PROCLAMATION
CALLING A SPECIAL MEETING OF THE BERKELEY CITY COUNCIL

In accordance with the authority in me vested, I do hereby call the Berkeley City Council in special session as follows:

Thursday, November 12, 2026
6:00 PM

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

ADENA ISHII, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI
DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
DISTRICT 4 – IGOR TREGUB
DISTRICT 5 – SHOSHANA O'KEEFE
DISTRICT 6 – BRENT BLACKABY
DISTRICT 7 – CECILIA LUNAPARRA
DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using Zoom. To request to speak, use the "raise hand" function in Zoom. To join by phone: Dial **1-669-254-5252 or 1-833-568-8864 (Toll Free)** and enter **Meeting ID: 165 605 5608**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email council@berkeleyca.gov.*

Live captioned broadcasts of Council meetings are available on B-TV (Channel 33) and via internet video stream. All Council meetings are recorded.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The City Council may take action related to any subject listed on the Agenda.

Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.

***Government Code Section 84308 (Levine Act)** - Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over $500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than $500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.*

Preliminary Matters

Roll Call:

Action Calendar – Public Hearings

Staff shall introduce the public hearing item and present their comments. For certain hearings, this is followed by five-minute presentations each by the appellant and applicant. The Presiding Officer will request that persons wishing to speak line up at the podium, or use the "raise hand" function in Zoom, to be recognized and to determine the number of persons interested in speaking at that time.

Up to ten (10) speakers may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may with the consent of persons representing both sides of an issue allocate a block of time to each side to present their issue.

When applicable, each member of the City Council shall verbally disclose all ex parte contacts concerning the subject of the hearing. Councilmembers shall also submit a report of such contacts in writing prior to the commencement of the hearing. Written reports shall be available for public review in the office of the City Clerk.

Action Calendar – Public Hearings

1. Zoning Adjustments Board Appeal: 2700 Shattuck, Use Permit #ZP2024-0058
From: City Manager

Recommendation: Conduct a public hearing on the two appeals of the Zoning Adjustment Board's (ZAB) July 9, 2026 decision to approve 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 density bonus, and upon conclusion, adopt a Resolution that implements either Option 1 or Option 2 below:

Option 1
-Finds the project was "deemed approved" as a matter of law on July 2, 2026, and therefore there was no basis for the ZAB to issue its July 9, 2026 decision;
-Finds that the applicant did not appeal the July 2, 2026 "deemed approval," pursuant to which the Project was approved with all three requested concessions, and therefore that "deemed approval" stands, subject to the City's standard conditions of approval; and
-Treats the appeal filed by East Bay Residents for Responsible Development as an appeal of the July 2, 2026 "deemed approval," and uphold that approval on the grounds that the labor standards contained in Public Resources Code Section 21080.66(d)(2) and Government Code Section 65913.4(a)(8) are not triggered because the project is not over 85 feet pursuant to the California Building Code definition of height (i.e. deny East Bay Residents for Responsible Development's appeal).

-OR-

Option 2
-Finds that the project was not "deemed approved" as a matter of law on July 2, 2026, because the "deemed approval" provision of the Permit Streamlining Act violates due process rights under the state and federal constitutions;
-Affirms ZAB's determination that the applicant's third requested density bonus concession (exemption from the City's local inclusionary housing in-lieu fee requirement) is not an eligible concession under state Density Bonus Law;
-Affirms ZAB's determination that the labor standards contained in Public Resources Code Section 21080.66(d)(2) and Government Code Section 65913.4(a)(8) are not triggered because the project is not over 85 feet pursuant to the California Building Code definition of height (i.e. deny East Bay Residents for Responsible Development's appeal).

Financial Implications: See report
Contact: Jordan Klein, Planning and Development, (510) 981-7400

Action Calendar – Public Hearings

2. Landmarks Preservation Commission Appeal: Elmwood Commercial Historic District, Landmark Application #LMIN2026-0001
From: City Manager
Recommendation: Conduct a public hearing and upon conclusion adopt a Resolution affirming the Landmarks Preservation Commission (LPC) decision to deny the Elmwood Commercial Historic District landmarking application (LMIN2026-0001).
Financial Implications: None
Contact: Jordan Klein, Planning and Development, (510) 981-7400

Adjournment

I hereby request that the City Clerk of the City of Berkeley cause personal notice to be given to each member of the Berkeley City Council on the time and place of said meeting, forthwith.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Berkeley to be affixed on November 5, 2026.

/s/ Adena Ishii, Mayor

Public Notice – this Proclamation serves as the official agenda for this meeting.

ATTEST:



Date: November 5, 2026.
Mark Numainville, City Clerk

NOTICE CONCERNING YOUR LEGAL RIGHTS*: If you object to a decision by the City Council to approve or deny a use permit or variance for a project the following requirements and restrictions apply: 1) No lawsuit challenging a City decision to deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) a use permit or variance may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a use permit or variance, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

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Channel 33 rebroadcasts the following Wednesday at 9:00 a.m. and Sunday at 9:00 a.m.

Communications to the City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the City Clerk Department at 2180 Milvia Street. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk Department for further information.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at the City Clerk Department located on the first floor of City Hall located at 2180 Milvia Street, and through the City's online records portal: https://records.cityofberkeley.info/.

Agendas, agenda reports, and revised/supplemental material may be accessed via the online agenda for this meeting at: berkeleyca.gov/council-agendas
and may be accessed at reference desks at the following locations:

City Clerk Department - 2180 Milvia Street, First Floor
Tel: 510-981-6900, TDD: 510-981-6903, Fax: 510-981-6901
Email: clerk@berkeleyca.gov

Libraries: Main – 2090 Kittredge Street,
Claremont Branch – 2940 Benvenue, West Branch – 1125 University,
North Branch – 1170 The Alameda, Tarea Hall Pittman South Branch – 1901 Russell

COMMUNICATION ACCESS INFORMATION:
This meeting is being held in a wheelchair accessible location.
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at ada@berkeleyca.gov, (510) 981-6418 (V), or (510) 981-6347 (TDD) at least three business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

Captioning services are provided at the meeting, on B-TV, and on the Internet. In addition, assisted listening devices for the hearing impaired are available from the City Clerk prior to the meeting, and are to be returned before the end of the meeting.

If you have obtained interpretation services for your use during a City Council meeting and would like to request assistance, please contact the City Clerk Department at (510) 981-6900, clerk@berkeleyca.gov, or in-person during the meeting.

Questions regarding public participation may be addressed to the City Clerk Department (510) 981-6900 or by email at clerk@berkeleyca.gov.

Communications

Council rules limit action on Communications to referral to the City Manager and/or Boards and Commissions for investigation and/or recommendations. All communications submitted to Council are public record. Copies of individual communications are available for viewing at the City Clerk Department and through Records Online.

Item #2: Landmarks Preservation Commission Appeal: Elmwood Commercial Historic District, Landmark Application #LMIN2026-0001

1. Ron Kelly

01
Special Meeting Item

Office of the City Manager

PUBLIC HEARING
November 12, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning & Development Department

Subject: Zoning Adjustments Board Appeal: 2700 Shattuck, Use Permit #ZP2024-0058

RECOMMENDATION

Conduct a public hearing on the two appeals of the Zoning Adjustment Board's (ZAB) July 9, 2026 decision to approve 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 density bonus, and upon conclusion, adopt a Resolution that implements either Option 1 or Option 2 below:

Option 1

- Finds the project was "deemed approved" as a matter of law on July 2, 2026, and therefore there was no basis for the ZAB to issue its July 9, 2026 decision;
- Finds that the applicant did not appeal the July 2, 2026 "deemed approval," pursuant to which the Project was approved with all three requested concessions, and therefore that "deemed approval" stands, subject to the City's standard conditions of approval; and
- Treats the appeal filed by East Bay Residents for Responsible Development as an appeal of the July 2, 2026 "deemed approval," and uphold that approval on the grounds that the labor standards contained in Public Resources Code Section 21080.66(d)(2) and Government Code Section 65913.4(a)(8) are not triggered because the project is not over 85 feet pursuant to the California Building Code definition of height (i.e. deny East Bay Residents for Responsible Development's appeal).

Option 2

- Finds that the project was not "deemed approved" as a matter of law on July 2, 2026, because the "deemed approval" provision of the Permit Streamlining Act violates due process rights under the state and federal constitutions;

- Affirms ZAB's determination that the applicant's third requested density bonus concession (exemption from the City's local inclusionary housing in-lieu fee requirement) is not an eligible concession under state Density Bonus Law;

- Affirms ZAB's determination that the labor standards contained in Public Resources Code Section 21080.66(d)(2) and Government Code Section 65913.4(a)(8) are not triggered because the project is not over 85 feet pursuant to the California Building Code definition of height (i.e. deny East Bay Residents for Responsible Development's appeal).

SUMMARY

On July 9, 2026, the ZAB considered Use Permit #ZP2024-0058 to demolish the existing two single-story, non-residential buildings and construct an eight-story, mixed-use residential building containing a total of 359 dwelling units, including 38 Very Low-Income (VLI) units, utilizing a state density bonus. The project meets the requirements for a statutory exemption from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.66 ("AB 130").

Pursuant to AB 130, a lead agency must approve or disapprove the project within 30 days from the conclusion of tribal consultation; failure to act means the project is "deemed approved". Gov. Code §§ 65950(a)(7)(A); 65956(b). Thirty days after the tribal consultation conducted pursuant to AB 130 fell on July 2, 2026, prior to the ZAB meeting at which the project was considered.

There is an open legal question regarding whether this recently enacted "deemed approved" provision, which does not require any public notice or hearing before permits are deemed approved, violates the due process rights of neighboring property owners. *See Horn v. Cnty. of Ventura*, 24 Cal. 3d 605, 616, 596 P.2d 1134 (1979) (whenever approval of a tentative subdivision map will constitute a substantial or significant deprivation of the property rights of other landowners, the affected persons are entitled to a reasonable notice and an opportunity to be heard before the approval occurs); *Selinger v. City Council* (1989) 216 Cal.App.3d 259, 274, fn. 8 (provision in prior version of Permit Streamlining Act requiring public notice before a "deemed approval" addressed due process problem identified in *Horn*).

Assuming these recently enacted "deemed approved" provisions are constitutional, the project was already approved as proposed by the applicant as a matter of law on July 2, and the ZAB's purported approval (with only two of the three requested concessions) had no legal effect.

On July 24, 2026, 2700 Shattuck LLC, the project sponsor, appealed the ZAB's decision. The appellant contends that (1) the project was already approved by operation of law (Permit Streamlining Act) on July 2, 2026; and (2) even if the ZAB's July 9 action is considered valid, its decision still violated State Density Bonus Law (SDBL) because denial of the third concession (in-lieu fee waiver) was unlawful.

On July 27, 2026, East Bay Residents for Responsible Development ("EBRRD"), an unincorporated association of individuals and labor organizations, appealed the ZAB's approval of the project. EBRRD contends that (1) AB 130's workforce standards should apply because the project height exceeds 85 feet; and (2) there are inconsistencies between ZAB's oral and written findings.

Assuming the project was "deemed approved" on July 2, an appeal from that "deemed approval" is still permitted. *Ciani v. San Diego Tr. & Sav. Bank* (1991) 233 Cal. App. 3d 1604, 1616.

FISCAL IMPACTS OF RECOMMENDATION

BMC 23.328 requires the project to provide 50 on-site affordable units, or to pay an in-lieu fee for units not provided on-site. The project proposes 38 on-site affordable units. The pro-rated amount due at the current in-lieu fee rate would be $2,110,274. This amount would be payable to the City's Housing Trust Fund prior to issuance of the first certificate of occupancy. Upholding the applicant's appeal would result in a $2,110,274 loss to the City's Housing Trust Fund.

CURRENT SITUATION AND ITS EFFECTS

On November 21, 2023, the applicant submitted a Preliminary Application (PLN2023-0081) pursuant to SB 330.

On December 21, 2023, the SB 330 Preliminary Application was deemed complete, thereby vesting rights per SB 330.

On May 14, 2024, the applicant submitted a Use Permit application (#ZP2024-0058) pursuant to SB 330.

On October 10, 2024, the application was deemed complete.

On April 3, 2025, the Landmarks Preservation Commission (LPC) took no action to initiate a Landmark or Structure of Merit designation and recommended that the ZAB approve the demolition.

On August 5, 2025, the applicant submitted a letter requesting an AB 130 CEQA exemption.

On March 18, 2026, the Design Review Committee provided a favorable recommendation to the ZAB with recommendations for Final Design Review. Before the DRC meeting, staff received several public comment letters.

On May 19, 2026, tribal consultation with the Confederate Villages of Lisjan Nation concluded.

On June 2, 2026, tribal consultation with the Muwekma Ohlone Tribe Incorporated concluded, and staff determined that the project qualifies for CEQA exemption under AB 130.

On June 25, 2026, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, as well as to interested neighborhood organizations. The City also posted notices at three nearby locations within the neighborhood.

On July 9, 2026, the ZAB held a public hearing for the Use Permit. (See Attachment 4 for the ZAB staff report.) The ZAB voted to approve the project with a 6-0-0-2 vote (Moved Gaffney, Second: Sanderson. Ayes: Gaffney, Thompson, Cramer, Allen, Choi, Sanderson; Noes: None; Abstain: None; Absent: Duffy, Yung).

On July 13, 2026, the City mailed a Notice of Decision.

On July 24, 2026, the applicant filed an appeal of the ZAB's decision.

On July 27, 2026, the East Bay Residents for Responsible Development (EBRRD) also filed an appeal of the ZAB's decision.

BACKGROUND

The 1.17-acre, trapezoid-shaped project site consists of two parcels (Assessor's Parcel Numbers 54-1723-1 and 54-1723-30) fronting Derby Street to the north, Shattuck Avenue to the east, and Ward Street to the south. The site is relatively flat and developed with two single-story commercial buildings (22,273 square feet) located at the northeast and southeast corners of the lot, separated by a paved surface lot. The northern building was built in 1926 (with a 1945 addition) and the southern building in 1933 (with a 1942 addition); both have been used for auto service and sales, and the paved lot has been used for vehicle parking and storage.

The site has multiple curb cuts along all three street frontages. There is no landscaping within the project site. There are three mature street trees along Derby Street, one mature street tree on Ward Street, and planted round planters at the northeast (Derby and Shattuck) and southeast (Ward and Shattuck) corners of the lot.

The site is zoned Adeline Corridor Commercial District (C-AC) and designated Adeline Corridor Mixed Use (ACMU) in the General Plan. It is located within the Adeline Corridor Specific Plan, South Shattuck subarea, which functions as an extension of Downtown Berkeley. The neighborhood includes a range of land uses, including retail and commercial businesses, small offices, housing, and car dealerships. The site is surrounded by Berkeley Fire Station #5 and a UC Berkeley facilities services building to the north, new residential buildings and a mini-storage facility to the east, multi-family residential to the south, and a retail store (Sports Basement) to the west. Surrounding buildings range from one to six stories. The site is served by multiple AC Transit bus lines and is within a half mile of the Ashby BART Station and less than a mile from the Downtown Berkeley BART Station.

Figure 1. Zoning



In the C-AC District, development standards are based on the percentage of affordable units provided onsite as part of residential and mixed-use projects (BMC Section 23.204.150(E)(2)). The proposed project would be developed using the South Shattuck Subarea Tier 2 Development Standards for the State Density Bonus base project and is required to provide at least 14 percent of the units as affordable, with a mix of 50 percent Low- and 50 percent Very Low-Income units. Density bonus, concessions and waivers are pursuant to State Density Bonus regulations.

The proposed project would demolish the two existing single-story commercial buildings to construct a 281,960-square-foot mixed-use residential building containing 359 dwelling units (including 38 Very Low-Income Inclusionary Housing and Density Bonus qualifying units), 5,136 square feet of ground-floor commercial space, and 13,049 square feet of usable open space. The proposed project also provides 141 off-street vehicle parking spaces, 158 bicycle parking spaces, and new street trees on Shattuck Avenue, Derby Street, and Ward Street.

Figure 2: Street View



Figure 3: Site Plan/Ground Floor Plan



Figure 4: Perspective Looking Southwest from Corner of Shattuck Avenue and Derby Street



Figure 5: East Elevation Facing Shattuck Avenue



Figure 6: West Elevation (Interior Side)



Figure 7: North Elevation Facing Derby Street



Figure 8: South Elevation Facing Ward Street



Senate Bill 330 (Housing Crisis Act of 2019) and State Density Bonus Law

The project is located in the C-AC district, which has a local density program where the development standards are based on the percentage of affordable units provided on site. The Zoning Officer determined that the project could utilize the South Shattuck Subarea Tier 2 development standards as the maximum Base Project, which requires that at least 14 percent of units be affordable. The project provides 15 percent Very Low-Income units. Under the City's Density Bonus procedures, the resulting "base project" is 247 units, as the maximum allowable density for the site. By providing 38 Very Low-Income units on site (15 percent of the 247-unit base density), the project qualifies for a 50 percent density bonus, or 124 additional units. The applicant proposes 112 additional units above the base density, for a total of 359 dwelling units. (See Table 1: Density Bonus)

Table 1: Density Bonus

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Maximum Permissible Bonus Units [a]	Proposed Project Units [a]
247	38 VLI (15% of 247)	50%	124 (50% of 247)	359

Notes:
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the nearest whole number.

The proposed project is entitled to three concessions or incentives under Government Code Section 65915(d), as well as an unlimited number of development standard waivers under Government Code Section 65915(e). The applicant requested three concessions, summarized in Table 2. The City may deny an eligible concession only if it does not result in identifiable and actual cost reductions, would have a specific adverse impact on public health and safety, the physical environment, or historical resources with no feasible means to mitigate short of rendering the project unaffordable, or would be contrary to State or federal law (Government Code Section 65915(d)).

Table 2: Requested Concessions

Requested Concession	Description	ZAB Action
1. Bird Safe Building	Concession from BMC Section 23.304.150 "Bird Safe Building" requirements.	Granted
2. Public Art In-Lieu Fee	Concession from BMC Chapter 23.316 "Percentage for Public Art on Private Projects" to allow an exemption from the in-lieu fee.	Granted
3. Inclusionary Housing In-Lieu Fee Option	Concession from BMC Section 23.328.030(B) "Option to Pay In-Lieu Fee" (BMC Chapter 23.328, "Inclusionary Housing"), to waive the City's local inclusionary requirement that exceeds the project's onsite reservation of 38 very low-income units.	Not Granted – subject of the Applicant's appeal (Attachment 2)

Regarding the third requested concession, City staff concluded that the City's inclusionary housing requirements (BMC Chapter 23.328) are not an eligible concession under the State Density Bonus Law, citing an August 2025 HCD Technical Assistance Letter to the City of Lafayette (Attachment 11). The applicant disputes that conclusion in its appeal (Attachment 2).

The applicant also requested waivers – for height (maximum height and rooftop projections), setbacks, floor area ratio, lot coverage, and usable open space. The waivers are requested because they are necessary to physically accommodate the additional 38 VLI units as allowed under the State Density Bonus Law.[1]

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law.

In addition, the project is subject to the Permit Streamlining Act (Chapter 4.5, beginning with Section 65920) by virtue of the applicable AB 130 CEQA exemption. Gov. Code § 65950(a)(7)(A). Therefore, because the City did not act by the applicable deadline of July 2, 2026, the development was deemed approved as a matter of law *prior* to the ZAB meeting on July 9, 2026, without any discretionary action on the part of the ZAB. Gov. Code §65956(b).

[1] The City's zoning standards for building height are appropriate for reviewing and approving waivers of development standards pursuant to SDBL.

The Permit Streamlining Act also limits the number of public hearings to no more than five. The November 12, 2026 City Council hearing represents the fourth public hearing for the proposed project since the project application was deemed complete.

RATIONALE FOR RECOMMENDATION

The issues raised in the two appellants' letters (Attachments 2 and 3) and staff's responses are detailed below. For the sake of brevity, the appeal issues are not re-stated in their entirety.

Appeal Letter 1: Applicant's Appeal

Issue 1: The appellants argue that the project was already approved by operation of law (Permit Streamlining Act) on July 2, 2026 – 30 days after the June 2, 2026 conclusion of tribal consultation. The approval by operation of law included three concessions requested by the applicant under State Density Bonus Law. The ZAB's approval of only two concessions therefore constituted an unlawful denial of the third concession.

Response: Tribal consultation with the Confederated Villages of Lisjan Nation began on March 20, 2026. Two meetings were held—one with the Tribe and one jointly with the Tribe and the applicant. Following a one-time 15-day extension requested on May 6, 2026, consultation concluded on May 19, 2026, with mutually agreed upon conditions included in the Conditions of Approval (Attachment 1, Exhibit A).

Tribal consultation with the Muwekma Ohlone Tribe Incorporated began on April 3, 2026, and followed the same two-meeting format. After a one-time 15-day extension requested on May 29, 2026, consultation concluded on June 2, 2026, with mutually agreed upon conditions included in the Conditions of Approval (Attachment 1, Exhibit A).

Staff were aware of the timing issues and proactively reached out to the applicant on May 27, 2026, to provide an update on the consultation process and discuss next steps. Staff followed up on June 24, 2026, before publishing the ZAB hearing notice, to request confirmation that the project would proceed to a decision at the July 9, 2026, ZAB meeting. The applicant acknowledged the July 9, 2026, hearing date and that this was after 30 days following the conclusion of tribal consultation (see Attachment 9, Staff Correspondence with Applicant re July 9 ZAB Hearing Date).

The July 9, 2026 hearing date reflected a disclosed, unavoidable scheduling constraint, not agency delay or inaction. The ZAB meets monthly, and July 9 was the first available ZAB meeting after AB 130 consultation concluded on June 2, 2026. This was disclosed to the applicant twice, transparently, well before the hearing.

Nevertheless, despite staff's best efforts and what could be construed as the applicant's implied consent to the July 9 hearing date, according to Gov. Code §§ 65950(a)(7)(A) and 65956(b), the project was potentially deemed approved as a matter of law on July 2, 2026. We assume that, if the project was indeed "deemed approved," the applicant did not intend to appeal that "deemed approval," but instead intended to appeal the ZAB decision in order to alert the City to the "deemed approval" issue.

City staff also maintain that the third concession is an ineligible concession under the SDBL. See Response 2 below.

Issue 2: The appellants argue that even if the ZAB's July 9, 2026 action is considered valid, its decision to deny the third concession violated State Density Bonus Law.

Response: Berkeley Municipal Code (BMC) Chapter 23.328 "Inclusionary Housing" requires housing development projects to include at least 20 percent of the Residential Units as permanently affordable units. The Inclusionary Housing Ordinance (IHO) provides alternative options for compliance, including: (a) paying an in-lieu fee; or (b) the dedication of land. The applicant chose to provide 38 VLI units (15 percent of the 247-unit base project). By requesting a concession for BMC Section 23.328.030(B), it appears the applicant opted to pay a pro-rated in-lieu fee to satisfy its remaining inclusionary obligations and then requested to waive this fee. The value of this pro-rated in-lieu fee is $2,110,274.

The February 27, 2026, processing letter (Attachment 10) specifically requested, pursuant to the State Density Bonus Law, that the applicant provide a cost-reduction estimate and the required nexus to Health & Safety Code 50052.5. The applicant never responded. Therefore, there is no evidence in the record that the in-lieu fee exemption would produce an identifiable cost reduction to provide for affordable housing costs. Assuming the applicant's requested concession was to waive BMC 23.328's additional unit requirement in Section 23.328.030(A), or the dedication of land requirement in Section 23.328.030(C), the applicant also never demonstrated that waiving either of these requirements would result in identifiable cost reductions to provide for affordable housing costs.

Waiving the City's IHO obligations does not result in a BMR unit in the project being cheaper, faster, or more feasible to build. It simply relieves the applicant of an obligation that exists because the project proposes 15 percent of the units as affordable, falling short of the ordinance's 20 percent requirement. This does not constitute an "identifiable and actual cost reduction to provide for affordable housing costs" under Gov. Code § 65915(k)(3).

Waiving the fee without addressing the underlying shortfall would allow the project to avoid both on-site compliance and the ordinance's fee-based backstop—resulting in fewer affordable housing units overall and undermining, rather than harmonizing with,

the inclusionary framework preserved by AB 1505, which expressly preserves local authority to adopt inclusionary ordinances, including their compliance mechanisms. This is independently deniable under Gov Code 65915(d)(1)(C), as it would be contrary to law.

To that end, HCD's Lafayette letter[2] (Attachment 11) provides that the waiver of a municipality's inclusionary housing ordinance that would ultimately result in *fewer* affordable units overall is an ineligible concession.

Issue 3: The appellants argue that the denial of the third concession (in-lieu fee waiver) was unlawful for multiple reasons. First, they state staff made an incorrect legal conclusion by asserting that Berkeley's Inclusionary Housing requirements are not eligible for concessions under State Density Bonus Law. Second, they cite the lack of substantial evidence stating the City provided no valid evidence to justify denying the concession, as required by law. Third, they cite misuse of HCD guidance, stating the City relied on unrelated or misapplied HCD technical assistance letters.

Response: Staff did not assert that Berkeley's inclusionary requirements are categorically ineligible for SDBL concessions. Rather, staff's analysis addressed why this specific request was an ineligible concession under the SDBL in the first instance.

Staff's position is narrower than claimed: certain inclusionary terms can be modified by concession, but this specific request (in-lieu fee waiver for not providing enough affordable units on-site) does not meet the Government Code Section 65915(k)(3) definition of a concession, because the fee compensates for an on-site shortfall; it isn't a cost of building the affordable units the Project does provide. Waiving it produces no "identifiable and actual cost reductions to provide for affordable housing costs" under the statute. Further, the requested concession would result in *less* affordable housing overall than would otherwise be required under the City's inclusionary housing ordinance, which is contrary to the legislative intent of the SDBL.

Pursuant to Government Code Section 65915(k)(3), the City requested documentation that the requested concession produces identifiable and actual cost reductions to provide for affordable housing. The applicant did not respond. The absence of any evidence for cost-reduction—resulting from the applicant's own non-response to a direct request—supported the ZAB's finding that the concession was ineligible.

Contrary to the appellant's assertions, HCD's Lafayette letter (Attachment 11) is directly applicable. It clearly states that concessions cannot reduce fundamental affordability obligations under a local inclusionary ordinance. There, HCD found the applicant's requested concession to reduce the percentage of affordable units required at lower-income levels in favor of higher income levels was ineligible because it would "allow

[2] HAU 1892 Letter of Technical Assistance to the City of Lafayette, August 15, 2025 (See Attachment 11)

developments to avoid providing any deed-restricted lower- and moderate-income housing beyond the amount needed to qualify for a SDBL concession [which would] effectively negate many local inclusionary zoning programs in California." Similarly, here, the applicant's requested concession would effectively "negate" the City's inclusionary housing ordinance by allowing the developer to *only* provide the affordable housing benefits required to obtain a SDBL bonus and to *avoid* full compliance with the City's inclusionary housing requirements. HCD's technical assistance letters are not the sole basis for the City's determination, but they are persuasive authority from the state agency the Legislature charged with implementing and overseeing the SDBL and local inclusionary housing law.

Appeal Letter 2: East Bay Residents for Responsible Development

As discussed in Appeal Letter 1, the project was potentially "deemed approved" on July 2, 2026, prior to the ZAB hearing and decision. EBRRD appealed from the ZAB decision. Their appeal was timely as to the ZAB decision. If the project was in fact deemed approved, their appeal would also be timely as to the "deemed approval." (*Ciani v. San Diego Tr. & Sav. Bank* (1991) 233 Cal.App.3d 1604, 1616.) Staff therefore treats the appeal as covering both, and the responses below apply under either approach.

Issue 1: The appellants argue that the project height exceeds 85 feet, stating that substantial evidence in the record—including City height measurements and survey data—shows the building is over 85 feet above grade, citing the City-determined height of 90 feet 4 inches (plus parapet). They contend the applicant's contrary measurement of exactly 85 feet is not supported and uses inaccurate grade and roof calculations.

Response: AB 130's labor-standards trigger applies to buildings "over 85 feet in height above grade." The site slopes gently from northeast to southwest, with the southwest corner having the lowest finished grade. Pursuant to California Building Code, the building height is measured as the vertical distance from grade plane to the average height of the highest roof surface (Cal. Code Regs, tit 24, p. 2 § 202). Using this standard, the building height is 85 feet. The 3-foot-6-inch parapet is not included in this measurement because a parapet up to 5 feet is permitted by right with a Use Permit.

Issue 2: The appellants argue that the AB 130 workforce standards should apply to the project. Under AB 130, projects over 85 feet in height that qualify for CEQA statutory exemption must include prevailing wage and skilled/trained workforce requirements. The appellant argues the City erred by approving the CEQA exemption without applying these mandatory labor standards.

Response: The labor standards do not apply to the project because it is not over 85 feet in height as measured by the California Building Code's definition of height. Since the City Council review is de novo, Staff recommend City Council add a Condition of

Approval providing that if the design changes such that the height does exceed 85 feet in height as measured by the California Building Standards, then AB 130's workforce standards will apply.

3.	**Labor Standards.** The Project as approved has a height of 85 feet 0 inches, as measured under the California Building Code (Cal. Code Regs., tit. 24, pt. 2, § 202) and shown on the approved plans (Attachment 1, Exhibit B). If the Project is modified at any time before final certificate of occupancy such that any building portion exceeds 85 feet in height above grade as measured under that definition, the Project shall comply with the labor standards required by Public Resources Code Section 21080.66(d)(2) and (d)(4), including the prevailing wage and skilled and trained workforce requirements of Government Code Section 65913.4(a)(8). • Height Verification: With each building permit application and any plan revision, the applicant shall submit (1) a topographic survey of existing conditions prepared and stamped by a California-licensed land surveyor, (2) a grade plane calculation based on that survey in accordance with Cal. Code Regs., tit. 24, pt. 2, § 202, and (3) a building height calculation, prepared by a licensed architect or engineer, to the average height of the highest roof surface, including roof assembly depth needed for drainage slope. • Notice and Certification: The applicant shall notify the Planning Department in writing before submitting any plan revision that would increase building height above 85 feet. The City shall not issue a building permit for the modified design until the applicant submits written certification of how it will comply with the labor standards.	State of California Public Resources Code Section 21080.66(d)(2)	During Construction/Prior to Certificate of Occupancy	Land Use Planning

Issue 3: The appellants argue that there was inconsistency between ZAB's oral and written findings. The appellant notes that at the July 9, 2026 hearing, staff verbally confirmed that AB 130 workforce standards apply because the project exceeds 85 feet, and ZAB members relied on this statement. However, the final written Staff Report and Conditions of Approval state the project is not above 85 feet and therefore exempt from AB 130. The appellant describes this as a procedural error and an abuse of discretion.

Response: Staff acknowledges that there was a discrepancy between the ZAB's oral and written findings. However, the discrepancy does not affect the outcome of this appeal under either approach to the approval.

If the ZAB's July 9, 2026 decision is the operative action, the City Council reviews it de novo (BMC § 23.410.040) and decides the issues independently, so the ZAB's findings, oral or written, are not what is being reviewed. If the project was deemed approved before the ZAB decision, the appeal from that approval also allows the Council to review the matter de novo. (*Ciani*, 233 Cal.App.3d at 1615, fn. 4; BMC § 23.410.040.) In either case, the Council's determination on the height and the applicability of AB 130 labor standards, addressed in Responses 1 and 2, replaces any earlier findings.

Issue 4: The appellants claim the project conflicts with the Municipal Code findings required for Use Permit approvals. Berkeley Municipal Code requires that approved projects not be detrimental to public health, safety, or general welfare. The appellant argues that allowing a large project to proceed without required labor protections harms workers, undermines safety, and fails the City's obligation to protect public welfare.

Response: The appellant's only basis for the claim of detriment is that AB 130 labor standards were not applied. Those standards apply to buildings "over 85 feet in height above grade." As explained in Responses 1 and 2, the project measures 85 feet

pursuant to the California Building Code, so the standards are not triggered and do not apply to the project.

Staff recommends that the Council add a condition of approval requiring compliance with AB 130 labor standards if the building is later modified to exceed 85 feet. The project also remains subject to all other applicable labor, safety, and building laws.

For these reasons, the project meets the non-detriment findings under BMC § 23.406.040(E)(1), and this argument does not support overturning the approval.

ALTERNATIVE ACTIONS CONSIDERED

Pursuant to BMC Section 23.410.040(G), the Council may (1) continue the public hearing, (2) reverse, affirm, or modify the ZAB's decision, or (3) remand the matter to the ZAB.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The project approved by the ZAB is compliant with all applicable State and local environmental requirements, would be located in a transit-rich area, and would be built and operated according to current codes for energy conservation, waste reduction, and water conservation.

The project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130). The project is an infill housing development and meets the specified criteria in Public Resources Code Section 21080.66(a).

CONTACT PERSON

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Anne Hersch, Land Use Planning Manager, (510) 981-7411
Singeh Saliki, Senior Planner, (510) 981-7412

Attachments:

1: Draft Resolutions (Options 1 and 2)
    Exhibit A: Findings and Conditions, November 12, 2026
    Exhibit B: Project Plans, received August 20, 2026
2: ZAB Decision Appeal Letter 1, received July 24, 2026
3: ZAB Decision Appeal Letter 2, received July 27, 2026
4: ZAB Packet (staff report and attachments), dated July 9, 2026
5: Public Hearing Notice
6: Index to Administrative Record
7: Administrative Record
8. Affordable Housing Compliance Plan
9. Staff Correspondence with Applicant re July 9, 2026 ZAB Hearing Date
10. Application Processing Letter, February 27, 2026

11. HAU 1892 Technical Assistance Letter to the City of Lafayette

RESOLUTION NO. ##,###-N.S.

FIND THE PROJECT WAS "DEEMED APPROVED" AS A MATTER OF LAW ON JULY 2, 2026, AND THEREFORE THERE WAS NO BASIS FOR THE ZAB TO ISSUE ITS JULY 9, 2026 DECISION; FIND THAT THE APPLICANT DID NOT APPEAL THE JULY 2, 2026 "DEEMED APPROVAL," PURSUANT TO WHICH THE PROJECT WAS APPROVED WITH ALL THREE REQUESTED CONCESSIONS, AND THEREFORE THAT "DEEMED APPROVAL" STANDS, SUBJECT TO THE CITY'S STANDARD CONDITIONS OF APPROVAL; AND TREAT THE APPEAL FILED BY EAST BAY RESIDENTS FOR RESPONSIBLE DEVELOPMENT AS AN APPEAL OF THE JULY 2, 2026 "DEEMED APPROVAL," AND UPHOLD THAT APPROVAL ON THE GROUNDS THAT THE LABOR STANDARDS CONTAINED IN PUBLIC RESOURCES CODE SECTION 21080.66(D)(2) AND GOVERNMENT CODE SECTION 65913.4(A)(8) ARE NOT TRIGGERED BECAUSE THE PROJECT IS NOT OVER 85 FEET PURSUANT TO THE CALIFORNIA BUILDING CODE DEFINITION OF HEIGHT (I.E. DENY EAST BAY RESIDENTS FOR RESPONSIBLE DEVELOPMENT'S APPEAL), ON THE 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 DENSITY BONUS.

WHEREAS, on November 21, 2023, the City received an SB330 Preliminary Use Permit application (PLN2023-0081); and

WHEREAS, on December 21, 2023, the SB 330 Preliminary Use Permit application (PLN2023-0081) was deemed complete; and

WHEREAS, on May 14, 2024, Isaiah Stackhouse ("applicant") submitted a Use Permit Application (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 density bonus; and

WHEREAS, on October 10, 2024, the Use Permit application (ZP2024-0058) was deemed complete; and

WHEREAS, on April 3, 2025, the Landmarks Preservation Commission (LPC) reviewed the demolition referral took no action; and

WHEREAS, on August 5, 2025, the applicant submitted a letter requesting AB 130 CEQA exemption; and

WHEREAS, on March 18, 2026, the Design Review Committee conducted preliminary review and provided a favorable recommendation with suggested refinements; and

WHEREAS, on May 19, 2026, tribal consultation with the Confederate Villages of Lisjan Nation concluded; and

WHEREAS, on June 2, 2026, tribal consultation with the Muwekma Ohlone Tribe Incorporated concluded, and staff determined that the project qualifies for CEQA exemption under AB 130; and

WHEREAS, on June 25, 2026, the City mailed public hearing notices to all adjacent property owners and occupants within 300 feet of the subject property, and to interested neighborhood organizations. Staff also posted the Notice of Public Hearing at three locations within the immediate vicinity of the subject site; and

WHEREAS, on July 2, 2026, the project was deemed approved as a matter of law pursuant to the Permit Streamlining Act; and

WHEREAS, on July 9, 2026, the ZAB conducted a public hearing for the Use Permit application (ZP2024-0058). After considering the staff report, the administrative record, and hearing comments from staff, the applicant, and the members of the public, the ZAB purported to approve the project by a vote of 6-0-0-2, although it had already been deemed approved by operation of law; and

WHEREAS, on July 24, 2026, 2700 Shattuck LLC, the project sponsor (“appellant 1”), submitted an appeal of the ZAB decision to the City Clerk; and

WHEREAS, on July 27, 2026, East Bay Residents for Responsible Development (“EBRRD”), an unincorporated association of individuals and labor organizations (“appellant 2”), submitted an appeal of the ZAB decision to the City Clerk; and

WHEREAS, on or before October 29, 2026, staff posted the public hearing notice at the site and three nearby locations, and mailed notices to property owners and occupants within 300 feet of the project site, and to all registered neighborhood groups that cover this area. The Council must conduct a public hearing to resolve the appeal; and

WHEREAS, on November 12, 2026, the Council held a public hearing to consider the ZAB’s decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant approving the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley hereby affirms approval of a Use Permit #ZP2024-0058; adopts the corrected Findings and Conditions of Approval in Exhibit A; and adopts the project plans in Exhibit B.

Exhibits
A: Findings (Option 1) and Conditions (Option 1), November 12, 2026
B: Project Plans, received August 20, 2026

City Council Findings

App #ZP2024-0058

November 12, 2026

Use Permit for a Project at 2700 Shattuck Avenue

Project Facts	Project Description:
Applicant: Isaiah Stackhouse, SDT Architects **Property Owner:** 2700 Shattuck LLC **Project Address:** 2700 Shattuck Avenue **Site Size:** 1.17 acres (51,066 sf) **GP Land Use:** Adeline Corridor Mixed Use (ACMU) **Zoning:** Adeline Corridor Commercial District (C-AC) **CEQA:** Statutorily exempt pursuant to Public Resources Code Section 21080.66 (AB 130) **Vesting Date:** December 21, 2023 **Date Submitted:** May 14, 2024 **Date Deemed Complete:** October 10, 2024 **Project Planner:** Singeh Saliki	The applicant is seeking approval 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 density bonus. **Zoning Permits Requested:** A Use Permit Public Hearing is required for the following permits: 1. **Demolition.** Use permit under BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. * 2. **New Use.** Use permit under BMC Section 23.204.020(A) "Allowed Land Uses" to establish a Mixed-Use Residential development in a new building. 3. **New Main Building.** Use permit under BMC Section 23.204.030(A)(1)(a) **"Floor Area Permit Requirements"** to construct a new main building in the C-AC district. * 4. **Mixed Use Building.** Use permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district. 5. **Building Height.** Administrative Use Permit under BMC Section 23.304.050(A) **"Projections Above Height Limits"** to exceed the allowed height limit with a rooftop projection *Denotes required findings.

Density Bonus:

Waivers Requested:

1. **Height.** Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.
2. **Lot Line Setback.** Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district.
3. **Floor Area Ratio.** Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable.
4. **Lot Coverage.** Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable.
5. **Usable Open Space.** 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. **Projections Above Height Limits.** Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection.

Concessions Requested:

1. **Concession.** Exemption from the requirement of BMC Section 23.304.150 **"Bird Safe Building."**
2. **Concession:** Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316.
3. **Concession.** Exemption from the in-lieu remainder fee of the affordable housing requirement per BMC Section

Staff Recommendation:

Use Permit #ZP2024-0058 is deemed approved pursuant to Gov. Code Sections 65950(a)(7)(A) and 65956(b), and subject to the attached Findings and Conditions of Approval.

I. CEQA

A. The project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

Evidence: The project is an infill housing development and meets the specified criteria in Public Resources Code Section 21080.66(a). The City conducted tribal consultation with the Confederated Villages of Lisjan Nation and Muwekma Ohlone Tribe Incorporated and has included Conditions of Approval pursuant to Public Resources Code Section 21080.66(b).

II. FINDINGS FOR APPROVAL

The project was deemed approved by operation of law on July 2, 2026, pursuant to Public Resources Code Section 21080.66. The City Council nonetheless makes the following findings as set forth in the BMC:

1. **Use Permit Findings (BMC Section 23.406.040 (E) (1))**
The proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood because the project is consistent with all applicable C-AC District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915. The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements.

b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because the proposed eight-story mixed-use residential building is appropriately scaled for the neighborhood, which includes one- to six-story buildings. The project provides ground floor commercial spaces and housing, including affordable units, which would complement existing land uses in the surrounding area. In addition, the findings for required discretionary permits are satisfied per the Evidence in 2 and 3 below.

2. **Other Use Permit Findings Specifically Required by the Zoning Ordinance (BMC Section 23.406.040 (E) (2))**

a. Demolition Findings

Pursuant to BMC Section 23.326.070(D) "Demolitions of Non-Residential Buildings," a Use Permit for demolition of a main building used for non-residential purposes on any lot in a non-residential district may be approved only if the City Council finds that:

a) The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
b) The demolition:
    1) Is required to allow a proposed new building or other proposed new use;
    2) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;
    3) Will remove a structure which represents an uninhabitable attractive nuisance to the public; or
    4) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use.

Evidence: The proposed project includes the demolition of two existing single-story commercial buildings to construct a 281,960 square-foot mixed-use residential development. The demolition will not be materially detrimental to the commercial needs and public interest because the new building will provide commercial uses and housing which will be compatible with adjacent and nearby commercial and residential uses in the C-AC District. The site is underutilized and the existing buildings cannot accommodate the proposed program, making demolition necessary.

b. New Floor Area Findings

Pursuant to BMC 23.204.030(A)(4), "C-AC Findings," to approve a Use Permit for new floor area in the C-AC district, the review authority must find that the proposed use or structure will:

a) Be compatible with the purposes of the District;
b) Be compatible with the design and character within the District and the adjacent residential neighborhoods;
c) Encourage utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) If a new residential development, that the proposed use or structure facilitates construction of affordable housing as defined by the US Department of Housing and Urban Development (HUD) Guidelines.

Evidence: The project would be compatible with the purpose of the District because it implements key Adeline Corridor Specific Plan policies, including providing

ground-floor commercial uses along Shattuck Avenue, meeting Tier 2 development standards, locating the driveway more than 75 feet from the corner, and maintaining pedestrian orientation through an enclosed garage and dedicated bicycle facilities.

The project would be compatible with the design and character of the District and nearby residential areas because it introduces a mixed-use residential building along Shattuck Avenue, consistent with similar buildings located across the street and farther north.
The project would support transit use by providing only 141 parking spaces and secure interior parking for 158 bicycles. The site is well served by AC Transit routes on Shattuck Avenue and Martin Luther King Jr. Way, and is located within half a mile of the Ashby BART station and less than a mile from the Downtown Berkeley BART station. The project would also facilitate the production of affordable housing by providing 38 Very Low-Income units, as required for a Tier 2 project in the South Shattuck Subarea of the C-AC District.

c. Use Permit in C-AC District Findings

Pursuant to BMC 23.204.150(G), "Permit Findings," to approve any AUP or Use Permit for a project in the C-AC district, the review authority must make the findings in Section 23.406.040--Use Permits and find that the proposed use or structure:

a) Is consistent with the purpose of the district;
b) Is compatible in design and character with the district and the adjacent residential neighborhoods;
c) Encourages utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) Complies with the Adeline Corridor Specific Plan's adopted Mitigation Monitoring and Reporting Program (MMRP).

Evidence: As discussed above, the project will be consistent with the purpose of the district, will be compatible in design and character with the district and adjacent residential neighborhoods, and will encourage utilization of public transit and off-street parking facilities. The project will comply with the Adeline Corridor Specific Plan's Mitigation Monitoring and Reporting Program during review of the building permit and during construction.

d. Density Bonus Findings

A. Pursuant to Government Code Section 65915, the City Council finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 247 units;
2. The project will provide at least 38 Very Low-Income qualifying units in the 247-unit base project, as more fully set forth in Condition "Below Market Rate Units";
3. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government

Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 124 units above the base project, for a total of up to 371 units.

B. Because the project was "deemed approved" as submitted pursuant to Public Resources Code Section 21080.66, the City Council hereby grants the following concessions in order to provide for affordable housing costs:

1. Exemption from the requirement of BMC Section 23.304.150 "Bird Safe Building.";
2. Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316; and
3. Exemption from the in-lieu remainder fee of the affordable housing requirement per BMC Section 23.328.030(B) "Option to Pay In-Lieu Fee".

C. Because the project was "deemed approved" as submitted pursuant to Public Resources Code Section 21080.66, and in accordance with Government Code Section 65915(e) the City Council hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

a. Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit;
b. Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district;
c. Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable;
d. Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable;
e. 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; and
f. Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection

In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the City Council finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

e. Housing Accountability Act Findings

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project is a "housing development project" with at least two-thirds of the floor area in residential use. Because the project complies with applicable objective general plan and zoning standards, as modified by density bonus, concessions, and waivers under State Density Bonus Law, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. **Use Permit Considerations (BMC Section 23.406.040 (E) (3))**
   BMC Section 23.406.040(E)(3) "Findings for Approval" requires, when taking action on a Use Permit, that the City Council consider in its findings:

   a) The proposed land use; and

      Evidence: The proposed mixed-use residential development meets the findings for approval because it is a permitted land use in the C-AC district and will provide housing and commercial uses desired by the community.

b) The structure or addition that accommodates the use.

Evidence: The proposed 8-story design complies with the C-AC district standards and fits well within the surrounding neighborhood of one- to six-story buildings with the inclusion of applicable waivers and concessions allowed under the State Density Bonus. The building places ground-floor commercial and residential amenity spaces along Shattuck Avenue, supporting the district's goal of encouraging pedestrian-oriented development and uses.

4. Use Permit Circumstances (BMC Section 23.406.040(E)(4))

BMC Section 23.406.040(E)(4) "Findings for Approval", provides that required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on August 20, 2026, included as analysis in this report, and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

LAND USE PLANNING

STANDARD CONDITIONS OF APPROVAL
APPLICABILITY

Development projects approved through the City of Berkeley are subject to Standard Conditions of Approval (Standard COAs). The City of Berkeley has established Standard COAs that identify requirements for the construction and operation of the approved project. This includes general administrative conditions, permitting requirements, project construction and the regulation of on-going, on-site uses. Compliance requirements with the Berkeley Municipal Code, building permit review and issuance process, construction, final inspection requirements, certificate of occupancy, and on-going operations of the approved use are included in this document.

The Standard COAs may vary based on site size, location, environmental settings, topography, historic alteration or approved uses. Variations in the application of the Standard COAs may occur based on the project scope and site-specific characteristics including but not limited to parcel size, location, topography, and use.

Conditions which have specified thresholds due to size, uses, and other characteristics are identified.

Part I. Administrative Conditions
- A. General Project Conditions
- B. Project Specific Conditions
- C. Final Approval Conditions
- D. On-Going Operational Conditions

Part II. Prior to Issuance of Demolition Permit

Part III. At the Time of Building Permit Submittal

Part IV. Prior to Issuance of Building Permit
- A. Building & Safety/Land Use Planning
- B. Public Works
- C. Toxics
- D. Health Housing Community Services

Part V. During Demolition/Construction
- A. Building & Safety
- B. Land Use Planning
- C. Public Works
- D. Toxics
- E. Health Housing Community Services

Part VI. Prior to Final Inspection

Part VII. Prior to Certificate of Occupancy

Part VIII. Assembly Bill 130

Site Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058
Project Description: The applicant is seeking approval 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 density bonus.

The approved project at 2700 Shattuck Avenue includes the following distribution of Below Market Rate (BMR) units.

Required Minimum BMR Units Per Code					BMR Proposal per Affordability Level
Code Section	**BMC Chapter 23.328 (Inclusionary Housing)** [a]	**State Density Bonus Law (Gov. Code Section 65915)**[b]	**State Replacement SB330/DBL** [b]	**BMC Chapter 23.326 (Demolition Ordinance) Replacement** [a]	
Extremely-Low Income (=<30% AMI)	-	-	-	-	**-**
Very-Low Income (31%-50% AMI)	38	38	-	-	**38**
Low-Income (51%-80% AMI)	In-lieu Fee[c]	-	-	-	**-** [d]
Moderate-Income (81%-100% AMI)	-	-	-	-	**-**
Total BMRs in Project					**38**

Notes:
[a] These units shall satisfy requirements for equivalency, even unit distribution and a term of affordability in perpetuity per the Inclusionary Ordinance (BMC Chapter 23.328) and Demolition Ordinance (BMC Chapter 23.326).
[b] These units shall satisfy requirements for equivalency and a term of affordability for at least 55 years per State Density Bonus law (Government Code Section 65915).
[c] The Inclusionary Housing Low-Income unit requirement via in-lieu fee. See the project Affordable Housing Compliance Plan for details.
[d] Requirement eliminated via Density Bonus Concession

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Project Approval**. This Project approval is for 2700 Shattuck Avenue, as substantially shown and described on the Project plans dated August 20, 2026, except as required to be modified by Conditions of Approval herein and plans as presented to the City Council on November 12, 2026 ("Approval Date."). This Project vested on December 21, 2023 through PLN2023-0081. For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project and Replacement of Existing Uses.** This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant shall obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in the City of Berkeley shall comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	**Other Regulations.** Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)	On-Going	Land Use Planning
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to City Council on November 12, 2026 and pursuant to the Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
6.	**Permit Modifications.** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Adjustments Board. The Zoning Officer may approve changes to plans approved by the Board which reduce the size of the Project, consistent with the Board's policy adopted on May 24, 1978.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
7.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) Violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. No lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board, or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning
8.	**Permit Remains Effective for Vacant Property.** Once a permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard COA #6 above.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
9.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the Zoning Adjustments Board in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant shall apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
10.	**Hold Harmless.** The permittee agrees as a Condition of Approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.	City of Berkeley	On-Going	Land Use Planning
11.	**Compliance with Conditions of Approval and Environmental Mitigations**. The Building Permit application is subject to verification of compliance of these Conditions of Approval and any applicable Mitigation Measures. The applicant shall be responsible for demonstrating compliance with all Conditions of Approval per the timeline set forth by this Permit.	City of Berkeley	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
12.	**Demolition.** Demolition of the existing building and structures cannot commence until a complete building permit application is submitted for the replacement building. All plans presented to the City to obtain a building permit to allow the demolition are subject to these Conditions of Approval.	City of Berkeley	On-Going	Building & Safety/Land Use Planning

I. Administrative Conditions B. Project Specific Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional Conditions of Approval to this Permit: • N/A	City of Berkeley BMC Section 23.040.050 (H)	Final Design Review Committee/Prior to Building Permit Submittal	Land Use Planning
I. Administrative Conditions C. Final Approval Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Final Design Review at the Design Review Committee (DRC).** The Project requires approval of a Final Design Review application by the Design Review Committee.	City of Berkeley BMC Section 23.406.070 (C)(1) (d)	Prior to Building Permit Submittal	Land Use Planning

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I. Administrative Conditions D. On-Going Operational Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.	City of Berkeley BMC Section 14.72.080 (C) (1)	On-Going	Land Use Planning
2.	**Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.	City of Berkeley	On-Going	Land Use Planning

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II. Prior to Issuance of Demolition Permit		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Conditions of Approval Included in Building Permit Plan Submittal** **A. Use Permit.** The Conditions of Approval for this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Use Permit Conditions.' *Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; (8-1/2" by 11" sheets are not acceptable)*	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name, e-mail address, and telephone number of an individual empowered to manage construction-related complaints generated from the Project. The individual's name, telephone number, and responsibility for the Project shall be posted at the project site for the duration of the Project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
3.	**Construction Noise Management - Public Notice Required**. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) Project Description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months),	City of Berkeley	Prior to Demolition Permit Issuance (At least Two Weeks Prior to Construction Commencement)	Building & Safety Division

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	(4) the name, e-mail, and phone number of the Project Liaison for the Project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.			
4.	**Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or their designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these Conditions of Approval. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
5.	**HVAC Noise Reduction.** Prior to the issuance of building permits, the Project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.	City of Berkeley BMC Section 13.40.050	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
6.	**Condition and Compliance Monitoring.** The applicant shall pay a $22,000 deposit for the cost of monitoring compliance with the Conditions of Approval and other applicable conditions and regulations prior to issuance of building permit. City staff shall obtain a scope and cost from a pre-approved consultant to conduct required monitoring compliance. If compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses prior to the initiation of monitoring compliance. The City shall not issue a notice-to-proceed until all funds are deposited. Any unused deposit will be refunded to the applicant.	City of Berkeley	Prior to Demolition Permit Issuance	Land Use Planning

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7.	**Erosion Prevention Plan.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season, the applicant shall obtain approval of an erosion prevention plan from the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Public Works
8.	**Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 "Berkeley Green Code" including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	Prior to Demolition Permit Issuance	Building & Safety/Public Works
9.	**Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for all new commercial, industrial and mixed-use developments, all improvement projects that require work **5 or more feet below grade**, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)	City of Berkeley	Prior to Demolition Permit Issuance	Toxics Management Division
10.	**Construction Noise Reduction Program**. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits compliance with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: A. Construction equipment should be well maintained and used judiciously to be as quiet as practical. B. Equip with all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.	City of Berkeley BMC Section 13.40.070	Prior to Demolition Permit Issuance	Zoning Officer

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	D. Locate stationary noise-generating equipment as far as possible from sensitive receptors. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. E. Prohibit unnecessary idling of internal combustion engines. F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.			
11.	**Damage Due to Construction Vibration.** The Project applicant shall submit screening level analysis prior to demolition permit issuance. The analysis shall account for project specific information including the composition of the structures, location of the various types of equipment used during each phase of the Project, as well as the soil characteristics in the Project area, in order to determine whether Project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. • If a screening level analysis shows that the Project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment).	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety Division/Zoning Officer

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	• If the assessment finds that the Project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall include: o Establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and o include written descriptions and photographs.			

III. At the Time of Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.	City of Berkeley	At Building Permit Submittal	Public Works
2.	**Public Works – Stormwater Pollution Prevention Program (SWPPP).** As part of the building permit submittal, the applicant shall submit the following documents to the Public Works Department for review: **A.** A copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; **B.** The Waste Discharger Identification (WDID) number issued by the SWRCB for the Project; **C.** A copy of the SWPPP prepared for each phase of the Project; and	City of Berkeley	At Building Permit Submittal	Public Works

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	D. The name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. Construction shall comply with the statewide general permit requiring owner to: (1) notify the State; (2) prepare and implement a SWPPP; and (3) monitor the effectiveness of the SWPPP. Additional information may be found online at http://www.swrcb.ca.gov.			
3.	**National Pollution Discharge Elimination System (NPDES).** The applicant shall demonstrate compliance with the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply: **A.** The Project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions. **B.** Trash enclosures and/or recycling areas shall be covered, and no other areas shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and the East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD. **C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.	City of Berkeley BMC Section 17.20	At Building Permit Submittal	Public Works

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	D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a building permit. **E.** All paved outdoor storage areas shall be designed to reduce/limit the potential for runoff to contact pollutants. **F.** All on-site storm drain inlets/catch basins shall be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the Project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Department. **G.** All private or public projects that create and/or replace 5,000 / 10,000 square feet or more of impervious surface shall comply with Provision C.3 of the NPDES permit and shall incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed Project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) An O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.) **H.** All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.			

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	I. Washing and/or steam cleaning shall be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing shall be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the East Bay Municipal Utility District. **J.** All loading areas shall be designated to minimize run-on or run-off from the area. Accumulated wastewater that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup. **K.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge. **L.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.			

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IV. Prior to Issuance Building Permit: A. Building & Safety/Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Acoustic Report**. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
2.	**Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
3.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **A.** A Responsible Representative of the permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. **B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the permittee shall certify under penalty of perjury that the contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Building & Safety
4.	**Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with either A or B, and C:	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning/ Public Works

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	A. The Project applicant shall prepare a health risk assessment that demonstrates the Project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from the Bay Area Air District and the California Office of Environmental Health Hazard Assessment. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or **B.** All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. **C.** In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: **i.** An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. **ii.** A Certification Statement that the contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.			
5.	**Construction Emissions Reduction Measures.** Development projects shall comply with the current Bay Area Air District's basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 Air District CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day.	Air Quality District	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety/Air Quality District

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	2. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.			

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IV. Prior to Issuance of Building Permit: B. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Transportation Construction Plan.** The applicant and all persons associated with the Project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities: **A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); **B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public right of way; **C.** Provision of exclusive contractor parking on-street; or **D.** Significant truck activity. Please contact the Department of Public Works Transportation Division at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of the TCP shall be available at all times at the construction site for review by City Staff.	City of Berkeley	Prior to Building Permit Issuance	Public Works

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IV. Prior to Issuance of Building Permit: C. Toxics		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey shall be prepared by qualified professionals and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit. The survey shall identify building materials, plans for hazardous materials, hazardous waste removal and disposal, the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division
2.	**Asbestos Identified.** Pursuant to Bay Area Air District Regulation 11-2-401.3, if asbestos is identified a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors shall follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)	Bay Area Air District	Prior to Issuance of Building Permit	Bay Area Air District
3.	**Environmental Site Clearance.** Prior to issuance of any building permits, the applicant shall submit to the Toxics Management Division (TMD) an environmental screening clearance to ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Documentation in the form of a letter shall be provided from one of the following external agencies: • San Francisco Bay Regional Water Quality Control Board (RWQCB); • California Department of Toxic Substances Control (DTSC); or • The Alameda County Department of Environmental Health's Local Oversight Program (LOP).	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division

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	IV. Prior to Issuance of Building Permit: D. Health, Housing & Community Services (HHCS)	Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Final Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") shall be submitted to the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits shall have the final AHCP certified prior to the issuance of the phase one building permit.	City of Berkeley BMC Section 23.328.050 (A)	Prior to Issuance of Building Permit	Land Use Planning/ Health, Housing and Community Services
2.	**Regulatory Agreement: Inclusionary Housing.** The Applicant shall execute a Regulatory Agreement and Declaration of Restrictive Covenants to regulate all Affordable Units provided in a Housing Development Project. No building permit shall be issued for the project until the Regulatory Agreement and Declaration of Restrictive Covenants are executed.	City of Berkeley BMC Section 23.328.050 (B)	Prior to Issuance of Building Permit	Health, Housing and Community Services
3.	**Below Market Rate Units.** The Project shall provide below market rate rental dwelling units (BMR Units), which are required to comply with the State Density Bonus Law (Government Code Section 65915). by BMC Chapter 23.328 "Inclusionary Housing" and BMC Chapter 23.326 "Demolition and Dwelling Unit Controls." The total number of BMR Units shall be designated in the Regulatory Agreement. All BMR units are required to comply with the stricter of State Density Bonus Law (Government Code Section 65915), BMC Section 23.328, or BMC Section 23.326.	State of California/ City of Berkeley	Prior to Issuance of Building Permit	Health, Housing and Community Services
4.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **1.** A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. **2.** B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Health, Housing & Community Services

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V. During Demolition/Construction A. Building & Safety		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal holiday.	City of Berkeley BMC 13.40.070 (B) (7)	During Demolition/Construction	Building & Safety
2.	**Construction Hours Exceptions**. Prior to initiating any activity that might require a longer period, the applicant shall notify the Zoning Officer in writing and request an exception for a specific period of time. If an exception is approved, then the applicant shall notify businesses and residents within 500 feet of the Project site describing the expanded construction hours two weeks prior to the expanded schedule start. The Project shall only be allowed 15 extended working days.	City of Berkeley	During Demolition/Construction	Environmental Health/ Land Use Planning
3.	**Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant: • Contact information (i.e. “hotline” phone number, and email address) for the Project construction manager • Calendar and schedule of daily/weekly/monthly construction activities • The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.	City of Berkeley	During Demolition/Construction	Building & Safety
4.	**Construction / No Parking Permits**. If “Construction/No Parking Permits” are required, the applicant shall contact the Permit Service Center for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). The Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health or safety of the surrounding neighborhood.	City of Berkeley	During Demolition/Construction	Building & Safety

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V. During Demolition/Construction: B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the Project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish & Game Code, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	California Department of Fish & Wildlife (CDFW)/ City of Berkeley	During Demolition/Construction	Land Use Planning
2.	**Pre-Construction Meeting.** The applicant shall request a virtual meeting with Land Use Planning (the Project Planner and Construction Monitoring Consultant, if applicable) and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review the project's Conditions of Approval (and Mitigation Measures, if applicable) and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction are aware of the Conditions of Approval prior to ground disturbance on the site.	City of Berkeley	Prior to issuance of demolition/construction permit as applicable	Land Use Planning

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3.	**Unanticipated Discovery of Paleontological Resources.** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified archeologist (per Secretary of Professional Qualification Standards National Park Service 1983). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The archeologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the archeologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Demolition/Construction	Land Use Planning
4.	**Unanticipated Discovery of Tribal Cultural Resources.** In the event that Tribal Cultural Resources are identified during construction, all work within 50 feet of the discovery shall be redirected. The Project applicant and Project construction contractor shall notify the Land Use Planning Division within 24 hours. The City will contact any tribes who have requested consultation under AB 130 , as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a Tribal Cultural Resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Demolition/Construction	Land Use Planning
5.	**Unanticipated Discovery of Archeological Resources.** Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique paleontological resources accidentally discovered during construction” should be instituted. Therefore: **A**. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within a minimum of 50 feet of the resources shall be halted and the Project applicant and/or lead agency shall consult with a Registered Professional Archeologist or paleontologist, and the culturally-affiliated California Native American Tribe (“Tribe”) to assess the significance of the find.	City of Berkeley	During Demolition/Construction	Land Use Planning

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	B. If any find is determined to be significant, representatives of the Project proponent and/or the lead agency and the Tribe shall meet to determine the appropriate avoidance measures or other appropriate measures to mitigate impacts to the Tribal Cultural Resource., **C.** In considering any suggested measure proposed by the Registered Professional Archeologist, the Tribe and the lead agency shall confer and such consultation will be considered concluded when either of the following occurs: (1) the parties agree to mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal Cultural Resource or (2) A party, acting in good faith after reasonable effort, concludes that mutual agreement cannot be reached. **D.** If avoidance is unnecessary or infeasible, other appropriate measures such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitor such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitors may be instituted. Work may proceed on other parts of the Project site while mitigation measures for cultural resources is carried out. **E.** If significant materials are recovered, the Registered Professional Archeologist shall prepare a report on the findings for submittal to the Northwest Information Center.			

