
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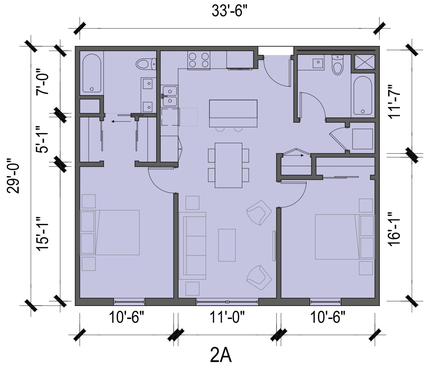
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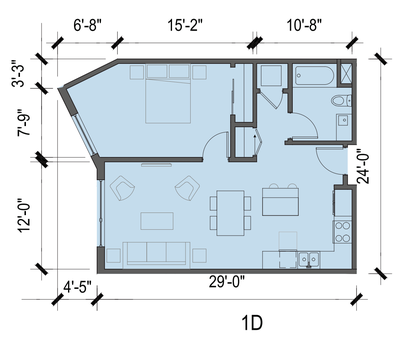
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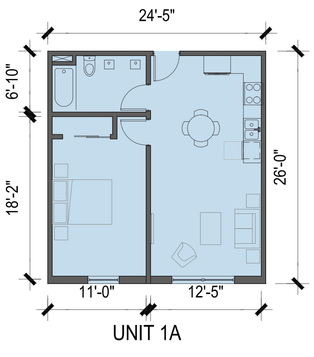
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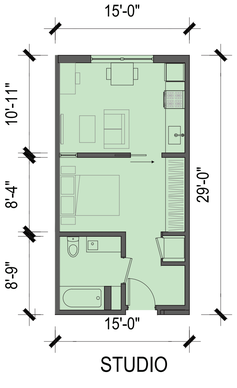
2A



1D



UNIT 1A



STUDIO

1
-

TYPICAL UNIT PLANS

1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36

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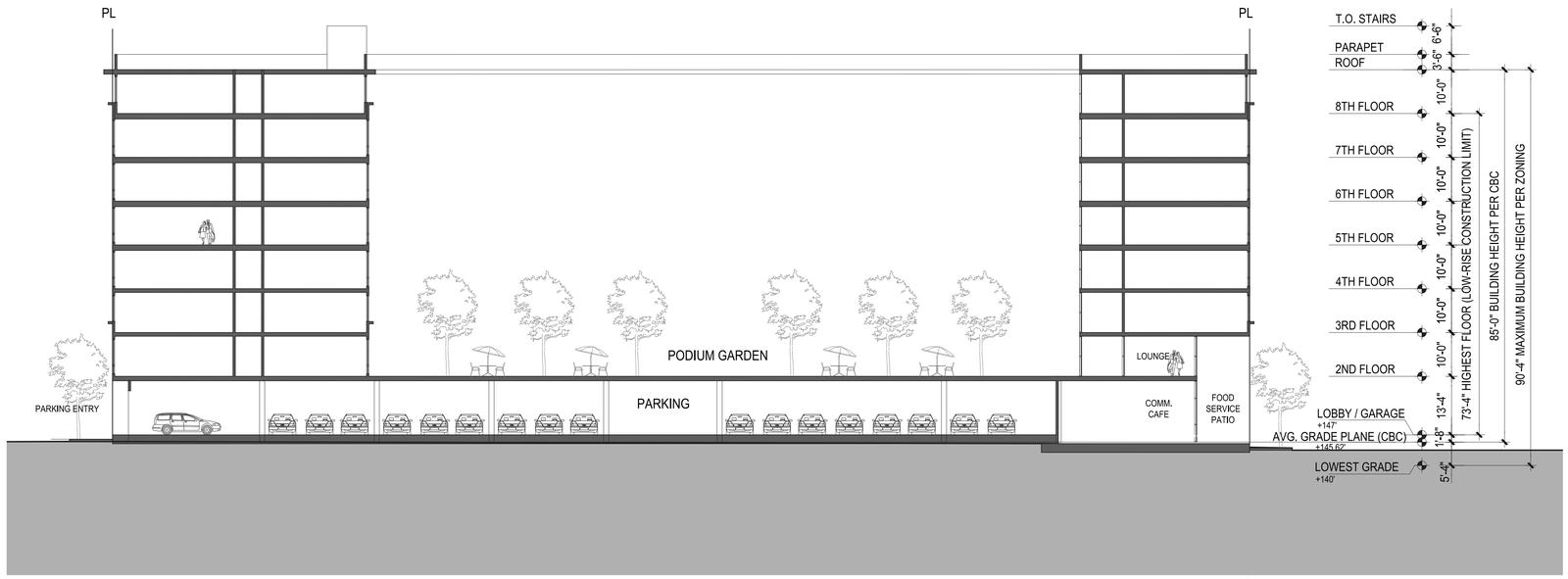
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SHEET:

TYPICAL UNIT PLANS

A2.8

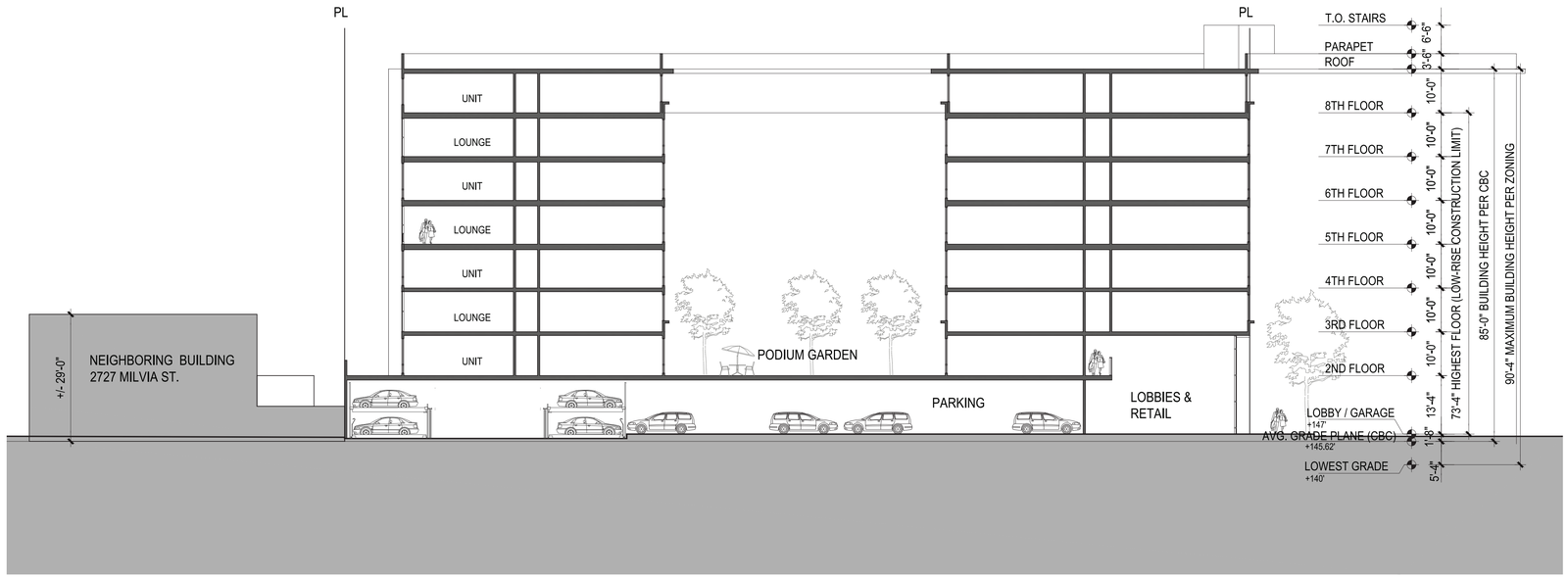


2
-

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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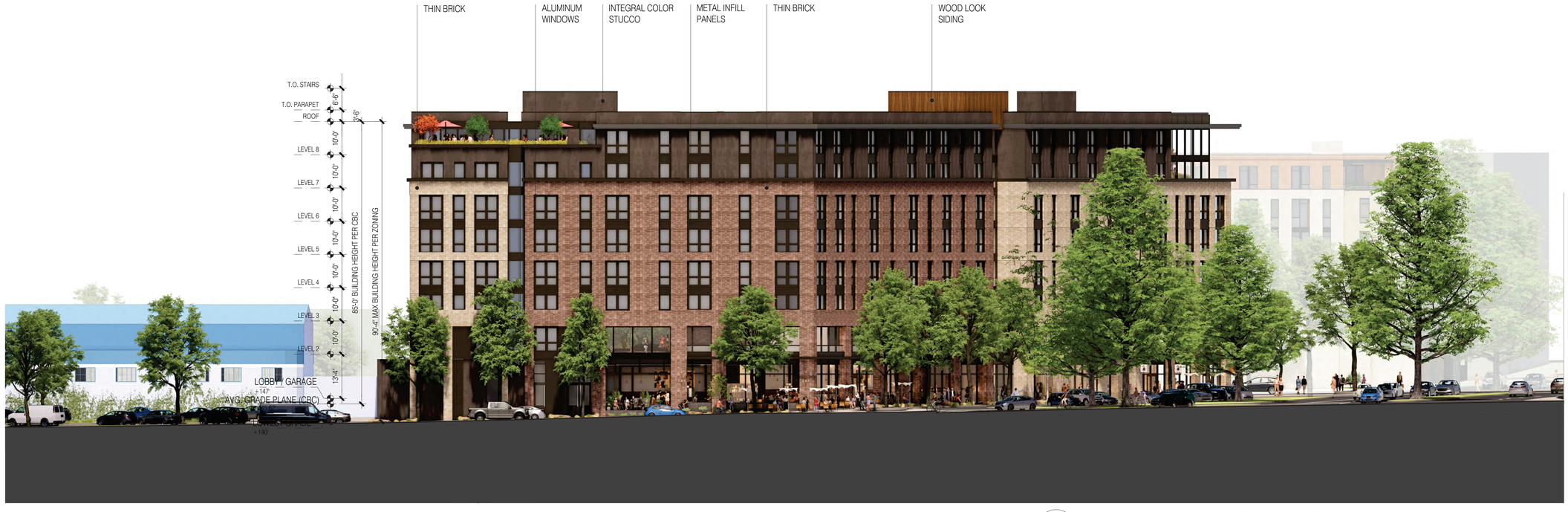