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6.	**Discovery of Human Remains.** In the event that human skeletal remains are uncovered at the Project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. A. The descendants' preferences for treatment may include the following: i. The nondestructive removal and analysis of human remains and items associated with Native American human remains. ii. Preservation of Native American human remains and associated items in place. iii. Relinquishment of Native American human remains and associated items to the descendants for treatment. iv. Other culturally appropriate treatment. B. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the Project area providing a basis for additional treatment measures. C. For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other. i. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness.	City of Berkeley	During Demolition/Construction	Land Use Planning

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	ii. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. D. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Public Resources Code Section 5097.94. if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, that landowner shall do one or more of the following: i. Record the site with the commission or the appropriate Information Center. ii. Utilize an open-space or conservation zoning designation or easement. iii. Record a document with the county in which the property is located. F. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e). G. Pursuant to State law, any action taken to implement an agreement developed pursuant to this Condition of Approval shall be exempt from the CEQA.			

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V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	**Excavation.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
3.	**Sandbags.** The Project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The Project sponsor shall comply with all City ordinances regarding construction and grading.	City of Berkeley	During Construction	Public Works
4.	**Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.	City of Berkeley	During Construction	Public Works
5.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	City of Berkeley	During Construction	Public Works

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6.	**Public Works - Implement Bay Area Air District Recommended Measures during Construction**. For all proposed projects, the Bay Area Air District recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: **A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. **B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered. **C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. **D.** All vehicle speeds on unpaved roads shall be limited to 15 mph. **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. **F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District's phone number shall also be visible to ensure compliance with applicable regulations.	City of Berkeley/ Bay Area Air District	During Construction	Public Works

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V. During Demolition/Construction: E. Health Housing Community Services		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Posting of Wage Theft Ordinance**. Each day work is performed on the Project, each permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the BMC; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.	City of Berkeley BMC Section 13.104.050 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services
2.	**Wage Theft Prevention.** For Projects without a Labor Agreement, the requirements of Sections 13.104.030 through 13.104.050 shall be included as Conditions of Approval of any Use Permit or Zoning Certificate for any project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any permit issued for the Project under BMC Chapter 23.404.	City of Berkeley BMC Section 13.104.060 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services

VI. Prior to Final Inspection		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.	City of Berkeley BMC 16.28.030	Prior to Final Inspection	Building & Safety/Land Use Planning

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2.	**Pay Transparency Attestations following Project Completion.** Within 10 days of the approved final inspection of any project subject to this Chapter, each permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. (BMC Section 13.104.040).	City of Berkeley BMC 13.104 BMC Section 13.104.020 (F)	Within 10 Days of Approved Final Inspection	Health, Housing & Community Services
3.	**Construction and Demolition Diversion Receipt Reporting.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	City of Berkeley	Prior to Final Inspection	Building & Safety

VII. Prior to Certificate of Occupancy		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning
2.	**Post Construction Review.** Upon completion of the Project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed Project caused the damage. The findings shall be submitted to the Building	City of Berkeley	Prior to Certificate of Occupancy	Building & Safety/Land Use Planning

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	and Safety Division and the Zoning Officer for review. If it is determined that Project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the Project sponsor, provided that the property owner approves of the repair.			
3.	**Inclusionary Housing.** Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023.	City of Berkeley BMC Section 23.328	Prior to Certificate of Occupancy	Land Use Planning
4.	**Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall schedule a site inspection with Land Use Planning staff to confirm that the physical improvements required in BMC Section 23.334.030 (C) "Real-Time Transportation Information" and BMC 23.322.090 (A)(2) "Residential Bike Parking" have been installed. A Parking and Transportation Demand Management compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the Project is compliant with the applicable requirements in these sections. **A. Unbundled Parking.** Pursuant to BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts and shall provide sample leases and/or contracts including such notification to the Project planner prior to issuance of Certificate of Occupancy or final inspection. **B. Transit Benefit.** **1.** Pursuant to BMC Section 23.334.030 (B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten (10) years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents. (a) A monthly pass for unlimited local bus transit service; or	City of Berkeley BMC Section 23.334.030 (C) BMC 23.322.090 (A)(2) BMC Section 23.334.030 (B)	Prior to Certificate of Occupancy	Land Use Planning

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	(b) A functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited monthly local bus pass. Any benefit proposed as a functionally equivalent transportation benefit shall be approved by the Zoning Officer in consultation with the Transportation Division Manager.			
5.	**Transportation Demand Management: Residential Projects that include 100 dwelling units or more**. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit.	City of Berkeley BMC 23.334.030 (B) (2)	Prior to Certificate of Occupancy	Land Use Planning
6.	**Real Time Transportation Information.** Any project subject to this chapter shall provide publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors. Provided information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.	City of Berkeley BMC Section 23.334.030 (C)	Prior to Certificate of Occupancy	Land Use Planning

VIII. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to Public Resources Code Section 21080.66 (b)(4) the City of Berkeley shall include, as binding conditions of the project approval, all of the following: (A) Any enforceable agreements reached during the project consultation.	State of California Public Resources Code Section 21080.66(b)(4)	Prior to Issuance of Building Permit	Land Use Planning
	(A)(i)(a) Tribal Agreement with the Confederated Villages of Lisjan Nation, TCR-1: Tribal Monitoring. Prior to ground disturbing activities, including any archaeological testing involving ground disturbance and geotechnical work, a Confederated Villages of Lisjan Nation (CVLN) Tribal monitor(s) shall be retained. Confederated Villages of Lisjan Tribal monitor(s) will have the authority to temporarily stop the excavation activity being monitored to inspect the excavation, trench sidewalls, and/or soils, as needed, if potential cultural materials have been encountered. If cultural materials are encountered, the monitor will have the authority to stop work pending Tribal consultation, as outlined in TCR-2. If archeological or Tribal cultural resources are encountered	Confederated Villages of Lisjan Nation	During Ground Disturbing Activities	Land Use Planning/Confederated Villages of Lisjan

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VIII. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	during ground disturbing activities, work within 50 feet of the find must halt and the find must be evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the CVLN monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities move to a new location within the project site and/or when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).			
	(A)(i)(b) Tribal Agreement with the Confederated Villages of Lisjan Nation, TCR-2: Unanticipated Discovery of Tribal Cultural Resources. If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 50 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the lead agency in consultation with the consulting Tribe(s), determines that the resource is a tribal cultural resource and thus significant under CEQA and/or the Tribe, the lead agency shall retain a Tribal monitor and, if applicable, a qualified archeologist, at the project proponent's expense, to prepare a mitigation plan, which shall be implemented by the lead agency in accordance with state guidelines and in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource if at all feasible. If avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to: protecting the cultural character and integrity of the resources, protecting traditional use of the resources, and/or protecting the confidentiality of the resources.	Confederated Villages of Lisjan Nation	During Grading or Excavation	Land Use Planning/Confederated Villages of Lisjan

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VIII. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	(A)(i)(c) Tribal Agreement with the Confederated Villages of Lisjan Nation, TCR-3: Halt Work/Coroner's Evaluation/Impact to Previously Undiscovered Human Remains. If human remains are encountered during construction and/or other ground disturbing activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human remains, shall be treated as potential human remains and the appropriate protocols followed. The archeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to the lead agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity, either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the project proponent, which would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.	Confederated Villages of Lisjan Nation	During Construction and/or Other Ground Disturbing Activities	Land Use Planning/County Coroner/Native American Heritage Commission
	(A)(ii)(a) Tribal Agreement with the Muwekma Ohlone Tribe Incorporated: Tribal Monitoring (I) The Tribal monitor shall have authority to temporarily halt or redirect work in the immediate vicinity of a discovery pending evaluation and consultation.	Muwekma Ohlone Tribe Incorporated	During Ground Disturbing Activities	Land Use Planning/Muwekma Ohlone Tribe Incorporated

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

VIII. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	(A)(ii)(b) Tribal Agreement with the Muwekma Ohlone Tribe Incorporated: Confidentiality (II) Tribal Cultural Resources, site locations, photographs, GPS data, and other culturally sensitive Tribal information shall remain confidential and shall not be publicly disclosed without prior Tribal consent except where required by law.	Muwekma Ohlone Tribe Incorporated	During Ground Disturbing Activities	Land Use Planning/Muwekma Ohlone Tribe Incorporated
	(B) All of the following measures, unless there is mutual agreement between the California Native American tribe and the project proponent not to include the measure as a binding condition: (i) Upon request by a California Native American tribe, the project shall include tribal monitoring during all ground-disturbing activities, as follows: (I) The California Native American tribe shall designate the monitor. (II) The tribal monitor shall comply with applicant's site access and workplace safety requirements. (III) The applicant shall compensate both tribal monitors at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning
	(B)(ii) Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning
	(B)(iii) All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

	VIII. Assembly Bill 130	Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	(B)(iv) A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.	State of California Public Resources Code Section 21080.66(b)(4)	At Building Permit Submittal	Land Use Planning
	(B)(v) A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.	State of California Public Resources Code Section 21080.66(b)(4)	At Building Permit Submittal	Land Use Planning
	(B)(vi) The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning/Native American Heritage Commission
	(B)(vii) An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.	State of California Public Resources Code Section 21080.66(b)(4)	During Construction	Land Use Planning
2.	**Requirement for a Phase I ESA.** Pursuant to Public Resources Code Section 21080.66 (c)(1)(A) the City of Berkeley shall, as a condition of approval for the development, require the development proponent to complete a Phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code. (B) If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. (C) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.	State of California Public Resources Code Section 21080.66(c)(1)	Prior to Issuance of Building Permit	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

VIII. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	(D) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.			
3.	**Labor Standards.** The Project as approved has a height of 85 feet 0 inches, as measured under the California Building Code (Cal. Code Regs., tit. 24, pt. 2, § 202) and shown on the approved plans (Attachment 1, Exhibit B). If the Project is modified at any time before final certificate of occupancy such that any building portion exceeds 85 feet in height above grade as measured under that definition, the Project shall comply with the labor standards required by Public Resources Code Section 21080.66(d)(2) and (d)(4), including the prevailing wage and skilled and trained workforce requirements of Government Code Section 65913.4(a)(8). • Height Verification: With each building permit application and any plan revision, the applicant shall submit (1) a topographic survey of existing conditions prepared and stamped by a California-licensed land surveyor, (2) a grade plane calculation based on that survey in accordance with Cal. Code Regs., tit. 24, pt. 2, § 202, and (3) a building height calculation, prepared by a licensed architect or engineer, to the average height of the highest roof surface, including roof assembly depth needed for drainage slope. • Notice and Certification: The applicant shall notify the Planning Department in writing before submitting any plan revision that would increase building height above 85 feet. The City shall not issue a building permit for the modified design until the applicant submits written certification of how it will comply with the labor standards.	State of California Public Resources Code Section 21080.66(d)(2)	During Construction/Prior to Certificate of Occupancy	Land Use Planning
4.	**Wages.** Pursuant to Public Resources Code Section 21080.66(d)(4), the provisions of Section 218.8 of the Labor Code shall extend to the development proponent in addition to the direct contractor or subcontractor. For purposes of this paragraph, “development proponent” shall mean a developer who submits the housing development project application to a local government that is exempt from this	State of California Public Resources Code Section 21080.66(d)(4)	During Demolition/Construction	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

VIII. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	division pursuant to this section.			

RESOLUTION NO. ##,###-N.S.

FIND THAT THE PROJECT WAS NOT "DEEMED APPROVED" AS A MATTER OF LAW ON JULY 2, 2026, BECAUSE THE "DEEMED APPROVAL" PROVISION OF THE PERMIT STREAMLINING ACT VIOLATES DUE PROCESS RIGHTS UNDER THE STATE AND FEDERAL CONSTITUTIONS; AFFIRM ZAB'S DETERMINATION THAT THE APPLICANT'S THIRD REQUESTED DENSITY BONUS CONCESSION (EXEMPTION FROM THE CITY'S LOCAL INCLUSIONARY HOUSING IN-LIEU FEE REQUIREMENT) IS NOT AN ELIGIBLE CONCESSION UNDER STATE DENSITY BONUS LAW; AND AFFIRM ZAB'S DETERMINATION THAT THE LABOR STANDARDS CONTAINED IN PUBLIC RESOURCES CODE SECTION 21080.66(D)(2) AND GOVERNMENT CODE SECTION 65913.4(A)(8) ARE NOT TRIGGERED BECAUSE THE PROJECT IS NOT OVER 85 FEET PURSUANT TO THE CALIFORNIA BUILDING CODE DEFINITION OF HEIGHT (I.E. DENY EAST BAY RESIDENTS FOR RESPONSIBLE DEVELOPMENT'S APPEAL), ON THE 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 DENSITY BONUS.

WHEREAS, on November 21, 2023, the City received an SB330 Preliminary Use Permit application (PLN2023-0081); and

WHEREAS, on December 21, 2023, the SB 330 Preliminary Use Permit application (PLN2023-0081) was deemed complete; and

WHEREAS, on May 14, 2024, Isaiah Stackhouse ("applicant") submitted a Use Permit Application (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 density bonus; and

WHEREAS, on October 10, 2024, the Use Permit application (ZP2024-0058) was deemed complete; and

WHEREAS, on April 3, 2025, the Landmarks Preservation Commission (LPC) reviewed the demolition referral took no action; and

WHEREAS, on August 5, 2025, the applicant submitted a letter requesting AB 130 CEQA exemption; and

WHEREAS, on March 18, 2026, the Design Review Committee conducted preliminary review and provided a favorable recommendation with suggested refinements; and

WHEREAS, on May 19, 2026, tribal consultation with the Confederate Villages of Lisjan Nation concluded; and

WHEREAS, on June 2, 2026, tribal consultation with the Muwekma Ohlone Tribe Incorporated concluded, and staff determined that the project qualifies for CEQA exemption under AB 130; and

WHEREAS, on June 25, 2026, the City mailed public hearing notices to all adjacent property owners and occupants within 300 feet of the subject property, and to interested neighborhood organizations. Staff also posted the Notice of Public Hearing at three locations within the immediate vicinity of the subject site; and

WHEREAS, on July 2, 2026, the project was purportedly deemed approved as a matter of law pursuant to the Permit Streamlining Act; and

WHEREAS, such “deemed approval” provision violates due process rights under the state and federal constitutions; and

WHEREAS, on July 9, 2026, the ZAB conducted a public hearing for the Use Permit application (ZP2024-0058). After considering the staff report, the administrative record, and hearing comments from staff, the applicant, and the members of the public, the ZAB approved the project by a vote of 6-0-0-2; and

WHEREAS, on July 24, 2026, 2700 Shattuck LLC, the project sponsor (“appellant 1”), submitted an appeal of the ZAB decision to the City Clerk; and

WHEREAS, on July 27, 2026, East Bay Residents for Responsible Development (“EBRRD”), an unincorporated association of individuals and labor organizations (“appellant 2”), submitted an appeal of the ZAB decision to the City Clerk; and

WHEREAS, on or before October 29, 2026, staff posted the public hearing notice at the site and three nearby locations, and mailed notices to property owners and occupants within 300 feet of the project site, and to all registered neighborhood groups that cover this area. The Council must conduct a public hearing to resolve the appeal; and

WHEREAS, on November 12, 2026, the Council held a public hearing to consider the ZAB’s decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant approving the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley hereby affirms the decision made by ZAB to approve a Use Permit #ZP2024-0058; adopts the

corrected Findings and Conditions of Approval in Exhibit A; and adopts the project plans in Exhibit B.

Exhibits
A: Findings (Option 2) and Conditions (Option 2), November 12, 2026
B: Project Plans, received August 20, 2026

LAND USE PLANNING

City Council Findings

App #ZP2024-0058

November 12, 2026

Use Permit for a Project at 2700 Shattuck Avenue

Project Facts	Project Description:
Applicant: Isaiah Stackhouse, SDT Architects **Property Owner:** 2700 Shattuck LLC **Project Address:** 2700 Shattuck Avenue **Site Size:** 1.17 acres (51,066 sf) **GP Land Use:** Adeline Corridor Mixed Use (ACMU) **Zoning:** Adeline Corridor Commercial District (C-AC) **CEQA:** Statutorily exempt pursuant to Public Resources Code Section 21080.66 (AB 130) **Vesting Date:** December 21, 2023 **Date Submitted:** May 14, 2024 **Date Deemed Complete:** October 10, 2024 **Project Planner:** Singeh Saliki	The applicant is seeking approval 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 density bonus. **Zoning Permits Requested:** A Use Permit Public Hearing is required for the following permits: 1. **Demolition.** Use permit under BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. * 2. **New Use.** Use permit under BMC Section 23.204.020(A) "Allowed Land Uses" to establish a Mixed-Use Residential development in a new building. 3. **New Main Building.** Use permit under BMC Section 23.204.030(A)(1)(a) **"Floor Area Permit Requirements"** to construct a new main building in the C-AC district. * 4. **Mixed Use Building.** Use permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district. 5. **Building Height.** Administrative Use Permit under BMC Section 23.304.050(A) **"Projections Above Height Limits"** to exceed the allowed height limit with a rooftop projection *Denotes required findings.

Density Bonus:

Waivers Requested:

1. **Height.** Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.
2. **Lot Line Setback.** Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district.
3. **Floor Area Ratio.** Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable.
4. **Lot Coverage.** Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable.
5. **Usable Open Space.** 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. **Projections Above Height Limits.** Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection.

Concessions Requested:

1. **Concession.** Exemption from the requirement of BMC Section 23.304.150 **"Bird Safe Building."**
2. **Concession:** Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316.

Staff Recommendation:

On de novo review, the City Council affirms the decision by the Zoning Adjustments Board (ZAB) to approve Use Permit #ZP2024-0058 pursuant to BMC Section 23.406.040 (E) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

I. CEQA

A. The project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

Evidence: The project is an infill housing development and meets the specified criteria in Public Resources Code Section 21080.66(a). The City conducted tribal consultation with the Confederated Villages of Lisjan Nation and Muwekma Ohlone Tribe Incorporated and has included Conditions of Approval pursuant to Public Resources Code Section 21080.66(b).

II. FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-4) "Findings for Approval," the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood because the project is consistent with all applicable C-AC District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915. The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements.

b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because the proposed eight-story mixed-use residential building is appropriately scaled for the neighborhood, which includes one- to six-story buildings. The project provides ground floor commercial spaces and housing, including affordable units, which would complement existing land uses in the surrounding area. In addition, the findings for required discretionary permits are satisfied per the Evidence in 2 and 3 below.

2. As required by BMC Section 23.406.040(E)(2) “Findings for Approval”, to approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Demolition

Pursuant to BMC Section 23.326.070(D) “Demolitions of Non-Residential Buildings,” a Use Permit for demolition of a main building used for non-residential purposes on any lot in a non-residential district may be approved only if the ZAB finds that:

a) The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
b) The demolition:
    1) Is required to allow a proposed new building or other proposed new use;
    2) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;
    3) Will remove a structure which represents an uninhabitable attractive nuisance to the public; or
    4) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use.

Evidence: The proposed project includes the demolition of two existing single-story commercial buildings to construct a 281,960 square-foot mixed-use residential development. The demolition will not be materially detrimental to the commercial needs and public interest because the new building will provide commercial uses and housing which will be compatible with adjacent and nearby commercial and residential uses in the C-AC District. The site is underutilized and the existing buildings cannot accommodate the proposed program, making demolition necessary.

New Floor Area

Pursuant to BMC 23.204.030(A)(4), “C-AC Findings,” to approve a Use Permit for new floor area in the C-AC district, the review authority must find that the proposed use or structure will:

a) Be compatible with the purposes of the District;
b) Be compatible with the design and character within the District and the adjacent residential neighborhoods;
c) Encourage utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) If a new residential development, that the proposed use or structure facilitates construction of affordable housing as defined by the US Department of Housing and Urban Development (HUD) Guidelines.

Evidence: The project would be compatible with the purpose of the District because it implements key Adeline Corridor Specific Plan policies, including providing

ground-floor commercial uses along Shattuck Avenue, meeting Tier 2 development standards, locating the driveway more than 75 feet from the corner, and maintaining pedestrian orientation through an enclosed garage and dedicated bicycle facilities.

The project would be compatible with the design and character of the District and nearby residential areas because it introduces a mixed-use residential building along Shattuck Avenue, consistent with similar buildings located across the street and farther north.
The project would support transit use by providing only 141 parking spaces and secure interior parking for 158 bicycles. The site is well served by AC Transit routes on Shattuck Avenue and Martin Luther King Jr. Way, and is located within half a mile of the Ashby BART station and less than a mile from the Downtown Berkeley BART station. The project would also facilitate the production of affordable housing by providing 38 Very Low-Income units, as required for a Tier 2 project in the South Shattuck Subarea of the C-AC District.

Use Permit in C-AC District

Pursuant to BMC 23.204.150(G), "Permit Findings," to approve any AUP or Use Permit for a project in the C-AC district, the review authority must make the findings in Section 23.406.040--Use Permits and find that the proposed use or structure:

a) Is consistent with the purpose of the district;
b) Is compatible in design and character with the district and the adjacent residential neighborhoods;
c) Encourages utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) Complies with the Adeline Corridor Specific Plan's adopted Mitigation Monitoring and Reporting Program (MMRP).

Evidence: As discussed above, the project will be consistent with the purpose of the district, will be compatible in design and character with the district and adjacent residential neighborhoods, and will encourage utilization of public transit and off-street parking facilities. The project will comply with the Adeline Corridor Specific Plan's Mitigation Monitoring and Reporting Program during review of the building permit and during construction.

Density Bonus

A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 247 units;
2. The project will provide at least 38 Very Low-Income qualifying units in the 247-unit base project, as more fully set forth in Condition "Below Market Rate Units";
3. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and

General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 124 units above the base project, for a total of up to 371 units.

B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

1. Exemption from the requirement of BMC Section 23.304.150 “Bird Safe Building.”; and
2. Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316

In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concessions is required to provide for affordable housing costs, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.

C. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

a. Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit;
b. Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district;
c. Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable;
d. Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable;
e. 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; and
f. Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection

In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the

Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

Housing Accountability Act

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project is a “housing development project” with at least two-thirds of the floor area in residential use. Because the project complies with applicable objective general plan and zoning standards, as modified by density bonus, concessions, and waivers under State Density Bonus Law, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. As required by BMC Section 23.406.040(E)(3) “Findings for Approval”, when taking action on a Use Permit, the ZAB shall consider in its findings:

   a) The proposed land use; and

      Evidence: The proposed mixed-use residential development meets the findings for approval because it is an allowed land use in the C-AC district and will provide housing and commercial uses desired by the community.

b) The structure or addition that accommodates the use.

Evidence: The proposed 8-story design complies with the C-AC district standards and fits well within the surrounding neighborhood of one- to six-story buildings with the inclusion of applicable waivers and concessions allowed under the State Density Bonus. The building places ground-floor commercial and residential amenity spaces along Shattuck Avenue, supporting the district's goal of encouraging pedestrian-oriented development and uses.

4. As required by BMC Section 23.406.040(E)(4) "Findings for Approval", required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on August 20, 2026, included as analysis in this report, and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

LAND USE PLANNING

STANDARD CONDITIONS OF APPROVAL
APPLICABILITY

Development projects approved through the City of Berkeley are subject to Standard Conditions of Approval (Standard COAs). The City of Berkeley has established Standard COAs that identify requirements for the construction and operation of the approved project. This includes general administrative conditions, permitting requirements, project construction and the regulation of on-going, on-site uses. Compliance requirements with the Berkeley Municipal Code, building permit review and issuance process, construction, final inspection requirements, certificate of occupancy, and on-going operations of the approved use are included in this document.

The Standard COAs may vary based on site size, location, environmental settings, topography, historic alteration or approved uses. Variations in the application of the Standard COAs may occur based on the project scope and site-specific characteristics including but not limited to parcel size, location, topography, and use.

Conditions which have specified thresholds due to size, uses, and other characteristics are identified.

Part I. Administrative Conditions
- A. General Project Conditions
- B. Project Specific Conditions
- C. Final Approval Conditions
- D. On-Going Operational Conditions

Part II. Prior to Issuance of Demolition Permit

Part III. At the Time of Building Permit Submittal

Part IV. Prior to Issuance of Building Permit
- A. Building & Safety/Land Use Planning
- B. Public Works
- C. Toxics
- D. Health Housing Community Services

Part V. During Demolition/Construction
- A. Building & Safety
- B. Land Use Planning
- C. Public Works
- D. Toxics
- E. Health Housing Community Services

Part VI. Prior to Final Inspection

Part VII. Prior to Certificate of Occupancy

Part. VIII. Fees

Part IX. Assembly Bill 130

Site Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058
Project Description: The applicant is seeking approval 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 density bonus.

The approved project at 2700 Shattuck Avenue includes the following distribution of Below Market Rate (BMR) units.

Required Minimum BMR Units Per Code					BMR Proposal per Affordability Level
Code Section	**BMC Chapter 23.328 (Inclusionary Housing)** [a]	**State Density Bonus Law (Gov. Code Section 65915)**[b]	**State Replacement SB330/DBL** [b]	**BMC Chapter 23.326 (Demolition Ordinance) Replacement** [a]	
Extremely-Low Income (=<30% AMI)	-	-	-	-	**-**
Very-Low Income (31%-50% AMI)	38	38	-	-	**38**
Low-Income (51%-80% AMI)	In-lieu Fee[c]	-	-	-	**-**
Moderate-Income (81%-100% AMI)	-	-	-	-	**-**
Total BMRs in Project					**38**

Notes:
[a] These units shall satisfy requirements for equivalency, even unit distribution and a term of affordability in perpetuity per the Inclusionary Ordinance (BMC Chapter 23.328) and Demolition Ordinance (BMC Chapter 23.326).
[b] These units shall satisfy requirements for equivalency and a term of affordability for at least 55 years per State Density Bonus law (Government Code Section 65915).
[c] The Inclusionary Housing Low-Income unit requirement will be paid with an in-lieu fee. See the project Affordable Housing Compliance Plan for details.

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Project Approval**. This Project approval is for 2700 Shattuck Avenue, as substantially shown and described on the Project plans dated August 20, 2026, except as required to be modified by Conditions of Approval herein and plans as presented to the City Council on November 12, 2026 ("Approval Date."). This Project vested on December 21, 2023 through PLN2023-0081. For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project and Replacement of Existing Uses.** This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant shall obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in the City of Berkeley shall comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	**Other Regulations.** Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)	On-Going	Land Use Planning
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to City Council on November 12, 2026 and pursuant to the Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
6.	**Permit Modifications.** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Adjustments Board. The Zoning Officer may approve changes to plans approved by the Board which reduce the size of the Project, consistent with the Board's policy adopted on May 24, 1978.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
7.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) Violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. No lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board, or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning
8.	**Permit Remains Effective for Vacant Property.** Once a permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard COA #6 above.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
9.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the Zoning Adjustments Board in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant shall apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
10.	**Hold Harmless.** The permittee agrees as a Condition of Approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.	City of Berkeley	On-Going	Land Use Planning
11.	**Compliance with Conditions of Approval and Environmental Mitigations**. The Building Permit application is subject to verification of compliance of these Conditions of Approval and any applicable Mitigation Measures. The applicant shall be responsible for demonstrating compliance with all Conditions of Approval per the timeline set forth by this Permit.	City of Berkeley	On-Going	Land Use Planning

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Property Address: 2700 Shattuck Avenue
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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
12.	**Demolition.** Demolition of the existing building and structures cannot commence until a complete building permit application is submitted for the replacement building. All plans presented to the City to obtain a building permit to allow the demolition are subject to these Conditions of Approval.	City of Berkeley	On-Going	Building & Safety/Land Use Planning

I. Administrative Conditions B. Project Specific Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional Conditions of Approval to this Permit: • **Native Landscaping.** The applicant shall provide 80% native plants in the final landscape plan presented to the Design Review Committee as part of final Design Review. The landscape plan shall be evaluated for viability by the Landscape Architect on the Design Review Committee.	City of Berkeley BMC Section 23.040.050 (H)	Final Design Review Committee/Prior to Building Permit Submittal	Land Use Planning
I. Administrative Conditions C. Final Approval Conditions		**Regulation Source**	**Timing/Implementation**	**Enforcement/ Monitoring**
1.	**Final Design Review at the Design Review Committee (DRC).** The Project requires approval of a Final Design Review application by the Design Review Committee.	City of Berkeley BMC Section 23.406.070 (C)(1) (d)	Prior to Building Permit Submittal	Land Use Planning

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I. Administrative Conditions D. On-Going Operational Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.	City of Berkeley BMC Section 14.72.080 (C) (1)	On-Going	Land Use Planning
2.	**Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.	City of Berkeley	On-Going	Land Use Planning

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II. Prior to Issuance of Demolition Permit		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Conditions of Approval Included in Building Permit Plan Submittal** **A. Use Permit.** The Conditions of Approval for this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Use Permit Conditions.' *Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; (8-1/2" by 11" sheets are not acceptable)*	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name, e-mail address, and telephone number of an individual empowered to manage construction-related complaints generated from the Project. The individual's name, telephone number, and responsibility for the Project shall be posted at the project site for the duration of the Project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
3.	**Construction Noise Management - Public Notice Required**. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) Project Description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months),	City of Berkeley	Prior to Demolition Permit Issuance (At least Two Weeks Prior to Construction Commencement)	Building & Safety Division

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	(4) the name, e-mail, and phone number of the Project Liaison for the Project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.			
4.	**Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or their designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these Conditions of Approval. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
5.	**HVAC Noise Reduction.** Prior to the issuance of building permits, the Project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.	City of Berkeley BMC Section 13.40.050	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
6.	**Condition and Compliance Monitoring.** The applicant shall pay a $22,000 deposit for the cost of monitoring compliance with the Conditions of Approval and other applicable conditions and regulations prior to issuance of building permit. City staff shall obtain a scope and cost from a pre-approved consultant to conduct required monitoring compliance. If compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses prior to the initiation of monitoring compliance. The City shall not issue a notice-to-proceed until all funds are deposited. Any unused deposit will be refunded to the applicant.	City of Berkeley	Prior to Demolition Permit Issuance	Land Use Planning

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7.	**Erosion Prevention Plan.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season, the applicant shall obtain approval of an erosion prevention plan from the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Public Works
8.	**Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 "Berkeley Green Code" including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	Prior to Demolition Permit Issuance	Building & Safety/Public Works
9.	**Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for all new commercial, industrial and mixed-use developments, all improvement projects that require work **5 or more feet below grade**, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)	City of Berkeley	Prior to Demolition Permit Issuance	Toxics Management Division
10.	**Construction Noise Reduction Program**. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits compliance with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: A. Construction equipment should be well maintained and used judiciously to be as quiet as practical. B. Equip with all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.	City of Berkeley BMC Section 13.40.070	Prior to Demolition Permit Issuance	Zoning Officer

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	D. Locate stationary noise-generating equipment as far as possible from sensitive receptors. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. E. Prohibit unnecessary idling of internal combustion engines. F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.			
11.	**Damage Due to Construction Vibration.** The Project applicant shall submit screening level analysis prior to demolition permit issuance. The analysis shall account for project specific information including the composition of the structures, location of the various types of equipment used during each phase of the Project, as well as the soil characteristics in the Project area, in order to determine whether Project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. • If a screening level analysis shows that the Project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment).	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety Division/Zoning Officer

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	• If the assessment finds that the Project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall include: o Establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and o include written descriptions and photographs.			

III. At the Time of Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.	City of Berkeley	At Building Permit Submittal	Public Works
2.	**Public Works – Stormwater Pollution Prevention Program (SWPPP).** As part of the building permit submittal, the applicant shall submit the following documents to the Public Works Department for review: **A.** A copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; **B.** The Waste Discharger Identification (WDID) number issued by the SWRCB for the Project; **C.** A copy of the SWPPP prepared for each phase of the Project; and	City of Berkeley	At Building Permit Submittal	Public Works

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	D. The name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. Construction shall comply with the statewide general permit requiring owner to: (1) notify the State; (2) prepare and implement a SWPPP; and (3) monitor the effectiveness of the SWPPP. Additional information may be found online at http://www.swrcb.ca.gov.			
3.	**National Pollution Discharge Elimination System (NPDES).** The applicant shall demonstrate compliance with the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply: **A.** The Project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions. **B.** Trash enclosures and/or recycling areas shall be covered, and no other areas shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and the East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD. **C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.	City of Berkeley BMC Section 17.20	At Building Permit Submittal	Public Works

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	D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a building permit. **E.** All paved outdoor storage areas shall be designed to reduce/limit the potential for runoff to contact pollutants. **F.** All on-site storm drain inlets/catch basins shall be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the Project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Department. **G.** All private or public projects that create and/or replace 5,000 / 10,000 square feet or more of impervious surface shall comply with Provision C.3 of the NPDES permit and shall incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed Project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) An O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.) **H.** All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.			

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	I. Washing and/or steam cleaning shall be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing shall be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the East Bay Municipal Utility District. **J.** All loading areas shall be designated to minimize run-on or run-off from the area. Accumulated wastewater that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup. **K.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge. **L.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.			

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IV. Prior to Issuance Building Permit: A. Building & Safety/Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Acoustic Report**. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
2.	**Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
3.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **A.** A Responsible Representative of the permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. **B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the permittee shall certify under penalty of perjury that the contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Building & Safety
4.	**Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with either A or B, and C:	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning/ Public Works

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	A. The Project applicant shall prepare a health risk assessment that demonstrates the Project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from the Bay Area Air District and the California Office of Environmental Health Hazard Assessment. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or **B.** All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. **C.** In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: **i.** An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. **ii.** A Certification Statement that the contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.			
5.	**Construction Emissions Reduction Measures.** Development projects shall comply with the current Bay Area Air District's basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 Air District CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day.	Air Quality District	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety/Air Quality District

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	2. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.			

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IV. Prior to Issuance of Building Permit: B. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Transportation Construction Plan.** The applicant and all persons associated with the Project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities: **A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); **B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public right of way; **C.** Provision of exclusive contractor parking on-street; or **D.** Significant truck activity. Please contact the Department of Public Works Transportation Division at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of the TCP shall be available at all times at the construction site for review by City Staff.	City of Berkeley	Prior to Building Permit Issuance	Public Works

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IV. Prior to Issuance of Building Permit: C. Toxics		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey shall be prepared by qualified professionals and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit. The survey shall identify building materials, plans for hazardous materials, hazardous waste removal and disposal, the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division
2.	**Asbestos Identified.** Pursuant to Bay Area Air District Regulation 11-2-401.3, if asbestos is identified a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors shall follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)	Bay Area Air District	Prior to Issuance of Building Permit	Bay Area Air District
3.	**Environmental Site Clearance.** Prior to issuance of any building permits, the applicant shall submit to the Toxics Management Division (TMD) an environmental screening clearance to ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Documentation in the form of a letter shall be provided from one of the following external agencies: • San Francisco Bay Regional Water Quality Control Board (RWQCB); • California Department of Toxic Substances Control (DTSC); or • The Alameda County Department of Environmental Health's Local Oversight Program (LOP).	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division

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IV. Prior to Issuance of Building Permit: D. Health, Housing & Community Services (HHCS)		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Final Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") shall be submitted to the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits shall have the final AHCP certified prior to the issuance of the phase one building permit.	City of Berkeley BMC Section 23.328.050 (A)	Prior to Issuance of Building Permit	Land Use Planning/ Health, Housing and Community Services
2.	**Regulatory Agreement: Inclusionary Housing.** The Applicant shall execute a Regulatory Agreement and Declaration of Restrictive Covenants to regulate all Affordable Units provided in a Housing Development Project. No building permit shall be issued for the project until the Regulatory Agreement and Declaration of Restrictive Covenants are executed.	City of Berkeley BMC Section 23.328.050 (B)	Prior to Issuance of Building Permit	Health, Housing and Community Services
3.	**Below Market Rate Units.** The Project shall provide below market rate rental dwelling units (BMR Units), which are required to comply with the State Density Bonus Law (Government Code Section 65915). by BMC Chapter 23.328 "Inclusionary Housing" and BMC Chapter 23.326 "Demolition and Dwelling Unit Controls." The total number of BMR Units shall be designated in the Regulatory Agreement. All BMR units are required to comply with the stricter of State Density Bonus Law (Government Code Section 65915), BMC Section 23.328, or BMC Section 23.326.	State of California/ City of Berkeley	Prior to Issuance of Building Permit	Health, Housing and Community Services
4.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **1.** A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. **2.** B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Health, Housing & Community Services

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V. During Demolition/Construction A. Building & Safety		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal holiday.	City of Berkeley BMC 13.40.070 (B) (7)	During Demolition/Construction	Building & Safety
2.	**Construction Hours Exceptions**. Prior to initiating any activity that might require a longer period, the applicant shall notify the Zoning Officer in writing and request an exception for a specific period of time. If an exception is approved, then the applicant shall notify businesses and residents within 500 feet of the Project site describing the expanded construction hours two weeks prior to the expanded schedule start. The Project shall only be allowed 15 extended working days.	City of Berkeley	During Demolition/Construction	Environmental Health/ Land Use Planning
3.	**Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant: • Contact information (i.e. “hotline” phone number, and email address) for the Project construction manager • Calendar and schedule of daily/weekly/monthly construction activities • The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.	City of Berkeley	During Demolition/Construction	Building & Safety
4.	**Construction / No Parking Permits**. If “Construction/No Parking Permits” are required, the applicant shall contact the Permit Service Center for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). The Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health or safety of the surrounding neighborhood.	City of Berkeley	During Demolition/Construction	Building & Safety

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V. During Demolition/Construction: B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the Project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish & Game Code, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	California Department of Fish & Wildlife (CDFW)/ City of Berkeley	During Demolition/Construction	Land Use Planning
2.	**Pre-Construction Meeting.** The applicant shall request a virtual meeting with Land Use Planning (the Project Planner and Construction Monitoring Consultant, if applicable) and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review the project's Conditions of Approval (and Mitigation Measures, if applicable) and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction are aware of the Conditions of Approval prior to ground disturbance on the site.	City of Berkeley	Prior to issuance of demolition/construction permit as applicable	Land Use Planning

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3.	**Unanticipated Discovery of Paleontological Resources.** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified archeologist (per Secretary of Professional Qualification Standards National Park Service 1983). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The archeologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the archeologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Demolition/Construction	Land Use Planning
4.	**Unanticipated Discovery of Tribal Cultural Resources.** In the event that Tribal Cultural Resources are identified during construction, all work within 50 feet of the discovery shall be redirected. The Project applicant and Project construction contractor shall notify the Land Use Planning Division within 24 hours. The City will contact any tribes who have requested consultation under AB 130 , as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a Tribal Cultural Resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Demolition/Construction	Land Use Planning
5.	**Unanticipated Discovery of Archeological Resources.** Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique paleontological resources accidentally discovered during construction” should be instituted. Therefore: **A**. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within a minimum of 50 feet of the resources shall be halted and the Project applicant and/or lead agency shall consult with a Registered Professional Archeologist or paleontologist, and the culturally-affiliated California Native American Tribe (“Tribe”) to assess the significance of the find.	City of Berkeley	During Demolition/Construction	Land Use Planning

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	B. If any find is determined to be significant, representatives of the Project proponent and/or the lead agency and the Tribe shall meet to determine the appropriate avoidance measures or other appropriate measures to mitigate impacts to the Tribal Cultural Resource., **C.** In considering any suggested measure proposed by the Registered Professional Archeologist, the Tribe and the lead agency shall confer and such consultation will be considered concluded when either of the following occurs: (1) the parties agree to mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal Cultural Resource or (2) A party, acting in good faith after reasonable effort, concludes that mutual agreement cannot be reached. **D.** If avoidance is unnecessary or infeasible, other appropriate measures such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitor such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitors may be instituted. Work may proceed on other parts of the Project site while mitigation measures for cultural resources is carried out. **E.** If significant materials are recovered, the Registered Professional Archeologist shall prepare a report on the findings for submittal to the Northwest Information Center.			

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6.	**Discovery of Human Remains.** In the event that human skeletal remains are uncovered at the Project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. A. The descendants' preferences for treatment may include the following: i. The nondestructive removal and analysis of human remains and items associated with Native American human remains. ii. Preservation of Native American human remains and associated items in place. iii. Relinquishment of Native American human remains and associated items to the descendants for treatment. iv. Other culturally appropriate treatment. B. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the Project area providing a basis for additional treatment measures. C. For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other. i. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness.	City of Berkeley	During Demolition/Construction	Land Use Planning

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	ii. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. D. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Public Resources Code Section 5097.94. if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, that landowner shall do one or more of the following: i. Record the site with the commission or the appropriate Information Center. ii. Utilize an open-space or conservation zoning designation or easement. iii. Record a document with the county in which the property is located. F. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e). G. Pursuant to State law, any action taken to implement an agreement developed pursuant to this Condition of Approval shall be exempt from the CEQA.			

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V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	**Excavation.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
3.	**Sandbags.** The Project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The Project sponsor shall comply with all City ordinances regarding construction and grading.	City of Berkeley	During Construction	Public Works
4.	**Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.	City of Berkeley	During Construction	Public Works
5.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	City of Berkeley	During Construction	Public Works

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6.	**Public Works - Implement Bay Area Air District Recommended Measures during Construction**. For all proposed projects, the Bay Area Air District recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: **A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. **B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered. **C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. **D.** All vehicle speeds on unpaved roads shall be limited to 15 mph. **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. **F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District's phone number shall also be visible to ensure compliance with applicable regulations.	City of Berkeley/ Bay Area Air District	During Construction	Public Works

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V. During Demolition/Construction: E. Health Housing Community Services		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Posting of Wage Theft Ordinance**. Each day work is performed on the Project, each permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the BMC; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.	City of Berkeley BMC Section 13.104.050 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services
2.	**Wage Theft Prevention.** For Projects without a Labor Agreement, the requirements of Sections 13.104.030 through 13.104.050 shall be included as Conditions of Approval of any Use Permit or Zoning Certificate for any project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any permit issued for the Project under BMC Chapter 23.404.	City of Berkeley BMC Section 13.104.060 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services

VI. Prior to Final Inspection		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.	City of Berkeley BMC 16.28.030	Prior to Final Inspection	Building & Safety/Land Use Planning

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2.	**Pay Transparency Attestations following Project Completion.** Within 10 days of the approved final inspection of any project subject to this Chapter, each permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. (BMC Section 13.104.040).	City of Berkeley BMC 13.104 BMC Section 13.104.020 (F)	Within 10 Days of Approved Final Inspection	Health, Housing & Community Services
3.	**Construction and Demolition Diversion Receipt Reporting.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	City of Berkeley	Prior to Final Inspection	Building & Safety

VII. Prior to Certificate of Occupancy		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning
2.	**Post Construction Review.** Upon completion of the Project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed Project caused the damage. The findings shall be submitted to the Building	City of Berkeley	Prior to Certificate of Occupancy	Building & Safety/Land Use Planning

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	and Safety Division and the Zoning Officer for review. If it is determined that Project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the Project sponsor, provided that the property owner approves of the repair.			
3.	**Inclusionary Housing.** Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023.	City of Berkeley BMC Section 23.328	Prior to Certificate of Occupancy	Land Use Planning
4.	**Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall schedule a site inspection with Land Use Planning staff to confirm that the physical improvements required in BMC Section 23.334.030 (C) "Real-Time Transportation Information" and BMC 23.322.090 (A)(2) "Residential Bike Parking" have been installed. A Parking and Transportation Demand Management compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the Project is compliant with the applicable requirements in these sections. **A. Unbundled Parking.** Pursuant to BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts and shall provide sample leases and/or contracts including such notification to the Project planner prior to issuance of Certificate of Occupancy or final inspection. **B. Transit Benefit.** **1.** Pursuant to BMC Section 23.334.030 (B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten (10) years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents. (a) A monthly pass for unlimited local bus transit service; or	City of Berkeley BMC Section 23.334.030 (C) BMC 23.322.090 (A)(2) BMC Section 23.334.030 (B)	Prior to Certificate of Occupancy	Land Use Planning

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	(b) A functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited monthly local bus pass. Any benefit proposed as a functionally equivalent transportation benefit shall be approved by the Zoning Officer in consultation with the Transportation Division Manager.			
5.	**Transportation Demand Management: Residential Projects that include 100 dwelling units or more**. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit.	City of Berkeley BMC 23.334.030 (B) (2)	Prior to Certificate of Occupancy	Land Use Planning
6.	**Real Time Transportation Information.** Any project subject to this chapter shall provide publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors. Provided information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.	City of Berkeley BMC Section 23.334.030 (C)	Prior to Certificate of Occupancy	Land Use Planning

VIII. Fees		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Payment of Affordable Housing In-Lieu Fee.** The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is $2,110,274, subject to proration to reflect any affordable units provided. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.	City of Berkeley BMC Section 23.328.030 (B)	Prior to Final Inspection	Health, Housing & Community Services

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IX. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to Public Resources Code Section 21080.66 (b)(4) the City of Berkeley shall include, as binding conditions of the project approval, all of the following: (A) Any enforceable agreements reached during the project consultation.	State of California Public Resources Code Section 21080.66(b)(4)	Prior to Issuance of Building Permit	Land Use Planning
	(A)(i)(a) Tribal Agreement with the Confederated Villages of Lisjan Nation, TCR-1: Tribal Monitoring. Prior to ground disturbing activities, including any archaeological testing involving ground disturbance and geotechnical work, a Confederated Villages of Lisjan Nation (CVLN) Tribal monitor(s) shall be retained. Confederated Villages of Lisjan Tribal monitor(s) will have the authority to temporarily stop the excavation activity being monitored to inspect the excavation, trench sidewalls, and/or soils, as needed, if potential cultural materials have been encountered. If cultural materials are encountered, the monitor will have the authority to stop work pending Tribal consultation, as outlined in TCR-2. If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 50 feet of the find must halt and the find must be evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the CVLN monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities move to a new location within the project site and/or when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).	Confederated Villages of Lisjan Nation	During Ground Disturbing Activities	Land Use Planning/Confederated Villages of Lisjan
	(A)(i)(b) Tribal Agreement with the Confederated Villages of Lisjan Nation, TCR-2: Unanticipated Discovery of Tribal Cultural Resources. If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 50 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the lead agency in consultation with the consulting	Confederated Villages of Lisjan Nation	During Grading or Excavation	Land Use Planning/Confederated Villages of Lisjan

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IX. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	Tribe(s), determines that the resource is a tribal cultural resource and thus significant under CEQA and/or the Tribe, the lead agency shall retain a Tribal monitor and, if applicable, a qualified archeologist, at the project proponent's expense, to prepare a mitigation plan, which shall be implemented by the lead agency in accordance with state guidelines and in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource if at all feasible. If avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to: protecting the cultural character and integrity of the resources, protecting traditional use of the resources, and/or protecting the confidentiality of the resources.			
	(A)(i)(c) Tribal Agreement with the Confederated Villages of Lisjan Nation, TCR-3: Halt Work/Coroner's Evaluation/Impact to Previously Undiscovered Human Remains. If human remains are encountered during construction and/or other ground disturbing activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human remains, shall be treated as potential human remains and the appropriate protocols followed. The archeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to	Confederated Villages of Lisjan Nation	During Construction and/or Other Ground Disturbing Activities	Land Use Planning/County Coroner/Native American Heritage Commission

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

IX. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	the lead agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity, either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the project proponent, which would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.			
	(A)(ii)(a) Tribal Agreement with the Muwekma Ohlone Tribe Incorporated: Tribal Monitoring (I) The Tribal monitor shall have authority to temporarily halt or redirect work in the immediate vicinity of a discovery pending evaluation and consultation.	Muwekma Ohlone Tribe Incorporated	During Ground Disturbing Activities	Land Use Planning/Muwekma Ohlone Tribe Incorporated
	(A)(ii)(b) Tribal Agreement with the Muwekma Ohlone Tribe Incorporated: Confidentiality (II) Tribal Cultural Resources, site locations, photographs, GPS data, and other culturally sensitive Tribal information shall remain confidential and shall not be publicly disclosed without prior Tribal consent except where required by law.	Muwekma Ohlone Tribe Incorporated	During Ground Disturbing Activities	Land Use Planning/Muwekma Ohlone Tribe Incorporated
	(B) All of the following measures, unless there is mutual agreement between the California Native American tribe and the project proponent not to include the measure as a binding condition: (i) Upon request by a California Native American tribe, the project shall include tribal monitoring during all ground-disturbing activities, as follows: (I) The California Native American tribe shall designate the monitor. (II) The tribal monitor shall comply with applicant's site access and workplace safety requirements. (III) The applicant shall compensate both tribal monitors at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

IX. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	(B)(ii) Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning
	(B)(iii) All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning
	(B)(iv) A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.	State of California Public Resources Code Section 21080.66(b)(4)	At Building Permit Submittal	Land Use Planning
	(B)(v) A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.	State of California Public Resources Code Section 21080.66(b)(4)	At Building Permit Submittal	Land Use Planning
	(B)(vi) The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.	State of California Public Resources Code Section 21080.66(b)(4)	During Ground Disturbing Activities	Land Use Planning/Native American Heritage Commission
	(B)(vii) An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.	State of California Public Resources Code Section 21080.66(b)(4)	During Construction	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

IX. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
2.	**Requirement for a Phase I ESA.** Pursuant to Public Resources Code Section 21080.66 (c)(1)(A) the City of Berkeley shall, as a condition of approval for the development, require the development proponent to complete a Phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code. (B) If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. (C) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy. (D) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.	State of California Public Resources Code Section 21080.66(c)(1)	Prior to Issuance of Building Permit	Land Use Planning
3.	**Labor Standards.** The Project as approved has a height of 85 feet 0 inches, as measured under the California Building Code (Cal. Code Regs., tit. 24, pt. 2, § 202) and shown on the approved plans (Attachment 1, Exhibit B). If the Project is modified at any time before final certificate of occupancy such that any building portion exceeds 85 feet in height above grade as measured under that definition, the Project shall comply with the labor standards required by Public Resources Code Section 21080.66(d)(2) and (d)(4), including the prevailing wage and skilled and trained workforce requirements of Government Code Section 65913.4(a)(8). • Height Verification: With each building permit application and any plan revision, the applicant shall submit (1) a topographic survey of existing conditions prepared and stamped by a California-licensed land surveyor, (2) a grade plane calculation based on that survey in	State of California Public Resources Code Section 21080.66(d)(2)	During Construction /Prior to Certificate of Occupancy	Land Use Planning



CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

	IX. Assembly Bill 130	Regulation Source	Timing/Implementation	Enforcement/ Monitoring
	accordance with Cal. Code Regs., tit. 24, pt. 2, § 202, and (3) a building height calculation, prepared by a licensed architect or engineer, to the average height of the highest roof surface, including roof assembly depth needed for drainage slope. • Notice and Certification: The applicant shall notify the Planning Department in writing before submitting any plan revision that would increase building height above 85 feet. The City shall not issue a building permit for the modified design until the applicant submits written certification of how it will comply with the labor standards.			
4.	**Wages.** Pursuant to Public Resources Code Section 21080.66(d)(4), the provisions of Section 218.8 of the Labor Code shall extend to the development proponent in addition to the direct contractor or subcontractor. For purposes of this paragraph, “development proponent” shall mean a developer who submits the housing development project application to a local government that is exempt from this division pursuant to this section.	State of California Public Resources Code Section 21080.66(d)(4)	During Demolition/Construction	Land Use Planning



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SHEET:

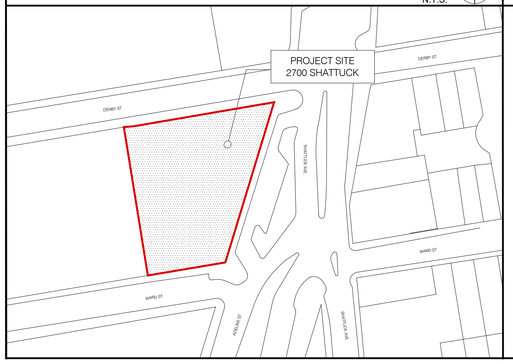
GENERAL INFORMATION

A0.0

VICINITY MAP

N

N.T.S.



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

SB330 20% CONSISTENCY COMPLIANCE

SB330 20% CONSISTANCY CALCULATIONS

UNIT COUNT CALCULATIONS

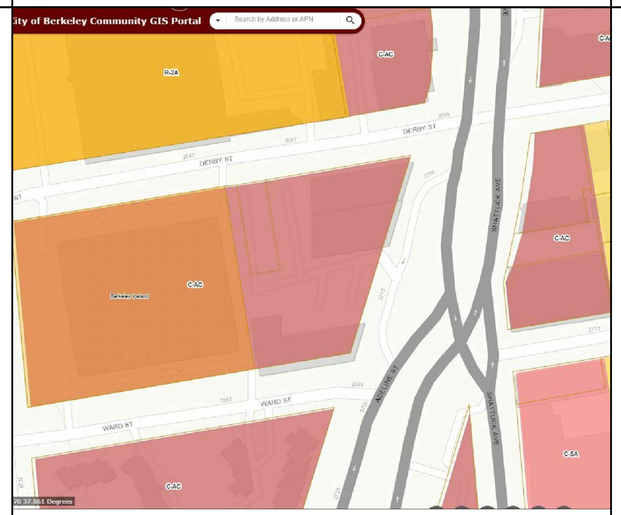
	BONUS UNITS IN SB330	BONUS UNITS IN PROPOSED	TOTAL UNITS	% CHANGE FROM SB330
SB330 UNITS			293	NA
TOTAL PROPOSED PROJECT UNITS			359	NA
UNIT COUNT CHANGE INCLUDING DENSITY BONUS CHANGES			66	NA
MINUS UNIT COUNT CHANGE AS A RESULT OF A CHANGE IN THE BONUS*	98	112	-14	NA
UNIT COUNT CHANGE EXCLUSIVE OF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

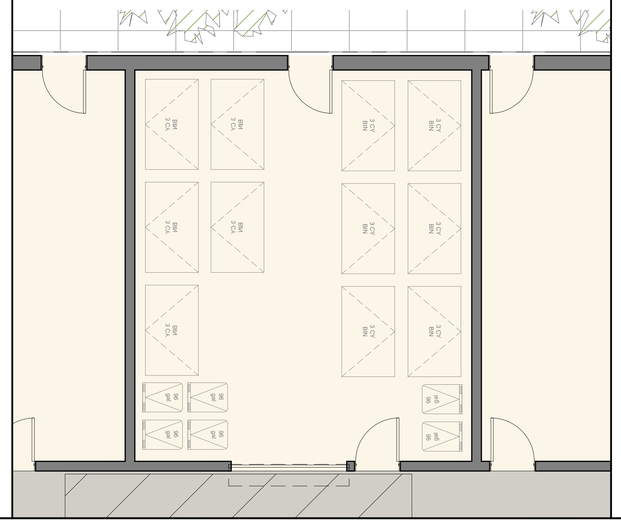
ZONING MAP



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. STACKKERS)	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

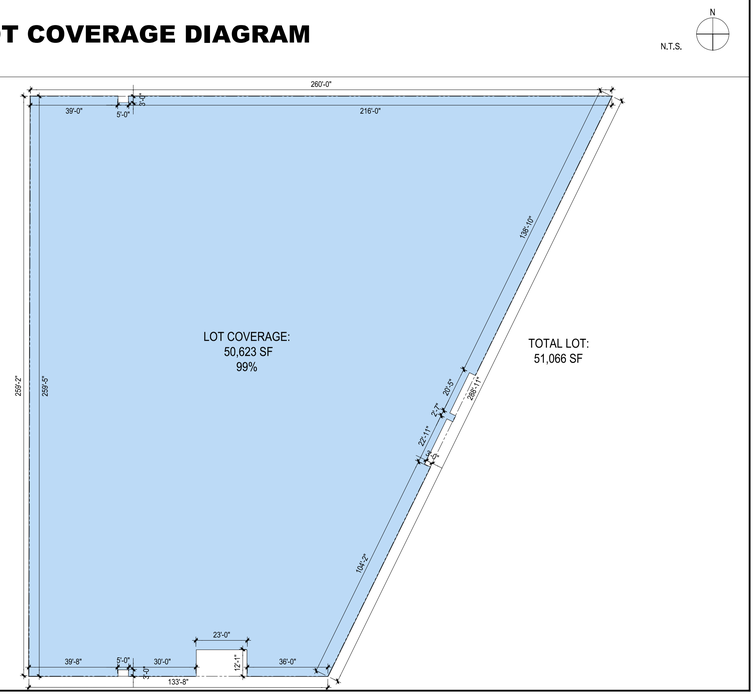


LEVEL 8



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

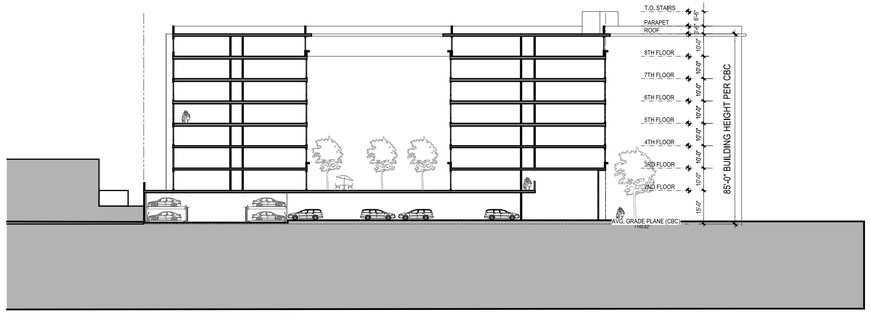
HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

[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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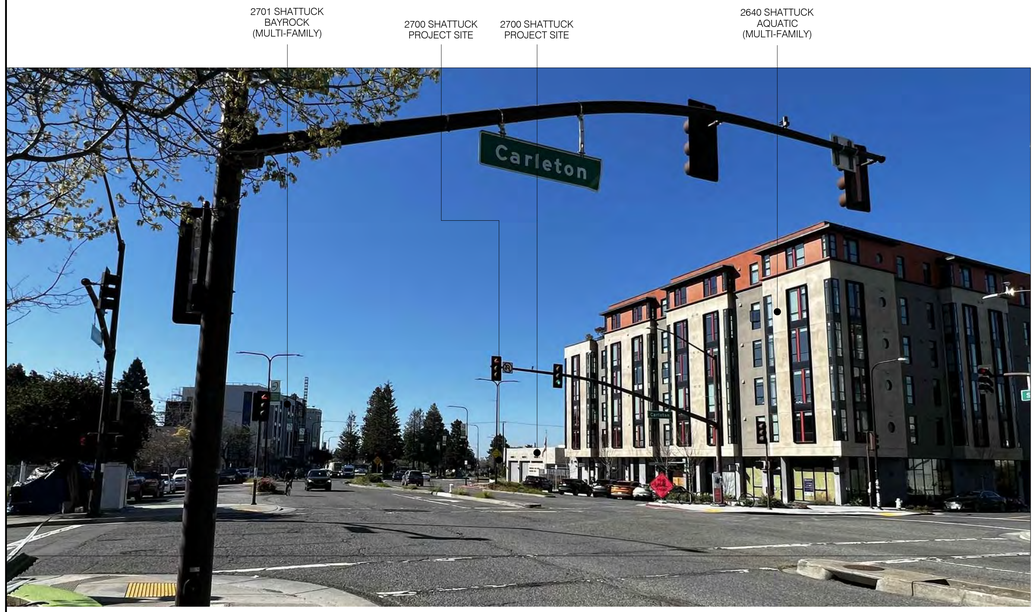
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JOB: 2307

SHEET:

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

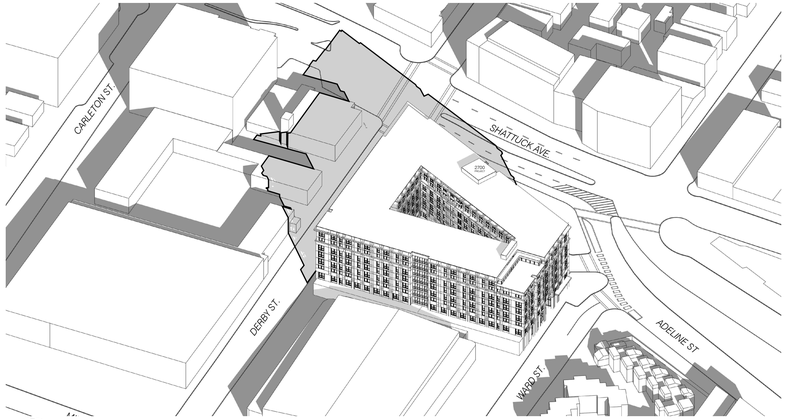
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

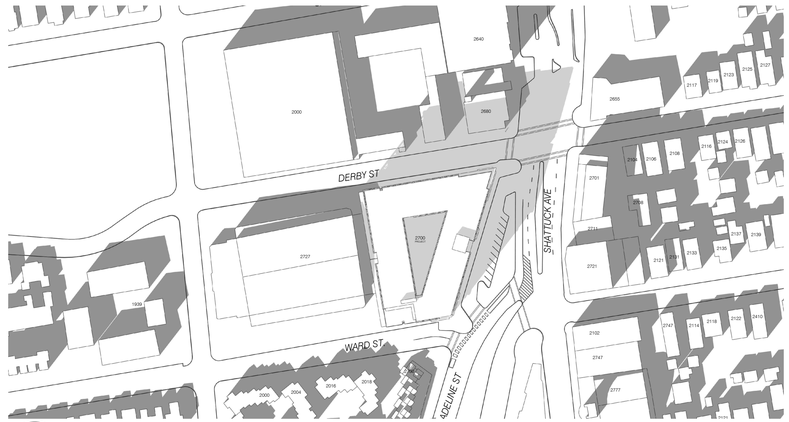
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

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

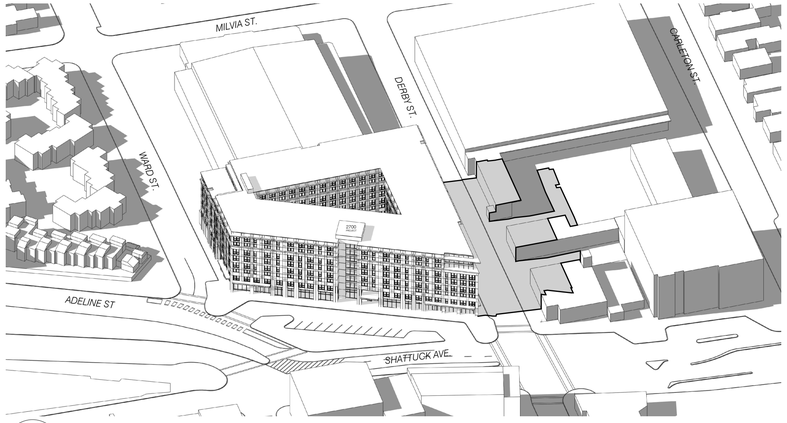
WINTER SOLSTICE
DEC 21ST:
NOON

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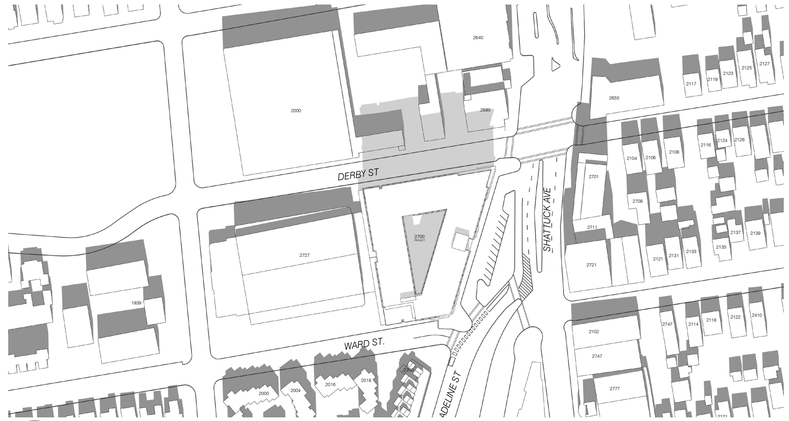
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WINTER SOLSTICE
DEC 21ST:
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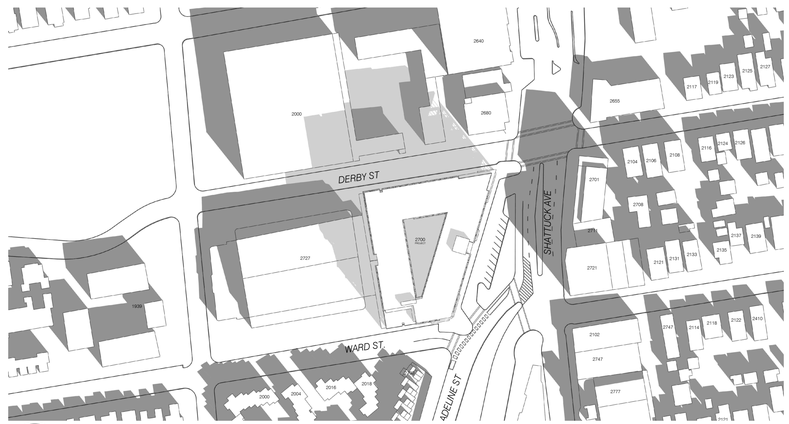
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SHADOW STUDIES
DECEMBER 21ST

A0.4A

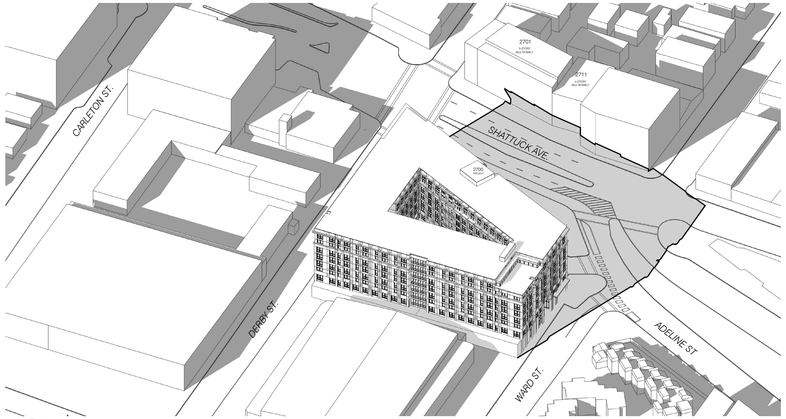
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

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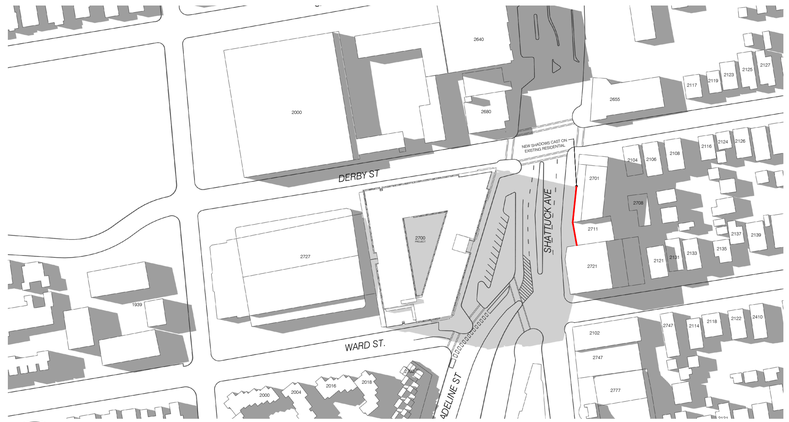
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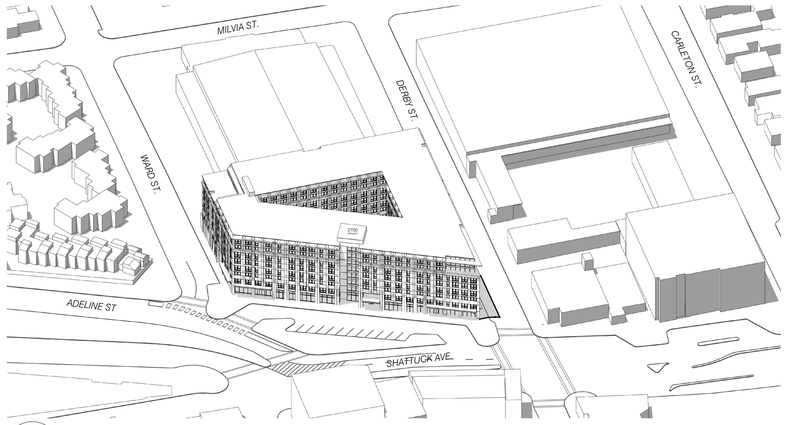
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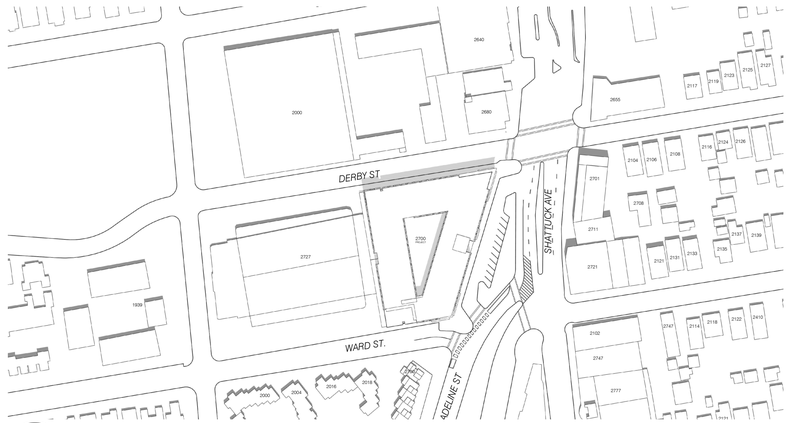
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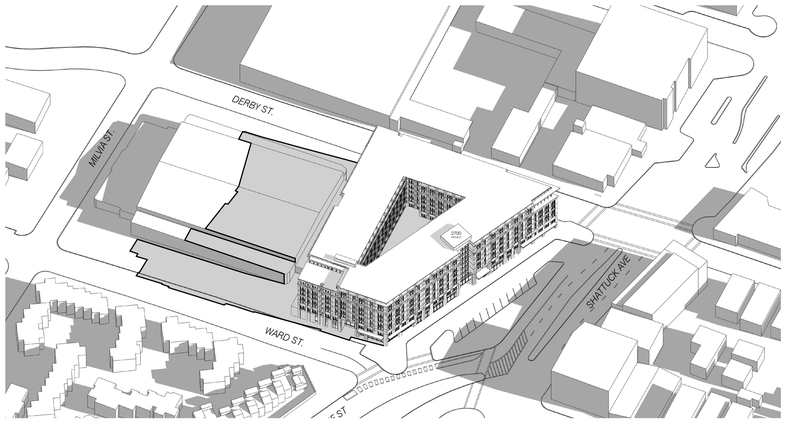
SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

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JUNE 21ST

A0.4B

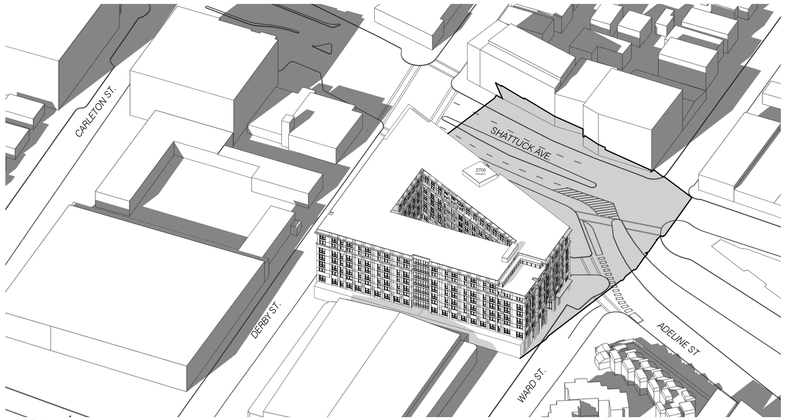
ON DATE OF SUBMITTAL
MAY 12TH
2-HRS BEFORE SUNSET (PM)

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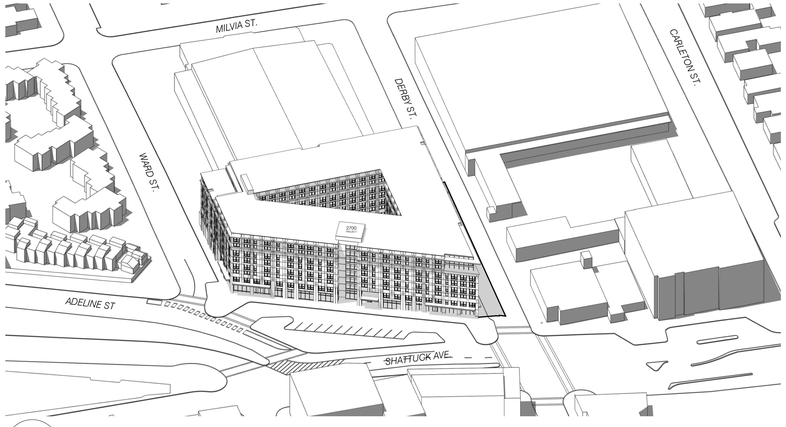
ON DATE OF SUBMITTAL
MAY 12TH
NOON

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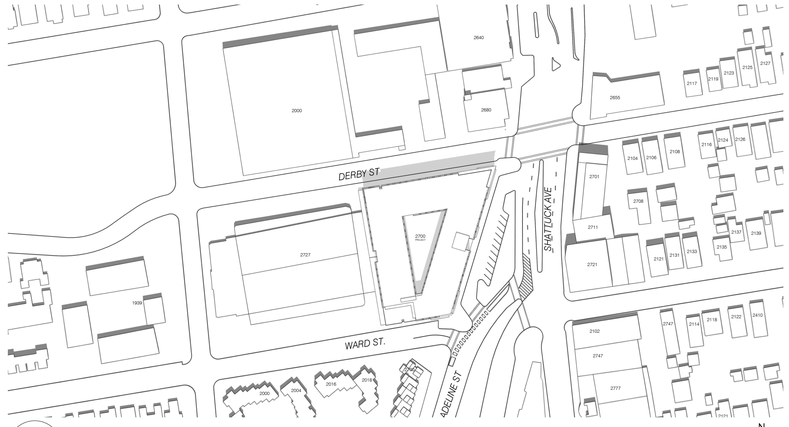
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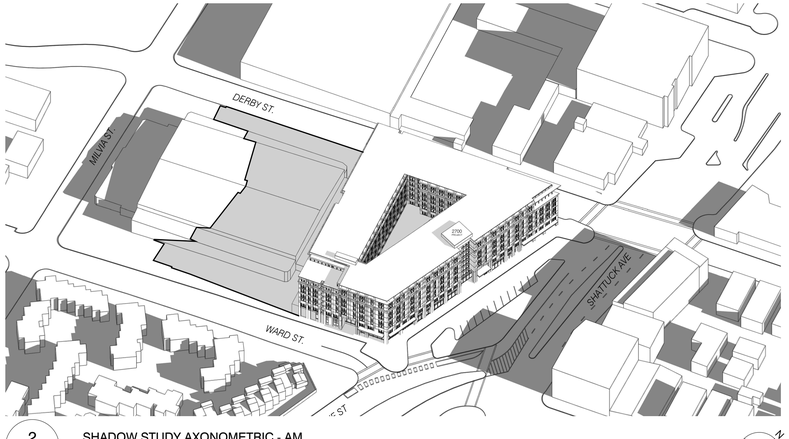
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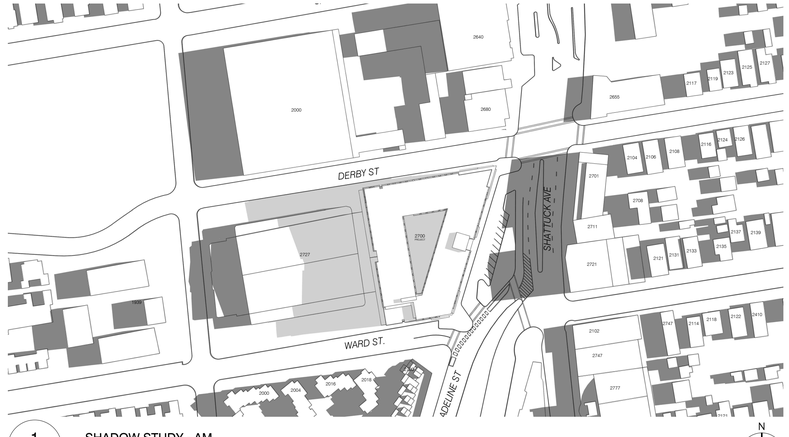
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SHEET:

SHADOW STUDIES
MAY 12TH

A0.4C



1 - VICINITY MAP
NTS

N

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05.13.2026 DRAFT UP MOD OPTIONS

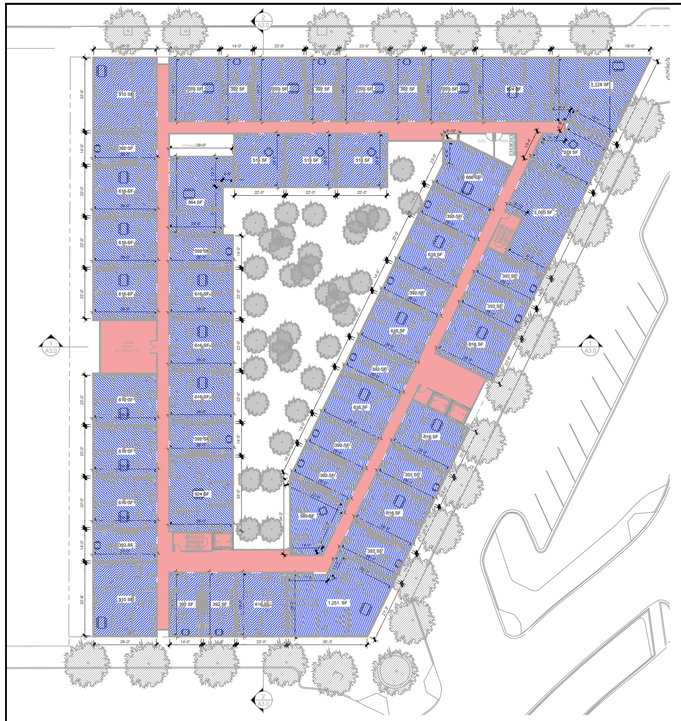
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JOB: 2612

SHEET:

VICINITY MAP

A0.6



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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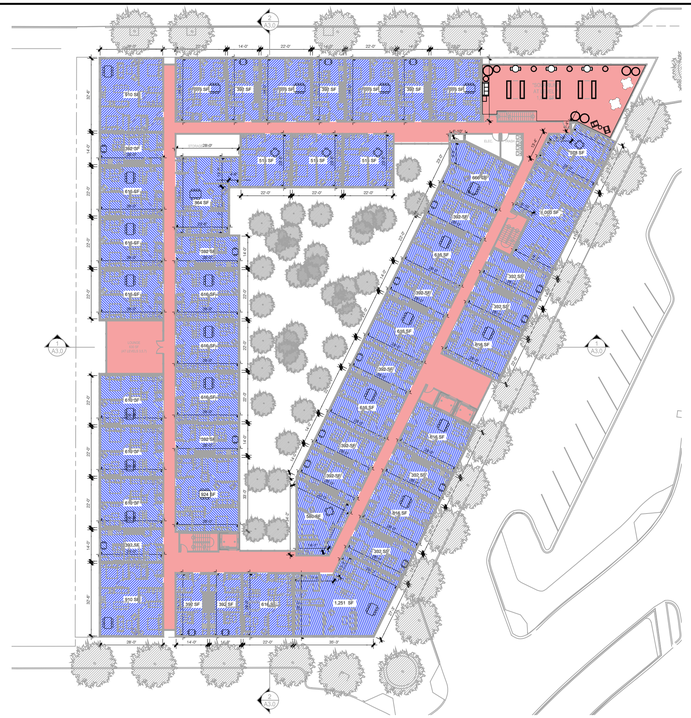
AFFORDABLE HOUSING PLAN

A0.7A



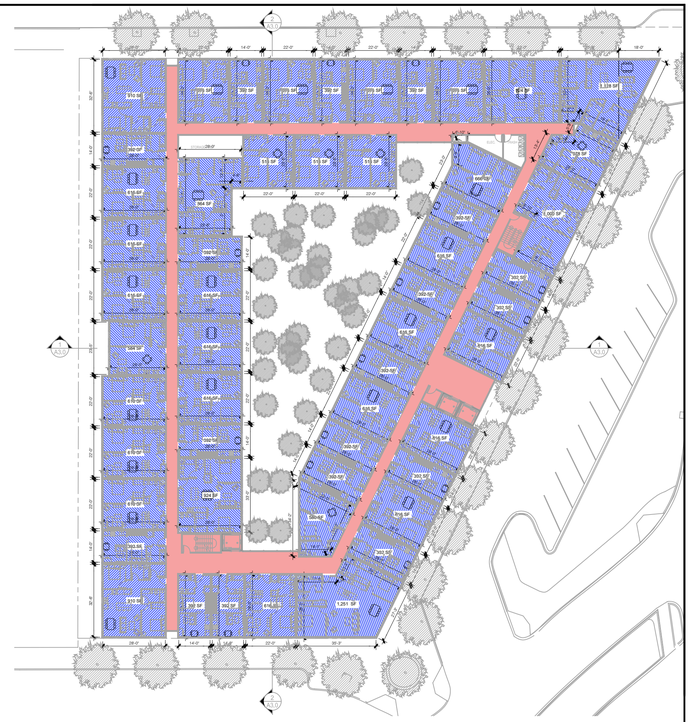
LEVEL 8

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	854	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	854	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, rounded up)	50	
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)	24.0%	
		=	
	Total Fee Due	**$2,110,274**	

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

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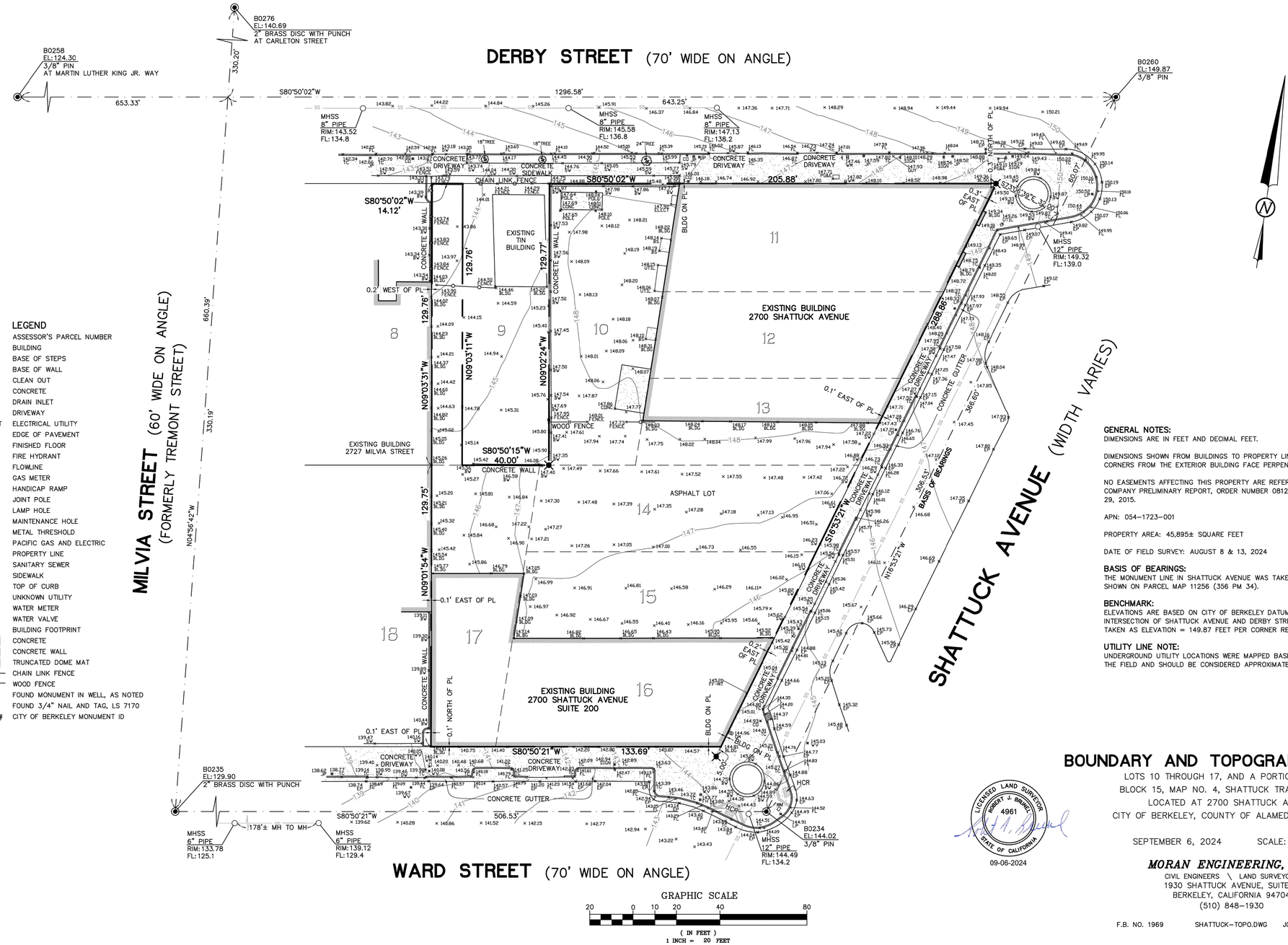
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JOB: 2307

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
	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. BRINEL 4961 STATE OF CALIFORNIA
09-06-2024

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 10 THROUGH 17, AND A PORTION OF LOT 8,
BLOCK 15, MAP NO. 4, SHATTUCK TRACT (15 M 10)
LOCATED AT 2700 SHATTUCK AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

SEPTEMBER 6, 2024 SCALE: 1" = 20'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1969 SHATTUCK-TOPO.DWG JOB NO. 24-11302

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JOB: 2307

SHEET:

SURVEY

A1.0



1 - EXISTING SITE PLAN

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

0 8 16 32 64

N

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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 / - PROPOSED SITE PLAN

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

0 8 16 32 64

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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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

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

N

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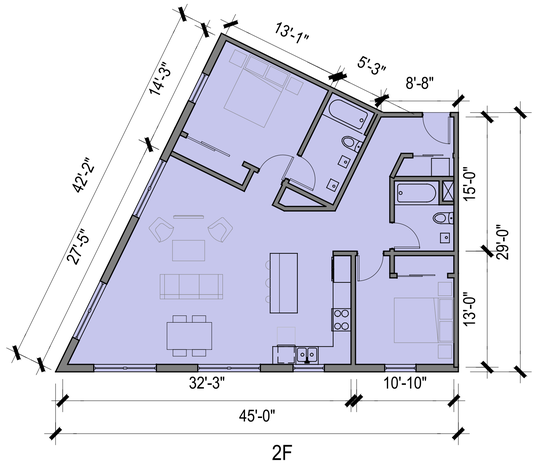
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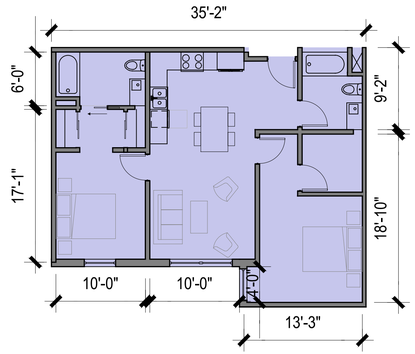
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ROOF
PLAN

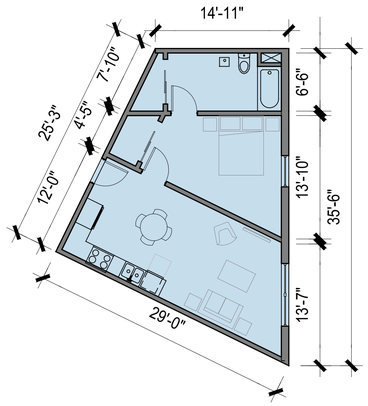
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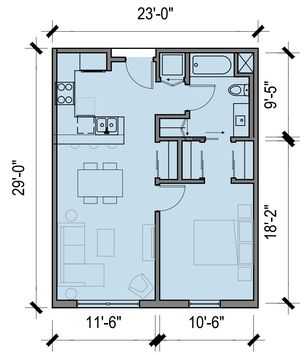
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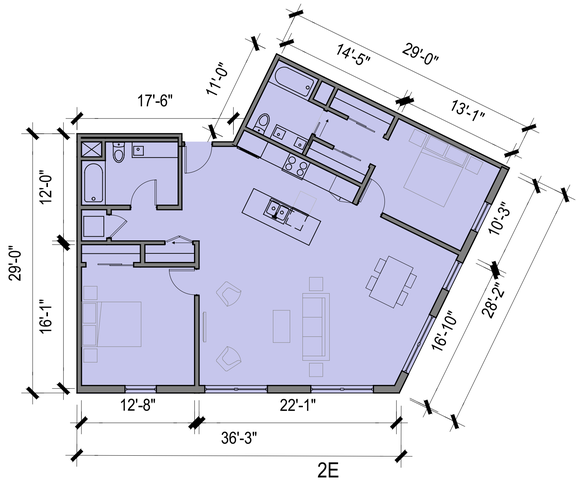
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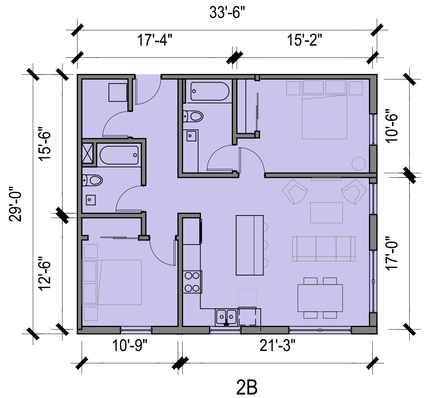
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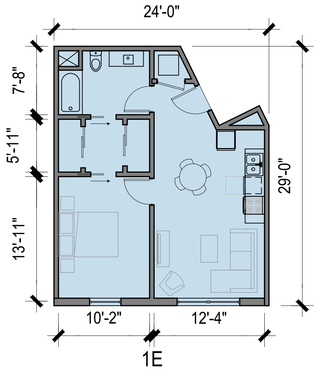
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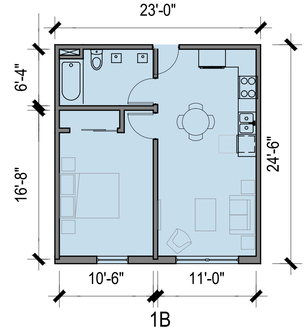
2E



2B



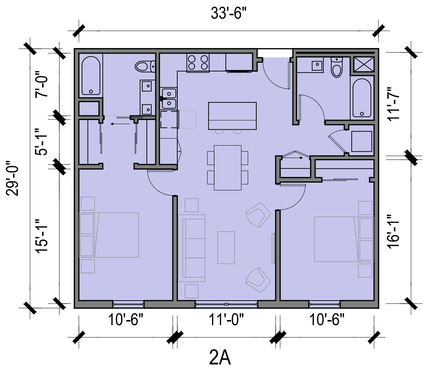
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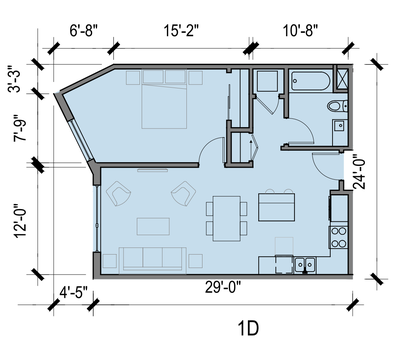
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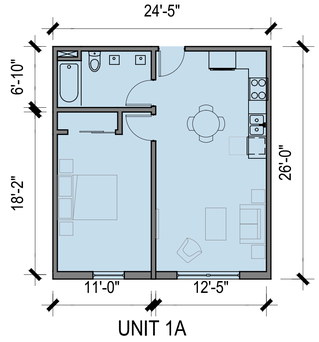
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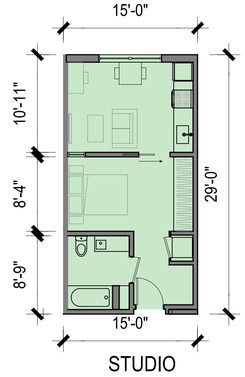
2A



1D



UNIT 1A



STUDIO

1
-

TYPICAL UNIT PLANS

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

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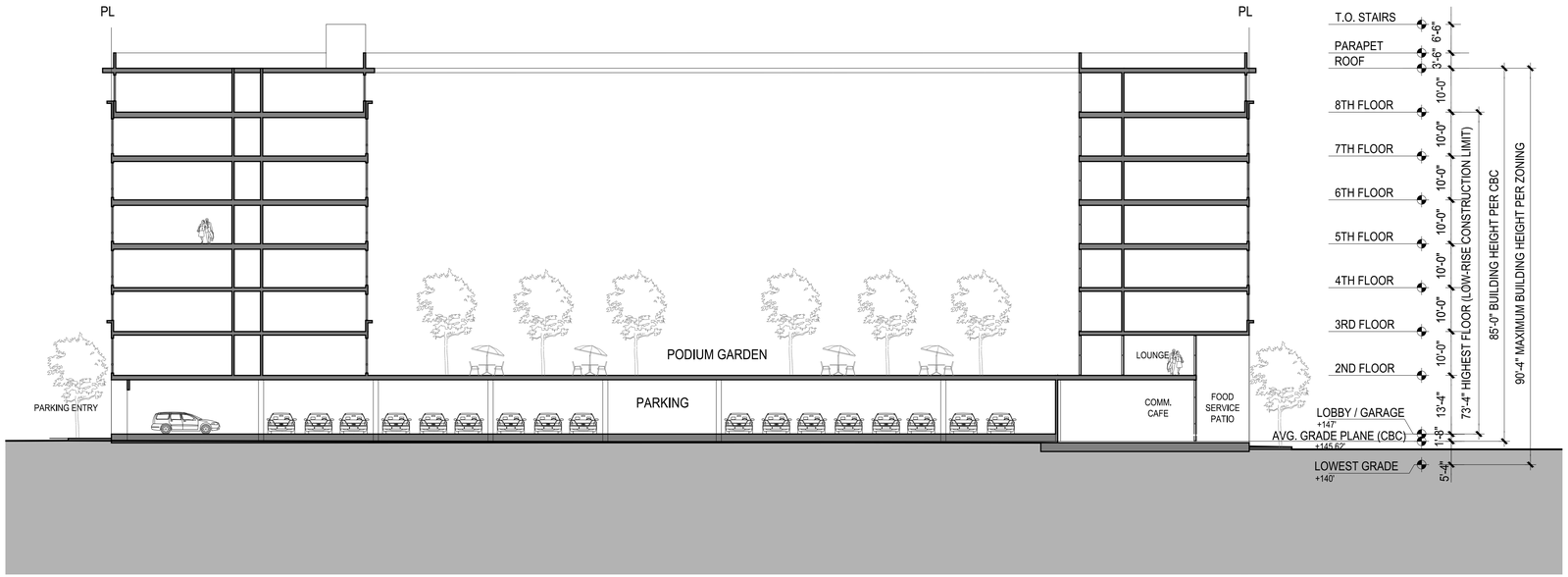
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SHEET:

TYPICAL UNIT PLANS

A2.8

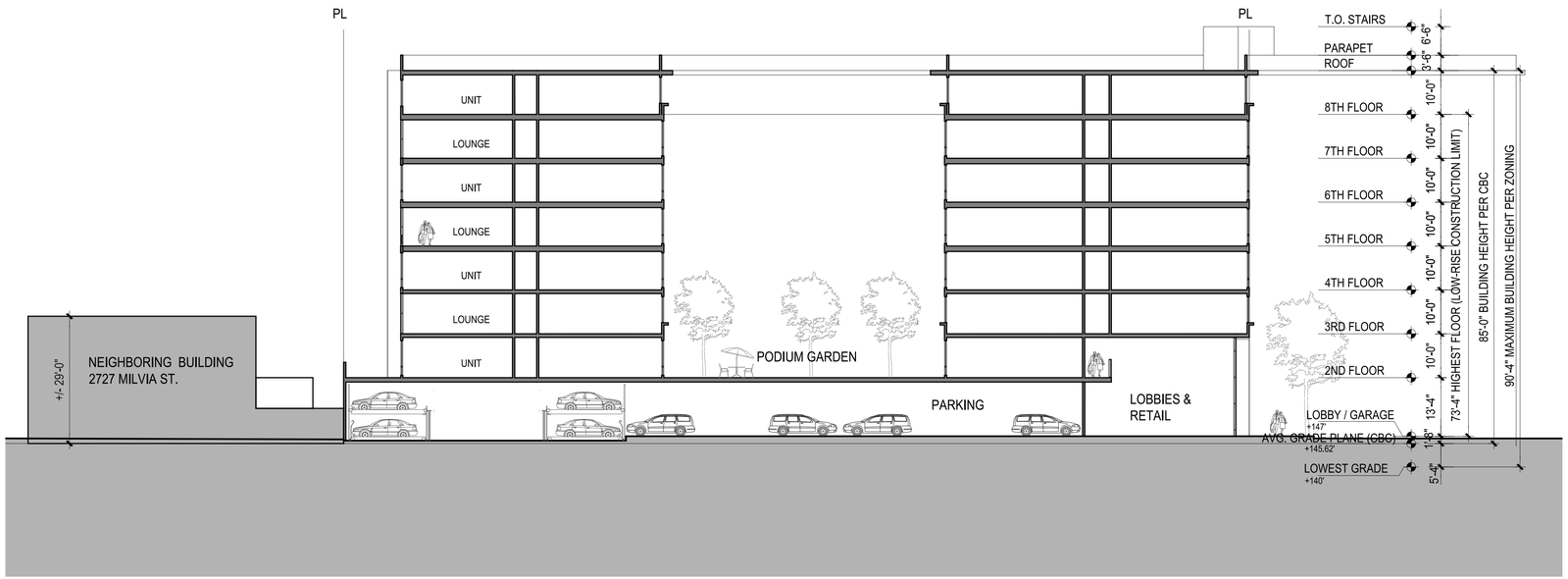


2
-

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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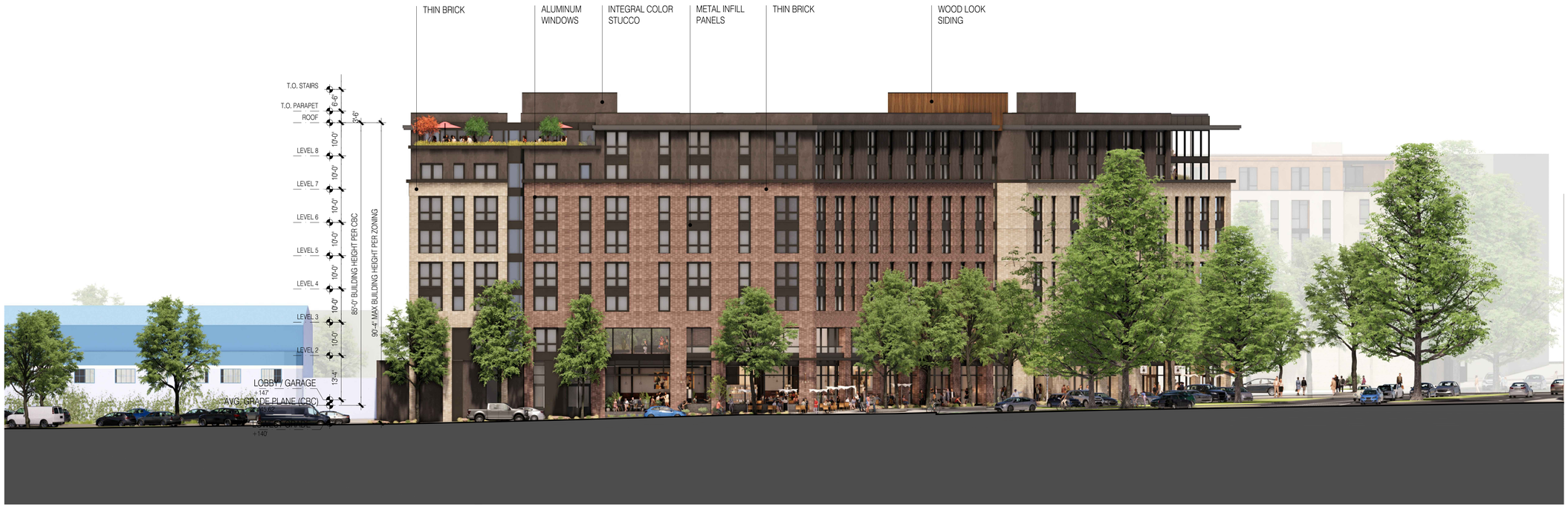
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SHEET:

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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JOB: 2307

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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JOB: 2307

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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JOB: 2307

SHEET:

PHOTO MATCH VIEWS

A3.5



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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JOB: 2307

SHEET:

CONCEPTUAL
RENDERING

A3.8



1
-

SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

-

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SHEET:

CONCEPTUAL
RENDERING

A3.9



1
-

PERSPECTIVE VIEW - LOBBY ENTRY

-

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SHEET:

CONCEPTUAL
RENDERING

A3.10



1
-

SIDEWALK VIEW - SHATTUCK AND DERBY

-

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CONCEPTUAL RENDERING

A3.11

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1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST

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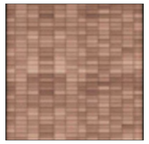
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CONCEPTUAL RENDERING

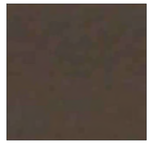
A3.12

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

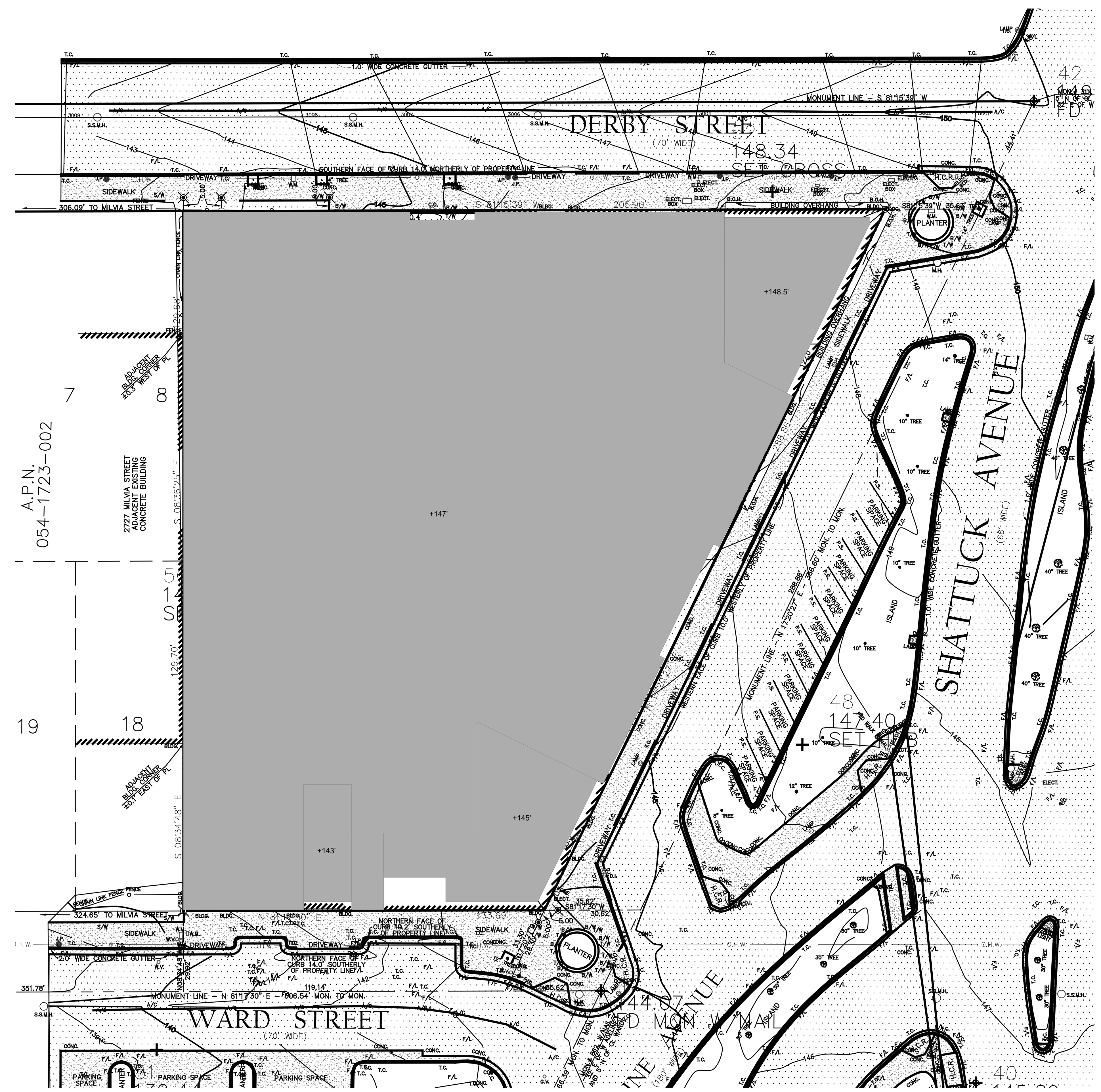
STORMWATER CALCULATIONS									
C3 APPLICABILITY									
TOTAL SITE AREA	45,877 (1.05 ACRES)								
C3 THRESHOLD	10,000								
C3 REGULATED PROJECT	YES								
REQUIRED FLOW-THROUGH PLANTERS									
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL 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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SHEET:

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. PARALLEL PARKING

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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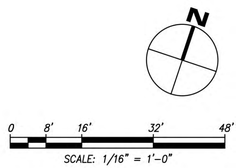
LANDSCAPE PLAN - GROUND FLOOR

L1.01



LEGEND

1. SEATING AREA WITH CIRCULAR BENCH
2. C3 PLANTERS
3. LOW PLANTER WITH A SPECIMEN PLANT(S)
4. PLEACHED TREE CANOPY
5. PREFAB PLANTER BOX WITH TREE AND SHRUBS AT UNIT BALCONIES, TYP



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SHEET:

LANDSCAPE PLAN - LEVEL 2 PODIUM

L1.02



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LEGEND

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

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SHEET:

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN - LEVEL 7

L1.03



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07.09.2026 ZAB SUBMITTAL

LEGEND

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

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SHEET:

N

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

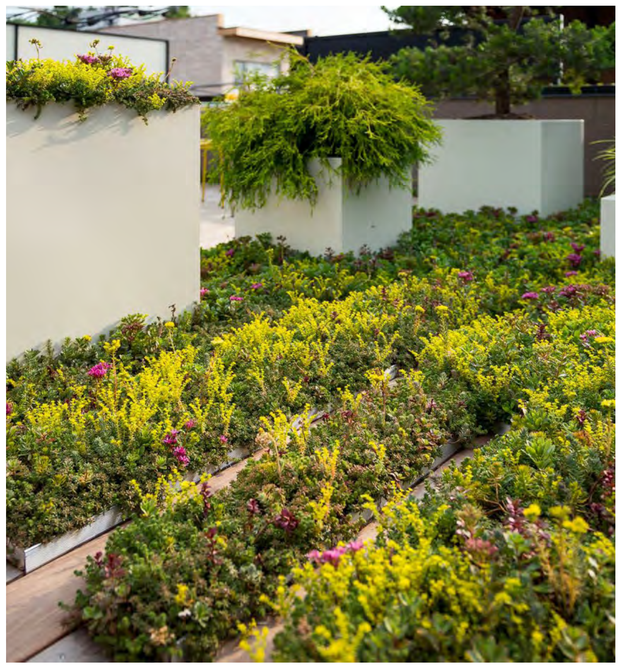
LANDSCAPE PLAN - LEVEL 8 ROOF DECK

L1.04













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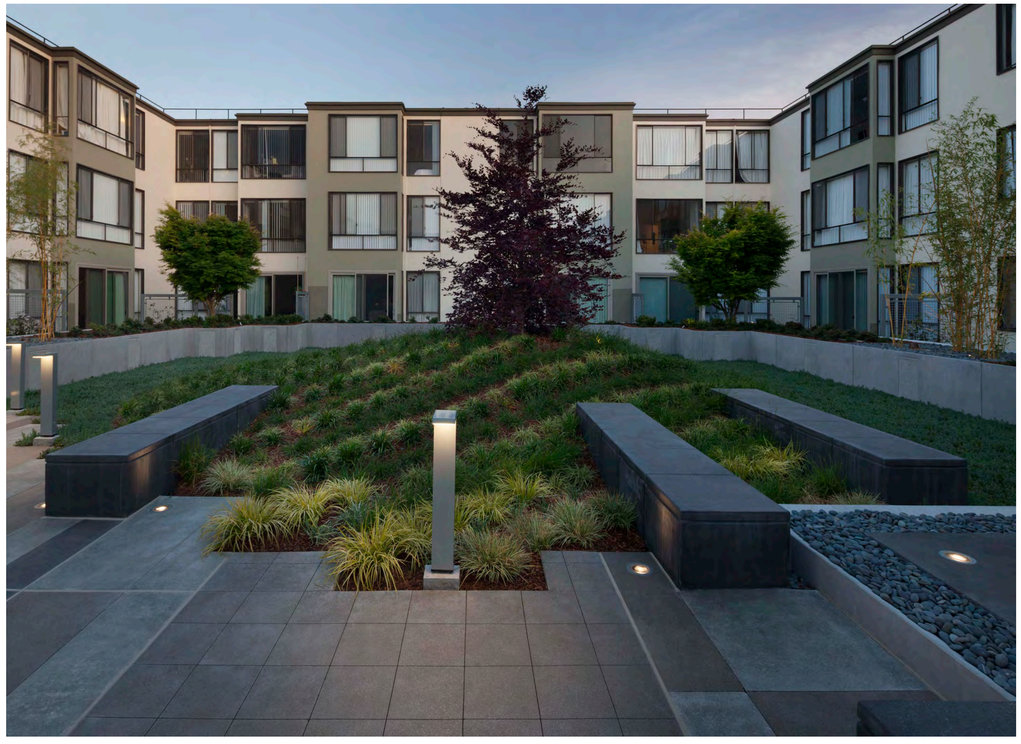
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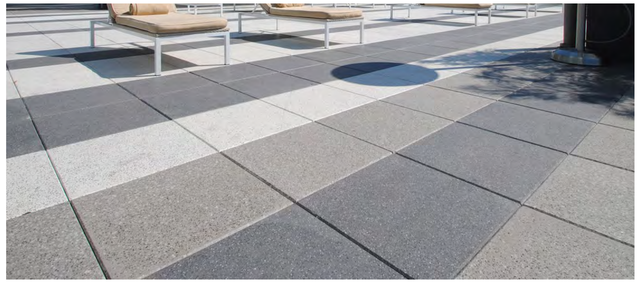
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PRECEDENT IMAGES

L2.01

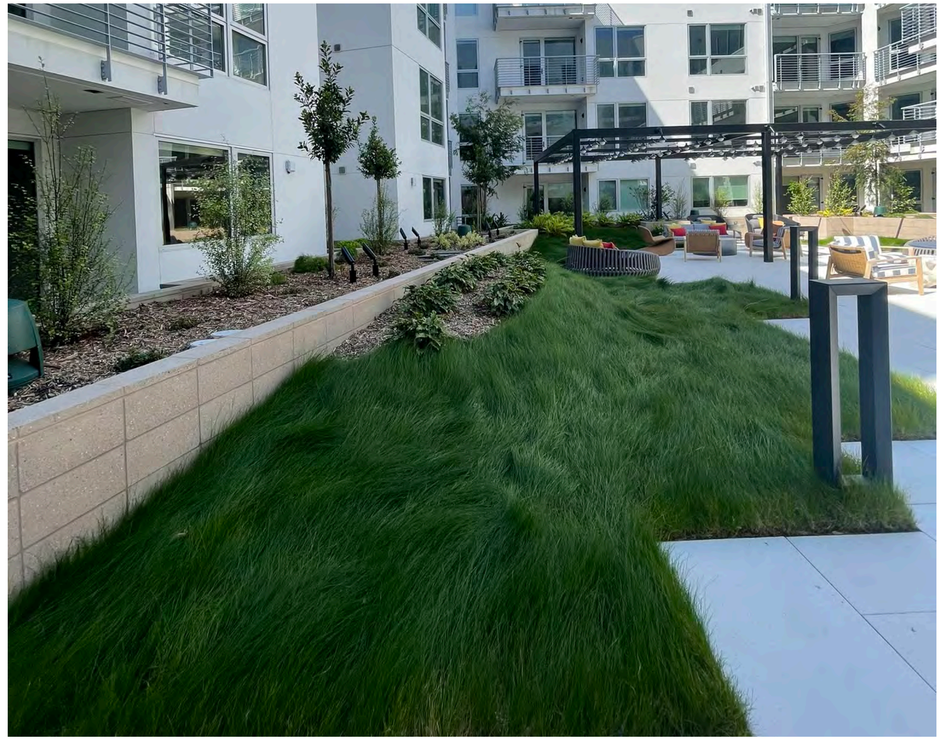












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SHEET:

PRECEDENT IMAGES

L2.02

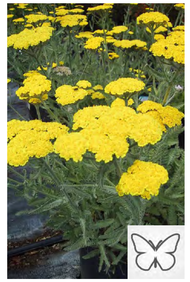






DENOTES BUTTERFLY POLLINATED SPECIES

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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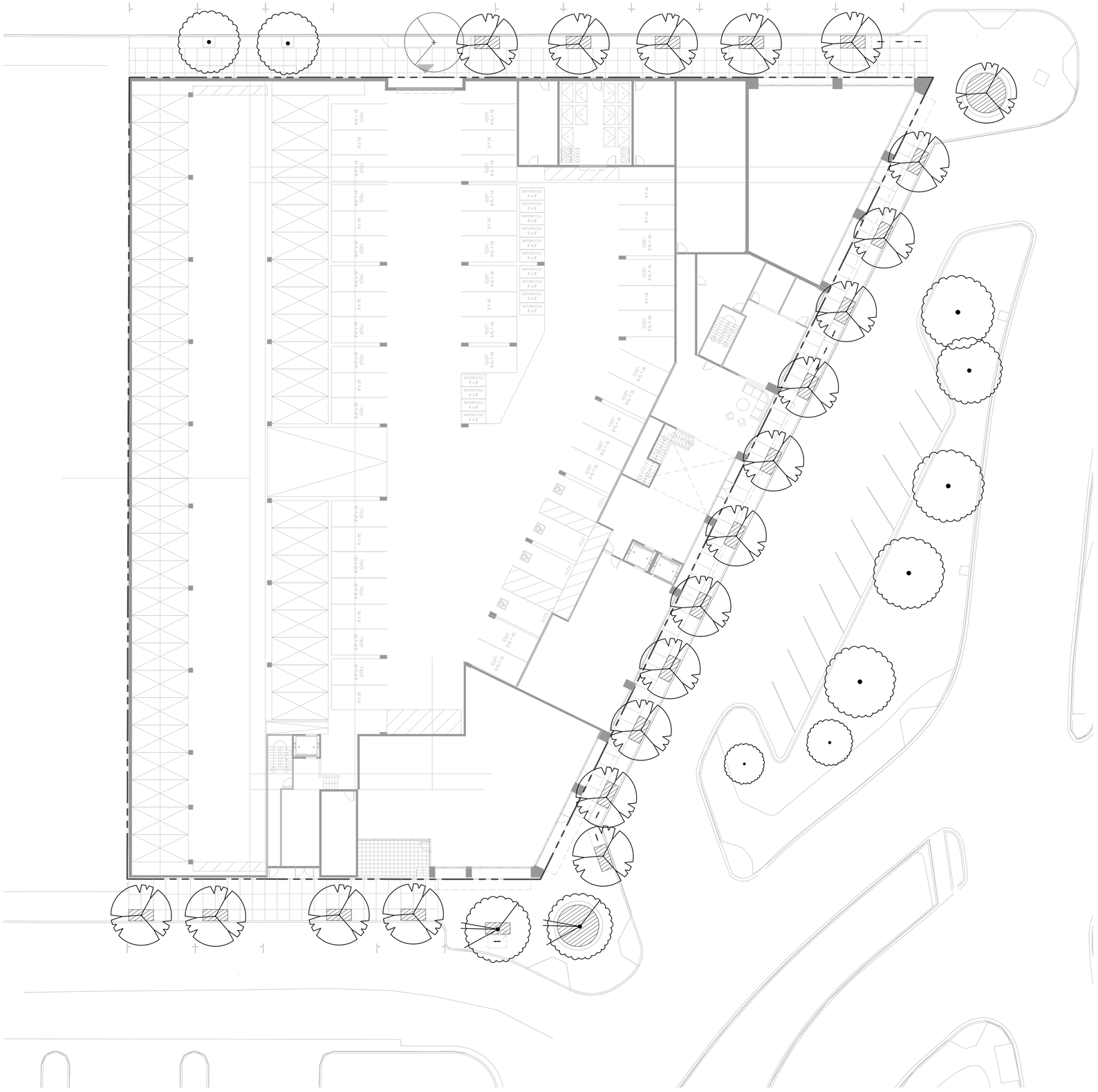
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JOB: 2307

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.