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SHEET:

BUILDING SECTIONS

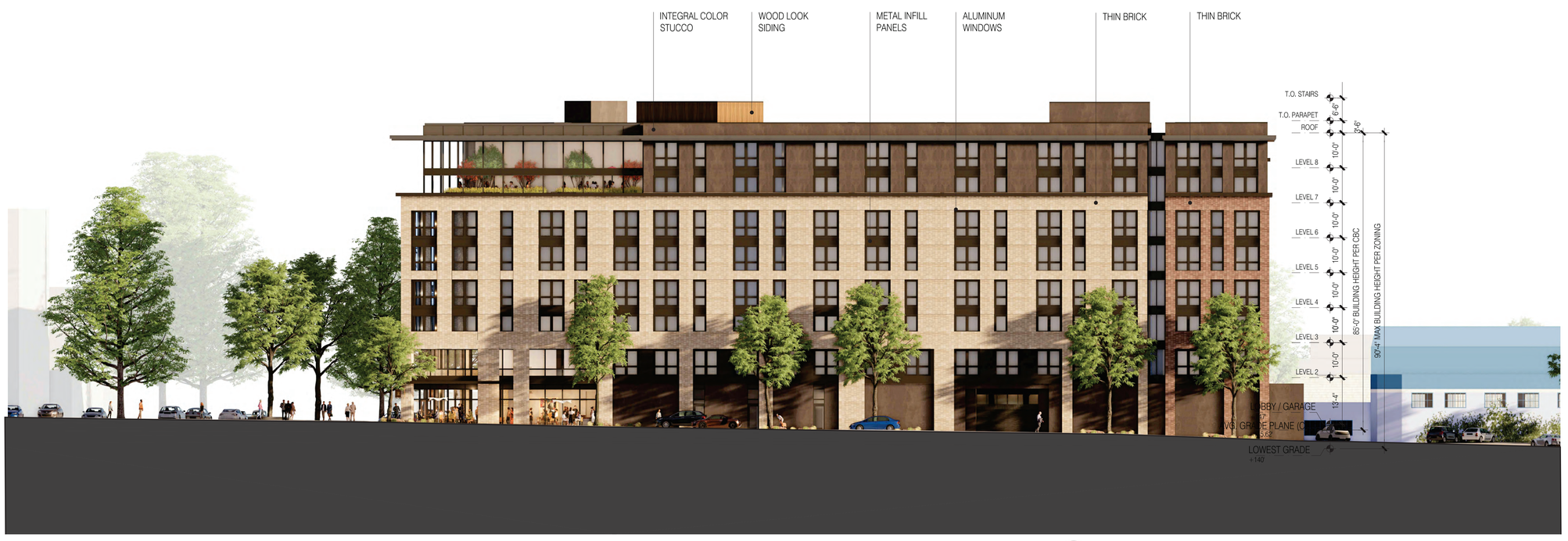
A3.0



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