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'–0"

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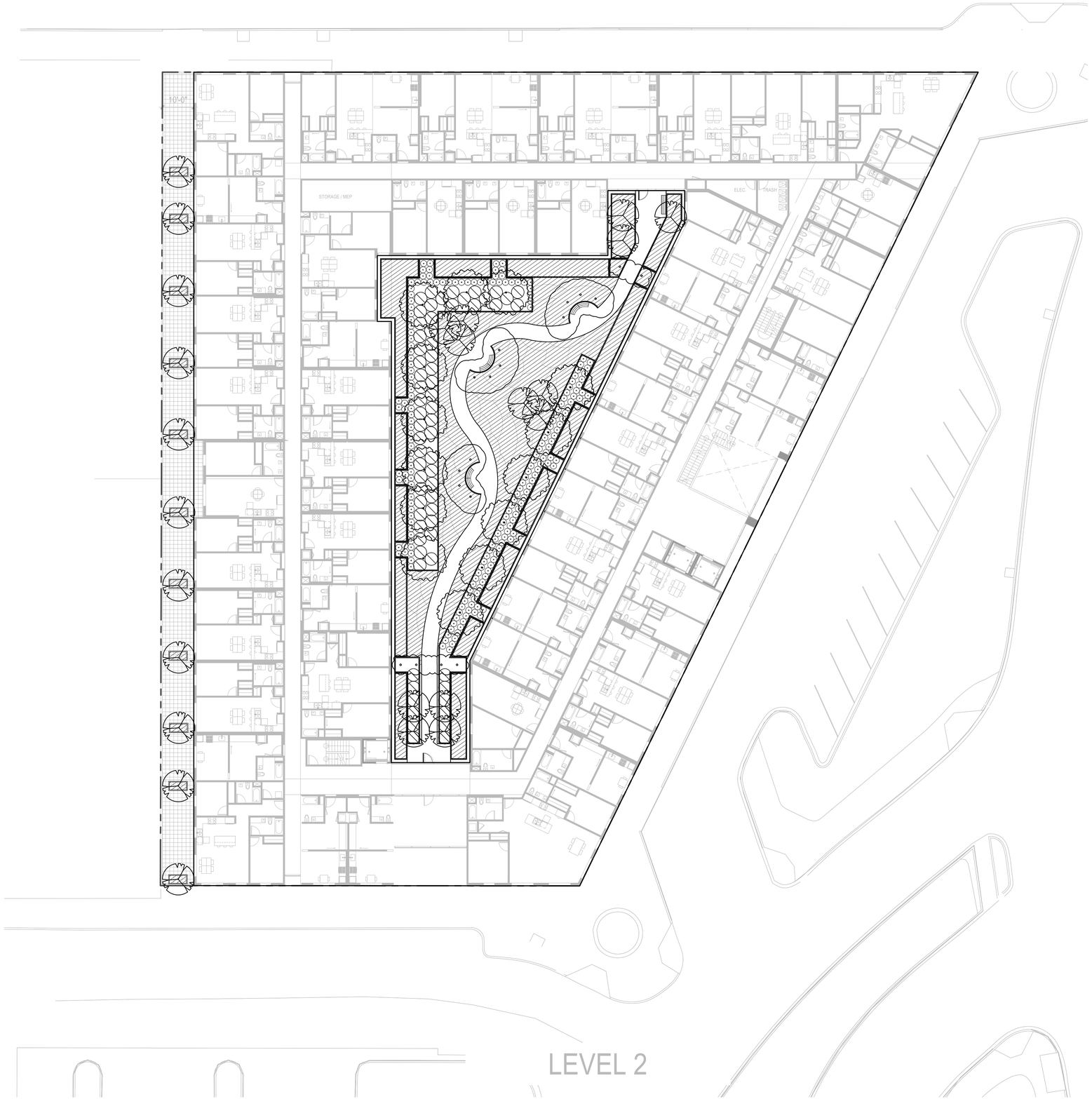
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JOB: 2307

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
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L

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SCALE: 1/16" = 1'-0"

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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
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

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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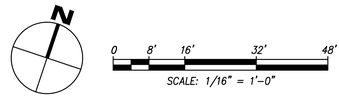
PLANTING PLAN - LEVEL 7

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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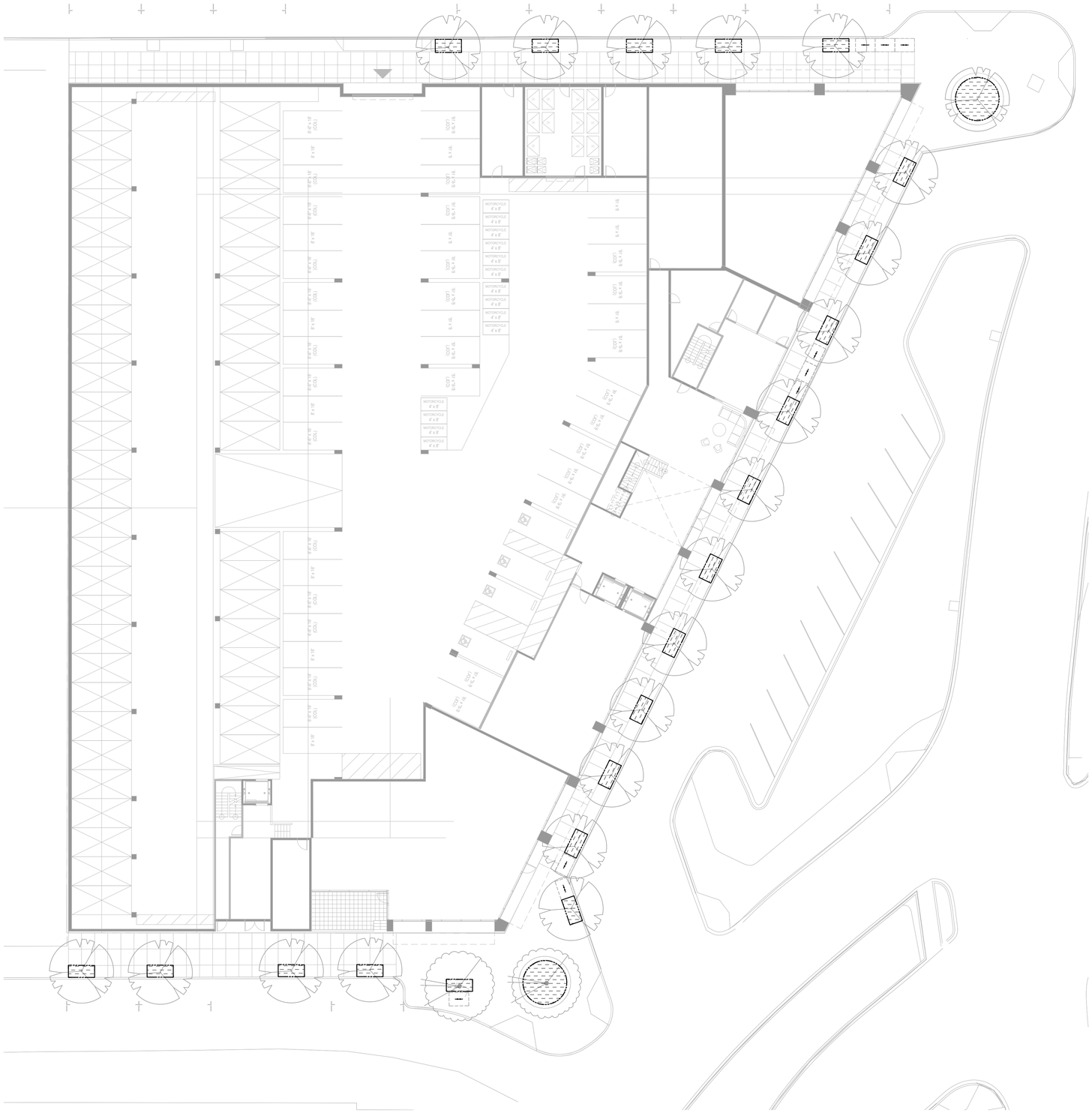
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JOB: 2307

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

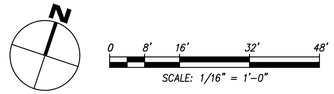
REFERENCE ANNUAL ET_O FOR:	BERKELEY (MWELO REF. ET TABLE)	41.8

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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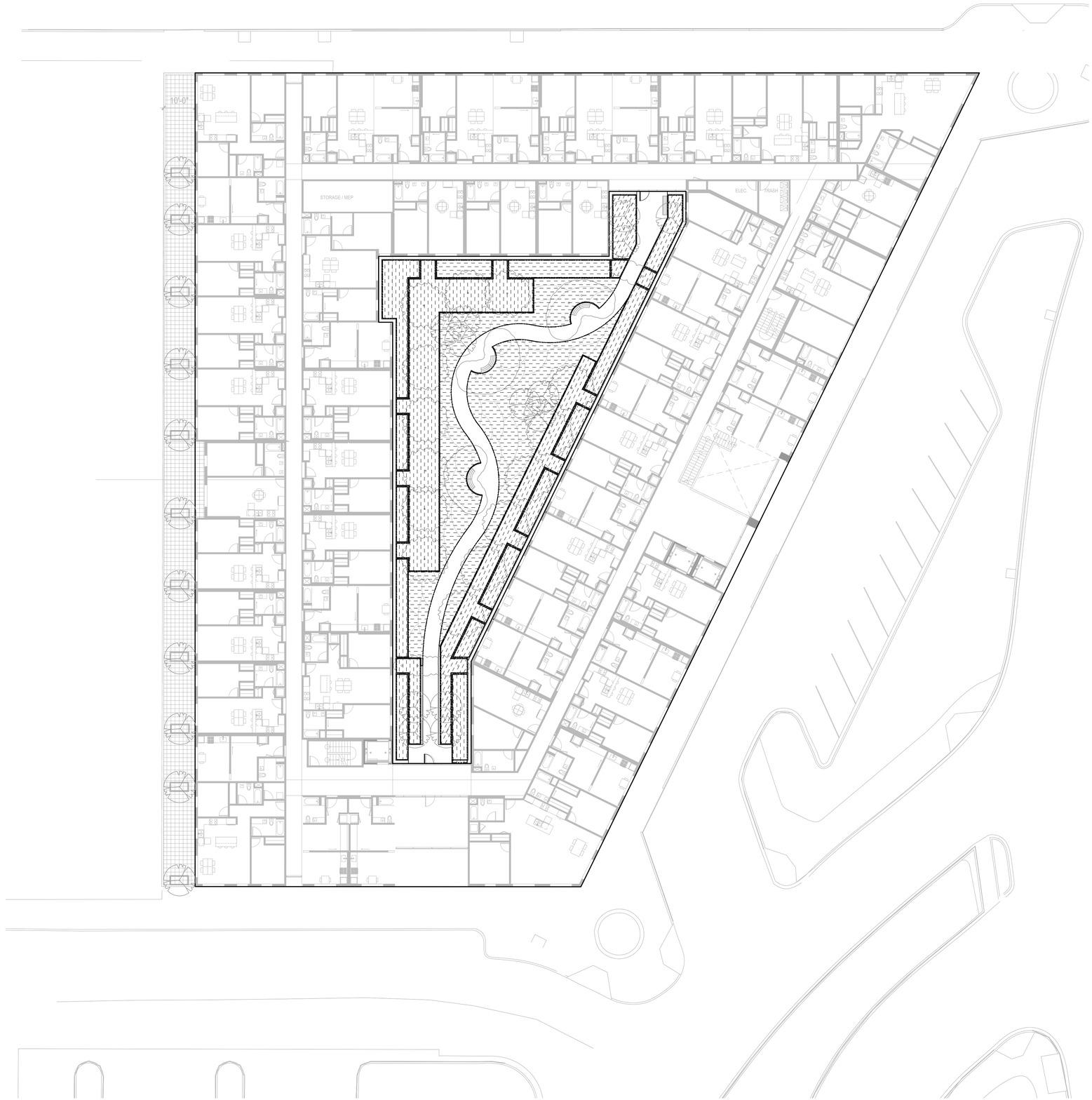
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JOB: 2307

SHEET:

IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 2 PODIUM

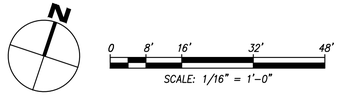
L5.02

N

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

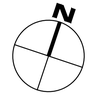
SHEET:

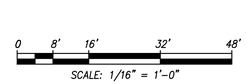
IRRIGATION PLAN - LEVEL 7

L5.03

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION







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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 8 ROOF DECK

L5.04

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

HansonBridgett

CITY OF BERKELEY - CITY CLERK
2026 JUL 24 AM 10:45

July 24, 2026

City Clerk Department
City of Berkeley
2180 Milvia Street, 1st floor
Berkeley, CA 94704

Re: Notice of Appeal - 2700 Shattuck Avenue Use Permit #ZP2024-00589

Dear City Clerk:

Hanson Bridgett LLP represents 2700 Shattuck LLC, project sponsor for the above referenced project. The Zoning Adjustments Board ("ZAB") took action purportedly to approve the project on July 9, 2026. The ZAB action on this project, however, violated State Density Bonus Law[1] on two grounds. First, the project was approved by operation of law under the Permit Streamlining Act[2] on July 2, 2026; the approval by operation of law included three concessions requested by the applicant under State Density Bonus Law; the ZAB's approval of only two concessions therefore constituted an unlawful denial of the third concession. Second, even if the ZAB were found to have lawfully reviewed and approved the project at the July 9, 2026 hearing, the ZAB approved only the two concessions presented in the agenda report, and unlawfully denied the third concession requested by the applicant, in violation of State Density Bonus Law.

The ZAB's purported denial of the third concession was unlawful on several grounds under State Density Bonus Law. First, the denial is based on the legally erroneous conclusion in the agenda report for the project, which concluded without any valid or binding legal authority that "the City's Inclusionary Housing requirements are not an eligible concession under the density bonus law." Second, in erroneously concluding that the applicant's concession request was invalid, the City failed to provide any substantial evidence to support its denial of the third concession, as required by State Density Bonus Law. Third, the City relied on inapposite Technical Assistance letters from the California Department of Housing and Community Development ("HCD") in connection with the City's unlawful denial of the third concession. HCD's prior guidance in fact supports the opposite, that a local agency's inclusionary housing ordinance is subject to waivers and concessions under State Density Bonus law. In any event, HCD guidance is not valid or binding to the extent that it supports the City's erroneous statutory interpretation of State Density Bonus Law.

To be clear, the applicant requested the following, third concession as part of the project application: Waiver of the City's local inclusionary requirements that exceed the project's reservation of 38 units onsite for very-low income households pursuant to state density bonus

[1] Gov. Code § 65915
[2] Gov. Code § 65920 *et seq.*

law. This concession effectively waives the City's local requirement to reserve units onsite for low-income households, along with any associated inclusionary in-lieu fees.

The project sponsor requests that the City Council approve this appeal by approving the use permit with all three concessions requested by the project sponsor and applicant, including the above-referenced third concession.

The applicant team submitted correspondence documenting the basis of its third concession during the City's processing of the project application and that correspondence is part of the administrative record in this appeal. The applicant team will provide additional materials in support of the project's third concession request prior to the City Council's de novo review in considering this appeal.

This letter is submitted concurrently with the appellant's payment of the $6,000 appeal fee.

Please do not hesitate to reach out to me or the project sponsor as soon as this appeal hearing is calendared for City Council deliberation and review.

Sincerely,

Hanson Bridgett LLP



Robin R. Baral
Partner

RRB

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CITY OF BERKELEY - CITY CLERK
2026 JUL 27 PM2:27

July 27, 2026

Via Email and Hand Delivery
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City of Berkeley
2180 Milvia Street, 1st Floor
Berkeley, CA 94704
Emails: council@berkeleyca.gov

Via Email Only
Jordan Klein, Director
Singeh Saliki, Senior Planner
Planning and Development Dept.
Emails: SSaliki@berkeleyca.gov
planning@berkeleyca.gov

Re: Appeal to City Council of 2700 Shattuck Avenue Project (Use Permit ZP2024-0058)

Dear Mayor and City Councilmembers, Mr. Numainville, Mr. Klein, and Ms. Saliki:

Pursuant to Berkeley Municipal Code Section 23.410.020 et seq., East Bay Residents for Responsible Development ("East Bay Residents" or "EBRRD") hereby appeals the City of Berkeley ("City") Zoning Adjustments Board's ("ZAB") July 9, 2026 decision to approve the 2700 Shattuck Project (Use Permit ZP2024-0058) ("Project") proposed by Applicant Isaiah Stackhouse of Trachtenberg Architects ("Applicant").[1] The ZAB's Notice of Decision ("NOD") was mailed on July 13, 2026.[2] This appeal is timely filed within 14 days of the mailing of the NOD, pursuant to Berkeley Municipal Code ("BMC" or "Municipal Code") Section 23.410.020, Table 23.410-1.

The Project proposes to demolish two single-story commercial structures (22,273 square feet) and construct an 8-story (90 feet and 4 inches, plus 3-foot 6-inch parapet) 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

[1] City of Berkeley, Land Use Planning, Zoning Adjustments Board Staff Report, APP #ZP2024-0058 Use Permit for a Project at 2700 Shattuck Avenue (July 9, 2026), ("Staff Report") available at: https://berkeleyca.gov/sites/default/files/2026-07/2026-07-09_ZAB_Item%207A_2700%20Shattuck_Staff%20Report%20and%20Attachments.pdf.
[2] City of Berkeley, Zoning Adjustments Board, Notice of Decision, 2700 Shattuck Use Permit #ZP2024-0058 (Date of Board Decision: July 9, 2026, Date Notice Mailed: July 13, 2026, Appeal Period Expiration: July 27, 2026), available at https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:e67c736f-ecd5-426d-826c-411617f1f2c9 ("NOD").

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parking spaces, utilizing a Tier 2 local density bonus.[3] The ZAB approved the Project pursuant to a statutory exemption from the California Environmental Quality Act[4] ("CEQA") under Public Resources Code Section 21080.66 ("AB 130").

East Bay Residents appeals all final actions taken by the ZAB with regard to the Project, including but not limited to the ZAB's approval of the Use Permit, written findings, conditions of approval, and CEQA exemption in reliance on written findings that the Project does not meet the height threshold for AB 130 workforce standards required by Public Resources Code Sections 21080.66(d)(2) and (d)(4).[5] For the reasons discussed herein, East Bay Residents respectfully requests that the City Council uphold this appeal, find that the Project is "over 85 feet in height above grade" as defined in Public Resources Code Section 21080.66,[6] and vacate or modify the ZAB Project approvals to require the Project to comply with the labor standards set forth in Public Resources Code Section 21080.66.

The appeal is accompanied by the required appeal fee of $3,000, pursuant to BMC Section 23.410.030(C). This letter states the pertinent facts and the basis for the appeal, as required by BMC Section 23.410.030(D). We reserve the right to supplement these comments at a later date and at any future proceedings related to this Project.[7]

I. NAME AND CONTACT INFORMATION OF APPELLANT

East Bay Residents for Responsible Development
c/o Kelilah Federman
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd., Suite 1000
South San Francisco, CA 94080
Tel: (650) 589-1660
Fax: (650) 589-5062
Email: kfederman@adamsbroadwell.com

---

[3] See NOD, p. 1; ZAB Staff Report, p. 1, p. 2 ("Height. Waiver of BMC Section 23.204.150(E) to exceed building height limit – **to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories**, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.").

[4] Pub. Res. Code ("PRC") §§ 21000 et seq.; 14 Cal. Code Regs. ("CCR" or "CEQA Guidelines") §§ 15000 et seq.

[5] ZAB Staff Report, p. 7, Condition of Approval No. 3.

[6] PRC § 21080.66(d)(2).

[7] Gov. Code § 65009(b); PRC § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* ("*Bakersfield*") (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

East Bay Residents is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. The association includes the UA Plumbers and Pipefitters Local 342, International Brotherhood of Electrical Workers Local 595, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, and their members and families who live and/or work in the City of Berkeley and Alameda County.

EBRRD supports sustainable development that complies with applicable laws and which supports the local workforce. East Bay Residents' members are concerned about projects that are built without providing opportunities to improve local recruitment, apprenticeship training, and retention of skilled workforces, and without providing lifesaving healthcare expenditures for the construction workforce.

II. BASIS FOR APPEAL

The ZAB abused its discretion and failed to proceed in the manner required by law by approving the Project's Use Permit, conditions of approval, and issuing written findings and a CEQA exemption pursuant to AB 130 without incorporating workforce standards required by AB 130.[8]

AB 130 provides an exemption from environmental review under CEQA for certain infill housing development projects.[9] AB 130 mandates that labor standards, such as prevailing wage or skilled and trained workforce requirements, apply to "buildings over 85 feet in height above grade" that are eligible for this exemption.[10] The City found that the Project met the requirements for a CEQA exemption under AB 130, but failed to require the Applicant to comply with the law's mandatory workforce standards.

As applied to the Project, AB 130 requires that "buildings over 85 feet in height above grade in any housing development project exempt from [CEQA] pursuant to this section" implement the labor standards of Government Code Section 65913.4(a)(8).[11] The Project's stated height is 90 feet, 4 inches (plus 3-foot 6-inch parapet).[12] There is substantial evidence in the record that the Project's height above grade exceeds 85 feet pursuant to both the BMC and the California

---

[8] Staff Report, p. 19 – 67 of 479.
[9] Pub. Res. Code § 21080.66.
[10] Pub. Res. Code § 21080.66(d)(2); AB 130 requires that "Notwithstanding any other law, the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade in any housing development project exempt from this division pursuant to this section."
[11] Pub. Res. Code § 21080.66(d)(2).
[12] NOD, p. 1, 2; ZAB Staff Report, p. 1; Project plans.

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Building Code. However, the ZAB Staff Report, written findings, and conditions of approval (Condition 3) incorrectly concluded that compliance with AB 130's workforce standards was not required because the Project's buildings do not exceed 85 feet. The ZAB's decision to approve the Project without requiring compliance with AB 130 labor standards therefore violated State law, to the detriment of the City's residents and local workforce.

The ZAB's oral and written findings on this issue were also inconsistent and contradictory. During the July 9, 2026 hearing, ZAB members stated, in reliance on City Staff, that AB 130 workforce standards apply to the Project because the Project's building height is 90 feet and 4 inches to the roof, thus exceeding the 85 foot threshold for AB 130 workforce standards.[13] Staff's statements during the hearing confirmed the ZAB's conclusion.[14] However, the ZAB Staff report stated the opposite, concluding that "The proposed project is 85 feet in height as defined by the California Building Code. Therefore, the project does not meet the threshold...and PRC Sections 21080.66(d)(2) and (d)(4) do not apply."[15] The ZAB's written approvals included Condition of Approval 3, which stated that "if the Project is modified at a future date such that the building is over 85 feet tall, the provisions of [Section 21080.66(d)(2)] shall apply."[16]

The Staff Report and Condition of Approval 3 appear to rely on an August 5, 2025 letter from the Applicant's counsel which asserted that the "project is below 85 feet in height as defined by the California Building Code and does not trigger any prevailing wage requirements or labor standards."[17] However, the building and above grade measurements relied upon by the Applicant failed to account for reasonable roof sloping and above grade measurements by the City's surveyor which demonstrate that the Project site's existing above grade conditions are lower than the average calculated by the Applicant, resulting in a higher building above grade. When properly calculated according to existing conditions, the Project's total height above grade would exceed 85 feet, triggering AB 130's requirement to implement labor standards for the Project. The ZAB's written findings that the Project's building height does not exceed 85 feet in height above grade were therefore unsupported and contradictory to ZAB's oral findings at the July 9 hearing.

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[13] Staff Report, p. 122 of 479; City of Berkeley, Zoning Adjustments Board, Thursday July 9, 2026 - 7:00 PM, Video https://berkeley.granicus.com/player/clip/5675?publish_id=a7a885fb-8076-11f1-98fd-005056a89546&redirect=true (July 9, 2026, ZAB Video Recording).

[14] ZAB Video Recording.

[15] ZAB Staff Report, p. 7.

[16] ZAB Staff Report, Condition of Approval 3.

[17] Staff Report, ATT6 – AB 130 Letter, Letter from HansonBridgett to City of Berkeley, Re: 2700 Shattuck Avenue (#ZP2024-0058) – Statutory Infill Exemption (AB 130) and Exemption Notice (AB 1633) (August 5, 2025), p. 4, pdf p. 128 of 479, ("AB 130 Letter").

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The ZAB abused its discretion and failed to proceed in the manner required by law by approving the Project in reliance on written findings which state that AB 130 workforce standards are not required for the Project.

In order to approve the Use Permit, the ZAB was also required to find that the Project "will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use."[18] The ZAB's failure to incorporate AB 130 workforce standards into the Project's written approvals, findings, and conditions of approval violated State law and the Municipal Code requirement that the ZAB protect the public interest. The ZAB's determination that AB 130 workforce standards do not apply to the Project therefore resulted in significant detriment to City residents and its local workforce.

There are significant numbers of people living in poverty within the regional labor market. Middle-wage, family-supporting jobs are continuing to shrink in the East Bay. One of the highest-growth industries with potential to produce jobs that can lift Berkeley and Alameda County residents out of poverty is high road construction, which ensures that projects are built safely using skilled and trained workers and provide livable wages to construction workers. The Municipal Code prohibits the City from approving a use permit if a project is "detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use.....or to the general welfare of the City."[19] New development projects in the City which do not provide a livable wage for their construction workforce and which do not use construction workers who possess the specialized skills and qualifications required to effectively reduce safety risks puts City residents and the public at risk and brings middle class workers down. Allowing development proponents to avoid compliance with State labor requirements is both contrary to law and detrimental to the public interest.

East Bay Residents respectfully requests that the City Council uphold this appeal, find that the Project is "over 85 feet in height above grade" as defined in Public Resources Code Section 21080.66,[20] and vacate or modify the ZAB Project approvals as necessary to require the Project to comply with the labor standards set forth in Public Resources Code Section 21080.66.

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[18] Berkeley Municipal Code § 23.406.040(E)(1).
[19] BMC § 23.406.040(E)(1)(a), (b).
[20] PRC § 21080.66(d)(2).

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I. AB 130 LABOR STANDARDS APPLY TO THE PROJECT

AB 130 requires labor standards for three categories of projects: projects that are 100% affordable, projects with buildings over 85 feet in height above grade, and projects of 50 or more units in San Francisco County.[21] As applies to the Project, AB 130 requires that "Notwithstanding any other law, the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade in any housing development project exempt from this division pursuant to this section."[22] The City determined that the Project met the requirements to be eligible for an AB 130 CEQA exemption. Based on the Project's height, the following workforce standards therefore apply to the Project:

- Buildings over 85 feet in height above grade apply Government Code Section 65913.4 (SB 423/SB 35) labor standards:
    - Prevailing wage (unless otherwise provided in a collective bargaining agreement) and prevailing wage enforcement by Labor Commissioner, underpaid worker or labor-management committee (unless there is a project labor agreement requiring prevailing wage and enforcement through arbitration).
    - Use skilled and trained workforce unless, for a particular scope of work, the prime contractor fails to receive at least three bids from subcontractors that satisfy skilled and trained workforce requirements; however, the three-bid minimum does not apply if all contractors are signed to a project labor agreement that requires prevailing wage or if the project is 100% affordable.[23]

Rules of statutory interpretation require the City to interpret AB 130 based on the plain meaning of the statute. The courts have held that "While in exercising our independent judgment regarding the construction of a statute we may give deference to an agency's interpretation . . ., no such deference is required [] given the plain language of the statute."[24] Where a statute's language is clear, and requires no room for agency interpretation, the courts will defer to the plain language of the statute. AB 130's plain language is clear that Government Code

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[21] Pub. Res. Code § 21080.66(d).
[22] *Id.*
[23] Pub. Res. Code § 21080.66(d)(2), (d)(4); Gov. Code § 65913.4(a)(8).
[24] *Sustainability, Parks, Recycling & Wildlife Defense Fund v. Department of Resources Recycling & Recovery* (2019) 34 Cal.App.5th 676, 701.

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Section 65913.4(a)(8) workforce standards apply to "buildings over 85 feet in height above grade in any housing development project."[25]

Here, ZAB members stated at the July 9, 2026 hearing that AB 130 workforce standards apply to the Project based on a plain reading of AB 130 and the fact-based determination that the Project's height is 90 feet and 4 inches.[26] The ZAB Staff Report repeatedly states that the Project is 90 feet and 4 inches (plus 3-foot 6-inch parapet),[27] and the majority of the Applicant's plan set presents how the Project complies with the City's Municipal and Zoning Code.[28] The Municipal Code's definition of maximum building height is "The vertical distance of a building at any point, within a given plane, from finished grade to the top of the roof or parapet walls."[29] The Project received a waiver of Berkeley Municipal Code Section 23.204.150(E) to exceed the 65 foot height limit to be 90 feet and 4 inches to the roof (plus 3-foot 6-inch parapet).[30] On this basis, ZAB concluded in oral statements at the approval hearing that the Project's height exceeded AB 130's plain language height requirement that "buildings over 85 feet in height above grade in any housing development project" must include workforce standards.

The ZAB Staff Report and Condition 3 interpret AB 130's "85 feet in height above grade" requirement to be defined by California Building Code Section 202.[31] This interpretation is not set forth in the statute (Public Resources Code Section 21080.66) or its legislative history. However, as discussed below, even if measured by this standard, the Project's building height exceeds 85 feet above grade pursuant to the California Building Code, triggering AB 130's mandatory workforce standards.

A. The ZAB Concluded that AB 130 Workforce Standards Apply to the Project Based on the Project's 90 Foot, 4 Inch Building Height

The ZAB approved the Project on the basis that the Project exceeds 85 feet and that AB 130 workforce standards apply.[32] At the July 9, 2026 hearing, Chair Gaffney asked Staff to confirm that AB 130 workforce standards apply to the

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[25] Pub. Res. Code § 21080.66(d)(2).
[26] July 9, 2026, ZAB Video Recording.
[27] Staff Report, p. 1, 2, 5, 19, 20, 24, 28, 121, 122 of 479; NOD, pp. 1-2, findings p. 6.
[28] See NOD, pdf pp. 55-107.
[29] BMC § 23.106.090.B (Height).
[30] Staff Report, p. 2, 20, 24, 122 of 479.
[31] ZAB Staff Report, p. 7.
[32] July 9, 2026, ZAB Video Recording.

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Project.[33] Following public comment by a representative of East Bay Residents, Chair Gaffney asked Staff, "Can you confirm if the AB 130 work safe standards apply?" Staff responded, "Yes. The AB 130 does have that provision for any building that's over 85 feet in height." Chair Gaffney said, "Okay, so it does apply to this?" Staff said, "Yes. State law would trump our local laws, so we will follow state law."

Based on Staff's representation, the plain language of AB 130, and the Municipal Code's definition of building height, the ZAB was satisfied that AB 130 workforce standards would apply to the Project and voted to approve the Project. However, the ZAB Staff Report, written findings, and Condition of Approval 3 do not reflect the ZAB's final determination.

1. The ZAB Staff Report and Written Findings Are Inconsistent with ZAB Statements Made at the Hearing

During oral deliberations at the July 9, 2026 ZAB hearing, Staff confirmed to the ZAB that AB 130 workforce standards apply.[34] But the ZAB Staff Report, written findings, and final conditions of approval do not reflect this determination, resulting in inconsistencies between the ZAB's oral and written findings. The Staff Report states that "The proposed project is 85 feet in height as defined by the California Building Code. Therefore, the project does not meet the threshold for these provisions, and PRC Sections 21080.66(d)(2) and (d)(4) do not apply."[35] Further, Condition of Approval XI(3) states that "Pursuant to Public Resources Code Section 21080.66(d)(2), if the Project is modified at a future date such that the building is over 85 feet tall, the provisions of this Section shall apply."[36] This Condition does not state that, because this Project is over 85 feet tall, workforce standards apply.[37] Rather, Condition 3 presumes that the Project does not exceed 85 feet and states that, if the Project is subsequently modified at a future date to exceed 85 feet, then workforce standards would apply. The Condition therefore does not reflect the decision made by the ZAB at the Project approval hearing that AB 130 workforce standards apply to the Project at the height currently proposed.

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[33] *Id.* at 53:31. [Chair Gaffney asked Staff "Can you confirm if the AB 130 work safe standards apply?" Staff said, "Yes. The AB 130 does have that provision for any building that's over 85 feet in height." Chair Gaffney said, "Okay, so it does apply to this." Staff said "Yes. State law would trump our local laws, so we will follow state law." Chair Gaffney said, "Okay wonderful, thank you for asking that question. Always good to know that. So thank you, Sarah."] Sarah Callahann of East Bay Residents asked that ZAB confirm that workforce standards apply to the Project.
[34] July 9, 2026, ZAB Video Recording.
[35] Staff Report, p. 7.
[36] Staff Report, Conditions of Approval, p. 44, pdf. p. 67 of 479.
[37] *Id.*

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Staff also confirmed orally to the ZAB that the Project is subject to workforce standards under AB 130. When asked directly by Chair Gaffney whether workforce standards apply, Staff said "Yes."[38] However, this conclusion was not incorporated into the ZAB's final written findings or conditions of approval, resulting in conflicting oral and written findings. Staff's representations to ZAB during the July 9, 2026 ZAB hearing provided substantive advice, which the ZAB meaningfully relied upon in making their determination to approve the Project. ZAB may not have approved the Project, or may have requested a revised condition of approval confirming that AB 130 workforce standards apply to the Project, had Staff not led the ZAB to believe that workforce standards apply to the Project.

Staff's duty pursuant to Municipal Code Section 23.404.030(D)(1) is to "review all applications to determine if they comply with the Zoning Ordinance, the General Plan, and other applicable City policies and regulations and state laws."[39] Staff is required by Code to accurately interpret local and state laws in order to prepare "a staff report describing the proposed project and including, where appropriate, a recommendation to approve, approve with conditions, or deny the application."[40] Staff was therefore required to ensure that the recommendations presented to the ZAB complied with City policies and regulations and State Law. But Staff failed to do so or did so inconsistently. The ZAB Staff Report, written findings, and conditions of approval contain conflicting findings about applicability of AB 130 workforce standards that differ from the oral conclusions stated at the hearing. As a result, the Project's written approvals do not reflect the ZAB's intent that AB 130 workforce standards apply to this Project.

The City Council should uphold the appeal and issue findings clarifying that AB 130 workforce standards apply to the Project, and modify or vacate the ZAB's written approvals to include this requirement.

B. The Project's Building Height Exceeds 85 Feet Above Grade Pursuant to the California Building Code

The California Building Code provides that building height means "The vertical distance from grade plane to the average height of the highest roof surface."[41] The California Building Code provides that Grade Plane means "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

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[38] July 9, 2026, ZAB Video Recording.
[39] BMC § 23.404.030(D)(1).
[40] BMC § 23.404.030(D)(2).
[41] 2022 California Building Code, Title 24, Part 2, Chapter 2.

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exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line..."[42] Based on the Project's architectural plans, the record before the ZAB contains substantial evidence showing that the Project exceeds 85 feet in height above grade, as defined by the California Building Code.

The Applicant relied on an assumption that the Project's height is exactly (and no more than) 85 feet in height above grade based on average ground and roof levels.[43] However, the Applicant's determination of the average ground level and the roof level are unsupported.

First, the Applicant's drawings show two different heights for the building. They show 90'-4" as measured from lowest grade to top of roof in accordance with the Municipal Code.[44] But the Applicant also provided a height measurement of 85'-0", allegedly in compliance with the current California Building Code.[45] This measurement is calculated as the distance between the average finished ground level measured up to the average height of the roof, which is shown as flat. However, the roof will require a minimum slope for drainage. At this stage of design, this could be represented by a larger depth roof assembly to account for slope and structure. But the drawings currently illustrate a roof assembly that looks comparable to all other floor/ceiling assemblies, thus not reflecting the full height of the sloped roof.

Additionally, at the ground level, the Applicant presented Diagram 1 on Drawing A0.1D to calculate the average grade plane.[46] They did this by averaging the grades marked by the City surveyor at each of the property line corners. However, some of the elevations used by the Applicant in the average grade calculation were slightly higher than the elevations marked by the City surveyor (e.g. 144.81 vs 145.62).[47] The average grade using the City surveyor's elevations from the provided topographic survey on sheet A1.0 would be less than the average grade presented by the Applicant's calculation on sheet A0.1D and in building sections on sheet A3.0, yet the Applicant's drawing set does not show any proposed improvements outside of the Project site's property boundaries that would justify using elevations in a grade calculation that are different than the City surveyor's documentation of existing surrounding ground level surfaces.

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[42] 2022 California Building Code, Title 24, Part 2, Chapter 2.
[43] ZAB Staff Report, Item 7A, ATT6 – Applicant's August 5, 2025 AB 130 Letter ("AB 130 Letter"), p. 4 and Attachment 3.
[44] See NOD, Project building plans; Applicant AB 130 Letter, Attachment 3.
[45] *Id.*
[46] ZAB Staff Report, pdf p. 72.
[47] *Id.*

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The Applicant's variation in dimensions from the City surveyor's results either underestimate the actual height of the building, or the Applicant may have to reduced floor-to-floor elevations in order to keep the building under the 85 foot height limit. Either way, when grade is measured according the City surveyor results, the Project's building height exceeds 85 feet in height above grade, as defined by the California Building Code.

C. The Applicant's Interpretation of Public Resources Code Section 21080.66(d)(2) is Contrary to the Plain Language of AB 130 and is Not Supported by the Legislative History

The Staff Report includes an August 5, 2025 letter from the Applicant's counsel (the "AB 130 Letter") which concludes that "proposed project is below 85 feet in height as defined by the California Building Code and does not trigger any prevailing wage requirements or labor standards."[48] The Applicant's conclusion is based on the unsupported assumption discussed above that the "proposed project is below 85 feet in height..."[49] Nothing in the Project documents demonstrates that the Project is below 85 feet in height. Rather, the ZAB Staff Report, NOD, and Project plans demonstrate that the Project is clearly above 85 feet in height above grade according to both Municipal Code and California Building Code standards.[50] Further, the ZAB determined that the Project is 90 feet and 4 inches above grade, such that AB 130 workforce standards apply.

AB 130 does not include any plain language requiring "85 feet in height above grade" to be interpreted pursuant to the California Building Code's definition of building height, as the Applicant asserted in their AB 130 Letter. California Building Code provides that building height means "The vertical distance from grade plane to the average height of the highest roof surface."[51] The California Building Code provides that Grade Plane means "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

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[48] Letter from HansonBridgett to City of Berkeley, Re: 2700 Shattuck Avenue (#ZP2024-0058) – Statutory Infill Exemption (AB 130) and Exemption Notice (AB 1633) (August 5, 2025), Staff Report, ATT6 – AB 130 Letter, p. 4, pdf p. 128 of 479, available at: https://berkeleyca.gov/sites/default/files/2026-07/2026-07-09_ZAB_Item%207A_2700%20Shattuck_Staff%20Report%20and%20Attachments.pdf ("AB 130 Letter").

[49] *Id.*

[50] Staff Report, p. 1, 2, 5, 19, 20, 24, 28, 72, 121, 122 of 479; NOD, pp. 1-2, see plans at pdf pp. 55-107.

[51] 2022 California Building Code, Title 24, Part 2, Chapter 2.

shall be established by the lowest points within the area between the building and the lot line..."[52]

In contrast, the Applicant's AB 130 Letter acknowledges that Berkeley Municipal Code Section 23.106.090(B) provides that "building height" is defined as "the vertical distance of a building at any point, within a given plane, from finished grade to the top of the roof or parapet walls."[53] Pursuant to Municipal Code, the City measured the Project from the lowest grade to the top of the roof, and identified that the Project is 90 feet and 4 inches, to determine the Project's height.[54] The Project is subject to City building height requirements. Therefore, the City's 90-foot, 4-inch height determination complies with plain language of the Municipal Code, which the City must follow to measure the Project's building height, and AB 130.

Even if the plain language of AB 130 were ambiguous, which has not been shown, the legislative history of AB 130 does not demonstrate that the Legislature intended the California Building Code to be the metric for measuring whether a building is over "85 feet in height above grade" such that workforce standards apply. The Applicant's assertion that this was the legislative intent of AB 130 is unsupported by the legislative record.

The AB 130 Letter asserts that "The California legislature's rationale for establishing an 85- foot height threshold was based on the maximum building height under the California Building Code for most wood frame multifamily construction."[55] The Letter further states, as purported authority, that:

> Assemblymember Wicks, the sponsor of AB 609 and key proponent of the statutory exemption in AB 130, was quoted in the media for her rationale in setting a prevailing wage requirement only for projects over 85 feet. Most multifamily residential projects under 85 feet are built with wood frame construction (i.e., Types III-A, III-B, IV-C and IV-HT). Projects larger than 85 feet (i.e., Types I-A, I-B, and IV-A) rely on concrete and steel frame construction and generally require a higher skilled labor force. The 85-foot threshold, tied to wood-frame construction, was therefore a critical component that facilitated the legislature's enactment of AB 130, as all other

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[52] 2022 California Building Code, Title 24, Part 2, Chapter 2.
[53] Berkeley Municipal Code § 23.106.090(B); AB 130 Letter, p. 4.
[54] Staff Report, pdf p. 91 of 479.
[55] AB 130 Letter, p. 4, pdf p. 128 of 479.

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trades other than the California Carpenters Union would have opposed AB 130 if it did not include labor measures for larger projects.[56]

However, the AB 130 Letter does not cite to any legislative hearings or legislative committee reports for this assertion. Rather, the Applicant cites to a news article for this assertion. The Applicant also relies on the news article's statement that "Most developments over 85 feet use concrete and steel frame construction, which require a higher skilled labor force that is often unionized anyway, and most entirely income-restricted housing projects make use of public subsidies that require union-level wages. These were relatively modest concessions that Wicks said 'we were happy to make.' "[57] Reference to a news article does not reflect any citable legislative intent.

The AB 130 Letter does not cite to any legislative history of AB 130 for reliance on the California Building Code's definition of building height or the wood framed building rationale. Rather, a review of AB 130's legislative history demonstrates that legislative hearings and committee reports make no mention of a requirement that building height be determined by the California Building Code's definition of building height or building materials.[58] AB 609, which was a precursor to AB 130, also does not include legislative history to support reliance on the California Building Code's definition of building height, or establish a limitation that AB 130 only applies to steel and concrete framed buildings.[59]

The Senate Committee on Budget and Fiscal Review Summary provides that AB 130 "Establishes labor standards for all projects that utilize the CEQA exemption provided by this bill, as follows... Requires that construction workers be paid the prevailing wage, as specified, instead of the minimum wage rate in (a), for projects that are 100 percent affordable housing, for buildings that are over 85 feet

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[56] AB 130 Letter, p. 4, pdf p. 128 of 479.
[57] Jeanne Kuang and Ben Christopher, CalMatters, Why one union became one of the most pro-housing voices in California (July 10, 2025), available at: https://calmatters.org/politics/2025/07/california-construction-unions-housing/.
[58] California Legislative Information, AB-130 Housing (2025-2026), available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB130.
[59] California Legislative Information, AB-609 California Environmental Quality Act: exemption: housing development projects (2025-2026), Bill Analysis, available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB609.

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in height..."[60] None of the Committee reports for AB 130 cite to or require reliance on the California Building Code's definition of building height.[61]

The ZAB's oral determination at the July 9, 2026 hearing that the Project's building height meets the threshold to require AB 130 workforce standards is supported by substantial evidence in the record and a reasonable interpretation of AB 130. The City Council should incorporate AB 130 labor standards into the Project, as the ZAB intended.

II. THE PROJECT IS DETRIMENTAL TO THE GENERAL WELFARE AND INCONSISTENT WITH THE ZONING ORDINANCE

In order to approve a Use Permit, the ZAB was required to find that the Project "Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use."[62] The Municipal Code requires that "The ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings."[63] The ZAB's failure to incorporate AB 130 workforce standards into the Project's written findings and approvals violated state law and the Municipal Code requirement that the ZAB protect the public interest.

New development projects in the City which do not provide a livable wage for their construction workforce and which do not use construction workers who possess the specialized skills and qualifications required to effectively reduce safety risks puts City residents and the public at risk, and has adverse effects on the local construction workforce. Allowing development proponents to avoid compliance with State labor requirements is contrary to law and detrimental to the public interest.

The ZAB's written decision to approve the Project without requiring compliance with AB 130 labor standards violated State law, to the detriment of the City's residents and the local workforce. The Project's failure to incorporate workforce standards therefore contravenes the Municipal Code requirement that

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[60] State of California, Senate Committee on Budget and Fiscal Review, AB 130 (June 25, 2025), available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB130#.
[61] State of California, Senate Floor Analyses AB 130 (June 30, 2025), available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB130# The Senate Floor Analyses provides only that the bill "Requires the use of a skilled and trained construction workforce for buildings that are over 85 feet in height."
[62] Berkeley Municipal Code § 23.406.040(E)(1).
[63] *Id.* at § 23.406.040(E)(5).

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projects should not be detrimental to the health, safety, and general welfare of the City.

The City Council should clarify that AB 130 workforce standards apply to the Project to protect worker and community safety and the general welfare.

III. CONCLUSION

For the foregoing reasons, the ZAB abused its discretion and failed to proceed in the manner required by law by approving the Use Permit and Conditions of Approval, issuing written findings, and authorizing a CEQA exemption under AB 130 without requiring that the Applicant comply with mandatory AB 130 workforce standards.

East Bay Residents respectfully requests that the City Council uphold this appeal, find that the Project is "over 85 feet in height above grade" as defined in Public Resources Code Section 21080.66,[64] and vacate or modify the ZAB Project approvals to require the Project to comply with the labor standards set forth in Public Resources Code Section 21080.66. These actions are critical to ensure that the Project complies with all applicable laws, and to ensure that the health and safety of City residents and workers is protected.

Thank you for your attention to these comments. Please include them in the record of proceedings for this Project.

Sincerely,

Kelilah Federman
Christina Caro

KDF:acp

[64] PRC § 21080.66(d)(2).

8303-002acp

Zoning Adjustments Board Staff Report

APP #ZP2024-0058 **July 9, 2026**

Use Permit for a Project at 2700 Shattuck Avenue



Project Facts	Project Description:
Applicant: Isaiah Stackhouse, SDT Architects **Property Owner:** 2700 Shattuck LLC **Project Address:** 2700 Shattuck Avenue **Site Size:** 1.17 acres (51,066 sf) **GP Land Use:** Adeline Corridor Mixed Use (ACMU) **Zoning:** Adeline Corridor Commercial District (C-AC) **CEQA:** Statutorily exempt pursuant to Public Resources Code Section 21080.66 (AB 130) **Vesting Date:** December 21, 2023 **Date Submitted:** May 14, 2024 **Date Deemed Complete:** October 10, 2024 **Project Planner:** Singeh Saliki	The applicant is seeking approval 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. **Zoning Permits Requested:** A Use Permit Public Hearing is required for the following permits: 1. **Demolition.** Use permit under BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. * 2. **New Use.** Use permit under BMC Section 23.204.020(A) "Allowed Land Uses" to establish a Mixed-Use Residential development in a new building. 3. **New Main Building.** Use permit under BMC Section 23.204.030(A)(1)(a) **"Floor Area Permit Requirements"** to construct a new main building in the C-AC district. * 4. **Mixed Use Building.** Use permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district. 5. **Building Height.** Administrative Use Permit under BMC Section 23.304.050(A) **"Projections Above Height Limits"** to exceed the allowed height limit with a rooftop projection *Denotes required findings.

LAND USE PLANNING

Zoning Adjustments Board Staff Report

Density Bonus:

Waivers Requested:

1. **Height.** Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.
2. **Lot Line Setback.** Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district.
3. **Floor Area Ratio.** Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable.
4. **Lot Coverage.** Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable.
5. **Usable Open Space.** 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. **Projections Above Height Limits.** Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection.

Concessions Requested:

1. **Concession.** Exemption from the requirement of BMC Section 23.304.150 **"Bird Safe Building."**
2. **Concession:** Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316.

Staff Recommendation:

Staff recommends that the Zoning Adjustments Board (ZAB) approve Use Permit #ZP2024-0058 pursuant to BMC Section 23.406.040 (E) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

ZONING MAP



Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
Subject Property	Adeline Corridor Mixed Use (ACMU)	Adeline Corridor Commercial (C-AC)	Auto dealership
North	Adeline Corridor Mixed Use (ACMU), Mixed Use Residential (MDR)	Adeline Corridor Commercial (C-AC) and Restricted Multiple-Family Residential (R-2A)	Fire station #5 and UC facilities services building
South	Adeline Corridor Mixed Use (ACMU)	Adeline Corridor Commercial (C-AC)	Multi-family residential
East			Mixed-use/multi-family residential and self-storage/mini-storage
West			Retail store

AERIAL



EXISTING STREET VIEW (NE CORNER OF SHATTUCK AND DERBY)



BACKGROUND

Subject Site

The 1.17-acre, trapezoid-shaped lot consists of two parcels (Assessor's Parcel Numbers 54-1723-1 and 54-1723-30). It fronts Derby Street to the north, Shattuck Avenue to the east, and Ward Street to the south. The site is relatively flat and is developed with two single-story commercial buildings (22,273 square feet) located at the northeast and southeast corners of the lot. Both buildings front east on Shattuck Avenue and are separated by a paved surface lot that wraps around the rear of the northern building. The northern building was built in 1926 (with a 1945 addition) and the southern building in 1933 (with a 1942 addition). Both buildings have been used for auto service and sales, and the paved lot has been used for vehicle parking and storage.

The site has multiple curb cuts along all three street frontages. There is no landscaping within the project site. There are three mature street trees along Derby Street, one mature street tree on Ward Street, and planted round planters at the northeast (Derby and Shattuck) and southeast (Ward and Shattuck) corners of the lot.

Neighborhood/Area Description

The project site is located in the Adeline Corridor Commercial District (C-AC) and within the Adeline Corridor Specific Plan, South Shattuck subarea. This subarea functions as an extension of Downtown Berkeley. It includes a range of land uses, including retail and commercial businesses, small offices, housing, and car dealerships. The site is surrounded by Berkeley Fire Station #5 and a UC Berkeley facilities services building to the north, new residential buildings and a mini-storage to the east, multi-family residential to the south, and a retail store to the west. Buildings in the area range from one to six stories tall. The site is served by multiple Alameda County Transit bus lines and is within a half-mile of the Ashby Bay Area Rapid Transit (BART) Station, and less than a mile from the Downtown Berkeley BART Station.

C-AC District Regulatory Context

In the C-AC District, development standards are based on the percentage of affordable units provided onsite as part of all residential and mixed-use projects (BMC Section 23.204.150(E)(2)). The proposed project would be developed using the South Shattuck Subarea Tier 2 Development Standards for the State Density Bonus base project and is required to provide at least 14 percent of the units as affordable with a mix of 50 percent Low- and 50 percent Very Low-Income units. Density bonus, concessions and waivers are pursuant to State Density Bonus regulations.

ANALYSIS

Project Scope

The proposed project would demolish two existing single-story commercial buildings to construct a new 281,960-square-foot mixed-use residential development. The project utilizes the State Density Bonus and includes the following primary components:

- 8 stories, 90 feet and 4 inches in height, plus 3-foot roof parapet
- 359 dwelling units – 124 studios, 184 one-bedroom, and 51 two-bedroom (410 bedrooms total)

- 38 Very Low-Income (VLI) dwelling units
- 13,049 square feet of usable open space, including:
  - 1,652 square foot roof deck
  - 8,700 square foot podium level courtyard
  - 2,697 square foot podium level private patios
- 5,136 square feet of ground-floor commercial space
- 141 off-street vehicle parking spaces – for residential use
- 158 bicycle parking spaces – 144 residential long-term, 10 residential short-term, and 4 commercial short-term
- New street trees on Shattuck, Derby and Ward
- Retain one curb cut on Derby for parking entrance and remove all other existing curb cuts on Shattuck, Derby, and Ward.

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Environmental Review

Assembly Bill 130 (AB 130) is a new law under the California Environmental Quality Act Guidelines (CEQA) that provides a complete statutory exemption for qualifying urban infill housing development projects[1]. The Bill was signed into law and effective on June 30, 2025, and is codified in Public Resources Code (PRC) Section 21080.66.

The applicant submitted a letter requesting that the housing development project be reviewed in accordance with AB 130 (see Attachment 6, Letter Requesting AB 130). Staff evaluated the request and determined that the proposed project meets the requirements of PRC Section 21080.66.

- **Infill Criteria.** The project's consistency with the allowed housing development type defined in PRC Section 21080.66(a), subdivisions (1) through (5) and (8).
- **Environmental Criteria.** The project's consistency with the individual environmental requirements pursuant to PRC Section 21080.66(a), subdivisions (6) and (7).
- **Tribal Cultural Resources.** The project's consistency with the tribal notification and outreach requirements pursuant to PRC Section 21080.66(b).
- **Hazardous Materials.** The project's consistency with the requirements for the identification and treatment of hazardous materials pursuant to PRC Section 21080.66(c).
- **Other Requirements.** The project's consistency with the Labor Code requirements and eligibility of a housing development project for a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to PRC Sections 21080.66(d) and (e), respectively.

The City conducted tribal consultation as required by PRC Section 21080.66(b) with the Confederated Villages of Lisjan Nation and Muwekma Ohlone Tribe Incorporated. Under PRC Section 21080.66(b)(4), the project is subject to any enforceable agreements reached during

[1] As defined in Government Code Section 65589.5(h)(2).

consultation and to the standard conditions, unless the Tribe and the project proponent mutually agree not to include certain measures as binding conditions. Consultation concluded with the applicant and each Tribe reaching agreement on the conditions for project approval. In accordance with PRC Section 21080.66(b)(4), the City has included the Conditions of Approval (see Attachment 3, Conditions of Approval)

Public Resources Code Section 21080.66(d)(2) and (d)(4) establish specific labor requirements for projects that include buildings over 85 feet in height above grade. The proposed project is 85 feet in height as defined by the California Building Code[2]. Therefore, the project does not meet the threshold for these provisions, and PRC Sections 21080.66(d)(2) and (d)(4) do not apply.

Per the project processing deadlines created by AB 130, the City must approve or disapprove the project within 30 days from the later of:

(1) the conclusion of tribal consultation and
(2) the date on which the project was deemed consistent with applicable objective standards (Gov. Code Section 65950).

The project was deemed consistent with all applicable objective standards on December 21, 2023 (PLN2023-0081), and tribal consultation concluded on June 2, 2026. Due to the City's 14-day public hearing notice requirement, the July 9, 2026, ZAB hearing is the first possible hearing date for this project after the conclusion of tribal consultation. Thus, the City must take action on the project by the July 9, 2026, ZAB meeting, at the latest.

Failure to approve or disapprove the project by the July 9, 2026, ZAB meeting constitutes a disapproval as a matter of law (Gov. Code Section 65589.5(h)(6)(B)), for which the applicant could claim a violation of the Housing Accountability Act (HAA).

Base Project and Density Bonus

The applicant has requested a Density Bonus under the State Density Bonus Law (Govt. Code Section 65915). The project is located in the C-AC district, which has a local density program where the development standards are based on a percentage of affordable units provided on site. The Zoning Officer determined that the project could utilize the Tier 2 standards as the maximum Base Project if the project provided at least 14 percent BMR units. The project is providing 15 percent Very Low-Income units. The State Density Bonus is applied to this Base Project[3].

[2] 2022 CBC, Section 202

[3] Pursuant to BMC Section 23.402.040(B)(1)(d), "the Zoning Officer has the authority to interpret the meaning and applicability of the Zoning Ordinance."

With this interpretation, under the City's Density Bonus procedures, the "base project[4]" is 247 units, as the maximum allowable density for the site. By providing 38 Very Low-Income units on site (15 percent of the 247-unit base density), the project is eligible for a 50 percent density bonus, or 124 additional units. The applicant proposes 112 additional units above the base density for a total of 359 dwelling units. The table below includes the Density Bonus calculations.

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units [a]	Proposed Project Units [a]
247	38 VLI (15% of BP)	50%	124 (50% of BP)	359

Notes:
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number.
Abbreviations: % = percent

Concession and Waivers Pursuant to State Density Bonus Law (CA Govt. Code Section 65915)

The project is entitled to 3 concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

A **concession** is a modification of a development standard or other regulation that "results in identifiable and actual cost reductions to provide for affordable housing costs." (Gov. Code Section 65915(k). The City may only deny an eligible concession if it finds that the concession (a) "does not result in [such] identifiable and actual costs reductions;" (b) would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact[5] without rendering the development unaffordable to low-income, very-low income, and moderate-income households; or (c) if the concession would be contrary to State or Federal law. (Gov, Code Section 65915(d).)

The applicant is requesting two concessions for the project: exemption from the "Bird Safe Building" requirement as required by BMC Section 23.304.150, and exemption from the Percentage for Public Art on Private Projects in-lieu fee as required by BMC Chapter 23.316. The applicant also requested to use a concession for exemption from BMC Section 23.328.030(B), "Option to Pay In-Lieu Fee" (in Chapter 23.328 "Inclusionary Housing"). However, the City's Inclusionary Housing requirements are not an eligible concession under the density bonus law (see HCD Technical Assistance Letter to City of Lafayette)[6].

A **waiver** is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. Waivers for height (maximum height and rooftop projections), setbacks, floor area ratio, lot coverage, and usable

[4] Per the City's Density Bonus Procedures (DBP), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

[5] A "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

[6] Letter of Technical Assistance to the City of Lafayette, August 15, 2025, available at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/lafayette-hau-1892-ta-081525.pdf

open space are requested because they are necessary to physically accommodate the full density bonus project on the site. The waivers are requested because they are necessary to physically accommodate the additional 112 units[7] as allowed under the density bonus project on the site.

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact[8] upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review: Demolition Referral

The project involves demolition of two commercial buildings over 40 years in age. A Historic Resources Evaluation (HRE) for the property was completed by Mark Hulbert Preservation Architect on May 15, 2024 and found that the building is not eligible for federal, state, or local designation. Pursuant to BMC Section 23.326.070(C)(1), the proposed demolition was referred to the Landmarks Preservation Commission (LPC) for review. The LPC reviewed the demolition referral on April 3, 2025, and took no action to designate the building as a City Landmark or Structure of Merit.

Design Review Committee Review: Preliminary Design Review

On March 18, 2026, the Design Review Committee (DRC) reviewed the project design for 2700 Shattuck Avenue, gave a favorable recommendation on the preliminary design as presented, and provided the following direction for Final Design Review: ***Motion: (Muszynski, Tam) VOTE (4-0-0-3) Gaffney, Mitchell, Thompson - absent***

Recommendations:

Site Design / Neighborhood Context

- *Look at rearranging the color palette so that the light brick is not as close to the mixed use building further north.*

Building Design / Details

- *Recommend more relief on the north elevation.*
- *Brick on underside of soffits is not recommended.*
- *Corridor is long – consider where there could be more relief.*
- *Further develop the glazing design at the center bay on the west elevation as well as the solarium in the northwest corner.*
- *Solarium - look at livability and consider whether more openings to exterior may be better.*
- *Further develop west blank podium wall where visible from Derby and Ward.*
- *Look carefully at exterior café seating for integration into the building design. and safety on the public right-of-way.*

[7] 124 maximum density bonus units allowed

[8] See footnote 2.

- *Continue to refine the ground floor design and add pedestrian scale. The columns are imposing where they meet the storefront and sidewalk.*
- *Recommend that indoor amenity spaces be relocated adjacent to exterior open space where possible.*

Colors and Materials

- *Consider more variety in color palette; recommend more color; consider more red in brick.*
- *Top floors appear heavy.*
- *Recommend an alternate for the wood-looking rainscreen that better fits with the building design and material palette.*

Landscaping

- *Courtyard – look at available sunlight and livability; may need lighter colors.*
- *Recommend SE roof deck be relocated adjacent to NE solarium for better use of both spaces.*
- *Recommend more natives in plant palette.*

ZAB Issues

- *Consider parking for commercial use.*

Community Meeting

Prior to submitting this application to the city, the applicant invited interested neighborhood organizations as well as owners and occupants located within 300 feet of the project site to a project preview meeting. The virtual Zoom meeting was held on May 2, 2024, and attended by four individuals (meeting notes are included as Attachment 7). The applicant installed pre-application posters on the site in May 2024.

While the project was under review, staff received a letter in June 2025 from a resident expressing concerns that the required demolition could worsen existing leaks and concrete spalling, and that the proposed building could block views of the rooftop sign on the adjacent historic building. Before the March 18, 2026 DRC meeting, staff received another letter from the same resident raising concerns about lot coverage affecting drainage and water intrusion, demolition impacts on the soil of the adjacent historic building, and visibility of the rooftop sign from the Shattuck Avenue corridor and surrounding neighborhood. The resident requested conditions of approval to address drainage and soil impacts, as well as design direction to address visibility of the rooftop sign.

On June 25, 2026, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices in three locations within the neighborhood.

See Attachment 8 for all public comment letters.

POLICY CONSISTENCY

Housing Accountability Act

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial

evidence that:

1. The development would have a specific adverse impact on public health or safety[9] unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a "housing development project" consisting of a residential building. The Base Project includes Use Permits and/or Administrative Use Permits[10] to modify the height, setbacks and rooftop equipment allowances, and complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduce the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings therefore the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff have not identified any significant, quantifiable, direct, and unavoidable impacts upon public health and safety based on objective, written standards that would result from development of the project.

Housing Crisis Act of 2019 – Senate Bill (SB) 330

The Housing Crisis Act, also known as Senate Bill 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. A "housing development project" can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

1. **Government Code Section 65905.5(a)** states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove

[9] See footnote 2.

[10] The City has determined that the "protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits."

the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

Evidence: The July 9, 2026 ZAB hearing represents the third public hearing for the proposed project and, under AB 130, the first possible ZAB hearing date after the conclusion of tribal consultation. Per AB 130, the City must approve or disapprove the project by the July 9, 2026, ZAB meeting.

2. **Government Code Section 65913.10(a)** requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

   Evidence: A Historic Resource Evaluation prepared for the project in May 2024 determined that the property does not appear to be historically significant and therefore is not eligible for listing on the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit.

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. **Policy LU-3 Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. **Policy LU-7 Neighborhood Quality of Life, Action A:** Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. **Policy UD-16 Context:** The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
4. **Policy UD-24 Area Character:** Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.
5. **Policy LU-23 Transit-Oriented Development:** Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.
6. **Policy LU-46 Adeline Corridor Mixed Use, Action D**: Require ground-floor commercial uses to be oriented to the street and sidewalks to encourage a vital and appealing pedestrian experience
7. **Policy LU-46 Adeline Corridor Mixed Use, Action I**: Encourage sensitive infill development of vacant or underutilized property that is compatible with existing development patterns
8. **Policy H-19 Regional Housing Needs**: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.
9. **Policy EM-5 "Green" Buildings**: Promote and encourage compliance with "green" building standards. (Also see Policies EM-8, EM-26, EM-35, EM-36, and UD-6.)

10. **Policy UD-33 Sustainable Design**: Promote environmentally sensitive and sustainable design in new buildings.

    Evidence: The project would redevelop an underutilized auto dealership with an eight-story mixed-use residential building compatible in scale and use with surrounding development. This redevelopment supports the City's objectives to revitalize underutilized sites, enhance the built environment, and expand housing opportunities. By introducing new residents and increasing street-level activity along a major commercial and transit corridor, the project would contribute positively to neighborhood character and overall quality of life. The site is well served by multiple bus routes and is located less than 0.5 miles from Ashby BART Station, and less than a mile from the Downtown Berkeley BART Station. The project would also promote transit use and reduce greenhouse gas emissions by providing new housing in close proximity to public transit, employment centers, and essential services. In addition, it would provide 359 units, including 38 units reserved for very low-income households and would increase the City's overall housing supply.
    The building would be constructed in compliance with current building codes, including applicable green building standards, and would meet all C-AC zoning and design requirements.

Adeline Corridor Specific Plan Consistency

The Adeline Corridor Specific Plan, adopted December 8, 2020, contains several policies applicable to the project, including the following:

1. **Land Use 3.1 Overall Mix of Uses:** Encourage a unique, diverse mix of community spaces, service, retail, housing, and creative workspaces along the corridor.
2. **Land Use 3.2 Development Standards**: Implement site development standards that incentivize the provision of on-site affordable housing.
3. **Land Use 3.3 Building Design:** Ensure that the massing, articulation, and design of buildings provides visual interest, integrates with the neighborhood, and creates a pleasant, pedestrian-oriented public realm.
4. **Land Use 3.5 Ground Floor Frontage and Facades:** Ensure that ground floor uses and façade design in the Adeline Area positively contribute to the pedestrian experience and street character.

   Evidence: The proposed project includes residential and commercial uses and would provide 38 on-site affordable units. It supports a pedestrian-oriented public realm by locating commercial spaces at the northeast and southeast corners along Shattuck Avenue, providing residential amenity spaces along Shattuck Avenue, and placing the garage entry on Derby Street, away from the corner. The building also enhances the pedestrian experience by minimizing blank walls along sidewalks and exceeding ground-floor transparency requirements. Overall, the project is consistent with the goals and policies of the Adeline Corridor Specific Plan by promoting a mix of uses, supporting a pedestrian-friendly environment, and maintaining compatibility with the surrounding neighborhood.

Attachments

1. Table 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Project Plans, received June 30, 2026
5. Notice of Public Hearing
6. Letter Requesting AB 130
7. Community Meeting Notes
8. Public Comment
9. Phase I Environmental Site Assessment
10. Phase II Environmental Site Assessment

Attachment 1

Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
December 21, 2023 (vesting date)	SB 330 complete Preliminary Housing Development Project Application submitted
May 14, 2024	SB 330 Use Permit Application submitted
October 10, 2024	Application deemed complete
April 3, 2025	Landmarks Preservation Commission hearing (demo referral)
August 5, 2025	AB 130 CEQA exemption requested
September 2025 – February 2026	Application processing [a]
March 18, 2026	Design Review Committee meeting
May 19, 2026	Conclusion of tribal consultation with the Confederate Villages of Lisjan Nation
June 2, 2026	Conclusion of tribal consultation with the Muwekma Ohlone Tribe Incorporated and staff determination of AB 130 CEQA exemption
June 25, 2026	Public hearing notices mailed/posted
July 9, 2026	ZAB hearing

Notes:
a. Application processing reflects the project compliance review after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.) Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)	No	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. The project includes less than 7,500 square feet of net new commercial space. Therefore, the project is not subject to this fee.
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	No	The project is not a housing development project, as defined in BMC 23.328.020[a].
Alcohol Sales/Service	No	The project is not proposing any alcohol sales or service with this permit.
Bird Safe Buildings (BMC Section 23.304.150)	Yes	The project is subject to these requirements. However, as one of the three concessions it is entitled to, the project is requesting an exemption from these requirements.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (*Quercus agrifolia*) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	Yes	The project would provide 38 Very Low-Income units, or 15 percent of the 247 Base Project units, and qualifies for a 50 percent density bonus, or 124 bonus units.
Hard Hats (BMC Chapter 13.107)	No	The project was vested under the Housing Crisis Act of 2019 prior to the January 1, 2024 effective date of the ordinance, and therefore these provisions do not apply.
Historic Resources	No	The existing buildings are more than 40 years old. The project was referred to the Landmarks Preservation Commission (LPC) for review on April 3, 2025. The LPC took no action to initiate a Landmark or Structure of Merit designation and recommended that the ZAB approve the demolition.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project proposes a mixed-use residential building, and meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Policy Consistency Section of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. See the Policy Consistency Section for additional discussion on the sections of SB 330 that apply to the project.
Housing Element Opportunity Sites	No	The subject site is not identified as an opportunity site in the Housing Element Update.

Characteristic	Applicability	Explanation
Rent Controlled Units	No	No rent-controlled units would be demolished.
Residential Preferred Parking (RPP)	No	The site is located in RPP zone J. However, the project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) "Issuance of Permits," which prohibits issuing permits to residents in newly constructed residential units.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to liquefaction as shown on the State Seismic Hazard Zones map. [c]
Soil/Groundwater Contamination	Yes	The project site is on the Cortese List (as a LUST site with a regulatory status as closed), and within the City's Environmental Management Area. A Phase I Environmental Site Assessment (ESA) (Attachment 9) conducted by Pangea Environmental Services in December 2006, revealed evidence of Recognized Environmental Conditions (RECs) in connection with the site, and no RECs were identified on the adjoining properties. The Toxics Management Division (TMD) reviewed the Phase I ESA and required a Phase II ESA (Attachment 10) which was submitted in December 2025. The Phase II ESA recommended the preparation of a Soil Management Plan and removal of in-ground hydraulic lifts, under the oversight of TMD. TMD reviewed the Phase II ESA and noted some RECs that will be mitigated with standard Conditions of Approval.
Transit	Yes	The project site is served by multiple Alameda County Transit bus lines, and is within a half mile of the Ashby Bay Area Rapid Transit (BART) Station, and less than a mile from the Downtown Berkeley BART Station.

Notes:

a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project 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.

b. Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing. Government Code Section 65905.5(b)(3)(C) "Housing development project" includes a proposal to construct a single dwelling unit. This subparagraph shall not affect the interpretation of the scope of paragraph (2) of subdivision (h) of Section 65589.5.

c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/

Table 3: Project Data and C-AC Adeline Corridor Commercial District Development Standards BMC Sections 23.204.150 and 23.322 Parking and Loading

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		51,066	No change	No change	N/A
Gross Floor Area (sq. ft.)		22,273	(259,687)	281,960	N/A
Commercial Floor Area (sq. ft.)		22,273	(17,137)	5,136	N/A
Floor Area Ratio		.44	5.1	5.5	4.0
Dwelling Units	Total	0	359	359	247 units (consistent with base project)
	Affordable	0	38	38	35 (At least 14% of total units for a Tier 2 project in the South Shattuck Subarea)
Building Height	Maximum (ft.)	-	-	90'-4" (plus 3'-6" parapet)	65' (plus 5' parapet by right)
	Stories	1	7	8	6
Building Setbacks (ft. - in.)	Front (South) (Ward Street)	0'	No change	No change	0'
	Street Side (East) (Shattuck Ave)	0'	No change	No change	0'
	Interior Side (West)	0'	0' to 5'	0' to 5'	0'
	Rear (North) (Derby Street)	0'	No change	0'	0'; 10' when height exceeds 45'
Lot Coverage (%)		44	55	99	90
Usable Open Space (sq. ft.)		0	13,049	13,049	14,360
Parking	Automobile – Commercial	0	No change	0	0 min.[a]
	Automobile – Residential	0	141	141	0 min.[a] /180 max.[b]
	Bicycle – Commercial	0	4	4	3 (1 per 2,000 sq. ft)
	Bicycle – Short Term	0	10	10	10 (1 space per 40 bedrooms)
	Bicycle – Long Term	0	144	144	137 (1 space per 3 bedrooms)

_____ = Concession or Waiver requested to modify the district standard

Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")

Notes:

[a] AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses located within a 1/2 mile of public transit.

[b] Pursuant to BMC Section 23.322.070, the maximum number of off-street parking spaces is 0.5 spaces per dwelling unit

Zoning Adjustments Board Findings

App #ZP2024-0058

July 9, 2026

Use Permit for a Project at 2700 Shattuck Avenue

Project Facts	Project Description:
Applicant: Isaiah Stackhouse, SDT Architects **Property Owner:** 2700 Shattuck LLC **Project Address:** 2700 Shattuck Avenue **Site Size:** 1.17 acres (51,066 sf) **GP Land Use:** Adeline Corridor Mixed Use (ACMU) **Zoning:** Adeline Corridor Commercial District (C-AC) **CEQA:** Statutorily exempt pursuant to Public Resources Code Section 21080.66 (AB 130) **Vesting Date:** December 21, 2023 **Date Submitted:** May 14, 2024 **Date Deemed Complete:** October 10, 2024 **Project Planner:** Singeh Saliki	The applicant is seeking approval 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. **Zoning Permits Requested:** A Use Permit Public Hearing is required for the following permits: 1. **Demolition.** Use permit under BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. * 2. **New Use.** Use permit under BMC Section 23.204.020(A) "Allowed Land Uses" to establish a Mixed-Use Residential development in a new building. 3. **New Main Building.** Use permit under BMC Section 23.204.030(A)(1)(a) **"Floor Area Permit Requirements"** to construct a new main building in the C-AC district. * 4. **Mixed Use Building.** Use permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district. 5. **Building Height.** Administrative Use Permit under BMC Section 23.304.050(A) **"Projections Above Height Limits"** to exceed the allowed height limit with a rooftop projection *Denotes required findings.

Density Bonus:

Waivers Requested:

1. **Height.** Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.
2. **Lot Line Setback.** Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district.
3. **Floor Area Ratio.** Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable.
4. **Lot Coverage.** Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable.
5. **Usable Open Space.** 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. **Projections Above Height Limits.** Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection.

Concessions Requested:

1. **Concession.** Exemption from the requirement of BMC Section 23.304.150 **"Bird Safe Building."**
2. **Concession:** Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316.

Staff Recommendation:

Staff recommends that the Zoning Adjustments Board (ZAB) approve Use Permit #ZP2024-0058 pursuant to BMC Section 23.406.040 (E) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

I. CEQA

A. The project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

Evidence: The project is an infill housing development and meets the specified criteria in Public Resources Code Section 21080.66(a). The City conducted tribal consultation with the Confederated Villages of Lisjan Nation and Muwekma Ohlone Tribe Incorporated and has included Conditions of Approval pursuant to Public Resources Code Section 21080.66(b).

II. FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-4) "Findings for Approval," the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood because the project is consistent with all applicable C-AC District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915. The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements.

b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because the proposed eight-story mixed-use residential building is appropriately scaled for the neighborhood, which includes one- to six-story buildings. The project provides ground floor commercial spaces and housing, including affordable units, which would complement existing land uses in the surrounding area. In addition, the findings for required discretionary permits are satisfied per the Evidence in 2 and 3 below.

2. As required by BMC Section 23.406.040(E)(2) "Findings for Approval", to approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Demolition

Pursuant to BMC Section 23.326.070(D) "Demolitions of Non-Residential Buildings," a Use Permit for demolition of a main building used for non-residential purposes on any lot in a non-residential district may be approved only if the ZAB finds that:

a) The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
b) The demolition:
    1) Is required to allow a proposed new building or other proposed new use;
    2) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;
    3) Will remove a structure which represents an uninhabitable attractive nuisance to the public; or
    4) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use.

Evidence: The proposed project includes the demolition of two existing single-story commercial buildings to construct a 281,960 square-foot mixed-use residential development. The demolition will not be materially detrimental to the commercial needs and public interest because the new building will provide commercial uses and housing which will be compatible with adjacent and nearby commercial and residential uses in the C-AC District. The site is underutilized and the existing buildings cannot accommodate the proposed program, making demolition necessary.

New Floor Area

Pursuant to BMC 23.204.030(A)(4), "C-AC Findings," to approve a Use Permit for new floor area in the C-AC district, the review authority must find that the proposed use or structure will:

a) Be compatible with the purposes of the District;
b) Be compatible with the design and character within the District and the adjacent residential neighborhoods;
c) Encourage utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) If a new residential development, that the proposed use or structure facilitates construction of affordable housing as defined by the US Department of Housing and Urban Development (HUD) Guidelines.

Evidence: The project would be compatible with the purpose of the District because it implements key Adeline Corridor Specific Plan policies, including providing ground-floor commercial uses along Shattuck Avenue, meeting Tier 2 development standards, locating the driveway more than 75 feet from the corner, and maintaining pedestrian orientation through an enclosed garage and dedicated bicycle facilities.

The project would be compatible with the design and character of the District and nearby residential areas because it introduces a mixed-use residential building along Shattuck Avenue, consistent with similar buildings located across the street and farther north.
The project would support transit use by providing only 141 parking spaces and secure interior parking for 158 bicycles. The site is well served by AC Transit routes on Shattuck Avenue and Martin Luther King Jr. Way, and is located within half a mile of the Ashby BART station and less than a mile from the Downtown Berkeley BART station. The project would also facilitate the production of affordable housing by providing 38 Very Low-Income units, as required for a Tier 2 project in the South Shattuck Subarea of the C-AC District.

Use Permit in C-AC District

Pursuant to BMC 23.204.150(G), "Permit Findings," to approve any AUP or Use Permit for a project in the C-AC district, the review authority must make the findings in Section 23.406.040--Use Permits and find that the proposed use or structure:

a) Is consistent with the purpose of the district;
b) Is compatible in design and character with the district and the adjacent residential neighborhoods;
c) Encourages utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) Complies with the Adeline Corridor Specific Plan's adopted Mitigation Monitoring and Reporting Program (MMRP).

Evidence: As discussed above, the project will be consistent with the purpose of the district, will be compatible in design and character with the district and adjacent residential neighborhoods, and will encourage utilization of public transit and off-street parking facilities. The project will comply with the Adeline Corridor Specific Plan's Mitigation Monitoring and Reporting Program during review of the building permit and during construction.

Density Bonus

A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 247 units;

2. The project will provide at least 38 Very Low-Income qualifying units in the 247-unit base project, as more fully set forth in Condition "Below Market Rate Units";
3. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 124 units above the base project, for a total of up to 371 units.

B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

1. Exemption from the requirement of BMC Section 23.304.150 "Bird Safe Building."; and
2. Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316

In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concessions is required to provide for affordable housing costs, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.

C. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

a. Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit;
b. Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district;
c. Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable;
d. Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable;

e. 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; and
f. Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection

In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

Housing Accountability Act

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project is a "housing development project" with at least two-thirds of the floor area in residential use. Because the project complies with applicable objective general plan and zoning standards, as modified by density bonus, concessions, and waivers under State Density Bonus Law, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. As required by BMC Section 23.406.040(E)(3) "Findings for Approval", when taking action on a Use Permit, the ZAB shall consider in its findings:

a) The proposed land use; and

Evidence: The proposed mixed-use residential development meets the findings for approval because it is an allowed land use in the C-AC district and will provide housing and commercial uses desired by the community.

b) The structure or addition that accommodates the use.

Evidence: The proposed 8-story design complies with the C-AC district standards and fits well within the surrounding neighborhood of one- to six-story buildings with the inclusion of applicable waivers and concessions allowed under the State Density Bonus. The building places ground-floor commercial and residential amenity spaces along Shattuck Avenue, supporting the district's goal of encouraging pedestrian-oriented development and uses.

4. As required by BMC Section 23.406.040(E)(4) "Findings for Approval", required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on June 30, 2026, included as analysis in this report, and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

STANDARD CONDITIONS OF APPROVAL
APPLICABILITY

Development projects approved through the City of Berkeley are subject to Standard Conditions of Approval (Standard COAs). The City of Berkeley has established Standard COAs that identify requirements for the construction and operation of the approved project. This includes general administrative conditions, permitting requirements, project construction and the regulation of on-going, on-site uses. Compliance requirements with the Berkeley Municipal Code, building permit review and issuance process, construction, final inspection requirements, certificate of occupancy, and on-going operations of the approved use are included in this document.

The Standard COAs may vary based on site size, location, environmental settings, topography, historic alteration or approved uses. Variations in the application of the Standard COAs may occur based on the project scope and site-specific characteristics including but not limited to parcel size, location, topography, and use.

Conditions which have specified thresholds due to size, uses, and other characteristics are identified.

Part I. Administrative Conditions
- A. General Project Conditions
- B. Project Specific Conditions
- C. Final Approval Conditions
- D. On-Going Operational Conditions

Part II. Prior to Issuance of Demolition Permit

Part III. At the Time of Building Permit Submittal

Part IV. Prior to Issuance of Building Permit
- A. Building & Safety/Land Use Planning
- B. Public Works
- C. Toxics
- D. Health Housing Community Services
- E. Rent Stabilization Board – Not Applicable

Part V. During Demolition/Construction
- A. Building & Safety
- B. Land Use Planning
- C. Public Works
- D. Toxics
- E. Health Housing Community Services

Part VI. Prior to Final Inspection

Part VII. Prior to Certificate of Occupancy

Part. VIII. Fees

Part IX. Operational Conditions – Not Applicable
- A. Alcoholic Beverage Service
- B. Hot Tubs

Part X. HARD HATS – Not Applicable

Part XI. Assembly Bill 130

Site Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058
Project Description: The applicant is seeking approval 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.

The approved project at 2700 Shattuck Avenue includes the following distribution of Below Market Rate (BMR) units.

Required Minimum BMR Units Per Code					BMR Proposal per Affordability Level
Code Section	**BMC Chapter 23.328 (Inclusionary Housing)[a]**	**State Density Bonus Law (Gov. Code Section 65915)[b]**	**State Replacement SB330/DBL[b]**	**BMC Chapter 23.326 (Demolition Ordinance) Replacement[a]**	
Extremely-Low Income (=<30% AMI)	-	-	-	-	**-**
Very-Low Income (31%-50% AMI)	-	38	-	-	**38**
Low-Income (51%-80% AMI)	-	-	-	-	**-**
Moderate-Income (81%-100% AMI)	-	-	-	-	**-**
Total BMRs in Project					**38**

Notes:
[a] These units shall satisfy requirements for equivalency, even unit distribution and a term of affordability in perpetuity per the Inclusionary Ordinance (BMC Chapter 23.328) and Demolition Ordinance (BMC Chapter 23.326).
[b] These units shall satisfy requirements for equivalency and a term of affordability for at least 55 years per State Density Bonus law (Government Code Section 65915).
[c] The Inclusionary Housing Low-Income unit requirement will be paid with an in-lieu fee. See the project Affordable Housing Compliance Plan for details.

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Project Approval**. This Project approval is for 2700 Shattuck Avenue, as substantially shown and described on the Project plans dated June 30, 2026, except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on July 9, 2026 ("Approval Date."). This Project vested on December 21, 2023 through PLN2023-0081. For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project and Replacement of Existing Uses.** This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant shall obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in the City of Berkeley shall comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	**Other Regulations.** Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)	On-Going	Land Use Planning
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on July 9, 2026 and pursuant to the Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
6.	**Permit Modifications.** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Adjustments Board. The Zoning Officer may approve changes to plans approved by the Board which reduce the size of the Project, consistent with the Board's policy adopted on May 24, 1978.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
7.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) Violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. No lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board, or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning
8.	**Permit Remains Effective for Vacant Property.** Once a permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard COA #6 above.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
9.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the Zoning Adjustments Board in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant shall apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
10.	**Hold Harmless.** The permittee agrees as a Condition of Approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.	City of Berkeley	On-Going	Land Use Planning
11.	**Compliance with Conditions of Approval and Environmental Mitigations**. The Building Permit application is subject to verification of compliance of these Conditions of Approval and any applicable Mitigation Measures. The applicant shall be responsible for demonstrating compliance with all Conditions of Approval per the timeline set forth by this Permit.	City of Berkeley	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
12.	**Demolition.** Demolition of the existing building and structures cannot commence until a complete building permit application is submitted for the replacement building. All plans presented to the City to obtain a building permit to allow the demolition are subject to these Conditions of Approval.	City of Berkeley	On-Going	Building & Safety/Land Use Planning

I. Administrative Conditions B. Project Specific Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional Conditions of Approval to this Permit: • N/A	City of Berkeley BMC Section 23.040.050 (H)	N/A	N/A
I. Administrative Conditions C. Final Approval Conditions		**Regulation Source**	**Timing/Implementation**	**Enforcement/ Monitoring**
1.	**Final Design Review at the Design Review Committee (DRC).** The Project requires approval of a Final Design Review application by the Design Review Committee.	City of Berkeley BMC Section 23.406.070 (C)(1) (d)	Prior to Building Permit Submittal	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions D. On-Going Operational Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.	City of Berkeley BMC Section 14.72.080 (C) (1)	On-Going	Land Use Planning
2.	**Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.	City of Berkeley	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

II. Prior to Issuance of Demolition Permit		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Conditions of Approval Included in Building Permit Plan Submittal** **A. Use Permit.** The Conditions of Approval for this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Use Permit Conditions.' *Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; (8-1/2" by 11" sheets are not acceptable)*	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name, e-mail address, and telephone number of an individual empowered to manage construction-related complaints generated from the Project. The individual's name, telephone number, and responsibility for the Project shall be posted at the project site for the duration of the Project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
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3.	**Construction Noise Management - Public Notice Required**. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) Project Description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name, e-mail, and phone number of the Project Liaison for the Project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.	City of Berkeley	Prior to Demolition Permit Issuance (At least Two Weeks Prior to Construction Commencement)	Building & Safety Division
4.	**Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or their designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these Conditions of Approval. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
5.	**HVAC Noise Reduction.** Prior to the issuance of building permits, the Project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.	City of Berkeley BMC Section 13.40.050	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning

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6.	**Condition and Compliance Monitoring.** The applicant shall pay a $22,000 deposit for the cost of monitoring compliance with the Conditions of Approval and other applicable conditions and regulations prior to issuance of building permit. City staff shall obtain a scope and cost from a pre-approved consultant to conduct required monitoring compliance. If compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses prior to the initiation of monitoring compliance. The City shall not issue a notice-to-proceed until all funds are deposited. Any unused deposit will be refunded to the applicant.	City of Berkeley	Prior to Demolition Permit Issuance	Land Use Planning
7.	**Erosion Prevention Plan.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season, the applicant shall obtain approval of an erosion prevention plan from the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Public Works
8.	**Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 "Berkeley Green Code" including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	Prior to Demolition Permit Issuance	Building & Safety/Public Works
9.	**Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for all new commercial, industrial and mixed-use developments, all improvement projects that require work **5 or more feet below grade**, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)	City of Berkeley	Prior to Demolition Permit Issuance	Toxics Management Division

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10.	**Construction Noise Reduction Program**. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits compliance with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: A. Construction equipment should be well maintained and used judiciously to be as quiet as practical. B. Equip with all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. D. Locate stationary noise-generating equipment as far as possible from sensitive receptors. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. E. Prohibit unnecessary idling of internal combustion engines. F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.	City of Berkeley BMC Section 13.40.070	Prior to Demolition Permit Issuance	Zoning Officer

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11.	**Damage Due to Construction Vibration.** The Project applicant shall submit screening level analysis prior to demolition permit issuance. The analysis shall account for project specific information including the composition of the structures, location of the various types of equipment used during each phase of the Project, as well as the soil characteristics in the Project area, in order to determine whether Project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. • If a screening level analysis shows that the Project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). • If the assessment finds that the Project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall include: o Establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and o include written descriptions and photographs.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety Division/Zoning Officer

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III. At the Time of Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.	City of Berkeley	At Building Permit Submittal	Public Works
2.	**Public Works – Stormwater Pollution Prevention Program (SWPPP).** As part of the building permit submittal, the applicant shall submit the following documents to the Public Works Department for review: **A.** A copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; **B.** The Waste Discharger Identification (WDID) number issued by the SWRCB for the Project; **C.** A copy of the SWPPP prepared for each phase of the Project; and **D.** The name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. Construction shall comply with the statewide general permit requiring owner to: (1) notify the State; (2) prepare and implement a SWPPP; and (3) monitor the effectiveness of the SWPPP. Additional information may be found online at http://www.swrcb.ca.gov.	City of Berkeley	At Building Permit Submittal	Public Works
3.	**National Pollution Discharge Elimination System (NPDES).** The applicant shall demonstrate compliance with the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:	City of Berkeley BMC Section 17.20	At Building Permit Submittal	Public Works

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	A. The Project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions. **B.** Trash enclosures and/or recycling areas shall be covered, and no other areas shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and the East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD. **C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans. **D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a building permit. **E.** All paved outdoor storage areas shall be designed to reduce/limit the potential for runoff to contact pollutants. **F.** All on-site storm drain inlets/catch basins shall be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the Project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Department.			

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	G. All private or public projects that create and/or replace 5,000 / 10,000 square feet or more of impervious surface shall comply with Provision C.3 of the NPDES permit and shall incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed Project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) An O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.) **H.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City. **I.** Washing and/or steam cleaning shall be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing shall be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the East Bay Municipal Utility District. **J.** All loading areas shall be designated to minimize run-on or run-off from the area. Accumulated wastewater that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.			

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	K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge. **L.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.			

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IV. Prior to Issuance Building Permit: A. Building & Safety/Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Acoustic Report**. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
2.	**Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
3.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **A.** A Responsible Representative of the permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. **B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the permittee shall certify under penalty of perjury that the contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Building & Safety
4.	**Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with either A or B, and C:	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning/ Public Works

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	A. The Project applicant shall prepare a health risk assessment that demonstrates the Project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from the Bay Area Air District and the California Office of Environmental Health Hazard Assessment. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or **B.** All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. **C.** In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: **i.** An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. **ii.** A Certification Statement that the contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.			
5.	**Construction Emissions Reduction Measures.** Development projects shall comply with the current Bay Area Air District's basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 Air District CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access	Air Quality District	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety/Air Quality District

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	roads) shall be watered two times a day. 2. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.			

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IV. Prior to Issuance of Building Permit: B. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Transportation Construction Plan.** The applicant and all persons associated with the Project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities: **A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); **B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public right of way; **C.** Provision of exclusive contractor parking on-street; or **D.** Significant truck activity. Please contact the Department of Public Works Transportation Division at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of the TCP shall be available at all times at the construction site for review by City Staff.	City of Berkeley	Prior to Building Permit Issuance	Public Works

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IV. Prior to Issuance of Building Permit: C. Toxics		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey shall be prepared by qualified professionals and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit. The survey shall identify building materials, plans for hazardous materials, hazardous waste removal and disposal, the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division
2.	**Asbestos Identified.** Pursuant to Bay Area Air District Regulation 11-2-401.3, if asbestos is identified a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors shall follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)	Bay Area Air District	Prior to Issuance of Building Permit	Bay Area Air District
3.	**Environmental Site Clearance.** Prior to issuance of any building permits, the applicant shall submit to the Toxics Management Division (TMD) an environmental screening clearance to ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Documentation in the form of a letter shall be provided from one of the following external agencies: • San Francisco Bay Regional Water Quality Control Board (RWQCB); • California Department of Toxic Substances Control (DTSC); or • The Alameda County Department of Environmental Health's Local Oversight Program (LOP).	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division

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IV. Prior to Issuance of Building Permit: D. Health, Housing & Community Services (HHCS)		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Final Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") shall be submitted to the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits shall have the final AHCP certified prior to the issuance of the phase one building permit.	City of Berkeley BMC Section 23.328.050 (A)	Prior to Issuance of Building Permit	Land Use Planning/ Health, Housing and Community Services
2.	**Regulatory Agreement: Inclusionary Housing.** The Applicant shall execute a Regulatory Agreement and Declaration of Restrictive Covenants to regulate all Affordable Units provided in a Housing Development Project. No building permit shall be issued for the project until the Regulatory Agreement and Declaration of Restrictive Covenants are executed.	City of Berkeley BMC Section 23.328.050 (B)	Prior to Issuance of Building Permit	Health, Housing and Community Services
3.	**Below Market Rate Units.** The Project shall provide below market rate rental dwelling units (BMR Units), which are required to comply with the State Density Bonus Law (Government Code Section 65915). by BMC Chapter 23.328 "Inclusionary Housing" and BMC Chapter 23.326 "Demolition and Dwelling Unit Controls." The total number of BMR Units shall be designated in the Regulatory Agreement. All BMR units are required to comply with the stricter of State Density Bonus Law (Government Code Section 65915), BMC Section 23.328, or BMC Section 23.326.	State of California/ City of Berkeley	Prior to Issuance of Building Permit	Health, Housing and Community Services

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4.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **1.** A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. **2.** B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Health, Housing & Community Services

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V. During Demolition/Construction A. Building & Safety		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal holiday.	City of Berkeley BMC 13.40.070 (B) (7)	During Demolition/Construction	Building & Safety
2.	**Construction Hours Exceptions**. Prior to initiating any activity that might require a longer period, the applicant shall notify the Zoning Officer in writing and request an exception for a specific period of time. If an exception is approved, then the applicant shall notify businesses and residents within 500 feet of the Project site describing the expanded construction hours two weeks prior to the expanded schedule start. The Project shall only be allowed 15 extended working days.	City of Berkeley	During Demolition/Construction	Environmental Health/ Land Use Planning
3.	**Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant: • Contact information (i.e. "hotline" phone number, and email address) for the Project construction manager • Calendar and schedule of daily/weekly/monthly construction activities • The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.	City of Berkeley	During Demolition/Construction	Building & Safety
4.	**Construction / No Parking Permits**. If "Construction/No Parking Permits" are required, the applicant shall contact the Permit Service Center for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). The Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health or safety of the surrounding neighborhood.	City of Berkeley	During Demolition/Construction	Building & Safety

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V. During Demolition/Construction: B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the Project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish & Game Code, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	California Department of Fish & Wildlife (CDFW)/ City of Berkeley	During Demolition/Construction	Land Use Planning
2.	**Pre-Construction Meeting.** The applicant shall request a virtual meeting with Land Use Planning (the Project Planner and Construction Monitoring Consultant, if applicable) and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review the project's Conditions of Approval (and Mitigation Measures, if applicable) and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction are aware of the Conditions of Approval prior to ground disturbance on the site.	City of Berkeley	Prior to issuance of demolition/construction permit as applicable	Land Use Planning

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3.	**Unanticipated Discovery of Paleontological Resources.** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified archeologist (per Secretary of Professional Qualification Standards National Park Service 1983). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The archeologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the archeologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Demolition/Construction	Land Use Planning
4.	**Unanticipated Discovery of Tribal Cultural Resources.** In the event that Tribal Cultural Resources are identified during construction, all work within 50 feet of the discovery shall be redirected. The Project applicant and Project construction contractor shall notify the Land Use Planning Division within 24 hours. The City will contact any tribes who have requested consultation under AB 130 , as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a Tribal Cultural Resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Demolition/Construction	Land Use Planning
5.	**Unanticipated Discovery of Archeological Resources.** Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique paleontological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Demolition/Construction	Land Use Planning

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	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within a minimum of 50 feet of the resources shall be halted and the Project applicant and/or lead agency shall consult with a Registered Professional Archeologist or paleontologist, and the culturally-affiliated California Native American Tribe ("Tribe") to assess the significance of the find. **B.** If any find is determined to be significant, representatives of the Project proponent and/or the lead agency and the Tribe shall meet to determine the appropriate avoidance measures or other appropriate measures to mitigate impacts to the Tribal Cultural Resource., **C.** In considering any suggested measure proposed by the Registered Professional Archeologist, the Tribe and the lead agency shall confer and such consultation will be considered concluded when either of the following occurs: (1) the parties agree to mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal Cultural Resource or (2) A party, acting in good faith after reasonable effort, concludes that mutual agreement cannot be reached. **D.** If avoidance is unnecessary or infeasible, other appropriate measures such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitor such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitors may be instituted. Work may proceed on other parts of the Project site while mitigation measures for cultural resources is carried out. **E.** If significant materials are recovered, the Registered Professional Archeologist shall prepare a report on the findings for submittal to the Northwest Information Center.			

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6.	**Discovery of Human Remains.** In the event that human skeletal remains are uncovered at the Project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. A. The descendants' preferences for treatment may include the following: i. The nondestructive removal and analysis of human remains and items associated with Native American human remains. ii. Preservation of Native American human remains and associated items in place. iii. Relinquishment of Native American human remains and associated items to the descendants for treatment. iv. Other culturally appropriate treatment. B. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the Project area providing a basis for additional treatment measures. C. For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other.	City of Berkeley	During Demolition/Construction	Land Use Planning

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	i. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. ii. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. D. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Public Resources Code Section 5097.94. if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, that landowner shall do one or more of the following: i. Record the site with the commission or the appropriate Information Center. ii. Utilize an open-space or conservation zoning designation or easement. iii. Record a document with the county in which the property is located. F. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e). G. Pursuant to State law, any action taken to implement an agreement developed pursuant to this Condition of Approval shall be exempt from the CEQA.			

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V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	**Excavation.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
3.	**Sandbags.** The Project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The Project sponsor shall comply with all City ordinances regarding construction and grading.	City of Berkeley	During Construction	Public Works
4.	**Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.	City of Berkeley	During Construction	Public Works
5.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	City of Berkeley	During Construction	Public Works

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6.	**Public Works - Implement Bay Area Air District Recommended Measures during Construction**. For all proposed projects, the Bay Area Air District recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: **A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. **B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered. **C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. **D.** All vehicle speeds on unpaved roads shall be limited to 15 mph. **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. **F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District's phone number shall also be visible to ensure compliance with applicable regulations.	City of Berkeley/ Bay Area Air District	During Construction	Public Works

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V. During Demolition/Construction: E. Health Housing Community Services		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Posting of Wage Theft Ordinance**. Each day work is performed on the Project, each permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the BMC; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.	City of Berkeley BMC Section 13.104.050 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services
2.	**Wage Theft Prevention.** For Projects without a Labor Agreement, the requirements of Sections 13.104.030 through 13.104.050 shall be included as Conditions of Approval of any Use Permit or Zoning Certificate for any project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any permit issued for the Project under BMC Chapter 23.404.	City of Berkeley BMC Section 13.104.060 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services

VI. Prior to Final Inspection		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.	City of Berkeley BMC 16.28.030	Prior to Final Inspection	Building & Safety/Land Use Planning

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2.	**Pay Transparency Attestations following Project Completion.** Within 10 days of the approved final inspection of any project subject to this Chapter, each permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. (BMC Section 13.104.040).	City of Berkeley BMC 13.104 BMC Section 13.104.020 (F)	Within 10 Days of Approved Final Inspection	Health, Housing & Community Services
3.	**Construction and Demolition Diversion Receipt Reporting.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	City of Berkeley	Prior to Final Inspection	Building & Safety

VII. Prior to Certificate of Occupancy		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning
2.	**Post Construction Review.** Upon completion of the Project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to	City of Berkeley	Prior to Certificate of Occupancy	Building & Safety/Land Use Planning

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	whether the proposed Project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that Project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the Project sponsor, provided that the property owner approves of the repair.			
3.	**Inclusionary Housing.** Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023.	City of Berkeley BMC Section 23.328	Prior to Certificate of Occupancy	Land Use Planning
4.	**Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall schedule a site inspection with Land Use Planning staff to confirm that the physical improvements required in BMC Section 23.334.030 (C) "Real-Time Transportation Information" and BMC 23.322.090 (A)(2) "Residential Bike Parking" have been installed. A Parking and Transportation Demand Management compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the Project is compliant with the applicable requirements in these sections. **A. Unbundled Parking.** Pursuant to BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts and shall provide sample leases and/or contracts including such notification to the Project planner prior to issuance of Certificate of Occupancy or final inspection. **B. Transit Benefit.** **1.** Pursuant to BMC Section 23.334.030 (B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten (10) years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents. (a) A monthly pass for unlimited local bus transit service; or	City of Berkeley BMC Section 23.334.030 (C) BMC 23.322.090 (A)(2) BMC Section 23.334.030 (B)	Prior to Certificate of Occupancy	Land Use Planning

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	(b) A functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited monthly local bus pass. Any benefit proposed as a functionally equivalent transportation benefit shall be approved by the Zoning Officer in consultation with the Transportation Division Manager.			
5.	**Transportation Demand Management: Residential Projects that include 100 dwelling units or more**. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit.	City of Berkeley BMC 23.334.030 (B) (2)	Prior to Certificate of Occupancy	Land Use Planning
6.	**Real Time Transportation Information.** Any project subject to this chapter shall provide publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors. Provided information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.	City of Berkeley BMC Section 23.334.030 (C)	Prior to Certificate of Occupancy	Land Use Planning

VIII. Fees		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Payment of Affordable Housing In-Lieu Fee.** The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is $2,029,109.35, subject to proration to reflect any affordable units provided. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.	City of Berkeley BMC Section 23.328.030 (B)	Prior to Final Inspection	Health, Housing & Community Services

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XI. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to Public Resources Code Section 21080.66 (b) (4) the City of Berkeley shall include, as binding conditions of the project approval, all of the following: (A) Any enforceable agreements reached during the project consultation. (i) Agreement reached with the Confederated Villages of Lisjan Nation (I) TCR-1: Native American Monitoring. Prior to ground disturbing activities, including any archaeological testing involving ground disturbance and geotechnical work, a Confederated Villages of Lisjan Nation (CVLN) Tribal monitor(s) shall be retained. Confederated Villages of Lisjan Tribal monitor(s) will have the authority to temporarily stop the excavation activity being monitored to inspect the excavation, trench sidewalls, and/or soils, as needed, if potential cultural materials have been encountered. If cultural materials are encountered, the monitor will have the authority to stop work pending Tribal consultation, as outlined in TCR-2. If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 50 feet of the find must halt and the find must be evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the CVLN monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities move to a new location within the project site and/or when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock). (II) TCR-2: Unanticipated Discovery of Tribal Cultural Resources. If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 50 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the lead agency in consultation with the consulting Tribe(s), determines that the resource is a tribal cultural	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning

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	resource and thus significant under CEQA and/or the Tribe, the lead agency shall retain a Tribal monitor and, if applicable, a qualified archeologist, at the project proponent's expense, to prepare a mitigation plan, which shall be implemented by the lead agency in accordance with state guidelines and in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource if at all feasible. If avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to: protecting the cultural character and integrity of the resources, protecting traditional use of the resources, and/or protecting the confidentiality of the resources. (III) TCR-3: Halt Work/Coroner's Evaluation/Impact to Previously Undiscovered Human Remains. If human remains are encountered during construction and/or other ground disturbing activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human remains, shall be treated as potential human remains and the appropriate protocols followed. The archeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to the lead agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity, either; in accordance with the recommendations of the MLD if available or in the project vicinity at a			

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	location agreed upon between the Tribe and the project proponent, which would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance. (ii) Agreement reached with the Muwekma Ohlone Tribe Incorporated (I) The Tribal monitor shall have authority to temporarily halt or redirect work in the immediate vicinity of a discovery pending evaluation and consultation. (II) Tribal Cultural Resources, site locations, photographs, GPS data, and other culturally sensitive Tribal information shall remain confidential and shall not be publicly disclosed without prior Tribal consent except where required by law. (B) All of the following measures, unless there is mutual agreement between the California Native American tribe and the project proponent not to include the measure as a binding condition: (i) Upon request by a California Native American tribe, the project shall include tribal monitoring during all ground-disturbing activities, as follows: (I) Confederated Villages of Lisjan Nation shall designate a monitor; Muwekma Ohlone Tribe Incorporated shall designate a monitor (II) Both tribal monitors shall comply with applicant's site access and workplace safety requirements. (III) The applicant shall compensate both tribal monitors at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project. (ii) Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes. (iii) All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.			

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	(iv) A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site. (v) A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission. (vi) The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe. (vii) An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.			
2.	Pursuant to Public Resources Code Section 21080.66 (C) (1) (A) the City of Berkeley shall, as a condition of approval for the development, require the development proponent to complete a Phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code. (B) If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. (C) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy. (D) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning

LAND USE PLANNING

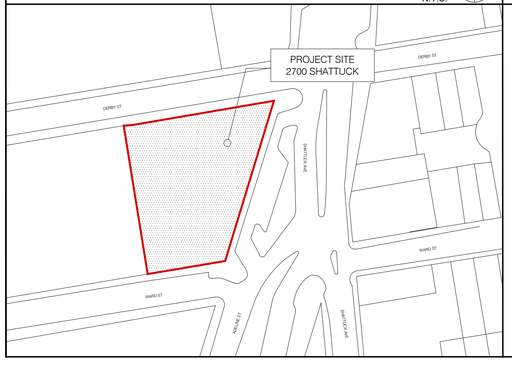
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3.	Pursuant to Public Resources Code Section 21080.66(d)(2), if the Project is modified at a future date such that the building is over 85 feet tall, the provisions of this Section shall apply.	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning
4.	Pursuant to Public Resources Code Section 21080.66(d)(4), the provisions of Section 218.8 of the Labor Code shall extend to the development proponent in addition to the direct contractor or subcontractor. For purposes of this paragraph, “development proponent” shall mean a developer who submits the housing development project application to a local government that is exempt from this division pursuant to this section.	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning



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

STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS

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2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL
01.06.2025 ZONING RESUBMITTAL
12.22.2025 ZONING RESUBMITTAL
03.18.2026 ZONING RESUBMITTAL
03.18.2026 DRC HEARING SET
07.09.2026 ZAB SUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2307

SHEET:

GENERAL
INFORMATION

A0.0

SB330 20% CONSISTENCY COMPLIANCE

SB330 20% CONSISTANCY CALCULATIONS

UNIT COUNT CALCULATIONS

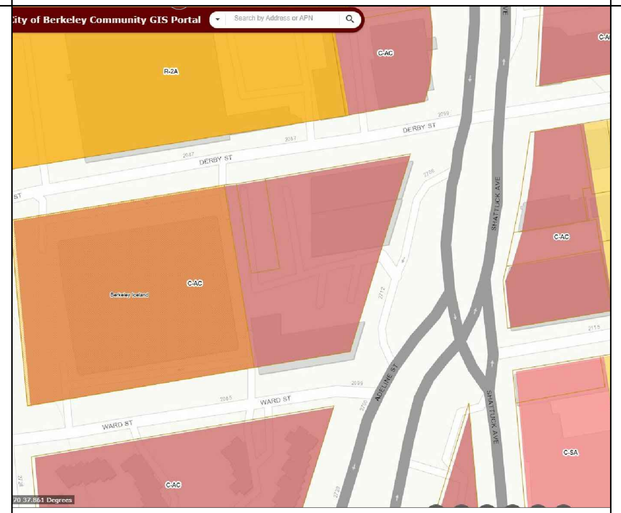
	BONUS UNITS IN SB330	BONUS UNITS IN PROPOSED	TOTAL UNITS	% CHANGE FROM SB330
SB330 UNITS			293	NA
TOTAL PROPOSED PROJECT UNITS			359	NA
UNIT COUNT CHANGE IN CLUDING DENSITY BONUS CHANGES			66	NA
MINUS UNIT COUNT CHANGE AS A RESULT OF A CHANGE IN THE BONUS*	98	112	-14	NA
UNIT COUNT CHANGE EXCLUSIVE OF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

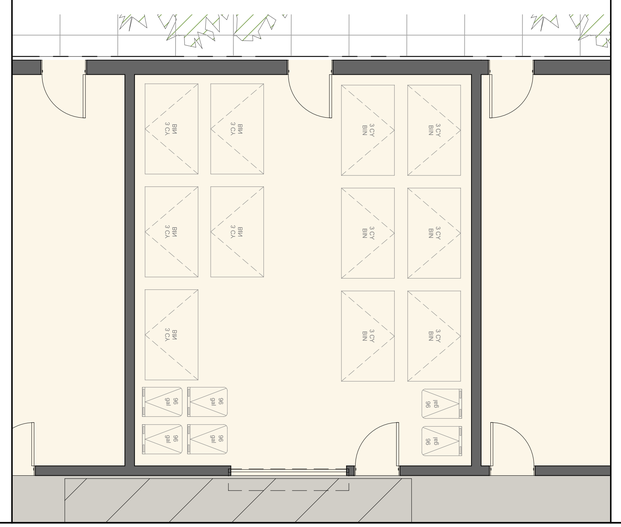


REFUSE

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. STACKKERS)	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.



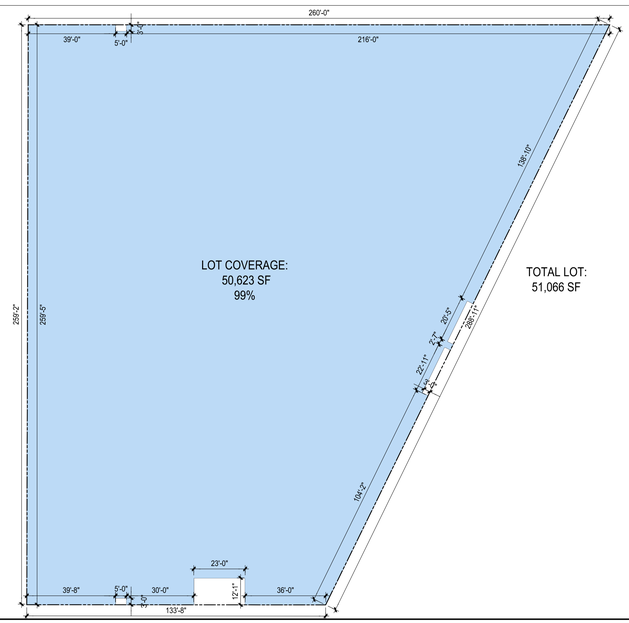
LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM

N.T.S.



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ZONING
DIAGRAMS

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FACADE BLANK WALLS DIAGRAM



SOUTH ELEVATION



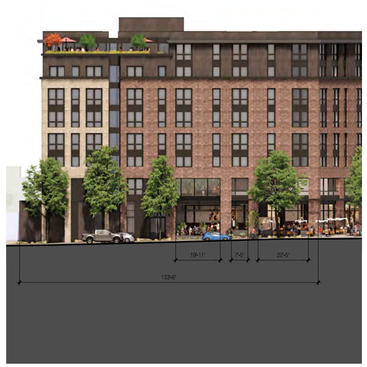
EAST ELEVATION



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

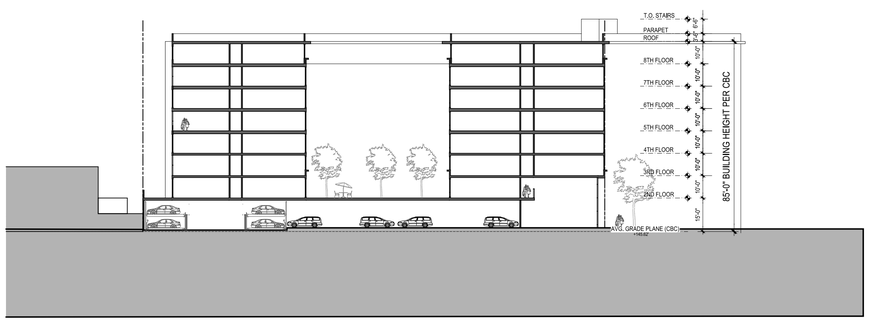
CBC GRADE PLAN CALCULATIONS				
SEGMENT	EL 1	EL 2	LENGTH	AVG EL x L
A	149.5	143.5	259.75	38053.375
B	143.5	145.77	179.5	25961.983
C	145.77	141	79.17	11351.79
D	141	145	133.17	19043.31
E	145	149.5	288	42408
TOTAL PERIMETER			939.59	136818.46
GRADE PLANE ELEVATION				**145.62**

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

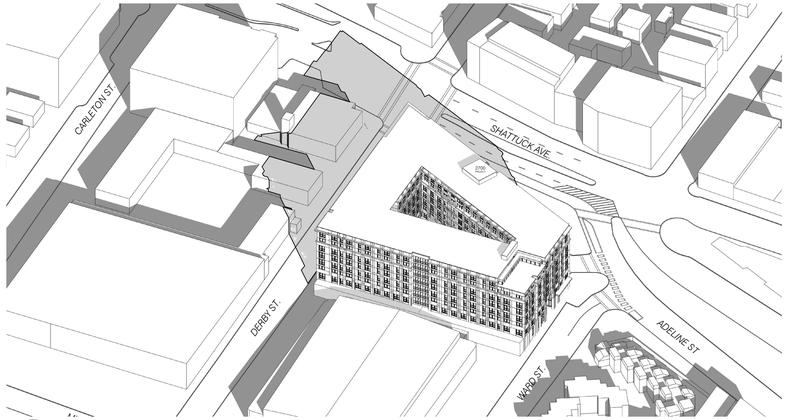
WINTER SOLSTICE
DEC 21ST:
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DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

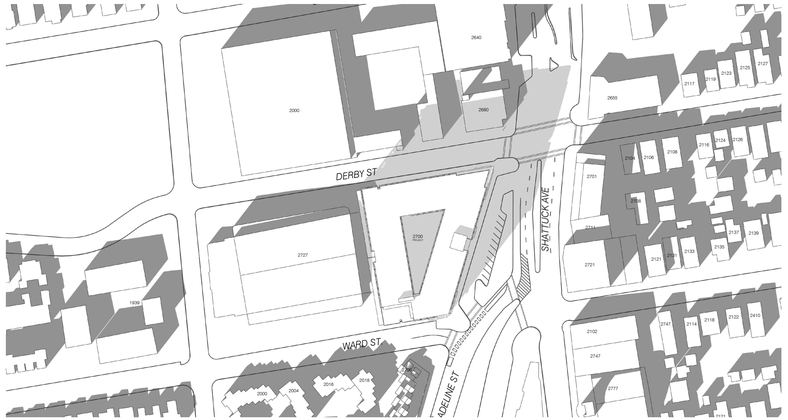
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

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

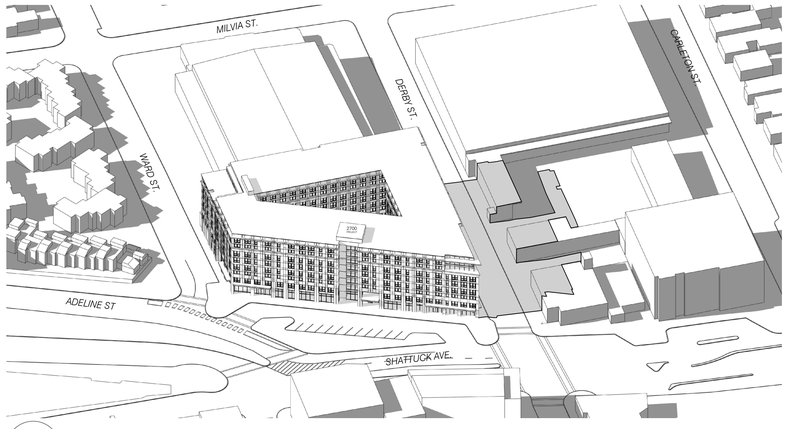
WINTER SOLSTICE
DEC 21ST:
NOON

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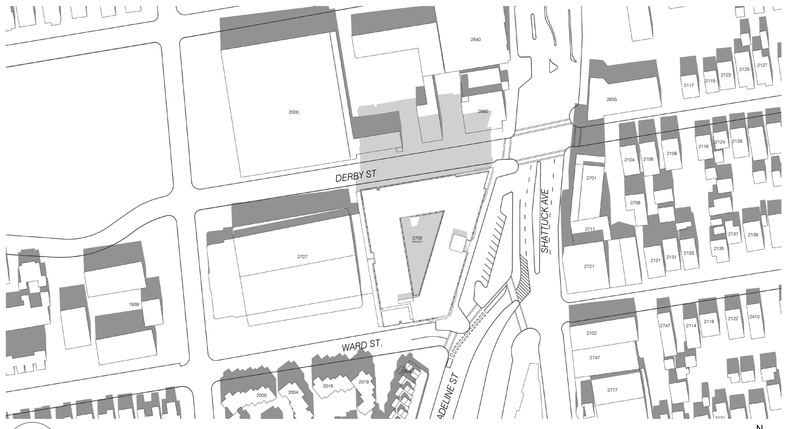
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4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



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

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

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

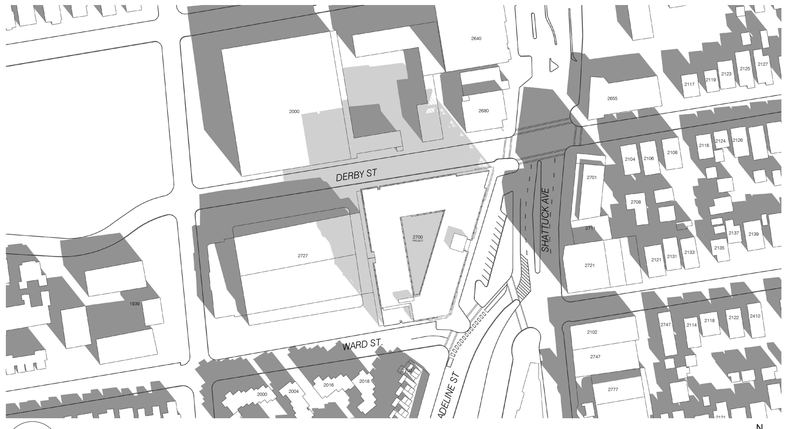
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



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

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SHADOW STUDIES
DECEMBER 21ST

A0.4A

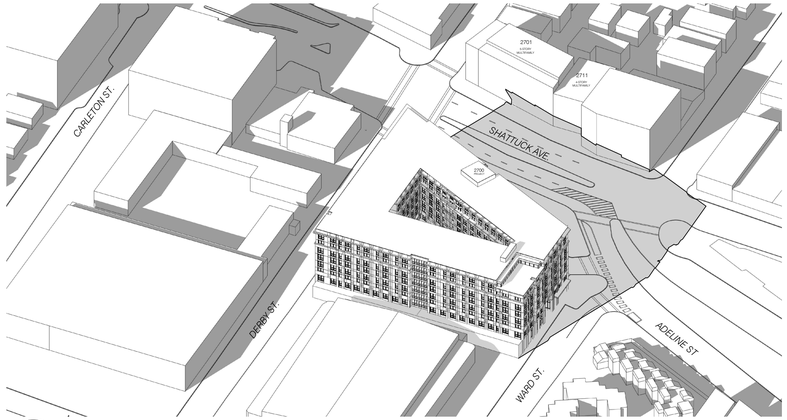
SUMMER SOLSTICE
JUN 21ST:
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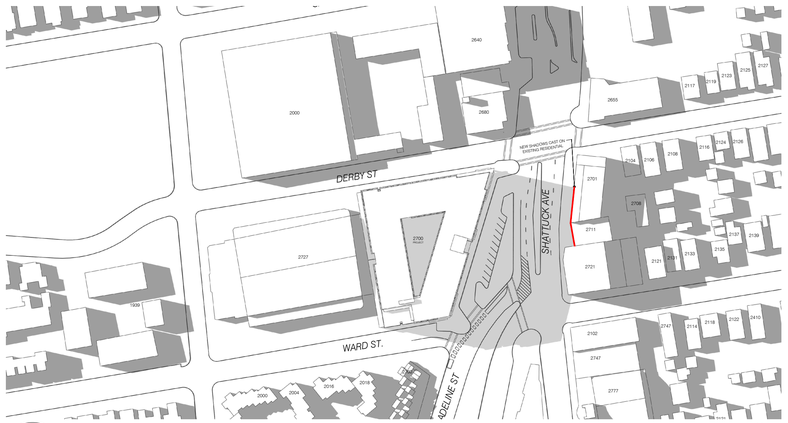
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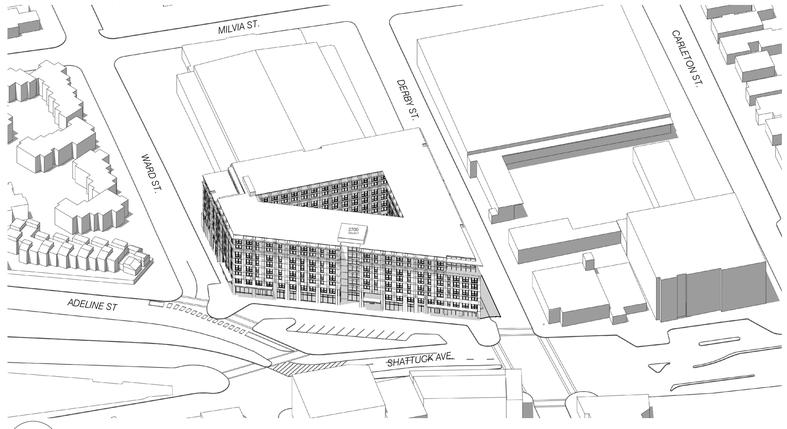
SUMMER SOLSTICE
JUN 21ST:
NOON

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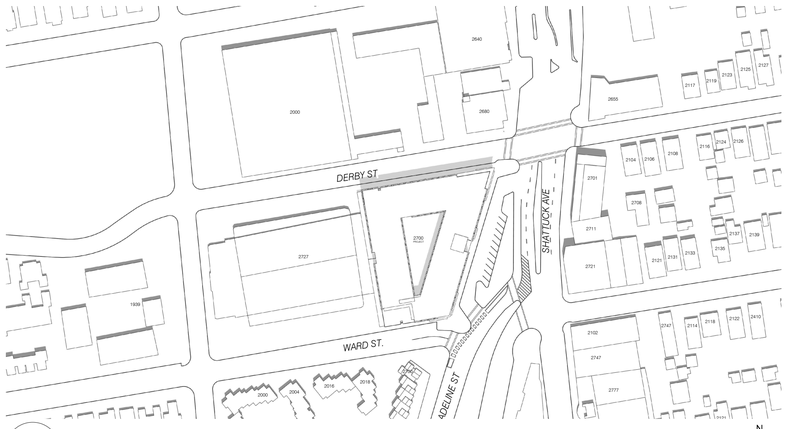
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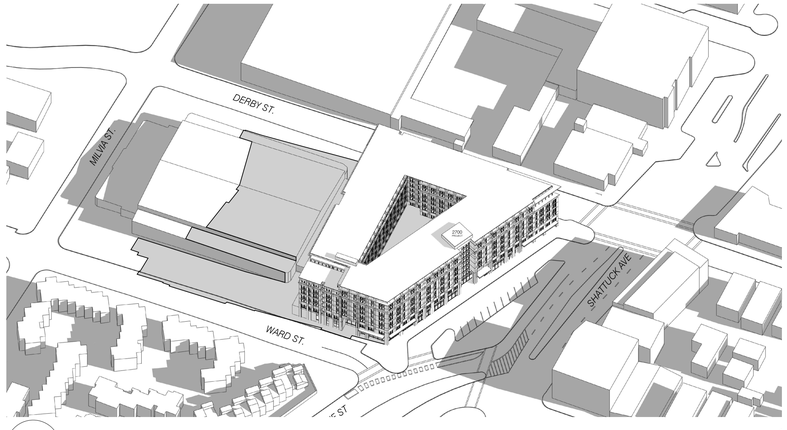
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SHADOW STUDIES
JUNE 21ST

A0.4B

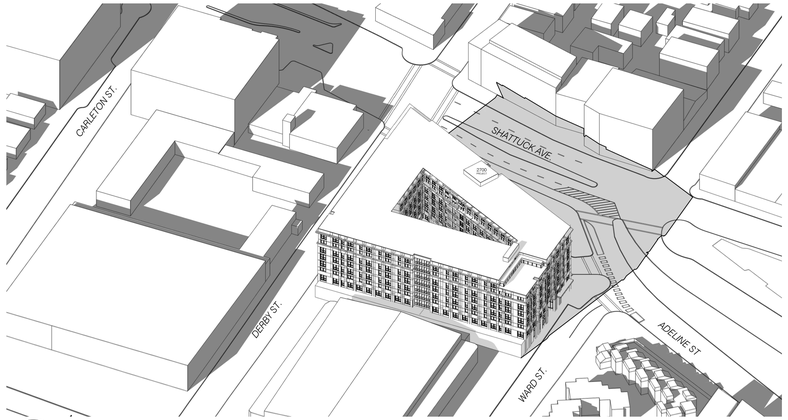
ON DATE OF SUBMITTAL
MAY 12TH
2-HRS BEFORE SUNSET (PM)

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

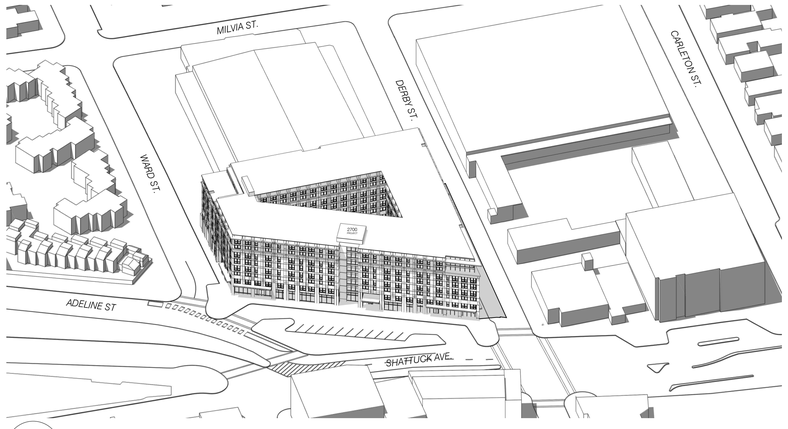
ON DATE OF SUBMITTAL
MAY 12TH
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

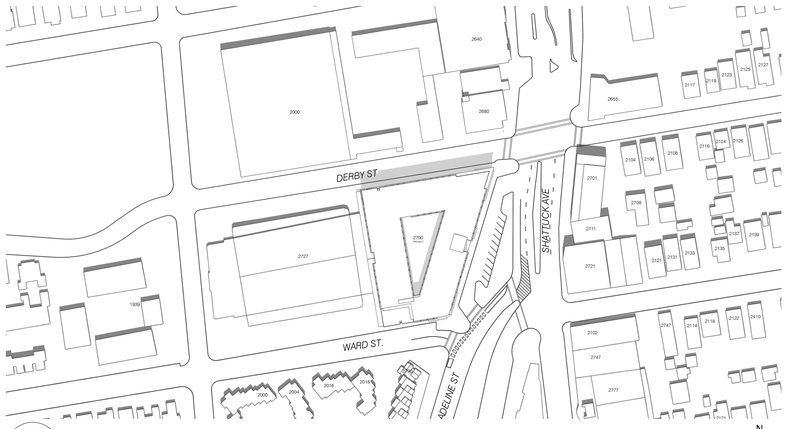
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



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

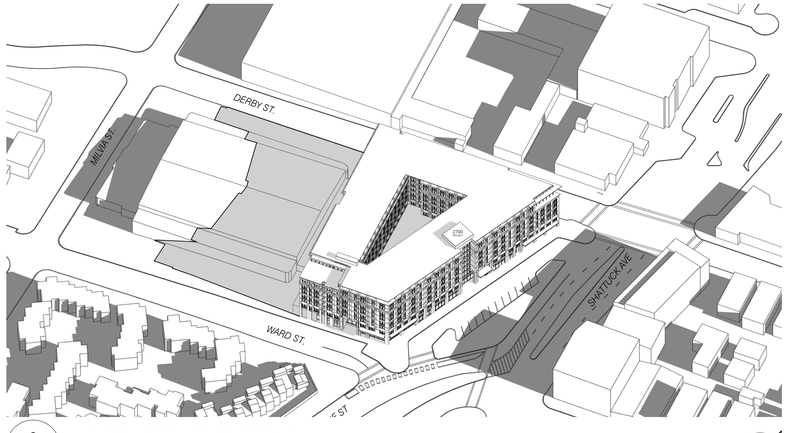
ON DATE OF SUBMITTAL
MAY 12TH
2-HRS AFTER SUNRISE (AM)

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



2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



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

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JOB: 2307

SHEET:

SHADOW STUDIES
MAY 12TH

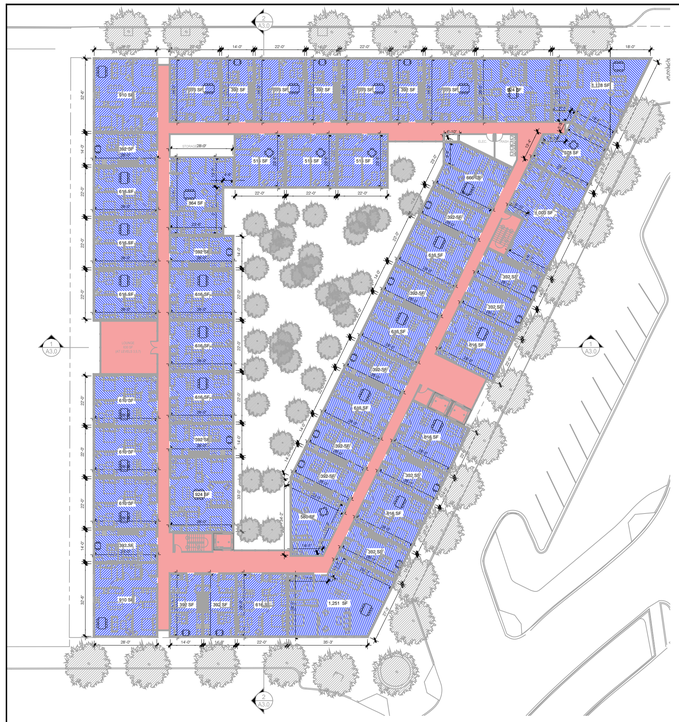
A0.4C



1 - VICINITY MAP
NTS

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:

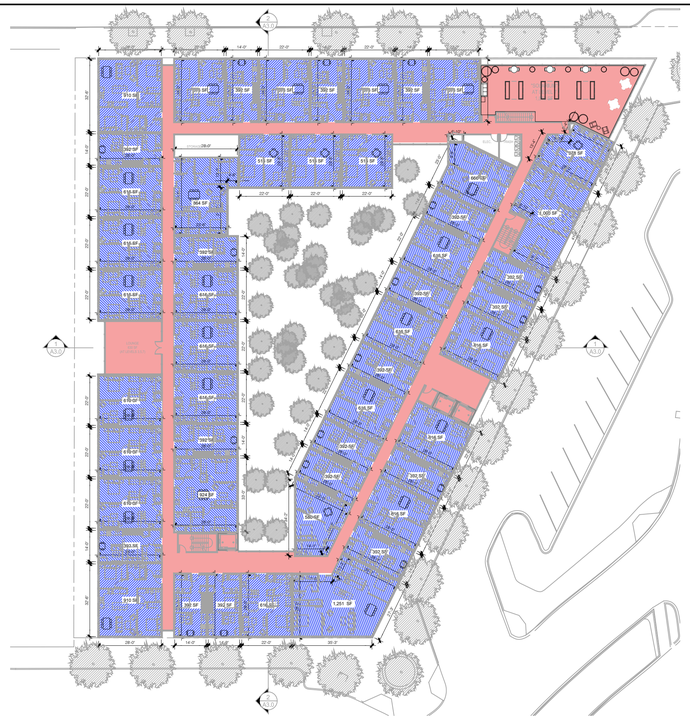
AFFORDABLE HOUSING PLAN

A0.7A



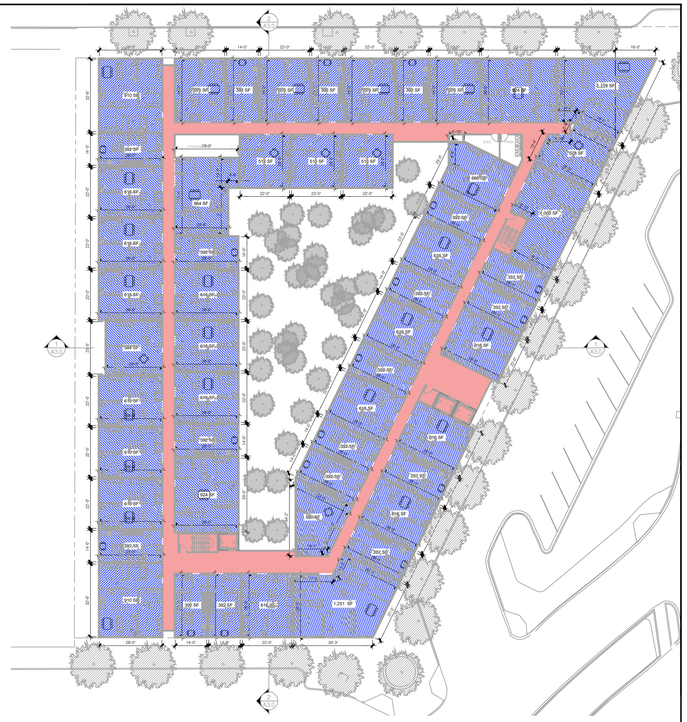
LEVEL 8

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%	
		=	THE PROJECT IS REQUESTING A CONCESSION FOR THE REMAINDER IN-LIEU FEE. SEE DENSITY BONUS STATEMENT.
	Total Fee Due	**$2,029,109.35**	

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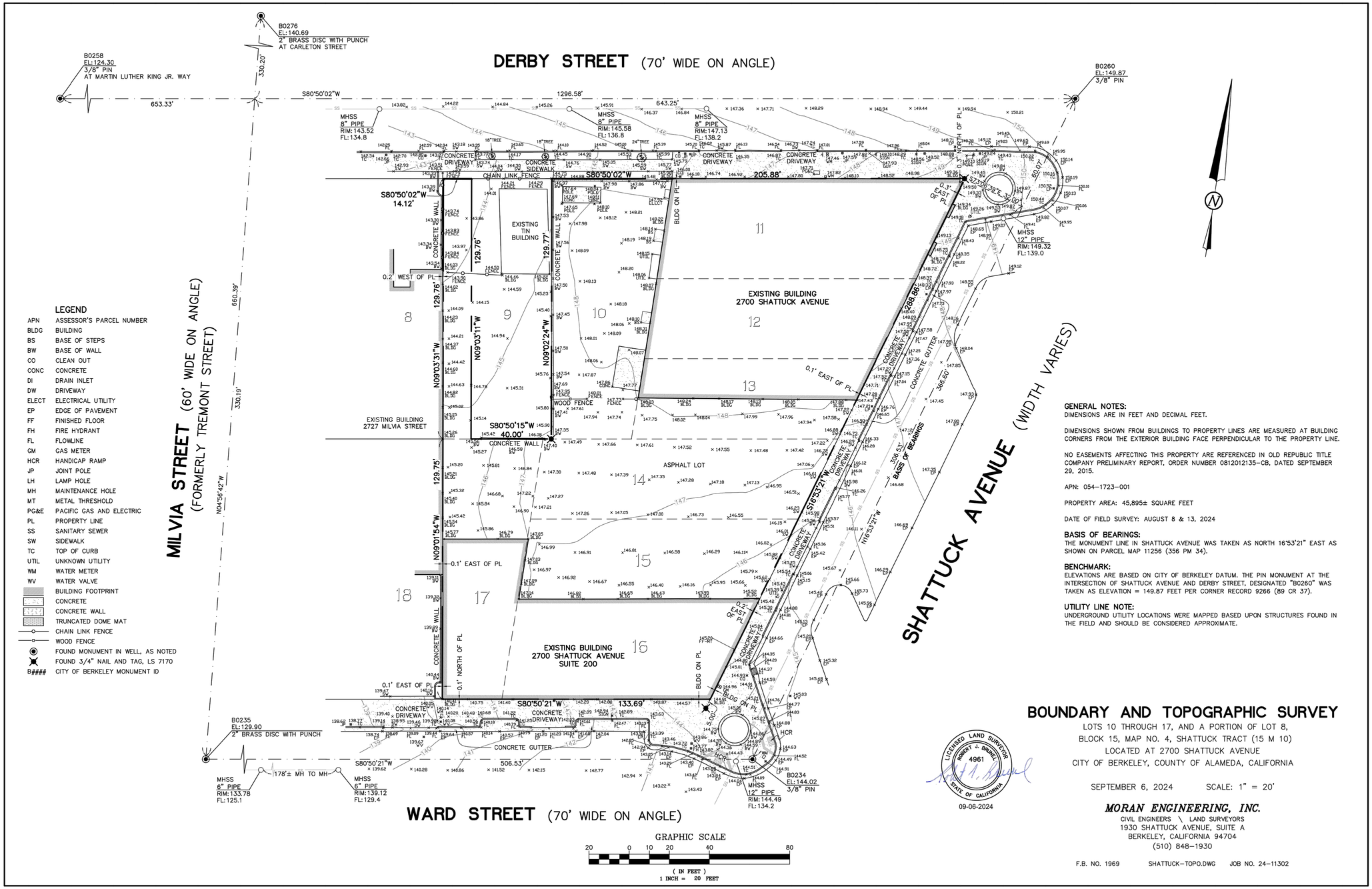
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JOB: 2307

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

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 "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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07.09.2026 ZAB SUBMITTAL

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JOB: 2307

SHEET:

SURVEY

A1.0



1 - EXISTING SITE PLAN

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

0 8 16 32 64

N

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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 - PROPOSED SITE PLAN

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

0 8 16 32 64

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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

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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

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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

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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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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

N

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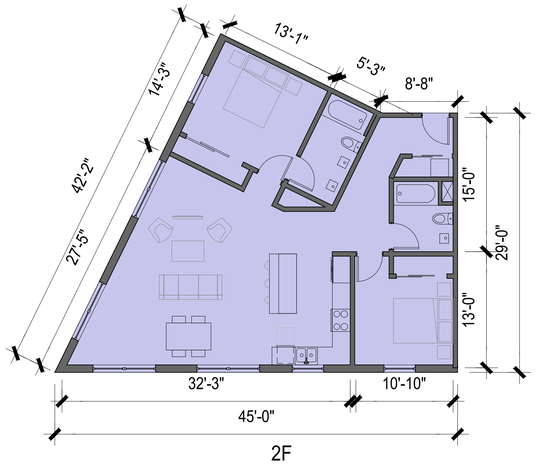
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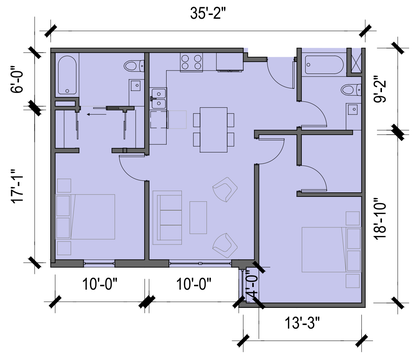
SHEET:

ROOF
PLAN

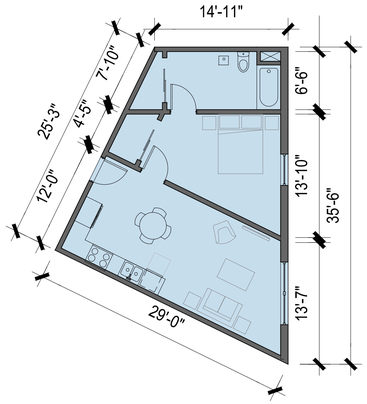
A2.7



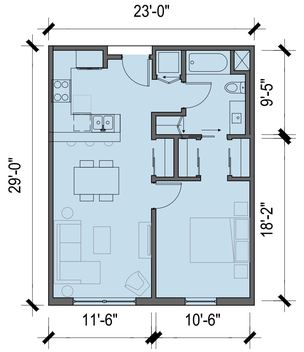
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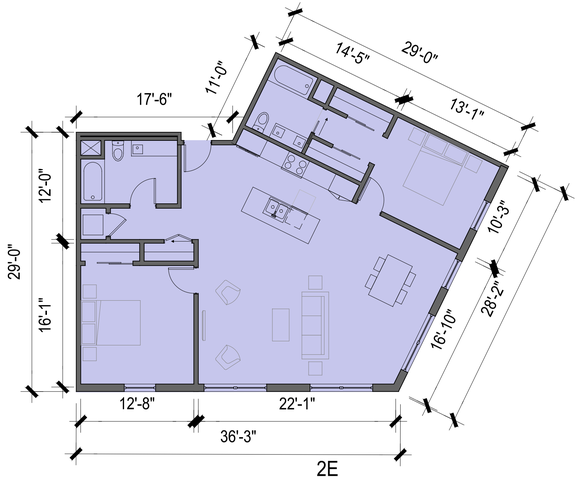
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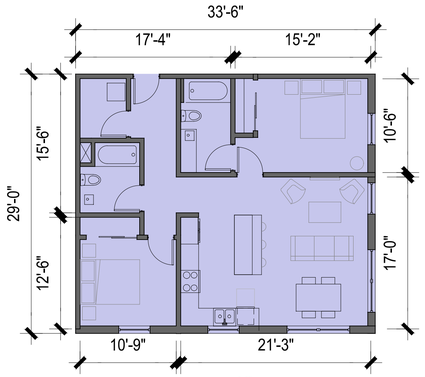
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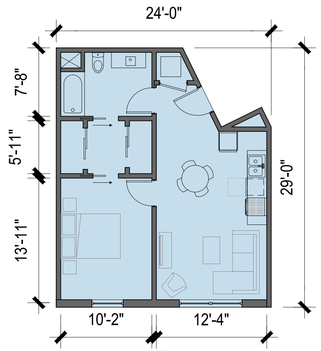
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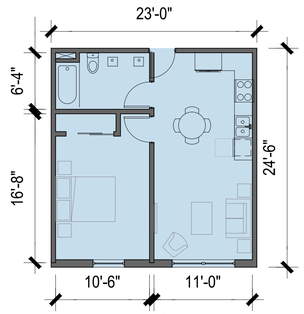
2E



2B



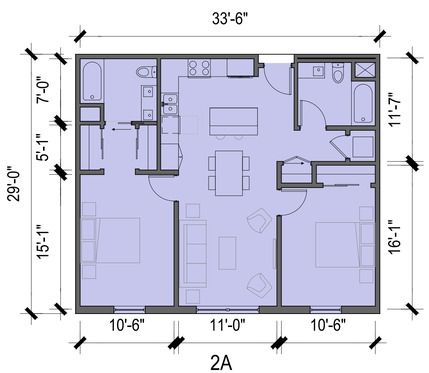
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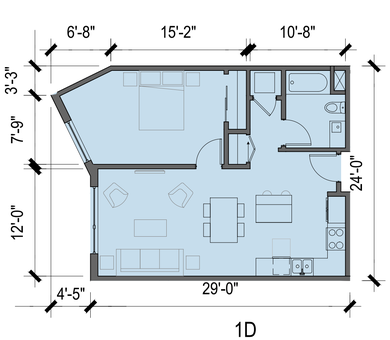
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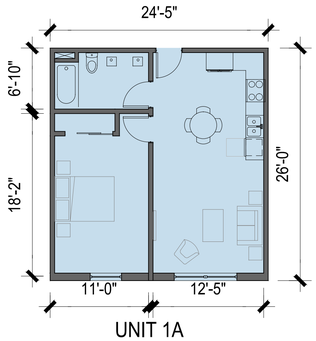
2D



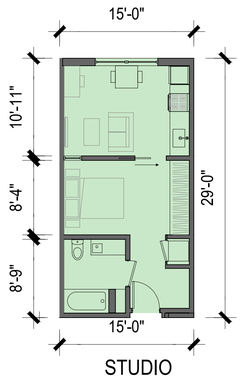
2A



1D



UNIT 1A



STUDIO

1
-

TYPICAL UNIT PLANS

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

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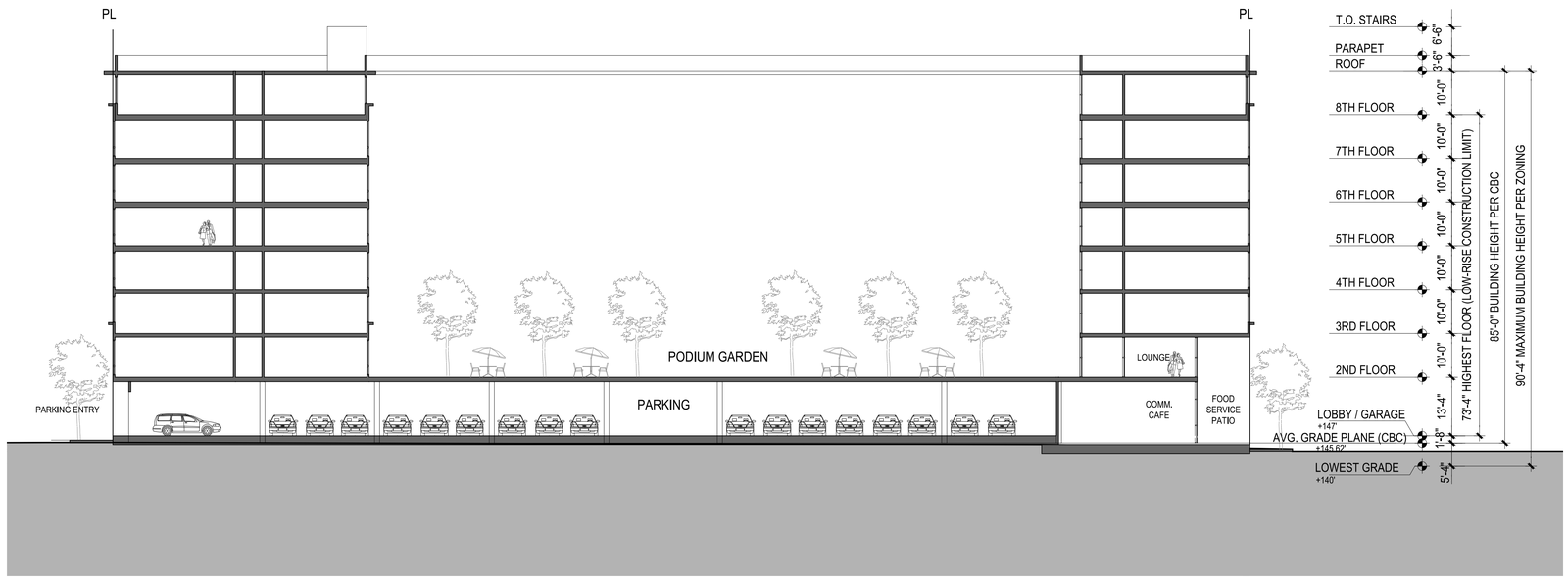
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TYPICAL UNIT PLANS

A2.8

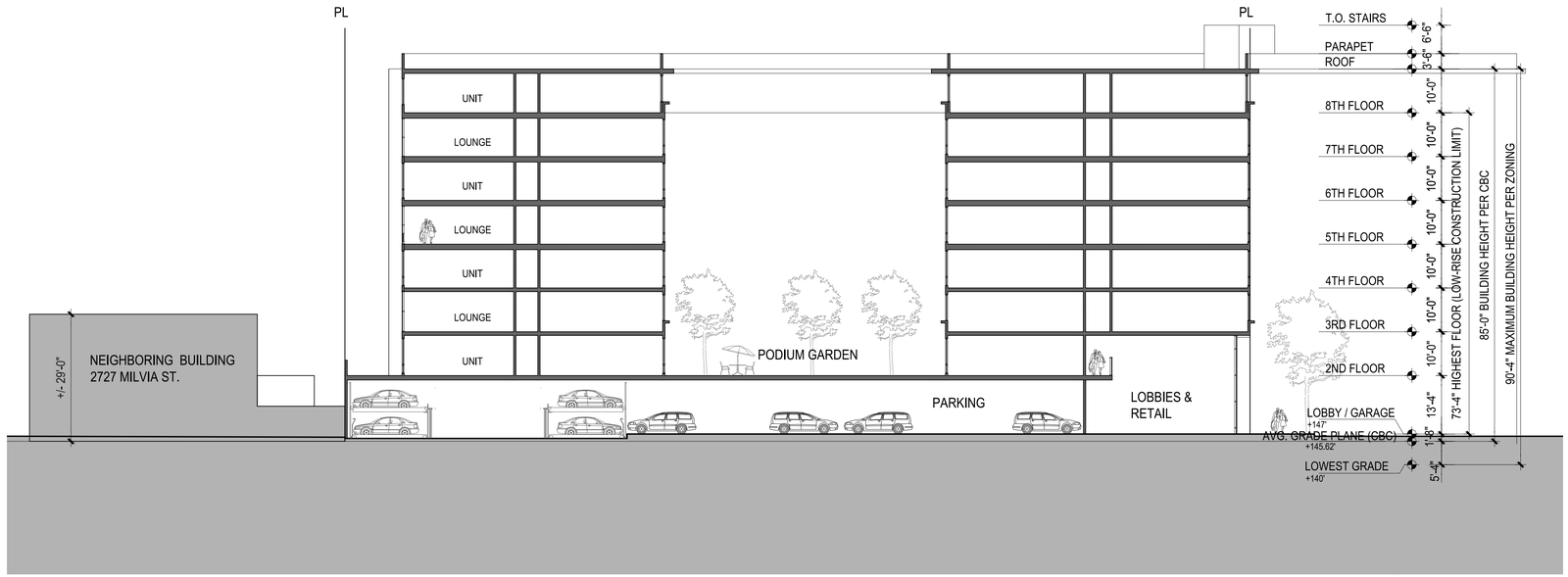


2
-

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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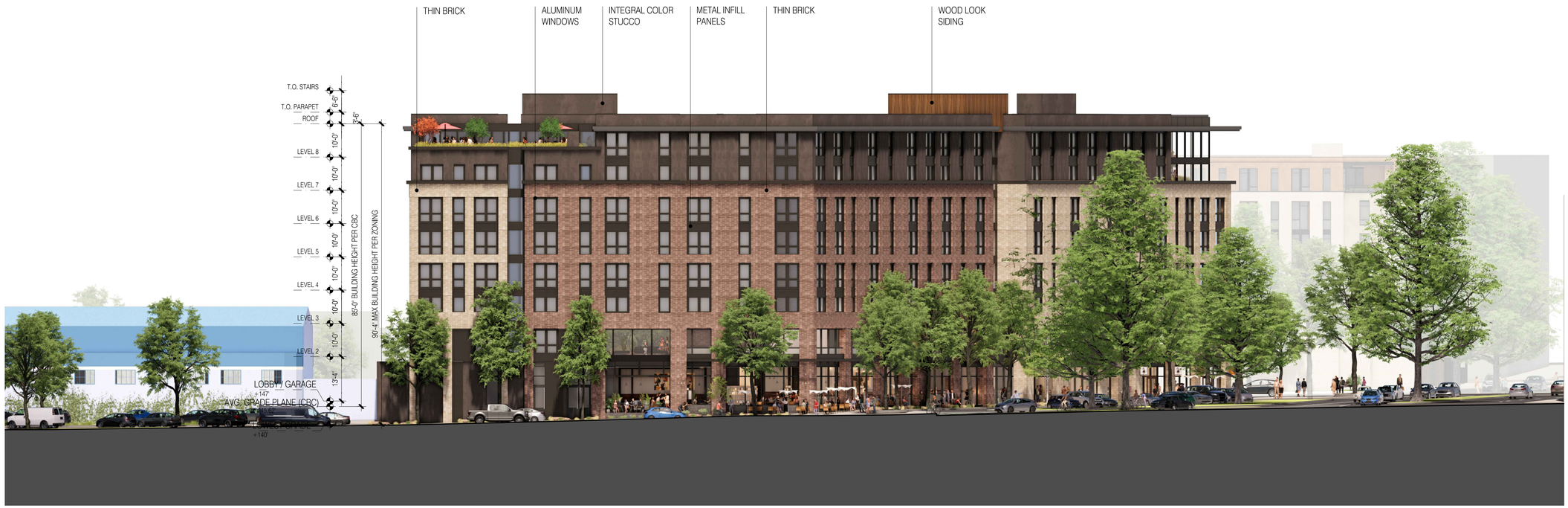
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BUILDING SECTIONS

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



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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SHEET:

CONCEPTUAL RENDERING

A3.9

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1 - PERSPECTIVE VIEW - LOBBY ENTRY
-

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SHEET:

CONCEPTUAL RENDERING

A3.10



1 - SIDEWALK VIEW - SHATTUCK AND DERBY

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SHEET:

CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST

-

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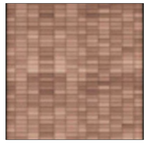
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SHEET:

CONCEPTUAL RENDERING

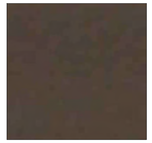
A3.12

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

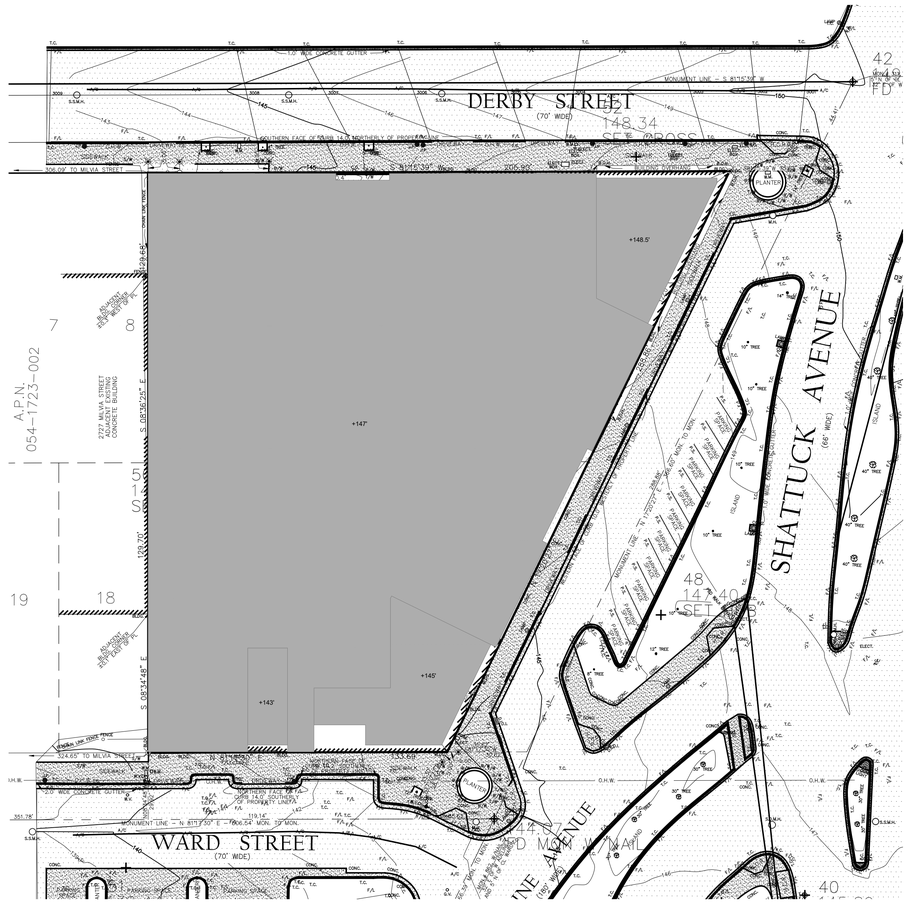
MAT

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. PARALLEL 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
5. PREFAB PLANTER BOX WITH TREE AND SHRUBS AT UNIT BALCONIES, TYP

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

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LANDSCAPE PLAN - LEVEL 2 PODIUM

L1.02



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LEGEND

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

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SHEET:

N

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

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

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SHEET:

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SCALE: 1/16" = 1'-0"

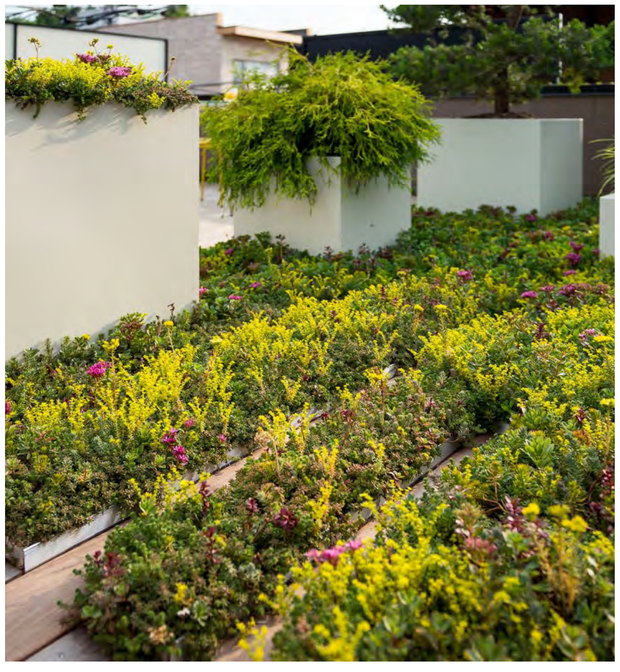
LANDSCAPE PLAN - LEVEL 8 ROOF DECK

L1.04













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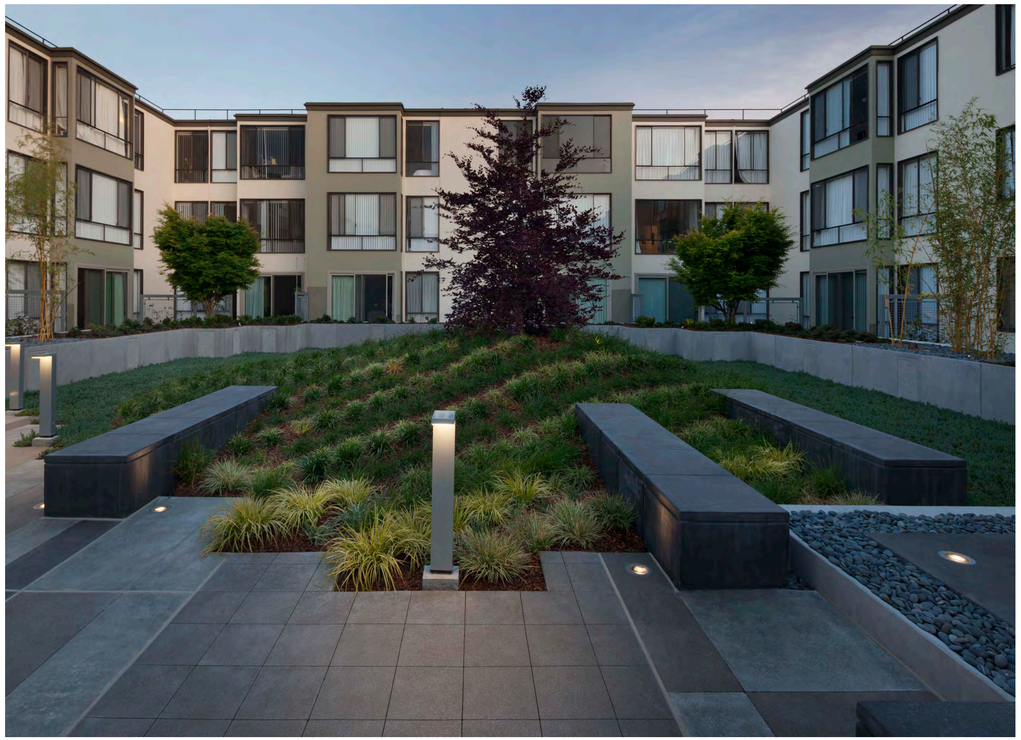
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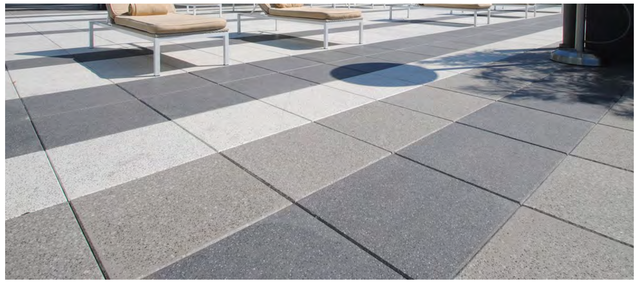
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PRECEDENT IMAGES

L2.01

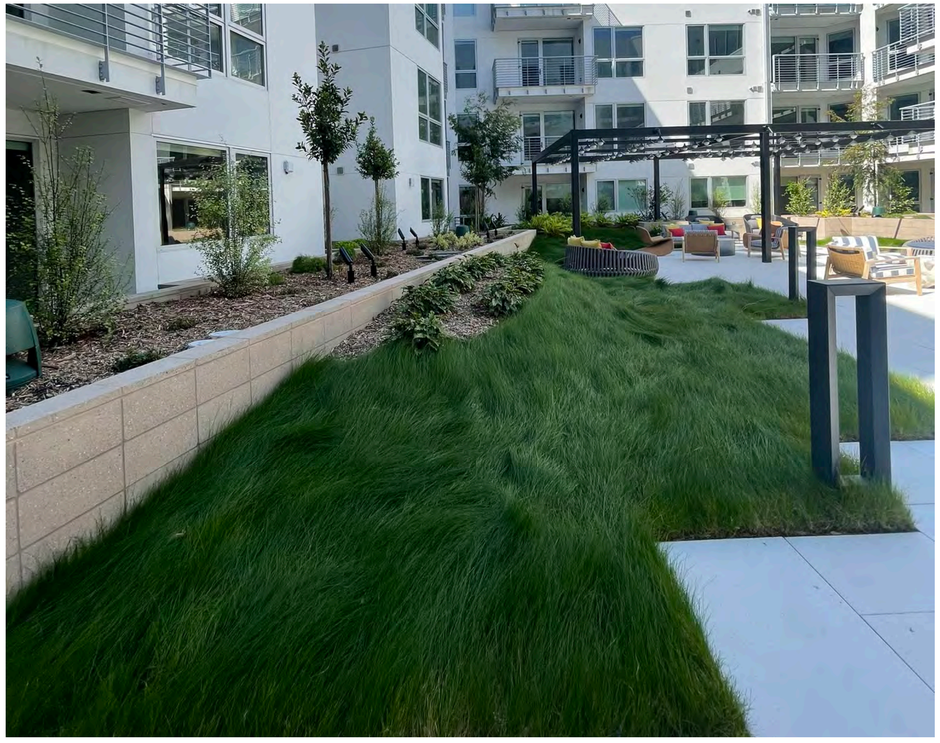












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PRECEDENT IMAGES

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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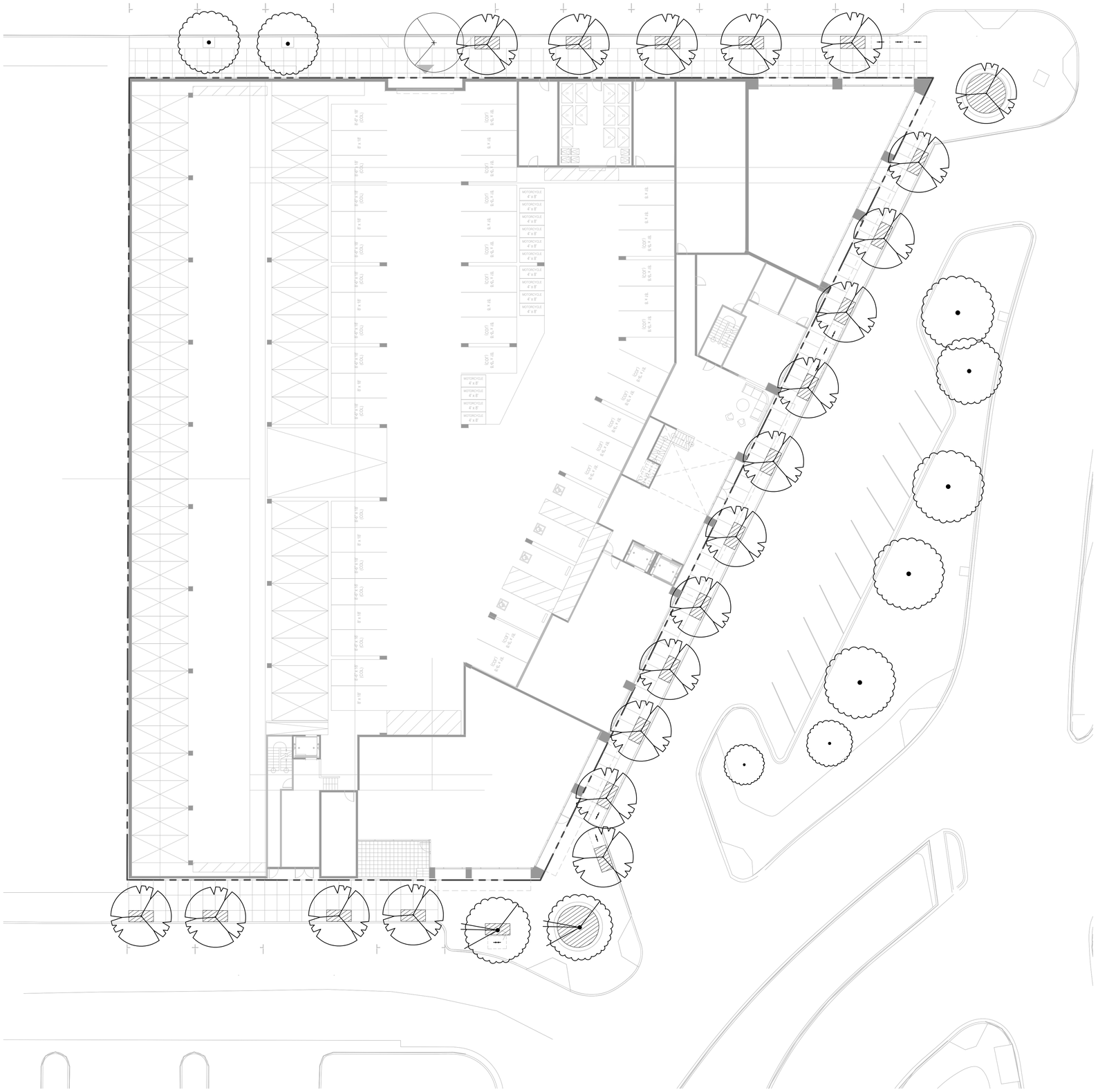
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PLANT IMAGES, NOTES AND CALCULATIONS

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.

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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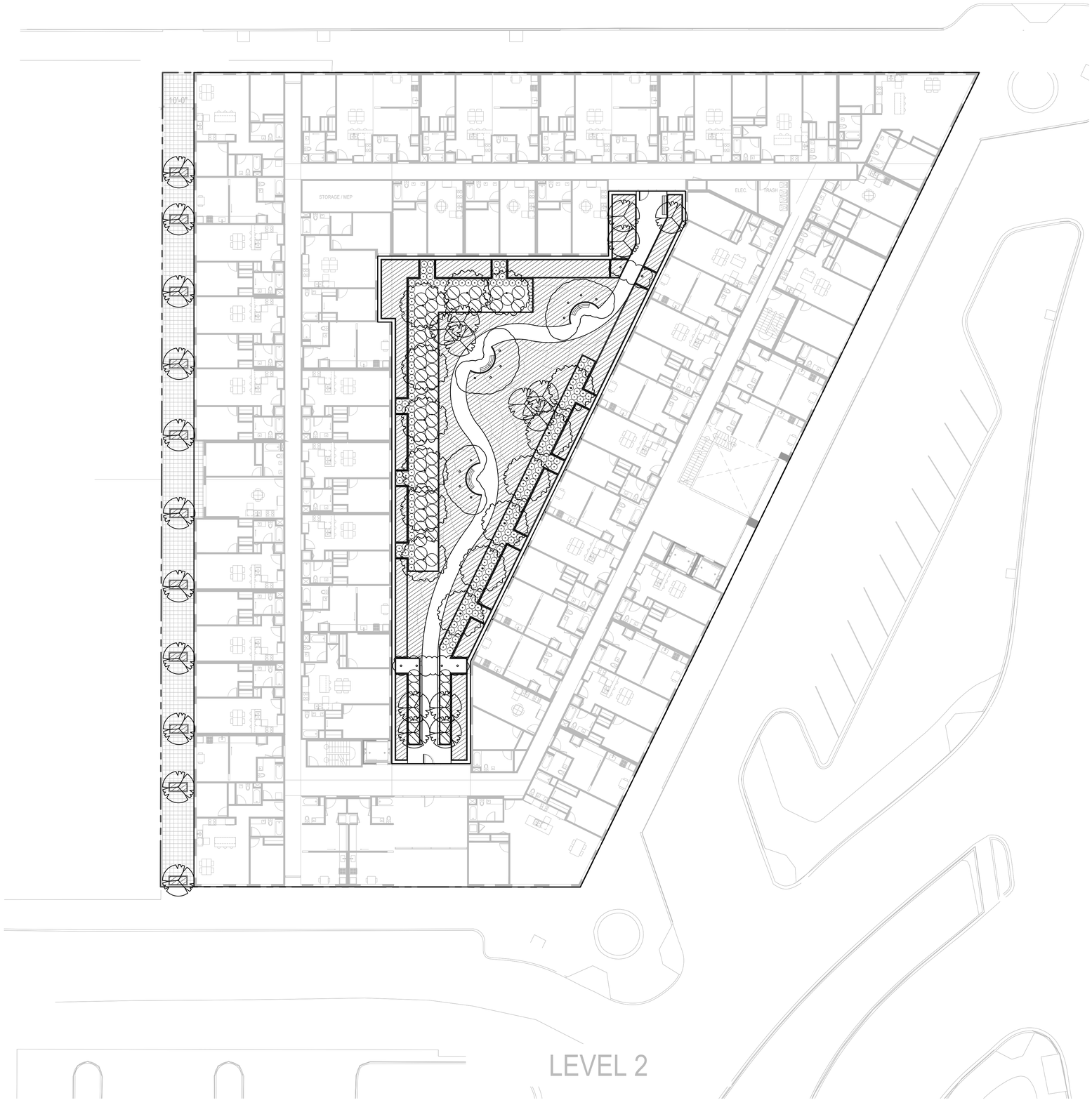
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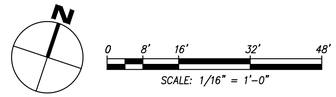
PLANTING PLAN - GROUND FLOOR

L4.01



PLANT LIST

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	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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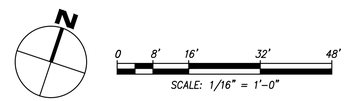
PLANTING PLAN - LEVEL 2 PODIUM

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
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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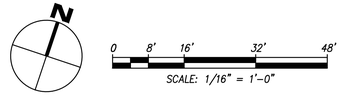
PLANTING PLAN - LEVEL 7

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
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	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
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	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
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	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
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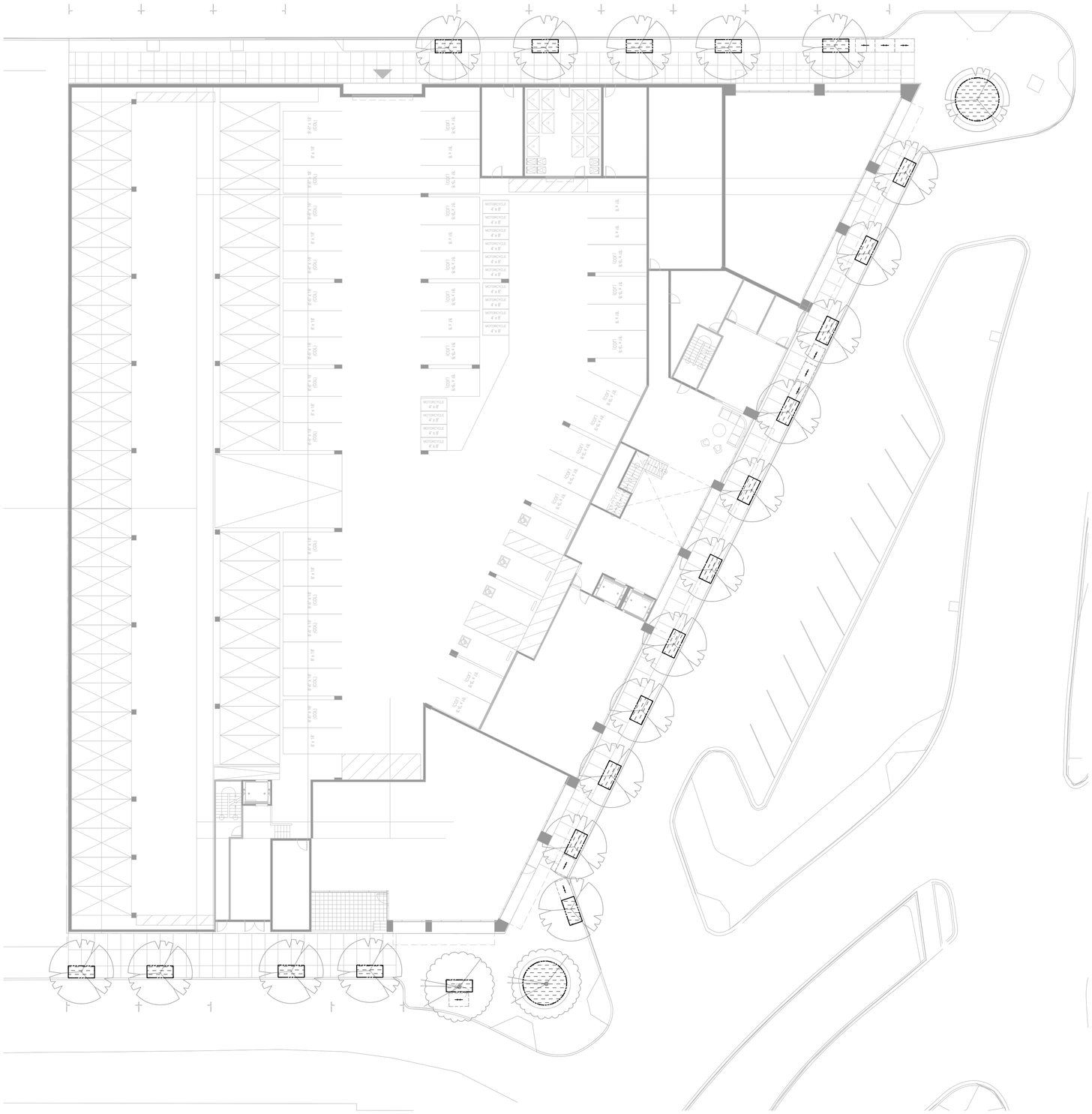
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PLANTING PLAN - LEVEL 8 ROOF DECK

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

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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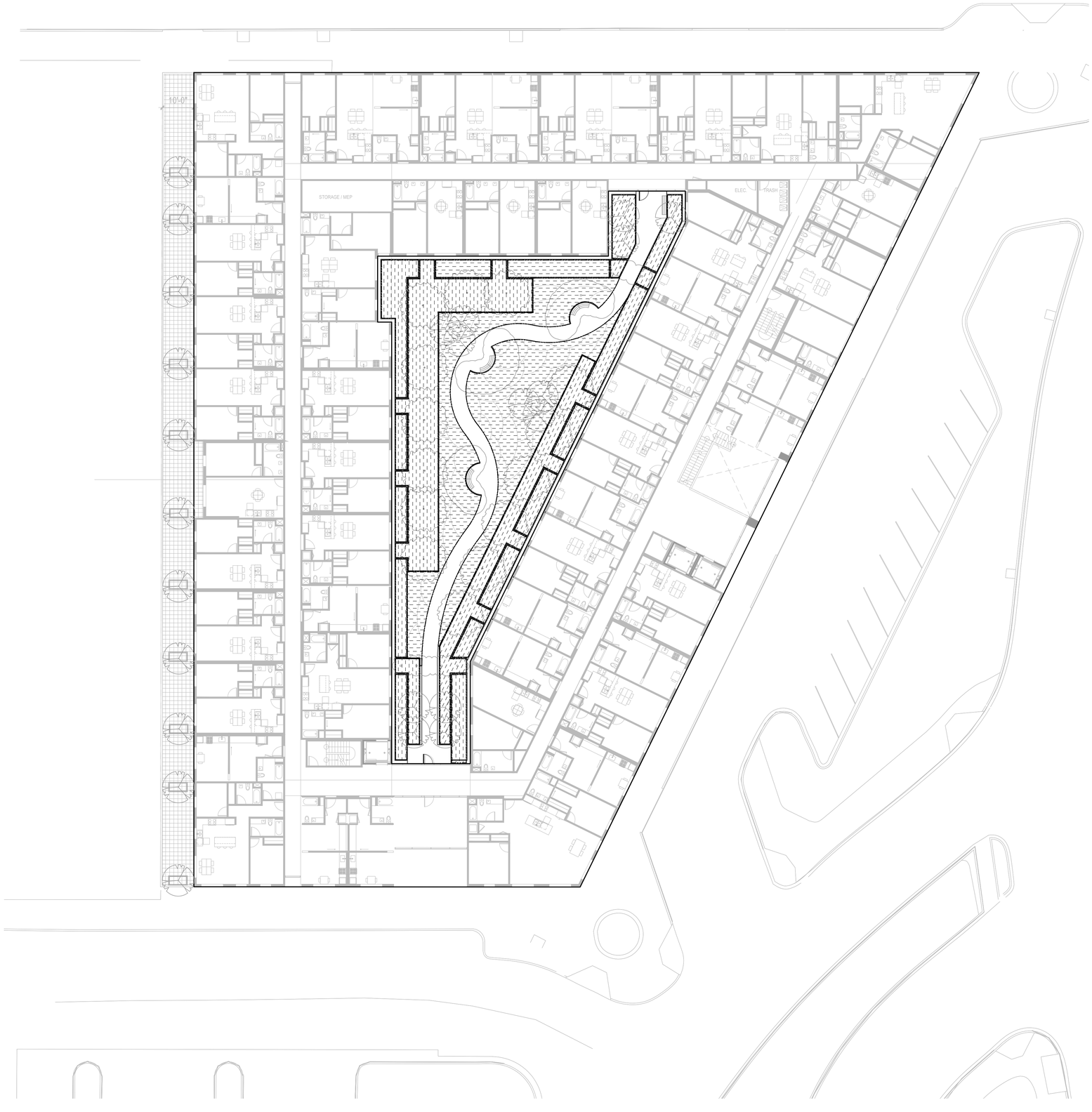
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SHEET:

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

N

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

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION



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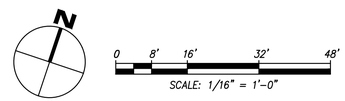
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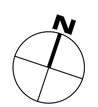
IRRIGATION PLAN - LEVEL 7

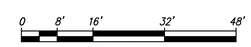
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IRRIGATION PLAN - LEVEL 8 ROOF DECK

L5.04

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

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.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section 23.404.050 (Public Hearings and Decisions)

When: Thursday, July 9, 2026, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please 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.

PUBLIC ADVISORY*: *THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

A. Land Use Designations:

- General Plan: General Plan: ACMU – Adeline Corridor Mixed Use
- Zoning: C-AC – Adeline Corridor Commercial

B. Zoning Permits Required:

- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a main building used for non-residential purposes
- Use Permit under BMC Section 23.204.020(A) to establish a mixed-use residential development in a new building
- Use Permit under BMC Section 23.204.030(A)(1)(a) to construct a new main building in the C-AC district
- Use Permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district
- Administrative Use Permit under BMC Section 23.304.050(A) to allow architectural elements to exceed the maximum height limit for the district

C. Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

- Concession – Exemption from the requirements of BMC Section 23.304.150 "Bird Safe Building".
- Concession – Exemption from the Percentage for Public Art on Private Projects in-lieu fee as required by BMC Chapter 23.316
- Waiver of BMC Section 23.204.150(E) to exceed building height limits – to be 90 feet and 4 inches to roof (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the limit with a Use Permit
- Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district
- Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable
- Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable for a corner lot
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement – to provide 13,049 square feet, where 14,360 square feet is required
- Waiver of BMC Section 23.304.050(A) to exceed the allowed height limit with a rooftop projection

D. CEQA Recommendation: Statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

E. Project Recommendation: Approve Use Permit #ZP2024-0058 pursuant to BMC Section 23.406.040(D)

F. Parties Involved:

- Applicant Isaiah Stackhouse, 2421 Fourth St, Berkeley, CA 94710
- Property Owner 2700 Shattuck LLC, 1600 Shattuck Ave, Ste 218, Berkeley, CA 94709

Further Information:
All application materials are available online at: https://aca-prod.accela.com/BERKELEY/Default.aspx.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

Questions about the project should be directed to the project planner, Singeh Saliki, at (510) 981-7412 or ssaliki@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:
Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

Accessibility Information / ADA Disclaimer:
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. 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 described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
    a. That this belief is a basis of your appeal.
    b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
    c. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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

HansonBridgett

August 5, 2025

Singeh Saliki, Senior Planner
Department of Planning and Development
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Re: 2700 Shattuck Avenue (#ZP2024-0058) – Statutory Infill Exemption (AB 130) and Exemption Notice (AB 1633)

Dear Singeh,

Hanson Bridgett LLP represents the applicant for the above-referenced project. This letter sets forth the project's eligibility under the statutory CEQA exemption for infill housing development projects ("AB 130"), which took effect on June 30, 2025 through the enactment of Public Resources Code 21080.66. The project satisfies all of the statutory criteria in section 21080.66 and, to the extent local policies and definitions conflict with statutory criteria – such as the City's conflicting definition of building height – those local regulations are superseded. The City is therefore obligated to deem this project statutorily exempt under CEQA. In addition, this letter includes a CEQA exemption notice pursuant to AB 1633, as detailed below.

The proposed project complies with all applicable objective development standards.

The project site is currently occupied by a single-story commercial structure and surface parking, both of which comprise unremarkable, low-intensity uses along the Shattuck Avenue corridor. The proposed project would transform the underutilized 1.05-acre infill parcel with mixed-use, high-density, infill housing that advances both City and state housing requirements.

The project application was initiated by an SB 330 Preliminary Application filed in November 2023. The complete zoning application for the project was deemed complete on October 10, 2024, and included requests for waivers, incentives and a density bonus applied to the C-AC zone, Tier 2, pursuant to state density bonus law. While the City's completeness determination initially asserted that the project would require a variance, the City corrected its position via email correspondence to the applicant from Lisa Gordon, Rincon Consultants, dated April 9, 2025, confirming that the proposed project does not require a variance. As detailed in our previous correspondence to the City, the project therefore complies with all *applicable* objective development standards and remains vested and subject to the statutory protections applicable to "housing development projects" under SB 330 and the Housing Accountability Act.[1]

[1] Gov. Code § 65589.5 (the "HAA").

The proposed project is eligible for the new statutory CEQA exemption for infill housing.

AB 130 established that CEQA shall "not apply to any aspect of a housing development project… including any permits, approvals, or public improvements required for the housing development project, as may be required by [CEQA]…" if the project meets all of the specified eligibility criteria established by Public Resources Code 21080.66(a)(1) through (8):

(1) For non-Builder's Remedy projects, the project site cannot be more than 20 acres.[2] Here, the parcel encompasses approximately 1.05 acres, well within the 20-acre threshold.

(2) The project site must be located within City limits, or in an "urban area" as defined.[3] Here, the site clearly lies within city limits of the City of Berkeley.

(3) The project site must be developed with an urban use, or meet other eligibility criteria for infill uses. Here, this site is already developed with an urban use and the other infill criteria are not relevant for establishing the statutory CEQA exemption.

(4) The project must be consistent with the applicable general plan and zoning ordinance.[4] As noted above, the zoning application was submitted pursuant to SB 330; therefore the only applicable general plan and zoning criteria are the City's *objective development standards*. In addition, development standards are not *applicable* in evaluating the feasibility of this CEQA exemption if the development standards were *waived* pursuant to state density bonus law.[5] Lastly, while the City initially asserted a purported inconsistency with the objective zoning standards in the C-AC zone, the City eventually retracted that comment by confirming that a variance is not required for this project to utilize the Tier 2 density thresholds in connection with the applicant's density bonus request. Substantial evidence in the record thus establishes that the project is consistent with the applicable general plan and zoning ordinance.

(5) The project must achieve a density of at least half of the density allocated to "metropolitan" jurisdictions under housing element law; this effectively results in a minimum density of 15 dwelling units per acre for this site.[6] Here, the project clearly exceeds this minimum density with the proposed density of approximately 276 dwelling units per acre.

(6) The project must meet some of the checklist requirements of SB 35, as amended, namely the project must not be located on a site that contains any of the following sensitive environmental or regulatory features:

(A) Coastal zone. The City is not within the Coastal Zone, as defined by the Coastal Act. The Coastal Act states that the Coastal Zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission (BCDC). Thus, the City's waterfront is subject to BCDC, not Coastal Commission oversight, further this particular site is not subject to BCDC jurisdiction and therefore meets this requirement.

[2] Pub. Res. Code 21080.66(a)(1)
[3] *Id.*, subd. (a)(2)
[4] *Id.*, subd. (a)(3)
[5] *Id.*, subd. (a)(4)(C); see also *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329
[6] *Id.*, subd. (a)(5)

(B) Prime farmland or farmland of statewide importance. The site is fully urbanized, and has been graded and paved with surface parking. The project therefore meets this requirement.

(C) Federal wetlands. Given the paved condition of the site, there is no potential for federal wetlands to be present and the project meets this requirement.

(D) Very high fire hazard severity zone designation. The project site falls outside of the City's very high fire hazard severity zone designation, which was recently revised locally to include more territory, but does not include this portion of the Shattuck Avenue corridor. The project therefore meets this requirement.

(E) A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code section 25356 (collectively, the "Cortese List"), *unless* the site is an underground storage tank site that received a uniform closure letter, *or* the Department of Public Health, Regional Board, or DTSC has otherwise determined that the site is suitable for residential or mixed-use development.[7] Here, the proposed project is located on a site that was previously subject to a cleanup order due to a leaking underground storage tank.[8] That cleanup order, however, resulted in a Closure Letter dated August 10, 2000 and the Site Closure Summary included therein references "Residential" as the most sensitive potential use of the site. The Closure Letter and related materials are included for reference as **Attachment 1** as substantial evidence to document that this project meets this requirement.

In addition to the above, we note that AB 130 includes a requirement that the City must require the applicant to complete a Phase I ESA as a condition of approval for the project.[9] If a recognized environmental condition is found, AB 130 includes provisions that require the applicant to obtain a Phase II ESA and, if needed, take corrective action to remediate the site prior to the issuance of a certificate of occupancy. This provision will ensure that the site is free from any contamination that could have arisen since the Closure Letter was issued.

(F) Delineated fault zone. The project site is not located within a delineated earthquake fault zone and therefore meets this requirement.[10]

(G)-(H) 100-year flood zone or regulatory floodway. The site is not located within a flood hazard zone or regulatory floodway, and therefore meets these checklist requirements.[11]

(I), (K) Conservation lands. The project site is not identified for conservation in an adopted natural community conservation plan, and is not under conservation easement. The project therefore meets these requirements.

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[7]

[8] https://geotracker.waterboards.ca.gov/profile_report?global_id=T0600100948

[9] Pub. Res. Code § 21080.66(c)(1).

[10] https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/ [2700 Shattuck Avenue]

[11] https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-122.27694720150016,37.85523367919326,-122.25617617488882,37.86370429300447

(J) Habitat for protected species. The project site is entirely paved and does not include habitat for protected species. The project therefore meets this requirement.

(7) The project must not require the demolition of a historic structure that was placed on a national, state or local register before the project's SB 330 Preliminary Application was submitted. The project meets this requirement as the existing building is not designated in any register, and was not designated under any register on the date when the SB 330 Preliminary Application was filed.

(8) For Builder's Remedy projects submitted after January 1, 2025, no portion of the project may be designated for use as a hotel or other transient lodging. This provision does not apply, and the project remains eligible for the statutory exemption given that all other statutory criteria for the infill statutory exemption are satisfied.

The proposed project is below 85 feet in height as defined by the California Building Code and does not trigger any prevailing wage requirements or labor standards.

AB 130 includes a provision that certain labor standards, such as prevailing wage requirements, may apply to "buildings over 85 feet in height above grade" that are eligible for the statutory CEQA exemption for infill housing. The California legislature's rationale for establishing an 85-foot height threshold was based on the maximum building height under the California Building Code for most wood frame multifamily construction.

Assemblymember Wicks, the sponsor of AB 609 and key proponent of the statutory exemption in AB 130, was quoted in the media for her rationale in setting a prevailing wage requirement only for projects over 85 feet. Most multifamily residential projects under 85 feet are built with wood frame construction (i.e., Types III-A, III-B, IV-C and IV-HT). Projects larger than 85 feet (i.e., Types I-A, I-B, and IV-A) rely on concrete and steel frame construction and generally require a higher skilled labor force. The 85-foot threshold, tied to wood-frame construction, was therefore a critical component that facilitated the legislature's enactment of AB 130, as all other trades other than the California Carpenters Union would have opposed AB 130 if it did not include labor measures for larger projects.[12] Table 504.3 of the California Building Code is therefore included for reference as **Attachment 2**, to provide substantial evidence establishing that the 85-foot building height is based on the maximum building height for most wood frame buildings under the California Building Code.

The California Building Code defines "Building Height" as "the vertical distance from grade plane to the average height of the highest roof surface."[13] The CBC definition generally does not include uninhabited roof structures such as equipment and elevator structures, etc. Under the California Building Code, height is generally not measured to a parapet or other supplemental features. The City, on the other hand, has separate definitions for "Average Building Height" and Maximum Building Height.[14] The City has also established unique, location-specific definitions of Maximum Building Height based on the project's location and underlying zoning.[15]

[12] https://calmatters.org/politics/2025/07/california-construction-unions-housing/
[13] 2022 CBC, Section 202
[14] BMC § 23.106.090.
[15] https://berkeleyca.gov/sites/default/files/2022-02/Height-Instructions%20-%20Residential-Maximum-Height.pdf

The zoning application for this project calculated the building height based on the local zoning definition of Maximum Building Height under the Berkeley Municipal Code. When calculating the "Building Height" of this project under the California Building Code, however, the project falls within the 85-foot threshold that is required for Type III-A wood construction. Moreover, the City's local definitions of Average Building Height and Maximum Building Height are superseded to the extent that they are inconsistent with the California Building Code and state housing laws intended to facilitate housing production.[16] This letter includes a calculation from the project architect, included as **Attachment 3**, to provide substantial evidence that the project falls below the 85-foot building height threshold when calculated under the CBC, therefore the project is not subject to any prevailing wage requirements or labor standards under AB 130.

The City's denial of the statutory infill exemption would constitute a violation of AB 1633.

We recognize the difficulty that planning departments face when implementing the bevy of new housing laws that are enacted each year. This letter, however, serves as notice under AB 1633 that the failure to approve the statutory infill exemption, or to impose unlawful conditions on the project such as labor standards or prevailing wage requirements that would render the project infeasible, would constitute a violation of the HAA.[17]

This notice is timely given that it is being submitted within 35 days of the City's determination that the project is not exempt from CEQA, which occurred via your email to the project applicant on July 10, 2025. An unlawful denial of the project is defined by AB 1633 to include an unlawful determination that a project is not exempt from CEQA. As a result, the City may be liable in attorney's fees to the developer and statutory damages if the prior exemption determination is not rescinded. In summary, we respectfully request that the City issue a statutory exemption determination for this project in accordance with the project's eligibility under AB 130.

The City must initiate a request for consultation with California Native American tribes.

In order to complete the City's processing of the statutory infill exemption, the City must initiate a request for consultation with any California Native American tribe that may be culturally affiliated with the project site.[18] The deadline to commence consultation would ordinarily run 14 days from the date that the application is deemed complete. Given that AB 130 was enacted after the project was deemed complete, this requirement should reasonably be interpreted to require the City to initiate consultation within 14 days from the date of this letter.

Please do not hesitate to contact me if you have any further questions regarding this matter.

Sincerely,

Robin R. Baral
Partner

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[16] *Lippman v. City of Oakland* (2017) 19 Cal.App.5th 750.
[17] AB 1633 (Wicks 2023) amended the HAA by adding subdivisions (h)(6)(D)-(E) and (7)(A)-(B). The HAA was subsequently amended by AB 1413 (Ting 2024), which in part reordered the original provisions of AB 1633, related to CEQA exemptions, to Government Code § 65589.5.1.
[18] Pub. Res. Code § 21080.66(b)

cc: Farimah Brown, City Attorney
Anne Hersch, Planning Manager
Client

ATTACHMENT 1

LUST Closure Letter

California Regional Water Quality Control Board

San Francisco Bay Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 ▪▪ FAX (510) 622-2460

Gray Davis
Governor

August 10, 2000
File No. 2198.17(CTH)
RB File No. 01-1027

Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Subject: Transmittal of the Closure Letter and Summary,
McKevitt Volvo at 2700-2724 Shattuck Avenue, Berkeley, CA

Dear Mr. Schulman:

Attached please find the uniform underground storage tank closure letter and the site summary form for the subject site.

Please contact Chuck Headlee of my staff at (510) 622-2433 or cth@rb2.swrcb.ca.gov if you have any questions regarding this matter.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer

Stephen A. Hill
Chief, Toxics Cleanup Division

Enclosure: Closure Letter
Site Closure Summary

cc: Nabil Al-Hadithy, Hazardous Materials Supervisor
City of Berkeley Toxics Management Division
2118 Milvia Street, Suite 200
Berkeley, CA 94704

Dave Deaner & Steve Mizera, SWRCB
Division of Clean Waters Programs
2014 T St.-Suite 130
Sacramento, CA 95814

01-1027.tra

California Regional Water Quality Control Board

San Francisco Bay Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 •• FAX (510) 622-2460

Gray Davis
Governor

August 10, 2000
File No. 2198.17 (CTH)
RB File No. 01-1027

Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Subject: Closure Letter for McKevitt Volvo at
2700-2724 Shattuck Avenue, Berkeley, CA

Dear Mr. Schulman:

This letter confirms the completion of site investigation and remedial action for the underground storage tank(s) formerly located at the above mentioned location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

for

Lawrence P. Kolb
Acting Executive Officer

01-1027.cls

SITE CLOSURE SUMMARY- CITY OF BERKELEY

I. AGENCY INFORMATION Date: 5-23-2000

Agency Name: Toxics Management Division	Address: 2118 Milvia Street, Suite 200
City/State/Zip: Berkeley, CA 94704	Phone: (510) 705 8150
Responsible Staff Person: Geoffery Fiedler	Title: Hazardous Materials Specialist I

II. SITE INFORMATION

Site Facility Name: M[c]Kevitt Volvo		
Site Facility Address: 2700-2724 Shattuck Avenue		
RB LUSTIS Case No.: 01-1027	Local or LOP Case No.:	Priority: low
URF Filing Date: 9-29-86	SWEEPS No.:	

Responsible Parties (include addresses and phone numbers)
Wells Fargo Real Estate and Specialty Assets
Attn: Mr. Steven Schulman
420 Montgomery Street, 3rd Floor
San Francisco, CA 94101

Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
1	550	Gasoline	removed	9-86
2	550	Waste Oil	Removed	9-86

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Leaking tanks/product lines.		
Site characterization complete? Yes	Date Approved By Oversight Agency: 5-22-00	
Monitoring wells installed? No	Number: NA	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 20 ft	Lowest Depth: 25 ft	Flow Direction: W/SW (est.)
Most Sensitive Current Use: No current use		
Most Sensitive Potential Use: Residential, backyard irrigation		
Are drinking water wells affected? No	Approximate Yield: 290 gpd. T.D.S.: 2000 ppm	
Is surface water affected? No	Nearest SW Name: Aquatic Park Lagoon, SF Bay	
Off-Site Beneficial Use Impacts (Addresses/Locations): none		
Reports on file? Yes	Where are reports filed? Berkeley, Toxics Division	

SITE CLOSURE SUMMARY- CITY OF BERKELEY

IV. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

2/6/87, "UG Tank Compliance Report: Removal Investigation and Remediation" Weiss Associates

9/17/91, "Phase I Site Audit", Groundwater Technology, Inc. (multiple borings, site-wide assessment)

7/20/95, "Preliminary Soil and Groundwater Investigation", Groundwater Technology, Inc.

7/21/98, "Case Closure Request", PES Environmental Inc.(Includes RBCA, Tier II, Model)

V. ADDITIONAL COMMENTS, DATA, ETC.

No detected petroleum fuel constituents or volatile organic compounds detected in the former waste oil confirmation sample (see attachments)

MTBE not detected in groundwater confirmation samples collected from W-GP#1, PES Environmental, 1999.

VI. ATTACHMENTS

A) Weiss Associates, 1987, Fig. 1, Site Plan, UST closure sample analysis summary, Note Brown and Caldwell Lab, 3 p.
B) Groundwater Technology, Inc, 1991, Boring locations and analytical summary data, 4 p.
C) Groundwater Technology, Inc, 1995, Boring location and analytical summary data, 3p.
D) PES Environmental, Inc. 1999, Soil boring location and groundwater sample results, 2p.
E) PES Environmental, Inc, 1998, RBCA Site Assessment Model, Tier II Baseline Risk Summary Table and input values, 5p.

RB 01-1027

Planning and Development Department
Toxics Management Division

CALIFORNIA REGIONAL WATER
MAY 25 2000
QUALITY CONTROL BOARD

May 23, 2000

Charles Headlee
Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Regarding: No Further Action Recommendation
2700-2724 Shattuck Avenue

Dear Mr. Headlee:

The City of Berkeley, Toxics Management Division, (TMD) recommends that the Regional Water Quality Control Board require no further investigation or remedial action for this project. TMD's final requirements to complete the site investigation were presented in PES Environmental, Inc.'s "Results of Limited Groundwater Investigation", report dated April 27, 1999 and site records in TMD's project file. The PES report summarizes the results of a limited investigation of groundwater quality in the public right-of-way, southwest of the former underground gasoline storage tank, as requested by TMD. The residual concentrations in soil were significantly reduced in the source area and are further diminished with depth. The results of an ASTM Tier II Risk Based Corrective Action Model indicate no significant health risk as a result of the residual fuel constituents in soil and groundwater at the site.

The TMD determination of no further action is based on the subsurface conditions as presented in the reports characterizing the site conditions and on TMD's observations during site visits and inspections. The determination is further based on existing site conditions and an understanding that the site will be developed for use consistent with current City of Berkeley zoning requirements. Significant changes in soil or groundwater conditions, or site development, should be reported to the TMD to allow review of this determination.

2118 Milvia Street, Suite 200, Berkeley, California 94704 TEL: (510) 705 8150 TDD: (510) 644 6915 FAX: (510) 540 5672

May 23, 2000

TMD prepared the attached Site Closure Forms and excerpted documents from site investigation reports for your review. TMD is available to discuss this project in further detail or provide you with additional documents. Please give me a call if you have any questions or require anything further.

Sincerely,

Geoffery A. Fiedler
Hazardous Materials Specialist

Attachments: Closure Summary Forms and Attachments

Cc: Mr. Steven Schulman, Wells Fargo Bank, Private Client Services – Real Estate, 26611 Carmel Center Place, Carmel California 93923

WQBCLOS1.DOC

ATTACHMENT 2

California Building Code, Table 504.3

Chapter 5 General Building Heights and Areas: California Building Code 2022 (Vol 1 & 2) | UpCodes

504.3 Height in Feet

The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3.

Exception: Towers, spires, steeples and other rooftop structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1511.2.4. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of combustible materials (see Chapter 15 for additional requirements).

TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE [a, i]

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
B, F, M, S, U	NS[b]	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	270	180	85	85	70	60
A, E	*NS[b]*	*UL*	*160*	*65*	*55*	*65*	*55*	*65*	*65*	*65*	*65*	*50*	*40*
	S (without area increase)	*UL*	*180*	*85*	*75*	*85*	*75*	*270*	*180*	*85*	*85*	*70*	*60*
	S (with area increase)	*UL*	*160*	*65*	*55*	*65*	*55*	*250*	*160*	*65*	*65*	*50*	*40*
H-1, H-2, H-3, H-5, *L*	NS[c, d]	UL	160	65	55	65	55	120	90	*85*	*65*	50	40
	S *(without area increase)*												
	S (with area increase)	*UL*	*160*	*65*	*55*	*65*	*55*				*65*	*50*	*40*
H-4	NS[c, d]	UL	160	65	55	65	55	*65*	*65*	*65*	65	50	40
	S *(without area increase)*	UL	180	85	75	85	75	140	100	*85*	85	70	60
	S (with area increase)	*UL*	*160*	*65*	*55*	*65*	*55*	*120*	*160*	*65*	*65*	*50*	*40*
I-3	NS[d, e]	UL	160	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*
	S *(without area increase)*	UL	180	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*
	S (with area increase)	*UL*	*160*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*	*NP*
I-2	NS[d, e, f]	UL	160	65	55	65	55	*NP*	*NP*	*NP*	65	50	40
	S *(without area increase)*	UL	180	85				*NP*	*NP*	*NP*			
	S (with area increase)	*UL*	*160*	*65*				*NP*	*NP*	*NP*			
I-4	NS[d, g]	UL	160	65	55	65	55	*65*	*65*	*65*	65	50	40
	S *(without area increase)*	UL	180	85	75	85	75	*180*	*120*	*85*	85	70	60
	S (with area increase)	*UL*	*160*	*65*	*55*	*65*	*55*	*160*	*100*	*65*	*65*	*50*	*50*
R-*1*[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
	S13R	60	60	60	55	60	55	60	60	60	60	60	60
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	50	40
R-2[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60[j]	40
R-2.1[h]	NS[d]	UL	160	65	55	65	55	65	NP	NP	NP	50	40
	S13D	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S13R	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S	UL	160	65	55	65	55	270	NP	NP	NP	50	40
R-2.2[h]	NS[d]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (without area increase)	UL	180	85	NP	85	NP	270	180	85	85	70	NP
	S (with area increase)	UL	160	65	NP	65	NP	250	160	65	65	60[i]	NP
R-3, R-3.1[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	60	60
	S	UL	160	65	55	65	55	270	180	85	65	70	60
R-4[h]	NS[d]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	55	60	55	60	60	60	60	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	40
	S	UL	160	65	55	65	55	270	180	85	65	50	40

For SI: 1 foot = 304.8 mm.

UL = Unlimited; *NP = Not Permitted;* NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.

b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.

c. New Group H *and all Group L* occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.

d. The NS value is only for use in evaluation of existing building height in accordance with the *California Existing Building Code*.

e. New Group I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.

f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6.

g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.

h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

i. In other than Group A, E, H, I, L and R occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, the S increases for height and stories in Tables 504.3 and 504.4 are permitted in addition to the S area increase in accordance with Table 506.2.

j. For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, S area increase is permitted in addition to the height and story increase provided the height shall not exceed 60 feet and 4 stories.

Exported by UpCodes https://up.codes

ATTACHMENT 3

CBC Building Height Diagram

CBC GRADE PLANE CALCULATIONS				
SEGMENT	**EL 1**	**EL 2**	**LENGTH**	**AVG EL x L**
A	140.41	144.81	133.6	19052.7
B	144.81	149.5	288.8	42498.4
C	149.5	146.97	205.9	30521.6
D	146.97	147.4	129.7	19089.9
E	147.4	145.26	54.1	7916.5
F	145.26	145.77	50.1	7290.3
G	145.77	140.41	79.7	11404.3
TOTAL PERIMETER			941.9	137773.6
GRADE PLANE ELEVATION				**146.3**

4 - CALIFORNIA BUILDING CODE - GRADE PLANE CALCULATIONS

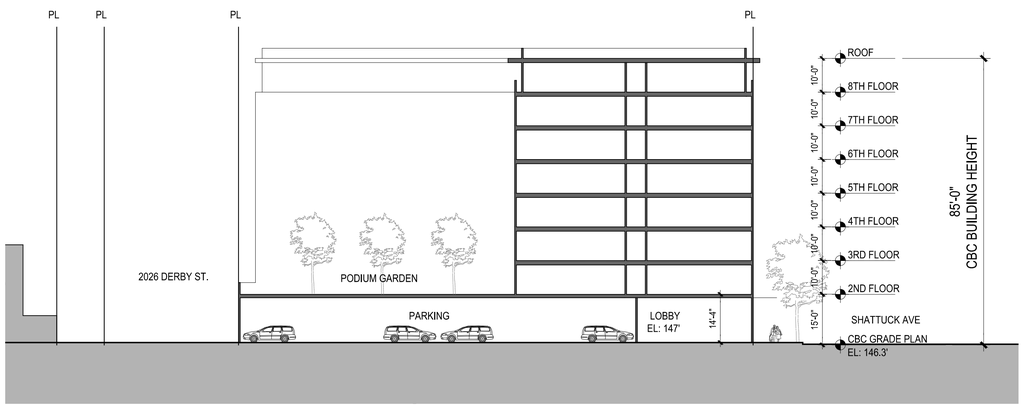
-

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

[BG] GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

3 - CALIFORNIA BUILDING CODE - HEIGHT DEFINITIONS

-



2 - CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM

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



1 - CALIFORNIA BUILDING CODE - GRADE PLANE PLAN DIAGRAM

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

TRACHTENBERG ARCHITECTS

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

LICENSED ARCHITECT
DAVID TRACHTENBERG
C20926
4/30/20 25
RENEWAL DATE
STATE OF CALIFORNIA

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL
01.06.2025 ZONING RESUBMITTAL
08.05.2025 CBC HEIGHT MEASUREMENT

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2307

SHEET:

CBC BUILDING CODE HEIGHT DIAGRAMS

A3.0b

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

2700 Shattuck Mixed Use **2 May 2024**
Neighborhood Meeting Notes (Online)

Attendance List
Host: Isaiah Stackhouse of Trachtenberg Architects
Attendance list (as provided by attendees):

- Tom Purcell (GM of Sports Basement) – tpurcell@sportsbasement.com
- EJ Cire (Sheet Metal Workers' Local 104) – EJ@SMW104.org
- Douglas Lindsey (Berkeley resident) – doug421@hotmail.com
- Josh Kaneko

Notes

- Tom: Any excavation work being done along the joint property line?
  - Nothing planned as garage will be a slab on grade. Haven't gotten into the engineering yet.
  - Tom: Rough timeline?
  - No date set yet, but getting close to the submittal. Process will take +/- a year for planning. Another year for building permit. 2 years from earliest possible construction.
- Doug: How are you working with the building trades to work with union labor on the project?
  - Still too early for construction
  - Doug: Building trades are a long term partner to help shepherd projects through the permit process
  - Doug: Seeking LEED certification?
  - Unlikely, but decision hasn't happened yet.
  - Doug: Building trades include local residents that can cut down on travel and reduce carbon footprint.
- EJ: Labor on forefront of Berkeley. Percentage of units to be affordable?
  - Preliminary 23 VLI units (density bonus project). No application has been filed yet (pre-app process).

Outlook

[Draft] Re: Fwd: 2700 - 2729 Shattuck Ave APN#54-1723-1

From
To David Rumberg <drumberg@sportsbasement.com>; Lisa Gordon <lgordon@rinconconsultants.com>
Cc Sanchez, Marytonae <MSanchez@berkeleyca.gov>

Singeh Saliki, AICP (she/her)
Senior Planner
Planning and Development, Land Use Division
ssaliki@berkeleyca.gov

From: David Rumberg
Sent: Thursday, June 12, 2025 3:44 PM
To: Lisa Gordon
Cc: Sanchez, Marytonae
Subject: Re: Fwd: 2700 - 2729 Shattuck Ave APN#54-1723-1

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

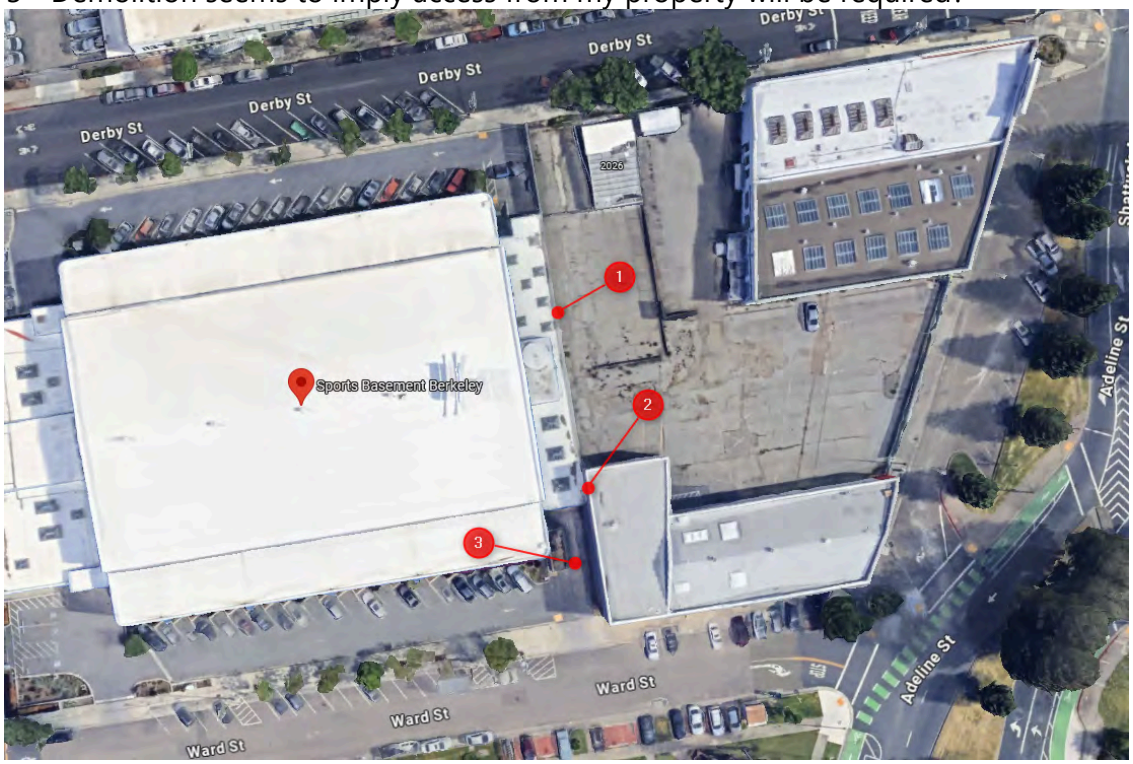
Mrs Gordon,
Please be aware of an email I sent to the general Planning email account for Berkeley, CA. Assistant Planner, Mrs Sanchez, provided a response to my inquiry as to how to research what decisions and actions have been taken as it relates to this project. I read your response "***Application Consistency and Review Comments – Use Permit #ZP2024-0058 for 2700 Shattuck Avenue*** " and wanted to make sure my comments are part of any future discussions. I have a few concerns about this project and any variance potential granted that negatively impact my adjacent property.
Regards,
Dave

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

---------- Forwarded message ---------
From: **David Rumberg** <drumberg@sportsbasement.com>
Date: Fri, Jun 6, 2025 at 10:29 M
Subject: 2700 - 2729 Shattuck Ave APN#54-1723-1
To: <planning@berkeleyca.gov>

Hello,
I own the adjacent property, formerly the Berkeley Iceland, and have a couple of questions regarding the future development of the former McKevitt Auto site. I tried to navigate the City's web portal, but admit to being unsure how to draw out the relevant information. Any help would be greatly appreciated.

- * I see an application (#ZP2024-0058) to demolish the buildings. Was this demolition work officially approved? The buildings and hardscape for both my property and the adjacent property seem to share common points of connection. Does the scope of the demolition include removing hardscape surfaces like the asphalt parking area? There is a gradual change in elevation where the McKevitt hardscape interacts with a wall in my building. For years, water pooling on the West end of the McKevitt property during severe downpours leaks into my building. I'm concerned about the demolition work creating issues to my building where leaks and concrete spalling are known problems.
  - * Bullet 1 - The asphalt abuts up against a wall on my building.
  - * Bullet 2 - These two properties have buildings that are touching at a minimum, but I have no idea to what extent there are any further complications.
  - * Bullet 3 - Demolition seems to imply access from my property will be required?
    - *



- *



- * With regard to the future development of the site, have the plans been approved? The historic Berkley Iceland building was designed to take in the rising Eastern sun and the setting Western sun. The Iceland building also currently enjoys full visibility from pedestrians and vehicular traffic on Shattuck Ave. Lastly, there is a rooftop sign that is clearly visible to the East of our building. The proposed building negatively impacts all of these areas and more creating irreparable harm. Has this been discussed? I am unaware of anyone reaching out to us at Sports Basement to discuss these matters.
  - *



- *



What is the best source for me to catch up on where the City of Berkeley is at in its review and approval of this project? Am I able to meet with anyone from the Planning Department or Building Department to discuss our concerns?

Thanks,
Dave

--
David Rumberg
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cell (415)286-3674
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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

REVISED DRAFT

VIA EMAIL

December 26, 2006

Mr. John Ward
Wells Fargo Bank – Private Client Services
420 Montgomery Street, 3rd Floor
San Francisco, California 94104

Subject: Phase I Environmental Site Assessment
McKevitt Volvo
2700 and 2724 Shattuck Avenue
Berkeley, California 94704

Dear Mr. Ward:

Please find enclosed one copy of the Phase I Environmental Site Assessment (ESA) report prepared by Pangea Environmental Services, Inc. (PANGEA) for the subject property (Site) at 2700 and 2724 Shattuck Avenue in the City of Berkeley, County of Alameda, California. The Site is identified by the Alameda County Assessor as Assessor Parcel Number 054-1723-001.

The Site is developed for use as an automobile dealership by McKevitt Volvo. The Site has been developed for use as an automobile dealership and automobile repair facility since the early 1930s. Prior use was vacant land. The dealership is developed with three structures that include showrooms, offices and service bays. The northeast portion of the Site is developed with two adjoining buildings (2700 Shattuck Avenue) and the south end is developed with one structure (2724 Shattuck Avenue). All three structures are of slab-on-grade construction with steel reinforced brick or concrete walls. The service bays in the 2700 Shattuck building continue to operate hydraulic hoists with below grade hydraulic oil reservoirs. All service bays have surface evidence of former subsurface hoists.

On November 14, 2006, Kathleen Buscher, REA #3460, of PANGEA, performed a visual inspection of the Site and interviewed facility personnel in an attempt to identify potential recognized environmental conditions (RECS). PANGEA observed evidence of surface pavement patches in the northwest portion of the site and within the service bays, indicating former below grade storage vessels. Reviewed records (described below) indicated that underground storage tanks (USTs) had been removed from the site. PANGEA found and removed an apparent former fill port located in the sidewalk adjacent to the removed gasoline UST. At the time of our site visit, the northwest portion of the Site was being used to store waste oil in an above ground tank installed within secondary containment. Waste oils and new oil, solvents, anti-freeze, batteries, and Freon are also stored in this area. Staining was observed on the ground surface. Used oil filters and other vehicle parts are stored in and around a metal shed located just

PANGEA Environmental Services, Inc.
1710 Franklin Street, Suite 200, Oakland, CA 94612 Phone 510.836.3700 Fax 510.836.3709
www.pangeaenv.com

west of the southwest end of building 2700 Shattuck Avenue. Staining was also noted in this area.

PANGEA contracted with Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, to prepare a regulatory database for the Site and surrounding properties using ASTM standard search radii. The Site address is reported as occupied with McKevitt Volvo and is included as a listed LUST, Cortese, HAZNET, RCRA-LQG, CA FID UST, HIST UST, SWEEPS UST and ERNS. PANGEA's review of the City of Berkeley Fire Department file for the Site reported the presence of one 550-gallon gasoline underground storage tank (UST) at the rear yard of the building (2700 Shattuck Avenue) and about 10 feet from the sidewalk along Derby Street to the north. No files were found for the 2724 Shattuck Avenue address.

In 1989, one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST were removed from the Site. The City of Berkeley Toxic Management Division (TMD) was onsite at the time of UST removals. The Site Closure Summary available for review at the TMD offices (and included in the appendices of this report) showed Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained from each tank void. The soil sample obtained from beneath the waste oil UST that was analyzed for the Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm). No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a concentration of 1.9 ppm, Xylene at a concentration of 8.6 ppm and hydrocarbons at a concentration of 73 ppm. Groundwater was not encountered.

In 1994, Groundwater Technology advanced eight soil borings into areas of various suspect recognized environmental conditions found at the Site including; the area of waste oil storage at the northwest portion, the areas around the former waste oil and gasoline USTs, around a former hydraulic hoist at the southwest side of the 2700 Shattuck building, stained areas and suspect patching in the asphalt-paved parking areas and driveways. The soil samples were obtained from the depths of three and eight feet below the ground surface (bgs), which was dependent on the depth of the suspect source. The soil samples obtained were analyzed for the presence of hydrocarbons (Modified EPA Method 8015) including, Gasoline, Mineral Spirits, Jet Fuel, Kerosene, Diesel and Lube Oil. None of which were detected above the detection limit of 10 ppm.

In 1999, PES Environmental of Novato, California, requested a "case closure" for the LUST site. Based on requirements imposed by the TMD, on November 16, 1998, Fast Tek Engineering of Richmond and PES Environmental advanced (direct push method) one two-inch diameter probe to the depth of about 30 feet bgs in the sidewalk that abuts the northwest end of the Site. The boring was located about 20 feet west of the former gasoline UST and in the reported inferred down gradient flow direction of the former USTs. A one-inch diameter PVC pipe was introduced to the bore hole. By introducing a new PVC bailer, one grab groundwater sample was obtained. The groundwater was

analyzed for the presence of Total Petroleum Hydrocarbons (TPH) as gasoline, (EPA Method 8015), BTEX (EPA Method 8020 and Methyl Tertiary Butyl Ether (MTBE). TPH as gasoline was detected at a concentration of 140 parts per billion (ppb). No other suspect contaminant was detected. Based on the aforementioned, the TMD concurred with PES Environmental and their Tier II, Model indicating no potential health impact to humans or the environment and provided the Site with a "case closure" status on May 23, 2000.

The review of the Oakland West, California Quadrangle topographic map depicts the Site at an elevation of about 148.5 feet above Mean Sea Level (MSL) Datum. The map contours indicate a gradient to the south and southwest. Subsurface conditions reported during the advancement of the probe by Fast-Tek and PES shows first groundwater at a depth of 20 feet to 25 feet bgs.

The Site is located in an urban area in downtown Berkeley, California. The surrounding properties are developed for residential and local commercial type land use. Review of the EDR Radius Report shows the adjoining property to the north as occupied with a City of Berkeley Fire Station, 2680 Shattuck Avenue, that is also listed as a LUST site. In 1992, removal of a former diesel UST revealed impact to surrounding soils. The facility is documented as "soil only" indicating that groundwater had not been impacted. In addition, the regulatory status is "case closure" indicating no further regulatory action. Based on the regulatory status, reported cross gradient position relative to the Site and results of previous investigations, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low. The former Beacons Van Storage (UC Self Storage, 2721 Shattuck Avenue) facility located about 200 feet to the southeast of the Site and is a listed LUST site. Removal of a former gasoline UST at this facility resulted in documented impact to subsurface soil and groundwater. This facility received a "case closure" in 1999, requiring no further action. The facility closure documented the presence of 460 ppm of Zinc. No other residual impact was identified. Based on the information available, distance, cross gradient position relative to the Site and regulatory status, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

Findings:

The results of our Phase I ESA revealed the following onsite recognized environmental conditions (RECs):

- The historic use of the Site for automobile repair and service since as far back as 1933s, may have resulted in shallow subsurface impact from petroleum hydrocarbons or other vehicle related fluids such as anti-freeze or solvents.
- Staining observed may extend to shallow subsurface soils. Analytical results of shallow soil samples obtained in 1994, from these same suspect areas, showed no detection for the presence of petroleum hydrocarbons above a detection of 10 ppm.

- Gasoline-range hydrocarbons were detected at a low concentration (140 ppb) approximately 20 feet west of the former gasoline UST and under the sidewalk to the central north end the Site. Suspect contaminants BTEX and MTBE were not detected. The TMD closed the case based on the analytical results.
- A small hole with an apparent crushed lid or cover was noted in the sidewalk at the northwest side of the Site. Pangea removed the cover and debris to find an apparent former fill port. Pangea was able to extract the port/piping from the hole and found the pipe cut off where it enters beneath the building. Since the pipe location is immediately adjacent to the removed gasoline UST and the cap resembles a UST fill port cap, Pangea concludes that it was the fill port for the former gas UST. Based on prior investigation near the UST the TMD closed the case. No further investigation appears merited.
- Conversations with personnel of McKevitt Volvo reports no known leaks in the hydraulic reservoirs for the existing in-ground hoists. Other than sampling in the vicinity of the former in-ground hoist at the southwest end of the 2700 Shattuck Building in 1994, no sampling results were found that would provide the condition of soils surrounding the former and existing in-ground hydraulic hoist reservoirs at the 2700 and 2724 Shattuck buildings. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB).

Based on our review of the history, use and information available for offsite properties, no *offsite* recognized environmental conditions that would significantly impact shallow subsurface soil or groundwater at the Site were identified during PANGEAs investigation of the Site.

Recommendations:

PANGEA recommends the following:

- Shallow soil may be impacted with petroleum hydrocarbons, solvents, metals and other vehicle related fluids. Impact is expected to be shallow and localized. Based on the nature of the suspect contaminants, the predominant clayey soil beneath the site, 20 feet to first groundwater and lack of significant identified impact during the 1989 tank removal, 1994 and 1999 subsurface sampling and analysis of suspect areas, no further action is recommended at this time. If the current tenant moves from the Site, shallow soil beneath stained areas should be resampled to evaluate whether the subsequent 12 years of similar use since the 1994 sampling event has resulted in impact to shallow soils.

- PANGEA recommends performing subsurface soil sampling near the existing and former in-ground hoists *if* the client is concerned about the potential for releases at these locations. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB). Given the site soil type and nature of the potential release, it is likely that any release from the in-ground hoists would be localized and could be removed during any future redevelopment. Note that no compounds were detected during prior investigation at select locations near former in-ground hoists. If additional investigation is not conducted at this time, any local impacts (if observed) could be addressed in the future in conjunction with future development.
- If future plans involve site redevelopment or change of use, PANGEA recommends preparation of a soil management plan. The soil management plan would help safeguard construction workers and future site occupants from potential exposure to residual subsurface chemicals during construction activities or future site use. PANGEA understands that there is no change of use or redevelopment planned at this time.

The following non-ASTM environmental conditions worth noting include:

- Based on the date of construction (pre-1978), suspect asbestos containing building materials may be present in the Site buildings. These materials observed were in good condition and no friable or damaged non-friable materials indicating a threat of release to the environment was observed.
- Based on the date of construction (pre-1978), lead based paint may be present at the Site. Painted surfaces were observed to be in good condition and no chipped or peeling surfaces were found.

We hope this provides the information necessary at this time.

Sincerely,

Pangea Environmental Services, Inc

Kathleen Buscher

Kathleen I. Buscher, CA REA #3460

Bob Clark-Riddell

Bob Clark–Riddell, PE #C49629
Principal Engineer

1.0 INTRODUCTION

1.1 Purpose

The objective of this Phase I Environmental Site Assessment (ESA) is to identify recognized environmental conditions (RECs), which include the presence or likely presence of any hazardous substance or petroleum products on the Site under conditions that indicate an existing release, a past release, or a material threat of a release of any. hazardous substances or petroleum products into structures on the Site or into the ground, ground water or surface water of the Site. Pangea Environmental Services, Inc (PANGEA) has conducted this ESA in accordance with the American Society for Testing Materials (ASTM) Standards for Environmental Site Assessments for Commercial Real Estate (E-1527-00).

1.2 Involved Parties

Kathleen I. Buscher, of PANGEA, visited the site on November 14, 2006. Shane Lavery of McKevitt Volvo provided site access and an explanation of facility operations.

Interviews were conducted with the following agencies:

- City of Berkeley Building Department
- City of Berkeley Planning Department
- City of Berkeley Fire Department
- City of Berkeley Toxic Management Division
- Alameda County Environmental Health Department
- Alameda County Assessor's Office
- Alameda County Recorder's Office

1.3 Scope of Work

Pangea Environmental Services, Inc adhered to the following scope of work:

- Interview of people familiar with the environmental status of the Site and adjacent properties.
- Site reconnaissance, photographic documentation, site map (including adjacent property usage).
- Interviews with people familiar with the history of the site and surrounding properties.
- Review of previous reports, if any, describing environmental conditions at the Site and adjacent properties.
- Review of historic aerial photographs.
- Historic Sanborn maps from the years 1903, 1911, 1950 and 1980, from EDR Sanborn.
- Review of historic city directories for Berkeley, California,
- Review of Environmental Data Resources, Inc. Radius Map for 2700 Shattuck Avenue, Berkeley, California,
- Review of available regulatory files for the Site.

2.0 GENERAL SITE CHARACTERISTICS

2.1 Legal Description

The Site is addressed 2700 Shattuck Avenue, in Berkeley, Alameda County, California, and is located in an urban area consisting of multi-family residential and local commercial type land use. The Site is identified as Alameda County Assessor Parcel Number 054-1726-001 and totals about 1.05-acres of land. The Alameda County Assessor shows the current ownership as titled Weston Havens Foundation Trust, owners since 2005. The legal description for the Site was provided as the following:

> *Lots 10 through 17, inclusive, and the Northeastern 14.10 feet of Lot 8, Book 15, "Map No. 4 of the Shattuck Tract", filed March 7, 1984, Map Book 15, Page 10, Alameda county Records.*

2.2 Adjacent Properties

The site is bound to the north by Derby Street then a Berkeley Fire Station (2680 Shattuck Avenue) and the UC Berkeley Service Center to the northwest; to the west by a vacant lot used by McKevitt Volvo as a detail center, then the Iceland Ice Rink; to the east by Shattuck Avenue, then the UC Storage (2721 Shattuck Avenue and a Kirala Japanese restaurant; and to the south by Ward Street then a residential condominium complex.

2.3 Site Description

The Site is developed for use as an automobile dealership by McKevitt Volvo and McKevitt Nissan. The Site has been developed for use as an automobile dealership and automobile repair facility since the early 1930s. Prior use was vacant land. The dealership is developed with three structures that include showrooms, offices and service bays. The northeast portion of the Site is developed with two adjoining buildings (McKevitt Volvo, 2700 Shattuck Avenue) and the south end is developed with one structure (McKevitt Nissan, 2724 Shattuck Avenue). All three structures are of slab-on-grade construction with steel reinforced brick or concrete walls. The service bays in the 2700 Shattuck building continue to operate hydraulic hoists with below grade hydraulic oil reservoirs. No other existing subsurface storage was identified at the facility.

2.4 Current Site Operations

The Property is currently occupied as an automobile dealership, automobile servicing facility and for the sale of vehicle parts. Current configurations of service bays include inground hoists, electrical hoists, aqueous parts washers. Waste oil is stored in an above ground tank (AST) installed within secondary containment at the northwestern corner of the Site. New oil is stored in Department of Transportation (DOT) drums around the waste oil AST secondary

containment and in an AST in the northwest portion (parts department) of the 2700 Shattuck Avenue building and ASTs in the service bay of the 2724 Shattuck Avenue building. Installed at the west exterior wall of the 2700 Shattuck Avenue building is an air compressor and a make shift shelter used for the storage of retail size containers of vehicle related fluids, such as solvents and anti-freeze and janitorial supplies. Used oil filters, air filters and used parts are stored in a metal trailer located just west of the southwest corner of the 2700 Shattuck Avenue building. Staining was noted on the asphalt-paved surface of the storage areas. Grade level asphalt-paved parking lots were covered with vehicle inventory.

3.0 ENVIRONMENTAL SETTING

3.1 Regional Physiographic Conditions

The United States Geological Survey (USGS), Oakland West, California Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1993. According to the contour lines on the topographic map, the Property is located at approximately 148.5 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping moderately to the south and southwest. No surface waters are depicted as present on or adjacent to the Property, nor are production wells or other significant surface features depicted on the USGS map.

3.2 Soil and Geologic Conditions

Based on the soil survey maps published by the USDA Soil Conservation Service (1975), the Property is mapped as Urban Land-Baywood Complex series. The Urban Land-Baywood loamy sand occurs on mounds and ridges adjacent to beaches at an elevation of 10 to 60 feet. Slope ranges from 0 to 8 percent but the range in mainly 2 to 5 percent. This complex is about 60 percent Urban Land, 35 percent Baywood loamy sands and 5 percent other soils including Laugenour loam, drained, and Omni silty clay loam, drained. Also included are small areas of very deep, loamy sand that is weakly cemented below a depth of 30 inches. Urban Land consists of areas that are covered by buildings and other structures. The soil material has been altered or mixed, but it closely resembles the Baywood soil.

The subject site is located in the eastern portion of the San Francisco Peninsula, which is bound to the west by the Pacific Ocean and to the east by San Francisco Bay. The Peninsula is a portion of the Coast Ranges that consist of bedrock hills surrounded by valleys underlain by dune sand and other unconsolidated deposits. The bedrock is composed of the sedimentary, igneous, and metamorphic rocks of the Jurassic and Cretaceous Franciscan Formation, while the surficial deposits are Pleistocene and Holocene in age. Bedrock is estimated to be present at the depth of about 30 to 60 feet below the ground surface of the property.

The California Coast Range consists of late Mesozoic eugeosynclinal rocks of the Franciscan Formation. Franciscan rocks represent pieces of oceanic crust that have been accreted to North America by subduction and collision. Most abundant in the Franciscan Assemblage are sandstone and shale. In addition to quartz and feldspar, the sandstone contains fragments of shale, chert and other rocks, giving it a gray-brown color. The sequences of sandstone and shale accumulated as marine sediments.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number

060004-0002A, dated September 1, 1978, the Property is located in Flood Zone C. Flood Zone C regions consist of areas outside a 100-flood zone, requiring no flood insurance.

No oil or gas exploration was observed on or adjacent to the Site. According to the State of California, Department of Conservation, Division of Oil, Gas and Geothermal Fields in California, dated 2001, no operating or abandoned oil or gas wells are on or adjacent to the Property.

3.3 Hydrologic Conditions

Based on the surface topography in the vicinity of the Site the groundwater flow direction is inferred to be in a south to southwesterly direction. A 1999 subsurface investigation performed by PES Environmental of Novato, California (described below) reported first groundwater at a depth of 20 feet below the ground surface. Groundwater in the vicinity of the Property is not used as a drinking water source.

The nearest surface water in the vicinity of the Property is the San Francisco Bay located approximately one and a half mile to the southwest of the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catchbasins were observed at the Property during this investigation.

4.0 RESULTS OF INVESTIGATION

4.1 Site Inspection Observations

Accompanied by Shane Lavery, President of McKevitt Volvo and Calvin Mascot, Service Manager, the site was inspected on November 14, 2006, by Kathleen I. Buscher, CA REA #3460, of Pangea Environmental Services, Inc (PANGEA).

4.1.1 Polychlorinated Biphenyls (PCBs)

Pole-mounted electrical transformers are located along the north side of the Site. The units are labeled as owned and operated by Pacific Gas & Electric (PG&E). No indication of staining, leaks or fire damage was observed on or around the base of this unit. No further action is recommended.

4.1.2 Potable Water

Potable water is provided to the Site by the East Bay Municipal Utility District (MUD). According to Lucy Snow, an East Bay MUD representative, the drinking water supplied to the site is within EPA standards, including lead and coppers.

4.1.3 Refuse Disposal

The City of Berkeley removes non-hazardous domestic debris from the Site.

4.2 Adjacent Site and Vicinity Observations

The properties adjacent to the Site include the following:

- The properties to the north are occupied with Derby Street, then a City of Berkeley Fire Station (2680 Shattuck Avenue) that is also listed as a LUST site. In 1992, removal of a former diesel UST revealed impact to surrounding soils. The facility is documented as "soil only" indicating that groundwater had not been impacted. In addition, the regulatory status is "case closure" indicating no further regulatory action. Based on the regulatory status, reported crossgradient position relative to the Site and results of previous subsurface investigations (described below), we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

Comment [MSOffice1]: Added 'described below'

- The properties to the south are occupied with a multi-family residential complex. No recognized environmental conditions were noted on these adjacent properties at the time of PANGEA's site visit.

- The properties to the east are occupied with Shattuck Avenue, then to the southeast is the UC Self Storage facility, (2721 Shattuck Avenue) facility. This former Beacons Van Storage facility located about 200 feet to the southeast of the Site and is a listed LUST site. Removal of a former gasoline UST at this facility resulted in documented impact to subsurface soil and groundwater. This facility received a "case closure" in 1999, requiring no further action. The facility closure documented the presence of 460 ppm of Zinc. No other residual impact was identified. Based on the information available, distance, crossgradient position relative to the Site and regulatory status, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the SIte to be low.

- The property to the west is used for a car wash and detail center by McKevitt, then the Iceland Ice Rink. These properties are down slope and in the inferred downgradient groundwater flow direction of the Site. No recognized environmental conditions were noted on these adjacent properties at the time of PANGEA's site visit.

5.0 RESULTS OF REGULATORY AGENCY LIST REVIEW

Information from standard Federal and State environmental record sources was provided through Environmental Data Resources of Milford, Connecticut. Regulatory information from the following database sources listing possible Recognized Environmental Conditions (RECs) was reviewed:

Federal NPL

The National Priorities (Superfund) List (NPL) is the USEPA database of hazardous waste sites identified under the Superfund Program. **No NPL Sites** are located within one mile of the Site.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the USEPA has investigated. **No CERCLIS sites** are listed within one mile of the Site.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS TSD Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program records hazardous waste transport and the CORRACTS database includes listed treatment and disposal facilities. **No RCRA CORRACTS TSD facilities** are listed within one mile of the Site.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste. **The Site is a listed as a RCRA Large and Small Quantity Generator facility.** The Site address is also a reported LUST, Cortese, HAZNET, CA FID UST, HIST UST, SWEEPS UST and ERNS site. The facility service departments generate waste oil, which is removed for recycling. At the time of our site visit, the northwest portion of the Site was being used to store waste oil in an aboveground tank installed within secondary containment. Waste oils and new oil, solvents, anti-freeze, batteries, and Freon are also stored in this area. Staining was observed on the ground surface. Used oil filters and other vehicle parts are stored in and around a metal shed located just west of the southwest end of building 2700 Shattuck Avenue. Staining was also noted in this area.

In 1994, Groundwater Technology advanced eight soil borings into areas of various suspect recognized environmental conditions found at the Site including; the area of waste oil storage at the northwest portion, the areas around the former waste oil and gasoline USTs, around a former hydraulic hoist at the southwest side of the 2700 Shattuck building, stained areas and suspect patching in the asphalt-paved parking areas and driveways. The soil samples

were obtained from the depths of three and eight feet below the ground surface (bgs), which was dependent on the depth of the suspect source. The soil samples obtained were analyzed for the presence of hydrocarbons (Modified EPA Method 8015) including, Gasoline, Mineral Spirits, Jet Fuel, Kerosene, Diesel and Lube Oil. None of which were detected above the detection limit of 10 ppm.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a database compiles reported releases of hazardous substances. **The Site is listed as an ERNS site.** The incident is reported as "equipment bags washed out into storm drain". The incident occurred in 1992. Review of the City of Berkeley Fire Department files revealed no information about the incident. According to Mr. Calvin Mascote, Service Manager, who has worked at the facility for 30-years, the incident involved an overflow of a waste oil container during a rain storm and the adjoining fire department responded immediately with absorbent pigs and pumps to clean-up. He said the spill was just a small amount of waste, but mixed with the rain it spread all over. Based on the presence of the asphalt-pavement, reported impact to the storm drain, lack of reported further action and about 14 years since the incident, no further action is recommended.

Annual Workplan Sites

The California Environmental Protection Agency, Department of Toxic Substances Control maintains an Annual Workplan (AWP) list of contaminated sites. **No AWP sites** are listed within one mile of the Site.

Cal-Sites List

The California Department of Toxic Substances Control (DTSC) list of facilities investigated as possible threats to human health and the environment. **No Cal-Site facilities** are listed within one mile of the Site.

Cortese

The California Environmental Protection Agency (EPA) retains the Cortese list, which is a compilation of the LUST, SWF/LS and Cal-Sites lists.

The Site is listed as a Cortese Site. The Site is also a listed LUST site. In 1989, one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST were removed from the Site. The City of Berkeley Toxic Management Division (TMD) was onsite at the time of UST removals. The Site Closure Summary available for review at the TMD offices (and included in the appendices of this report) showed Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained

from each tank void. The soil sample obtained from beneath the waste oil UST was analyzed for the Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm) No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a concentration of 1.9 ppm, Xylene at a concentration of 8.6 ppm and hydrocarbons at a concentration of 73 ppm. Groundwater was not encountered.

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In 1994, PES Environmental of Novato, California, requested a "case closure" for the LUST site. Based on requirements imposed by the TMD, on November 16, 1998, Fast Tek Engineering of Richmond and PES Environmental advanced (direct push method) one two-inch diameter probe to the depth of about 30 feet bgs in the sidewalk that abuts the northwest end of the Site. The boring was located about 20 feet west of the former gasoline UST and in the reported inferred downgradient flow direction of the former USTs. A one-inch diameter PVC pipe was introduced to the bore hole. By introducing a new PVC bailer, one grab groundwater sample was obtained. The groundwater was analyzed for the presence of Total Petroleum Hydrocarbons (TPH) as gasoline, (EPA Method 8015), BTEX (EPA Method 8020 and Methyl Tertiary Butyl Ether (MTBE). TPH as gasoline was detected at a concentration of 140 parts per billion (ppb). No other suspect contaminant was detected. Based on the aforementioned, the TMD concurred with PES Environmental and their Tier II Model indicating no significant potential health impact to humans or the environment, so the TMD provided the Site with a "case closure" status on May 23, 2000.

Twenty-eight Cortese sites are listed within a one-half mile radius of the Site. Of the 28 listed, twenty are listed as closed, requiring no further regulatory action. The closest listed Cortese site is the City of Berkeley Fire Station, 2680 Shattuck Avenue, that is also listed as a LUST site. In 1992, removal of a former diesel UST revealed impact to surrounding soils. The facility is documented as "soil only" indicating that groundwater had not been impacted. In addition, the regulatory status is "case closure", indicating no further regulatory action.

Based on the regulatory status, reported crossgradient position relative to the Site and results of previous investigations, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

The second closest listed site is the former Beacons Van Storage (UC Self Storage, 2721 Shattuck Avenue) facility located about 200 feet to the southeast of the Site and is a listed LUST site. Removal of a former gasoline UST at this facility resulted in documented impact to subsurface soil and groundwater. This facility received a "case closure" in 1999, requiring no further action. The facility closure documented the presence of 460 ppm of Zinc. No other residual impact was identified. Based on the information available, distance, crossgradient position relative to the Site and regulatory status, we judge the probability of subsurface migration of impact, if any, from this adjoining facility resulting in a recognized environmental condition at the Site to be low.

The listed active Cortese sites are reported as located over one-eighth of a mile in the inferred downgradient or crossgradient position relative to the Site. Based on their regulatory status, information available and their downgradient or crossgradient groundwater flow direction from the Site, no further action is recommended.

Toxic Pits

The California State Water Resources Control Board retains the Toxic Pits. **No Toxic Pits sites** are listed on the Site or adjacent properties.

State Landfill

Integrated Waste Management board retains a list of State Landfills that are closed and inactive. **No State Landfill facilities** are listed within one-eighth of a mile of the Site.

State Leaking Underground Storage Tank List (LUST)

The California EPA lists all leaks of hazardous substances from underground storage tanks. **The Site is a listed LUST site with a regulatory status as closed.** This listing is further discussed under the Cortese section above.

Thirty-four LUST sites were identified as being within a one-half mile of the Site. Of the 34 listed, 23 are listed as closed requiring no further action.

The closest listed LUST sites are the Berkeley Fire Station, 2680 Shattuck Avenue, and Bekins Van Storage, 2721 Shattuck Avenue, discussed under the Cortese section above. The listed active LUST sites are reported as located over one-eighth of a mile in the inferred down or crossgradient position relative to the Site. Based on their regulatory status, information available and their downgradient

or crossgradient groundwater flow direction away from the Site, no further action is recommended

California Bond Expenditure Plan

The Department of Health Services retains a Bond Expenditure Plan for appropriation of hazardous substance clean-up funds. **No California Bond Expenditure Plan Sites** are listed as within one-half mile of the Site.

State Underground Storage Tank List (UST/AST)

The Cal/EPA State Water Resources Control Board Office of Underground Storage Tanks (USTs) lists UST and AST locations. **The Site, McKevitt Volvo, 2700 Shattuck Avenue** is a listed CA FID UST, HIST UST, and SWEEPS UST site. In 1989, one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST were removed from the Site. The City of Berkeley Toxic Management Division (TMD) was onsite at the time of UST removals. The Site Closure Summary available for review at the TMD offices (and included in the appendices of this report) showed Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained from each tank void. The soil sample obtained from beneath the waste oil UST was analyzed for the Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm) No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a concentration of 1.9 ppm, Xylene at a concentration of 8.6 ppm and hydrocarbons at a concentration of 73 ppm. Groundwater was not encountered.

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significant potential health impact to humans or the environment, so the TMD provided the Site with a "case closure" status on May 23, 2000

No active USTs were identified on the adjoining properties.

6.0 RESULTS OF SITE HISTORY

Pangea Environmental Services, Inc conducted a historical records search for the Site and adjacent properties. This records search included the review of historic aerial photographs, historic city directories, building permits, title records, topographic maps, and historic Sanborn fire insurance maps. The historic use of the Site vacant land until developed at the south end by 1933 with the existing structure for use as an auto repair facility. By 1938, the north end of the Site was developed for use as an automobile dealership and service center. The use and configuration of the Site has changed little since its original development.

6.1 Site Records Review

Berkeley Fire Department files were reviewed for the Site address of 2700 Shattuck Avenue and 2724 Shattuck Avenue. The files reviewed report one 550-gallon gasoline underground storage tank (UST) located "more than 10 feet from the sidewalk and fence along Derby Street, in the rear yard of the building". The UST was reported as installed December 18, 1958.

PANGEA's review of the City of Berkeley Fire Department file for the Site reported the presence of one 550-gallon gasoline underground storage tank (UST) at the rear yard of the building (2700 Shattuck Avenue) and about 10 feet from the sidewalk along Derby Street to the north. No files were found for the 2724 Shattuck Avenue address.

PANGEA reviewed the available files at the City of Berkeley Planning and Building Department Toxic Management Division (TMD). The records showed the removal, in 1989, of one 550-gallon gasoline underground storage tank (UST) and one 550-gallon waste oil UST from the Site. TMD personnel were onsite at the time of the UST removals. The Site Closure Summary available for review at the TMD offices reported Weiss Associates as removing the gasoline UST from the northwest portion (general location described in the Fire Department file) and the waste oil UST from the west side of the 2700 Shattuck Avenue building, at the garage door opening. One soil sample was obtained from each tank void. The soil sample obtained from beneath the waste oil UST was analyzed for the presence of Benzene, Toluene, Xylene (BTX) and total hydrocarbons (GD/FID analysis). The analytical results indicate that no total hydrocarbons were detected above the laboratory reporting limit of 10 parts per million (ppm) No BTX was detected above the laboratory reporting limit of 1 ppm. The analytical results of the soil sample from beneath the gasoline UST showed the presence of Benzene at a concentration of 1.2 ppm, Toluene at a

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PANGEA requested files for the Site addresses from the Alameda County Environmental Health Department (County). The County said that they do not have any files for the Site and recommended we contact the City of Berkeley Toxic Management Division.

6.2 Building Department Records Review

Historic permits for 2700 and 2724 Shattuck Avenue were reviewed at the City of Berkeley Building Department. Review of the historic records revealed no additional information to indicate past or current RECs at the Site. Permits for alterations, re-roofing and signage were on file.

6.3 Aerial Photos

Historic Aerial Photographs for the years 1939, 1946, 1958, 1965, 1982, 1993 and 2004 were reviewed for this investigation.

Date: 1939

The 1939 aerial photograph shows the Site as developed in the north end with one building and in the south with one structure. What appears to be a small structure is present to the center. Several vehicles are parked to the central portion. The remainder of the Site appears to be vacant and grass covered. To the west, the property is occupied with a residence and outbuilding then vacant grassland is present further west. To the north and south, the properties appear vacant. To the east, Shattuck Avenue is present, then commercial buildings with residential type buildings further east.

Date: 1946

The 1946 aerial photograph shows no significant change to the Site. To the west, the Iceland Ice Rink building has been constructed. The properties to the south have been constructed with a multi-family complex. The properties to the north remain vacant. No other change is apparent to the surrounding properties.

Date: 1958

The 1958 aerial photograph shows the second structure as constructed abutting the existing building in the north. To the northwest portion, the area appears covered with vehicles. The 2724 Shattuck building in the south has been extended to the western property line. To the north, the property appears covered with parked vehicles. No change is apparent to the surrounding properties.

Date: 1965

The 1965 aerial photograph shows virtually no change to the Site or the surrounding properties to the west, south and east. To the north, the property is now developed with what appears to be the existing fire station building.

Date: 1982

The 1982 photo shows no apparent change to the Site or surrounding properties.

Date: 1993

The 1993 photo shows virtually no change to the site and surrounding properties since the 1982 photo.

Date: 2005

The 2005 photo shows virtually no change to the site and surrounding properties since the 1993 photo

6.4 Fire Insurance Maps

Historical Sanborn Fire Insurance maps were requested from Environmental Data Resources, Inc. (EDR) of Southport, Connecticut. Sanborn Maps for the years 1903, 1911, 1950 and 1980 were available fore review. In 1903 and 1911, the property is depicted as vacant. In 1950, the Site is depicted as developed at the north end with two structures labeled as "auto sales and service". The southern end of the Site is developed with a structure labeled as "auto electric" and "auto brake shop". Between the structures is a small office with "used cars" labeled as the use. The 1980 map shows no change to the northern portion of the Site. The building to the south is now depicted as "auto sales" to the east portion and "auto body shop" to the west portion.

The adjoining property to the north had been vacant land from 1903 through about 1950, when it is depicted as occupied with a used car lot and small office structure. In 1980, the Site is depicted as occupied with the existing fire station. To the south, the properties were vacant until about 1950, when two buildings were constructed and labeled government use. To the west, the property is depicted as occupied with a residence to as far back as the 1903 Sanborn. In the 1950 Sanborn the vacant properties to the west are depicted as developed with the Iceland Ice Rink labeled as constructed in 1940. The properties to the east were not depicted.

6.5 City Directories

Historic city directories published by R. L. Polks and Company and Haines were reviewed by EDR, the results of which were provided in the EDR City Directory Abstract for the years 1920, 1925, 1926, 1932, 1933, 1938, 1940, 1943, 1945, 1946, 1950, 1951, 1954, 1955, 1956, 1959, 1960, 1962, 1965, 1967, 1970, 1973, 1975, 1976, 1979, 1980, 1982, 1984, 1986, 1991, 1992, 1996, 2000 and 2002.

From 1920 to 1933, the Site address 2700 Shattuck Avenue is not listed. The 1938 listing includes the 2700 Shattuck Avenue building as occupied with the Forman Motor Company Auto Dealers. The 2700 Shattuck Avenue address in not included in the 1946 through 1960 directories reviewed. In 1962, the address is listed as occupied with Muller Gordon Motor Company. In 1980, the address occupant changed to McKevitt Auto Dealers.

From 1920 to 1932, the Site address 2724 Shattuck Avenue is not listed. In 1933, the address 2724 Shattuck Avenue is listed as occupied with Berkeley Auto Repair. In 1938, this address is now listed as Drown and Bechtle Auto

Repair. In 1950, this building is listed as Berkeley Auto Electric. This address is not included from 1951 through 1980, when it was again listed with the occupant New Car Department. The address of 2724 Shattuck Avenue as not included in the 1982 through 2002 directories reviewed.

To the north, the property was not listed from 1920 until 1950, when it is shown as occupied with Brock S Motors. By 1955, the property was listed as occupied with Bob Weir Avenue Motors. To the south, the property is listed as residential from as far back as 1938. Prior to 1938, the properties to the south are not listed. To the northeast, the properties addressed 2701 and 2709 Shattuck Avenue had been occupied as Carpenter Service Station and Jim's Auto Laundry to as far back as 1946. By 1955, these addresses are listed as occupied with Bullwinkle Ford Dealership, Jim's Auto Laundry and Custom Built Motors. In 1970, the occupancy changes to Jim's Auto Laundry and Berkeley Muffler. The first listing for 2721 Shattuck Avenue to the southeast is first listed in 1980 as occupied with Bekins Self Storage. In 1991, this facility is listed as occupied with Boxes, Boxes, Boxes and Shattuck Avenue Self Storage.

6.6 Synopsis of Previous Environmental Investigations

Two previous investigations were available for review at the City of Berkeley Toxic Management Department. In 1994, Groundwater Technology advanced eight soil borings into areas of various suspect recognized environmental conditions found at the Site including; the area of waste oil storage at the northwest portion, the areas around the former waste oil and gasoline USTs, around a former hydraulic hoist at the southwest side of the 2700 Shattuck building, stained areas and suspect patching in the asphalt-paved parking areas and driveways. The soil samples were obtained from the depths of three and eight feet below the ground surface (bgs), which was dependent on the depth of the suspect source. The soil samples obtained were analyzed for the presence of hydrocarbons (Modified EPA Method 8015) including, Gasoline, Mineral Spirits, Jet Fuel, Kerosene, Diesel and Lube Oil. None of which were detected above the detection limit of 10 ppm.

In 1994, PES Environmental of Novato, California, requested a "case closure" for the LUST site. Based on requirements imposed by the TMD, on November 16, 1998, Fast Tek Engineering of Richmond and PES Environmental advanced (direct push method) one two-inch diameter probe to the depth of about 30 feet bgs in the sidewalk that abuts the northwest end of the Site. The boring was located about 20 feet west of the former gasoline UST and in the reported inferred downgradient flow direction of the former USTs. A one-inch diameter PVC pipe was introduced to the bore hole. By introducing a new PVC bailer, one grab groundwater sample was obtained. The groundwater was analyzed for the presence of Total Petroleum Hydrocarbons (TPH) as gasoline, (EPA Method 8015), BTEX and Methyl Tertiary Butyl Ether (MTBE)(EPA Method 8020). TPH as gasoline was detected at a concentration of 140 parts per billion (ppb). No other suspect contaminant was detected. Based on the aforementioned, the

TMD concurred with PES Environmental and their Tier II Model indicating no significant potential health impact to humans or the environment, so the TMD provided the Site with a "case closure" status on May 23, 2000.

Though requested, the tenant representatives had no access to previous investigations at the Site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The results of our Phase I ESA revealed the following onsite recognized environmental conditions (RECs):

- The historic use of the Site for automobile repair and service since as far back as 1933s, may have resulted in shallow subsurface impact from petroleum hydrocarbons or other vehicle related fluids such as anti-freeze or solvents.

- Staining observed may extend to shallow subsurface soils. Analytical results of shallow soil samples obtained in 1994, from these same suspect areas, showed no detection for the presence of petroleum hydrocarbons above a detection of 10 ppm.

- Gasoline-range hydrocarbons were detected at a low concentration (140 ppb) approximately 20 feet west of the former gasoline UST and under the sidewalk to the central north end the Site. Suspect contaminants BTEX and MTBE were not detected. The TMD closed the case based on the analytical results.

- A hand hole cover of unidentified use was noted in the sidewalk at the northwest side of the Site. The hand hole cover was crushed and may be for utility access. It is also possible that it is the fill end of an UST.

- Conversations with personnel of McKevitt Volvo reports no known leaks in the hydraulic reservoirs for the existing inground hoists. Other than sampling in the vicinity of the former in-ground hoist at the southwest end of the 2700 Shattuck Building in 1994, no sampling results were found that would provide the condition of soils surrounding the former and existing inground hydraulic hoist reservoirs at the 2700 and 2724 Shattuck buildings. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB).

Based on our review of the history, use and information available for offsite properties, no *offsite* recognized environmental conditions that would significantly impact shallow subsurface soil or groundwater at the Site were identified during PANGEAs investigation of the Site.

Recommendations:

PANGEA recommends the following:

- Shallow soil may be impacted with petroleum hydrocarbons, solvents, metals and other vehicle related fluids. Impact is expected to be shallow and localized. Based on the nature of the suspect contaminants, the predominant clayey soil beneath the site, 20 feet to first groundwater and

lack of significant identified impact during the 1989 tank removal, 1994 and 1999 subsurface sampling and analysis of suspect areas, no further action is recommended at this time. If the current tenant moves from the Site, shallow soil beneath stained areas should be resampled to evaluate whether the subsequent 12 years of similar use since the 1994 sampling event has resulted in impact to shallow soils.

- PANGEA recommends further evaluation of the hand hole cover of unidentified use in the sidewalk at the northwest side of the site, which could suggest the presence of a UST. Further evaluation could involve geophysical surveying or a limited subsurface exploratory excavation. [With your concurrence, Pangea will attempt to open the cover and conduct a limited investigation with hand tools. If the investigation is unsuccessful, we would keep this recommendation.]

- PANGEA recommends performing subsurface soil sampling near the existing and former inground hoists if the client is concerned about the potential for releases at these locations. There is a possibility that the oil used in the reservoirs included the additive Polychlorinated Biphenyl (PCB). Given the site soil type and nature of the potential release, it is likely that any release from the inground hoists would be localized and could be removed during any future redevelopment.

- If future plans involve site redevelopment or change of use, PANGEA recommends preparation of a soil management plan. The soil management plan would help safeguard construction workers and future site occupants from potential exposure to residual subsurface chemicals during construction activities or future site use. PANGEA understands that there is no change of use or redevelopment planned at this time.

The following non-ASTM environmental conditions worth noting include the following:

- Based on the date of construction (pre-1978), suspect asbestos containing building materials may be present in the Site buildings. These materials observed were in good condition and no friable or damaged non-friable materials indicating a threat of release to the environment was observed.

- Based on the date of construction (pre-1978), lead based paint may be present at the Site. Painted surfaces were observed to be in good condition and no chipped or peeling surfaces were found.

8.0 LIMITATIONS

Pangea Environmental Services, Inc warrants that the findings and conclusions contained herein were accomplished in accordance with ASTM Standards. These methodologies are representative of customary standard of practice for conducting a Phase 1 - Environmental Site Assessment of a property for the purpose of identifying Recognized Environmental Conditions (RECs).

There is a possibility that even with the comprehensive scope of work, there may exist on the Site RECs not identified during our investigation or which were not reasonably identifiable from the available information. Pangea Environmental Services, Inc believes that the information obtained from our historic review and interviews concerning the Site are reliable. Pangea Environmental Services, Inc does not warrant or guarantee that the information provided by these other sources is accurate. The scope of work of this is intended to produce comprehensive results that provide the client with information regarding existing and potential RECs at the Site.

This Phase 1 has been prepared for the purpose of acquiring environmental information that may assist in evaluating the Site for the presence of recognized environmental conditions requiring corrective action. This report has no other purpose and should not be relied upon by any other person or entity.

9.0 REFERENCES

9.1 Published References

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental SITE Assessment Process, ASTM Designation: E 1527-2000

The EDR Radius Map Report, Volvo Dealership, 2700 Shattuck Avenue, Berkeley, California, prepared by Environmental Data Resources, Inc. of Milford, Connecticut, dated November 14, 2006

The EDR City Directory Abstract, Volvo Dealership, 2700 Shattuck Avenue, Berkeley, California, prepared by Environmental Data Resources, Inc. of Milford, Connecticut, dated November 14, 2006

United States Geological Survey, 7.5-minute series topographic map, Oakland west, California, Quadrangle, 1993

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map 060004-0002A, dated September 1, 1978

California Division of Mines and Geology, *Geologic Map of California*, 1990

California Geology, by Deborah R. Harden, dated 1998, Prentice Hall, Inc.

Aerial photographic coverage for the years 1939, 1946, 1958, 1965, 1982, 1993 and 2005

Groundwater Technology Boring location and Analytical Summary, September 17, 1991, 2700-24 Shattuck Avenue, Berkeley

Limited Groundwater Investigation, 2700-2724 Shattuck Avenue, Berkeley, California, dated April 27, 1999, and prepared by PES Environmental, Inc.

9.2 Record of Personal Communications

City of Berkeley Building and Planning Departments

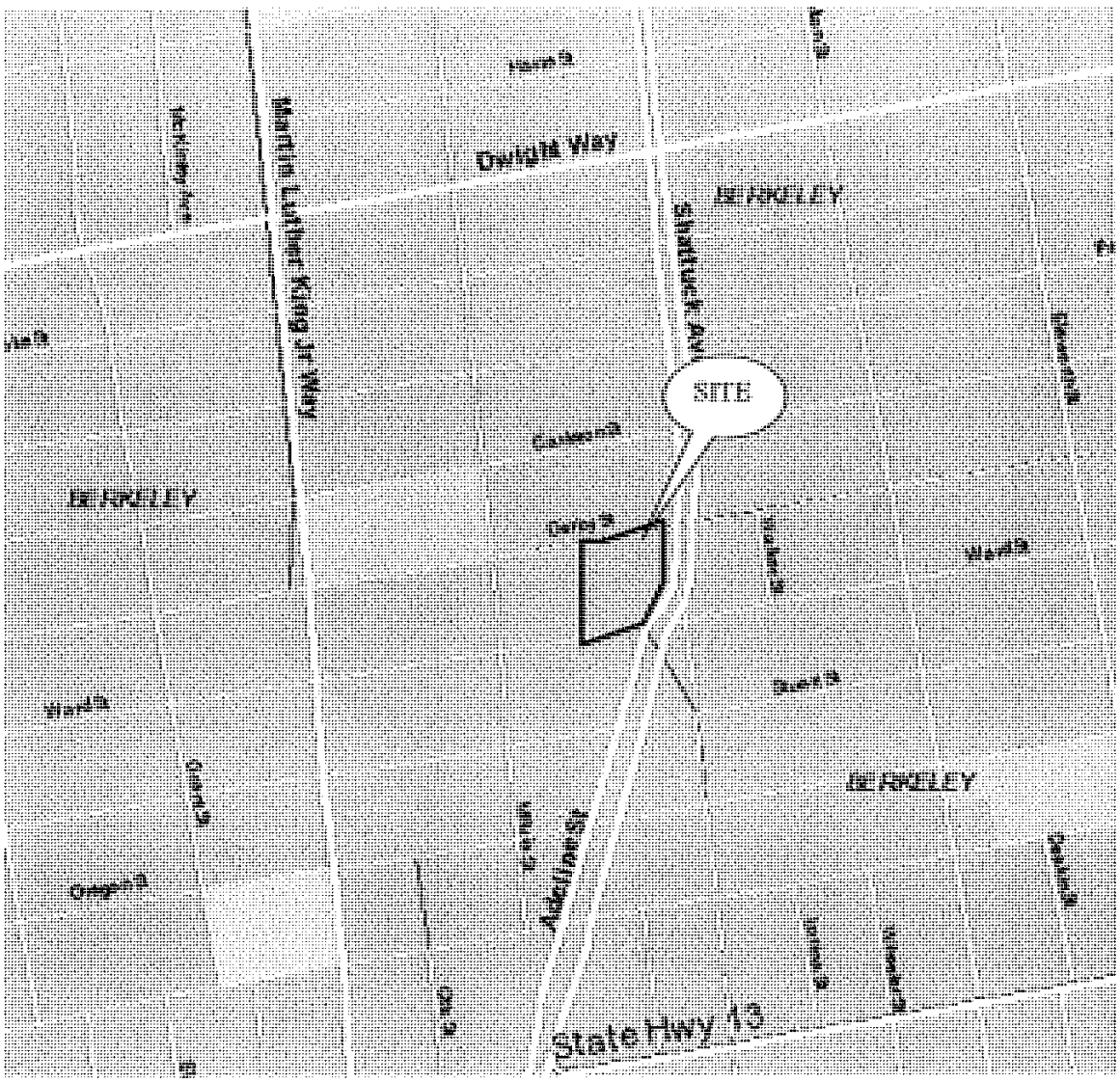
City of Berkeley Toxic Management Division

Berkeley Fire Department

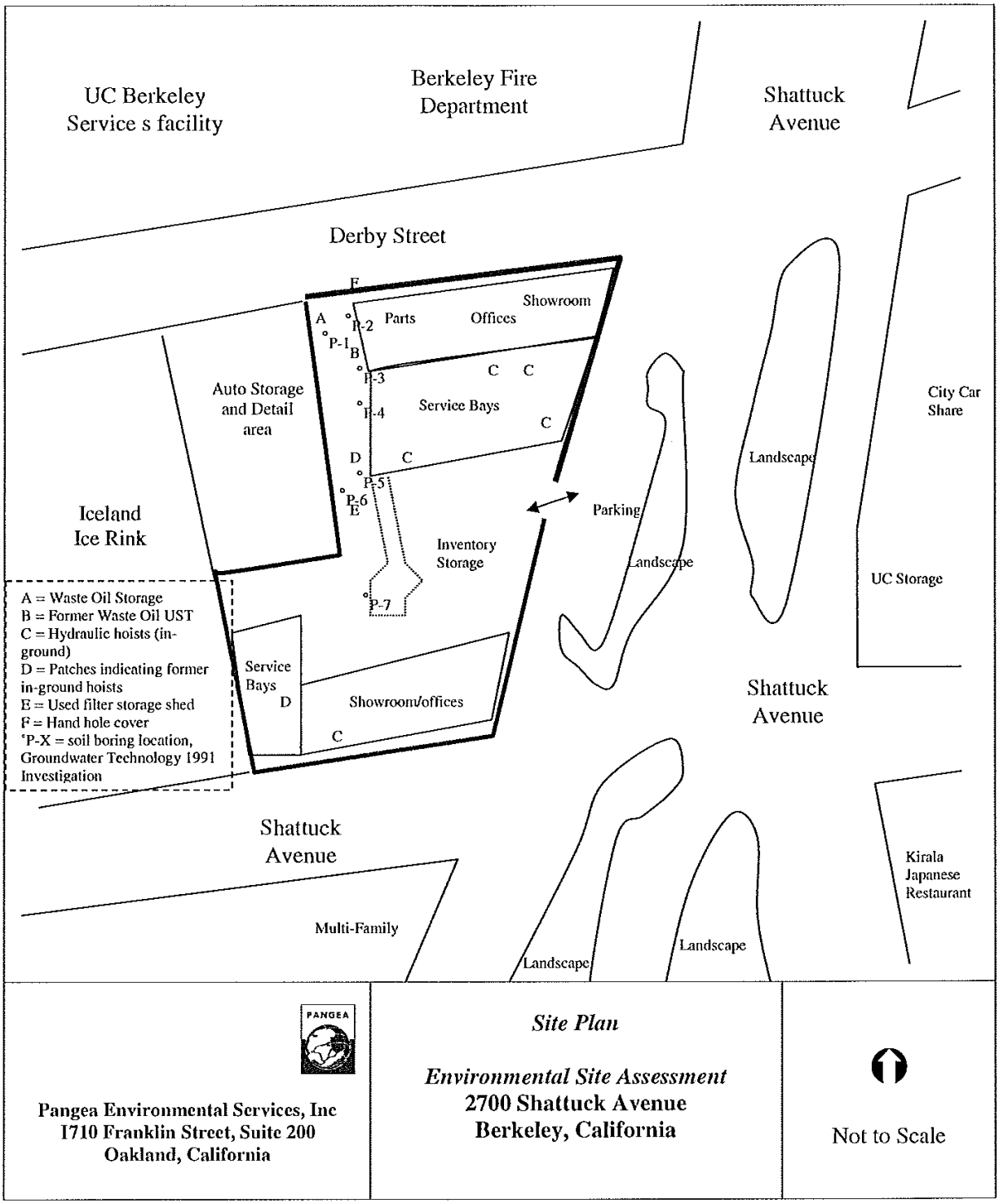
East Bay Municipal Utility District

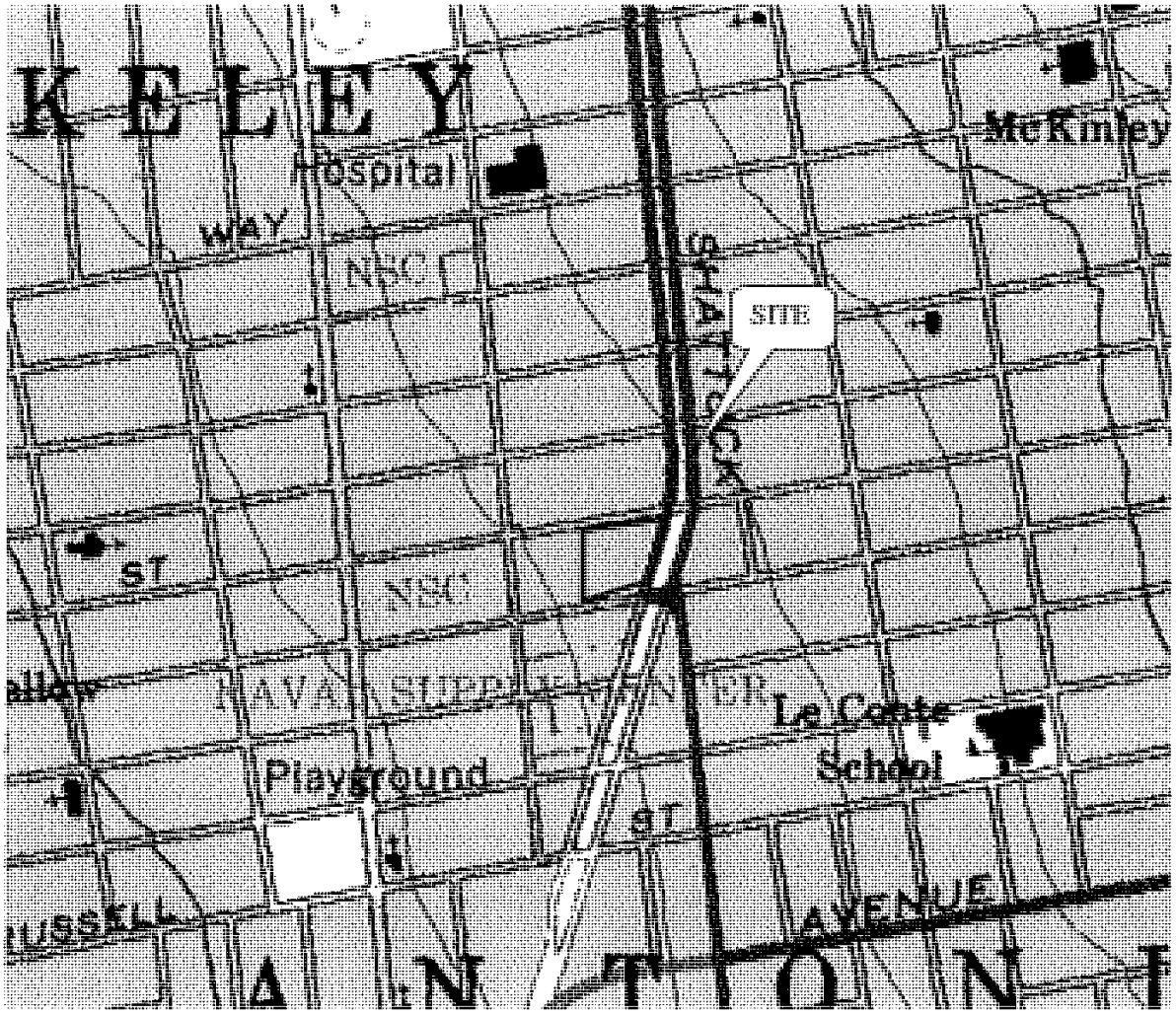
Alameda County Environmental Health

Comment [MSOffice2]: I combined for pagination



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Area Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Not to Scale

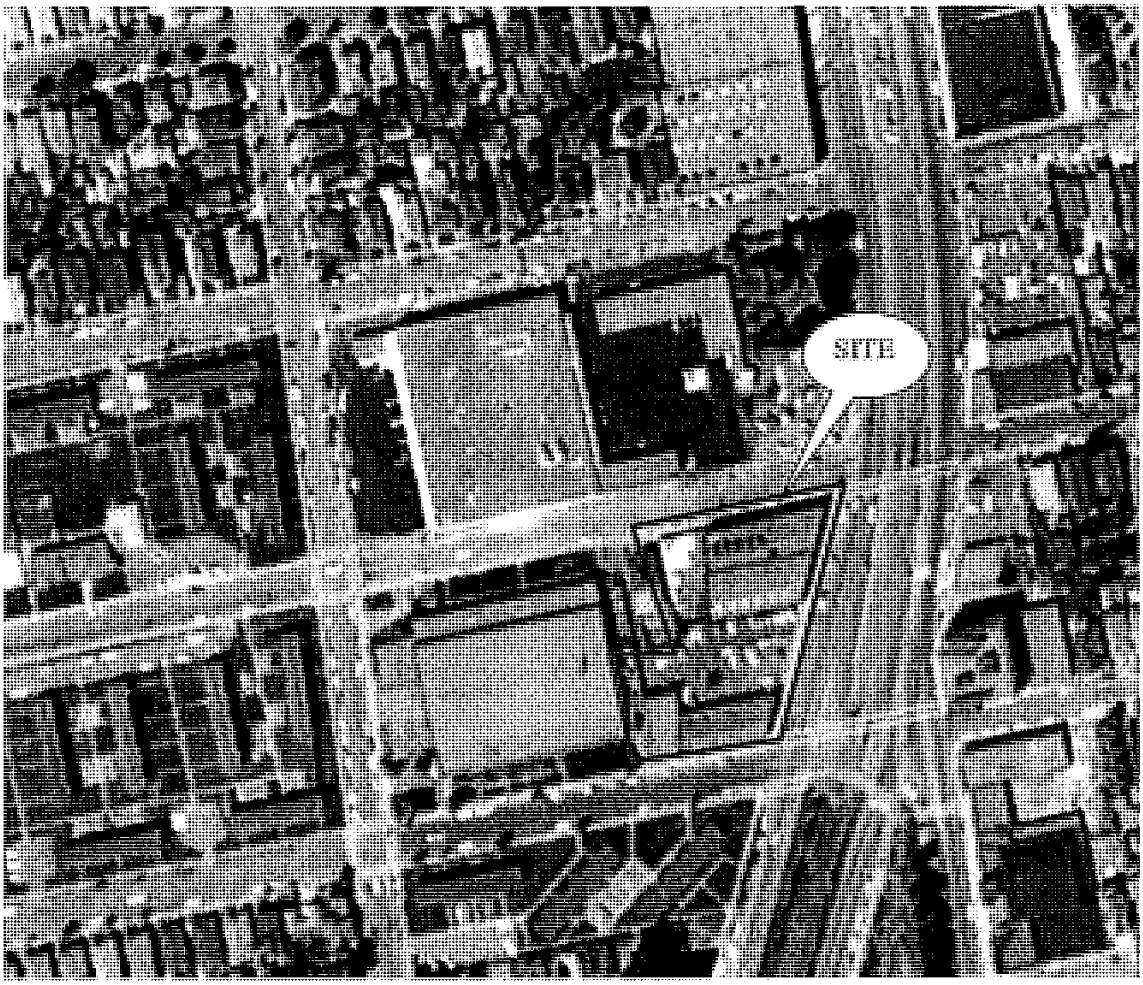

UC Berkeley
Service s facility
Berkeley Fire
Department
Shattuck
Avenue
Derby Street
F
A
P-2
Parts
Offices
Showroom
P-1
B
P-3
C
C
Auto Storage
and Detail
area
P-4
Service Bays
C
D
C
P-5
P-6
E
Iceland
Ice Rink
Inventory
Storage
Parking
Landscape
Landscape
City Car
Share
UC Storage
P-7
A = Waste Oil Storage
B = Former Waste Oil UST
C = Hydraulic hoists (in-ground)
D = Patches indicating former in-ground hoists
E = Used filter storage shed
F = Hand hole cover
'P-X = soil boring location, Groundwater Technology 1991 Investigation
Service
Bays
D
Showroom/offices
C
Shattuck
Avenue
Shattuck
Avenue
Multi-Family
Landscape
Landscape
Kirala
Japanese
Restaurant
PANGEA
Pangea Environmental Services, Inc
1710 Franklin Street, Suite 200
Oakland, California
Site Plan
Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California
Not to Scale



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Topographic Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	USGS, Oakland West, California, Quadrangle, 7.5 Minute, dated 1993



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Aerial Photograph* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date:1939 Source: Fairchild



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Aerial Photograph* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1958 Source: Aero

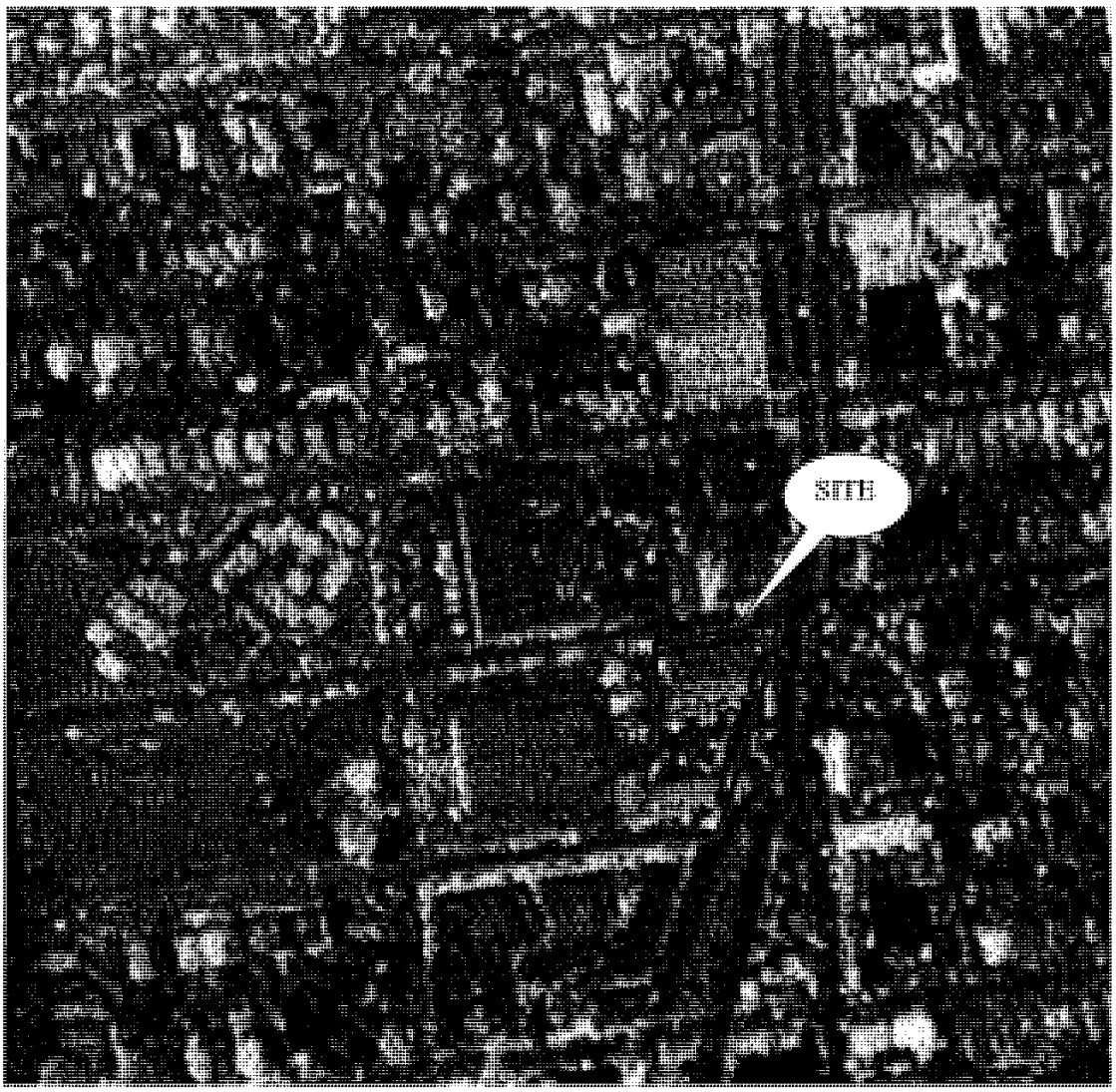


Pangea Environmental Services, Inc
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Oakland, California

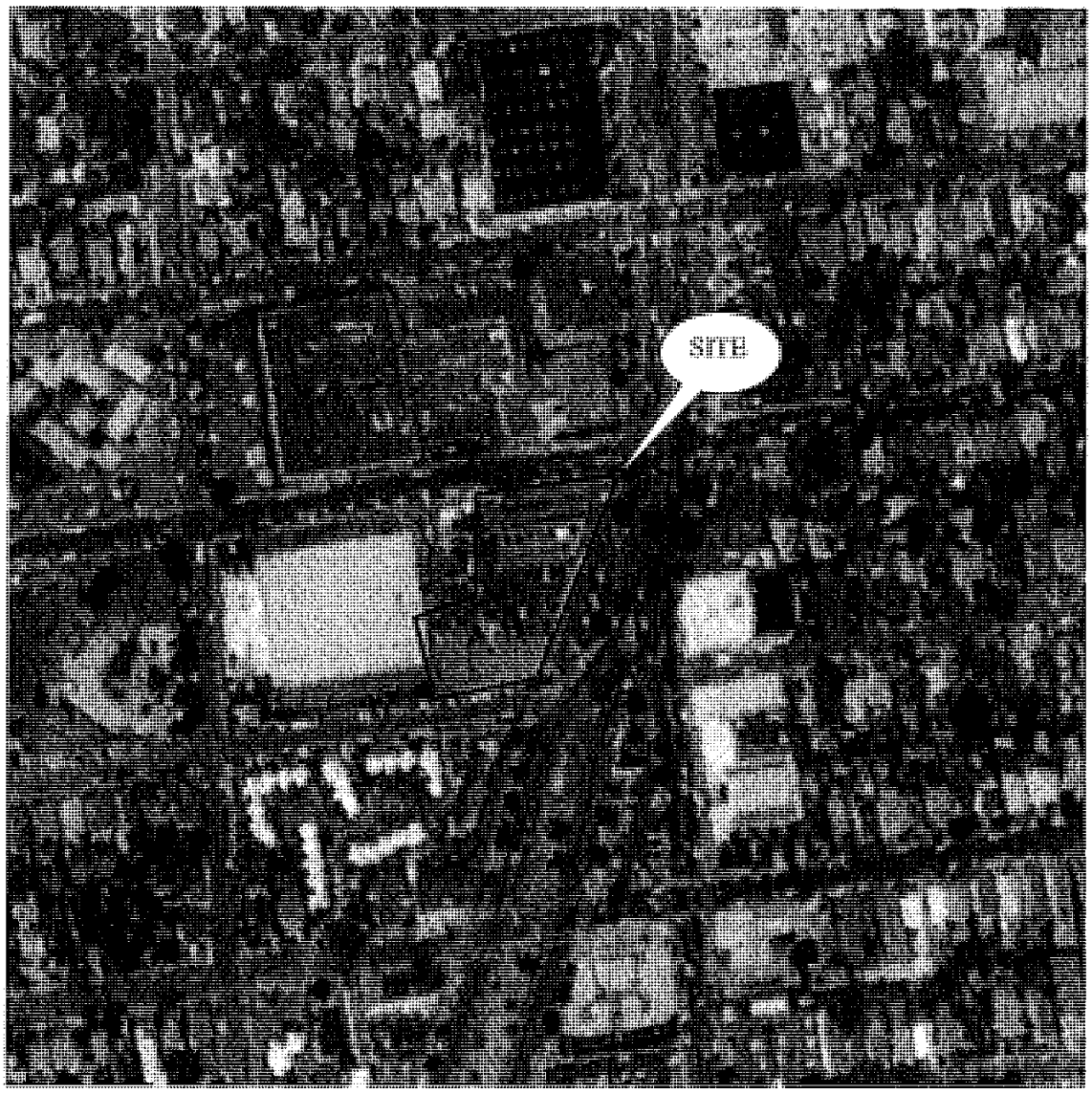
Aerial Photograph

Environmental Site Assessment
2700 Shattuck Avenue
Berkeley, California

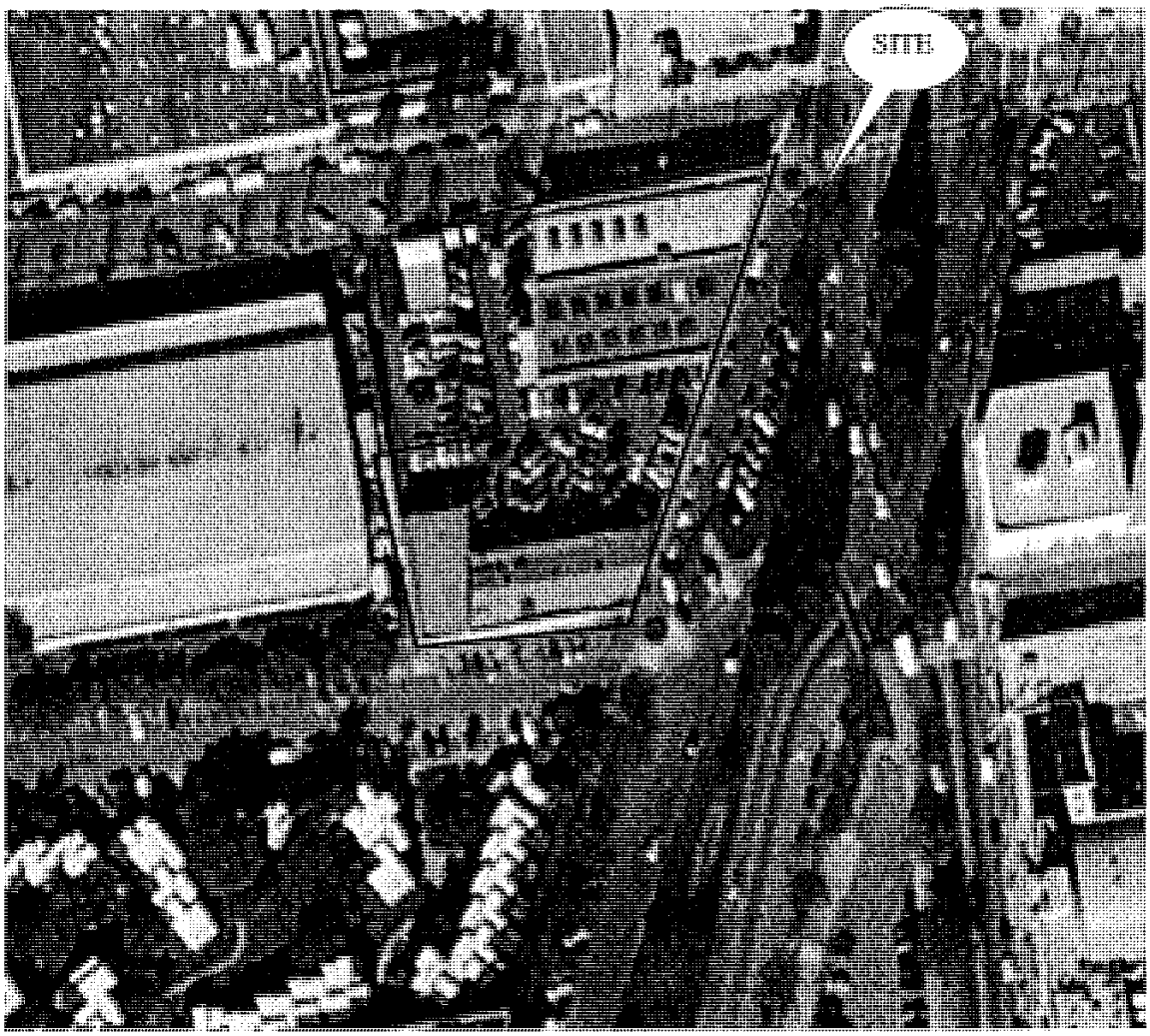
Date: 1965
Source: Cartwright Aerial



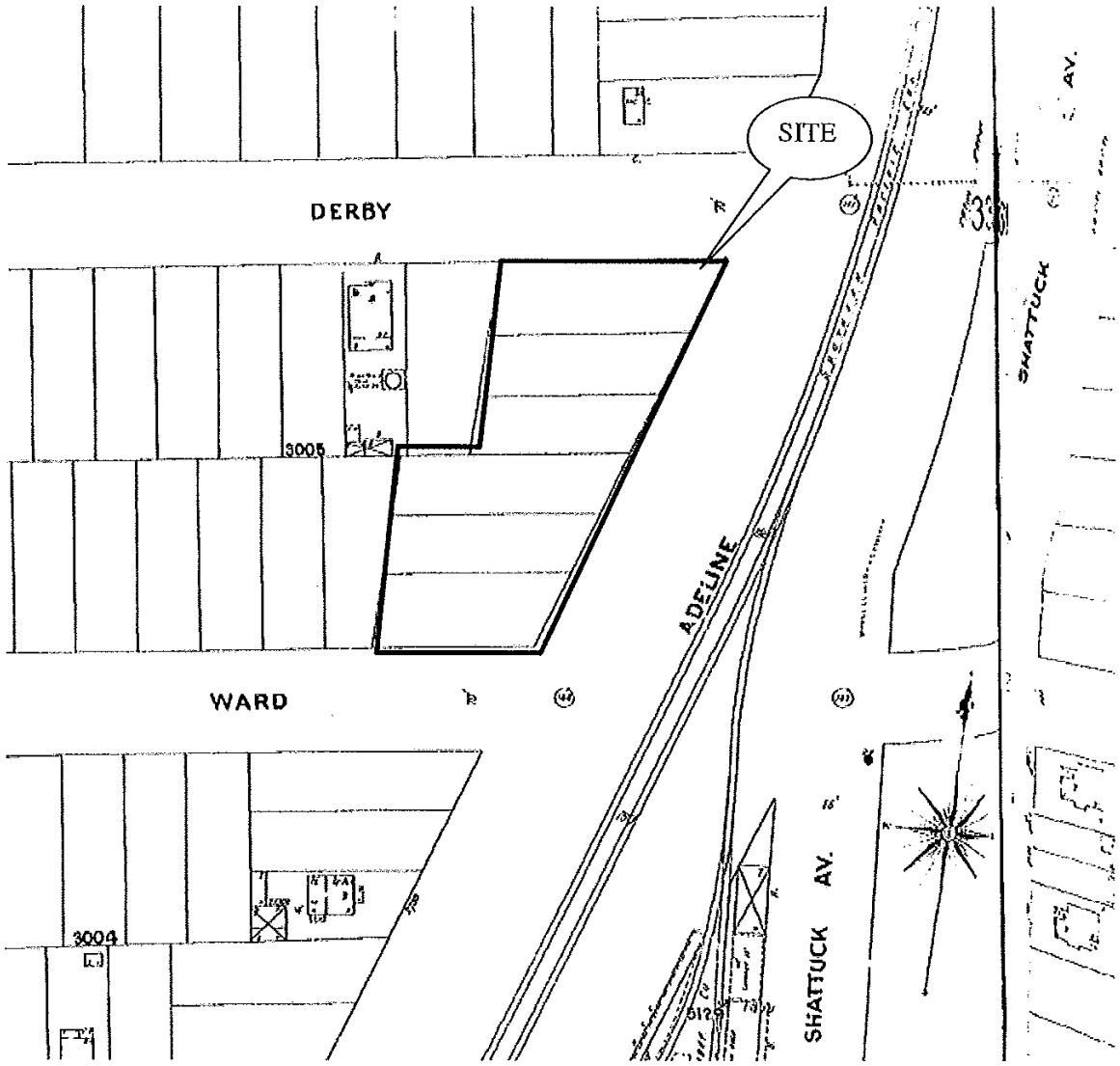
Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Aerial Photograph* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1982 Source: WSA



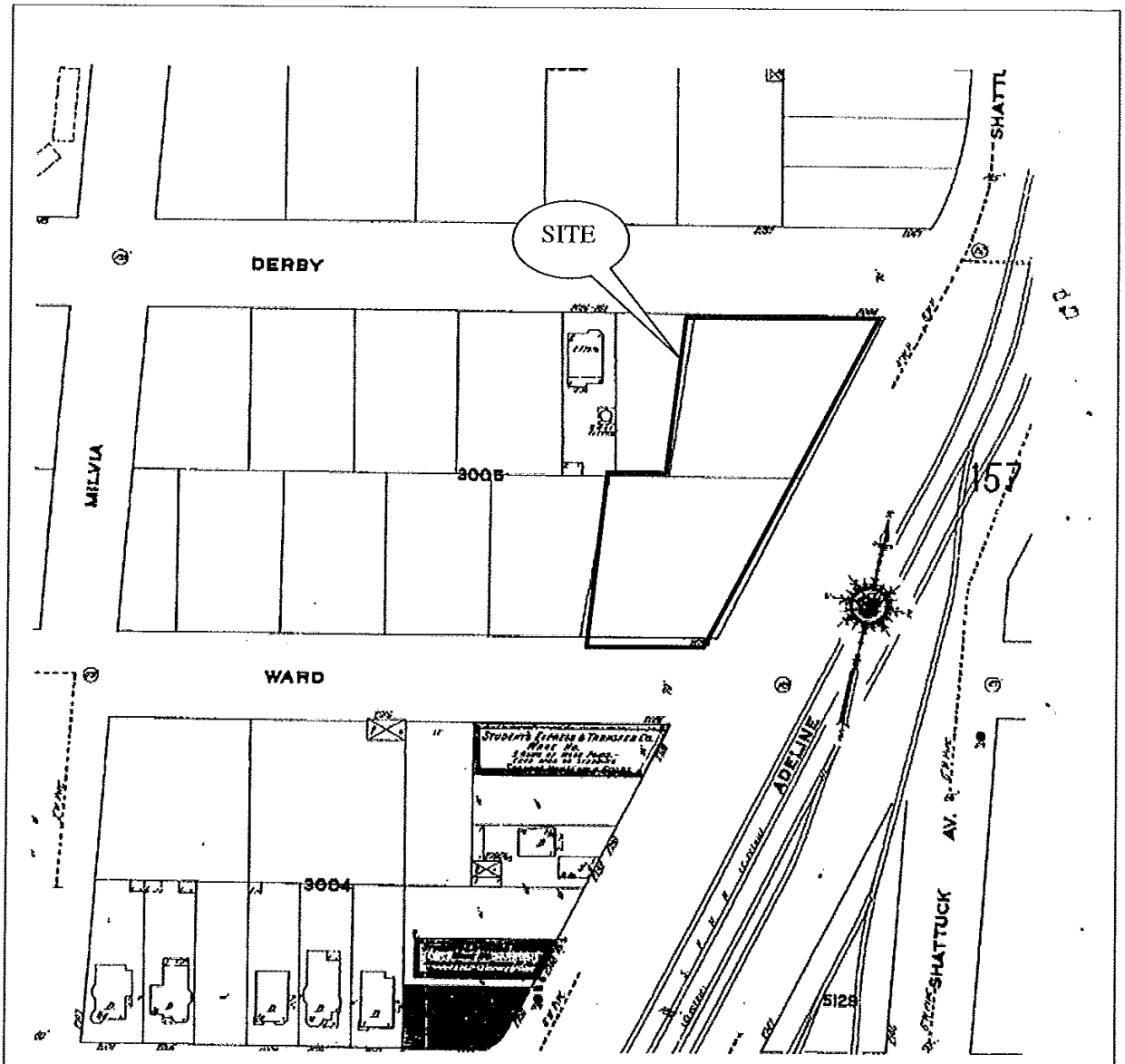
Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Aerial Photograph* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1993 Source: USGS



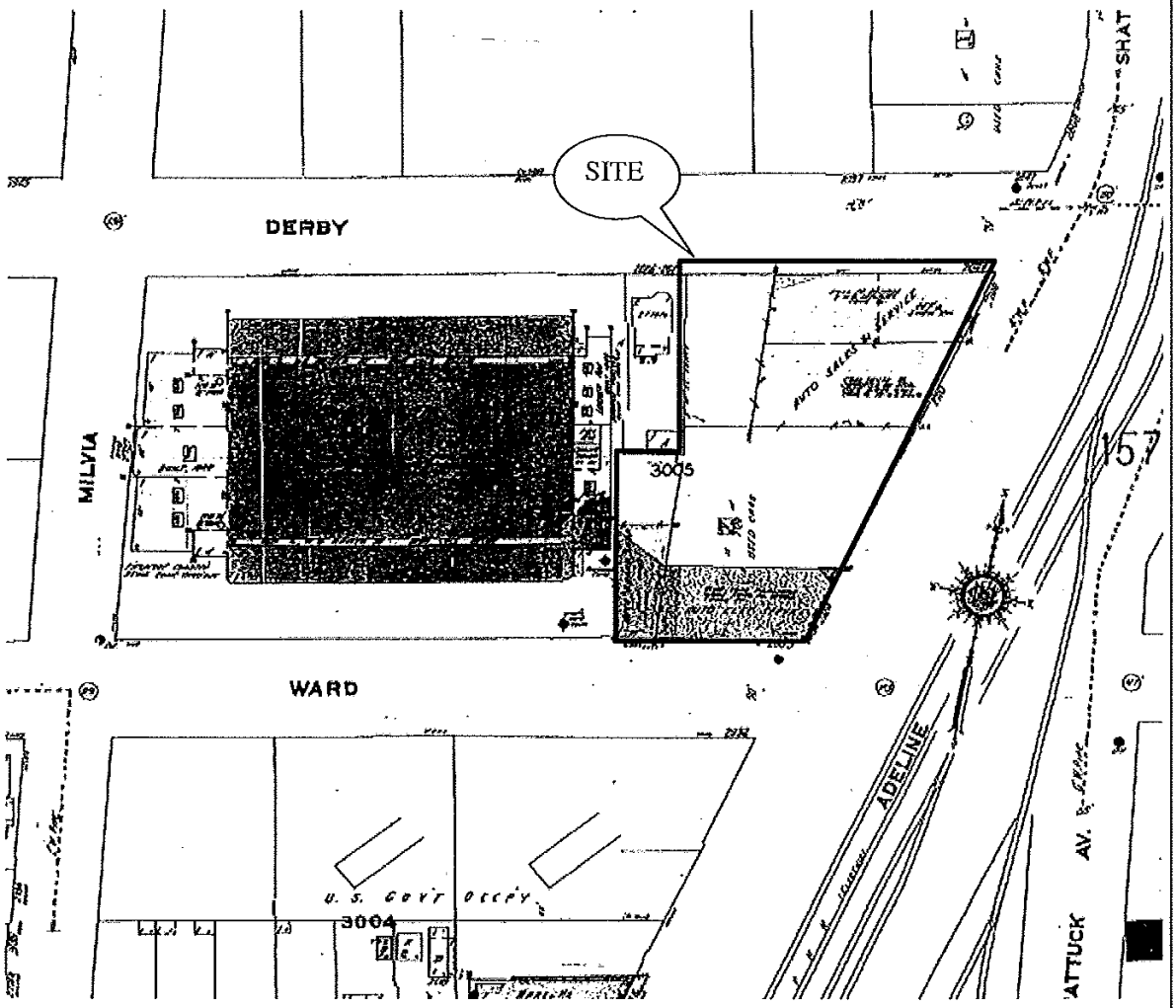
Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Aerial Photograph* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 2005 Source: USGS



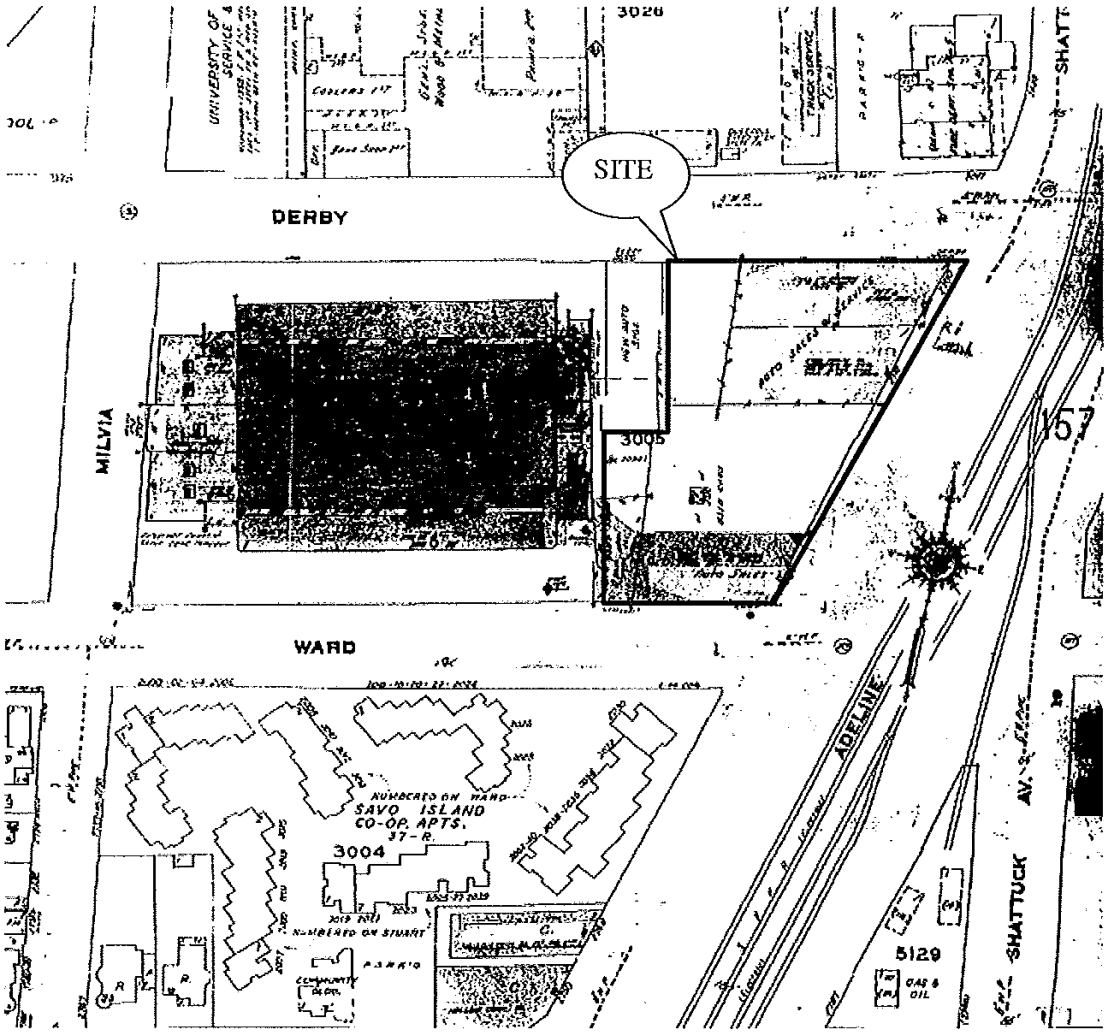
Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Sanborn Insurance Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1903 Source: EDR Sanborn



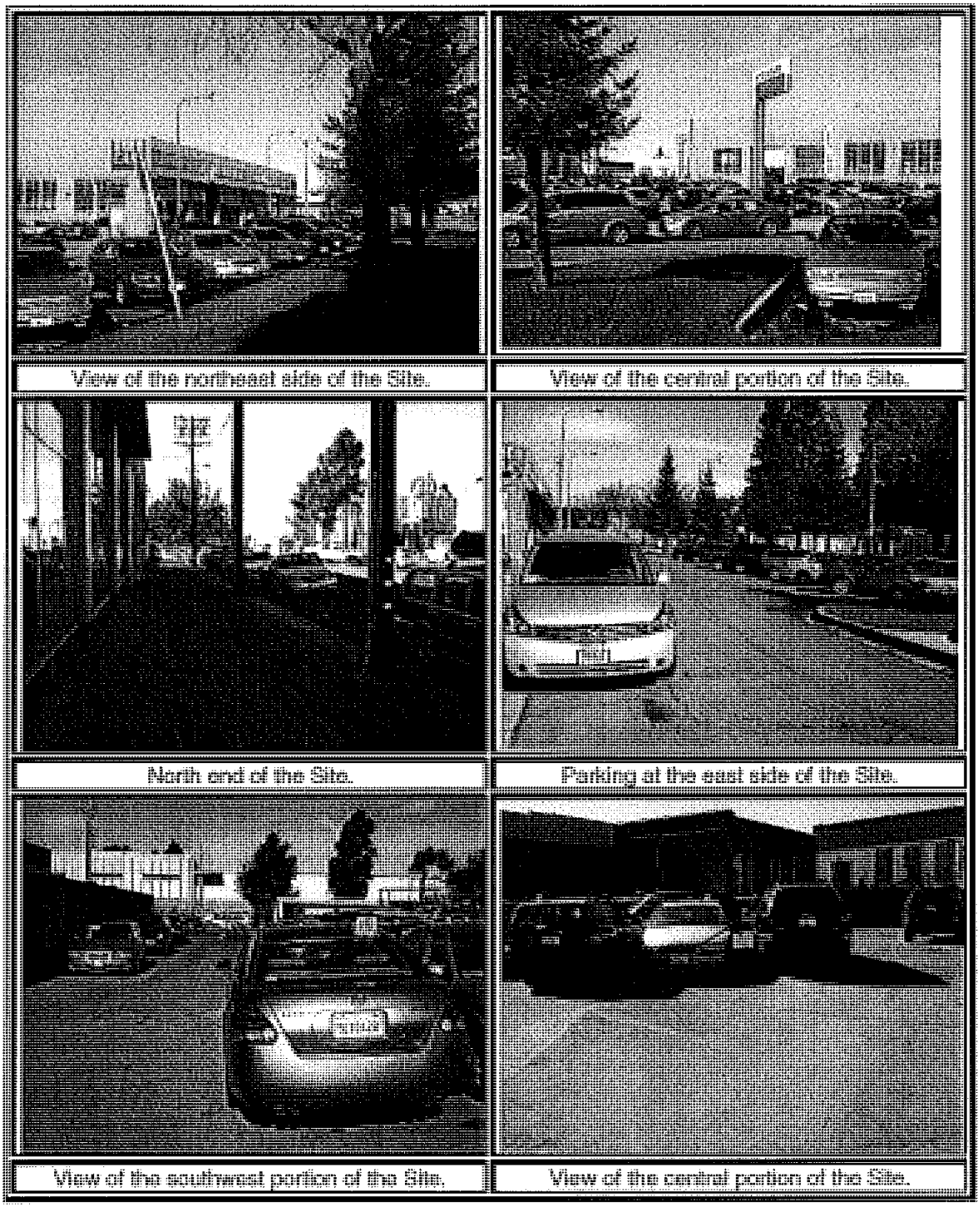
Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Sanborn Insurance Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1911 Source: EDR Sanborn



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Sanborn Insurance Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1950 Source: EDR Sanborn



Pangea Environmental Services, Inc 1710 Franklin Street, Suite 200 Oakland, California	*Sanborn Insurance Map* *Environmental Site Assessment* **2700 Shattuck Avenue** **Berkeley, California**	Date: 1980 Source: EDR Sanborn



View of the northeast side of the Site.

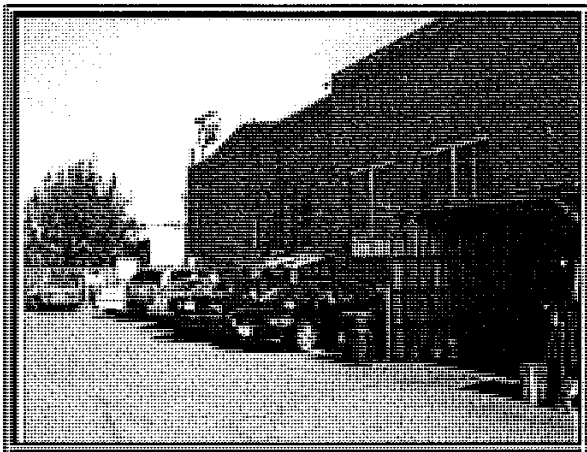
View of the central portion of the Site.

North end of the Site.

Parking at the east side of the Site.

View of the southwest portion of the Site.

View of the central portion of the Site.



View of the northwest side of the Site structure.



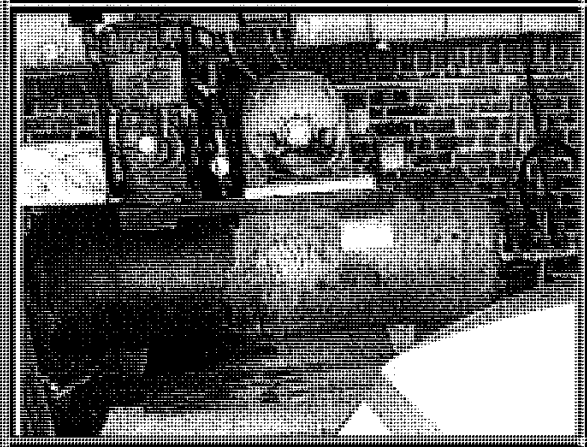
Northwest portion of the Site.



Hazardous materials storage at the northwest end of the Site.



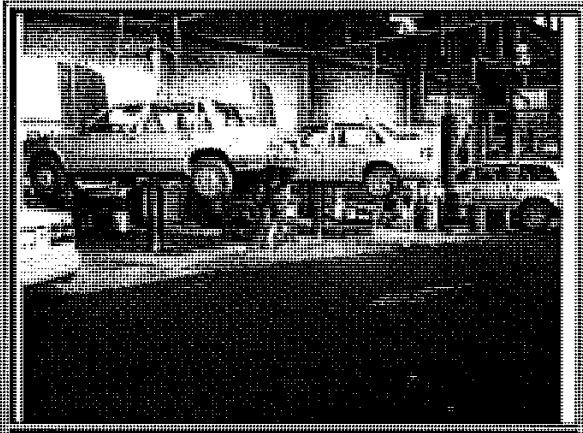
Unknown crushed hand hole seen in the sidewalk at the northwest end of the Site.



Compressor at the northwest portion of the Site.



Waste oil AST at the northwest portion of the Site.



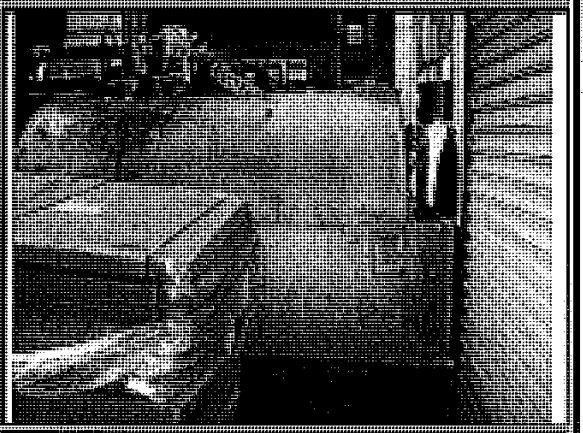
Service Bay of building 2700 Shattuck Avenue.



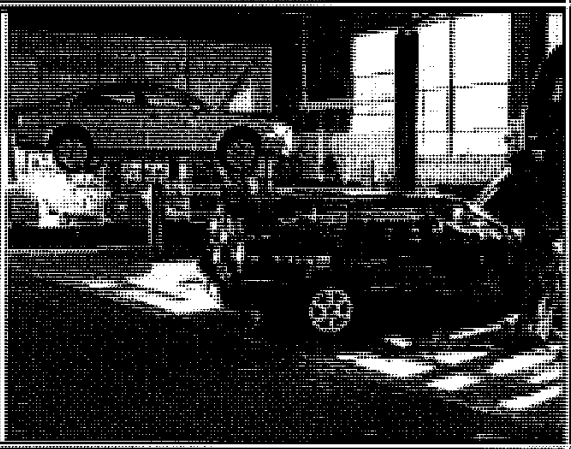
Southwest portion of 2700 Shattuck Avenue service building.



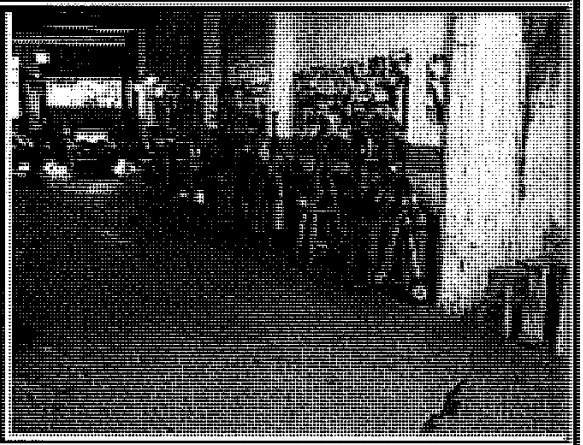
North end of the service bay, 2700 Shattuck.



Oil storage in the northwest corner of the 2700 Shattuck structure.



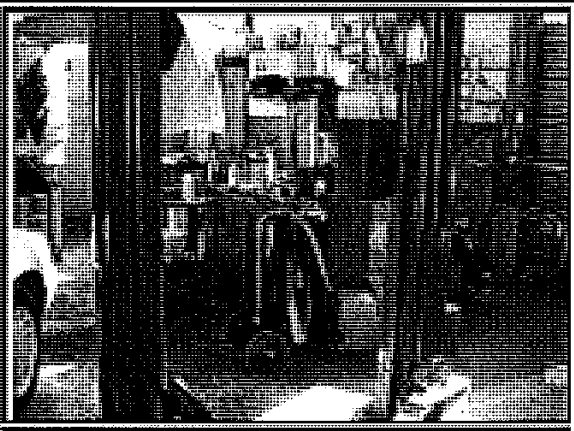
Southeast portion of the service bay, 2700 Shattuck.



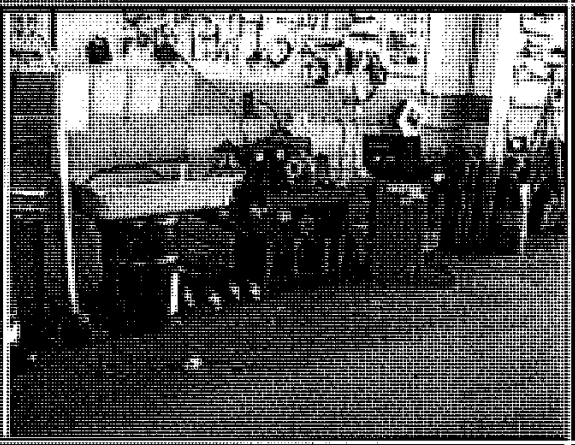
Interior of 2724 Shattuck Avenue building.



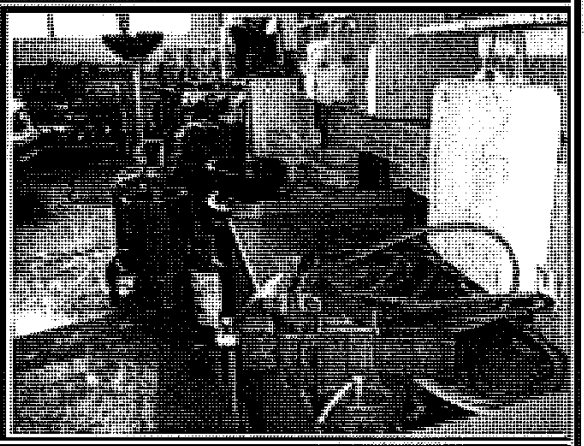
Interior of 2724 Shattuck Avenue building, service bays.



Interior of 2724 Shattuck Avenue building, service bays.



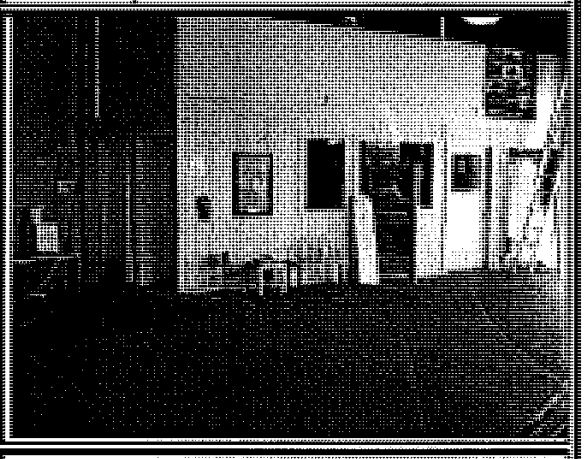
Interior of 2724 Shattuck Avenue building service bays.



Interior of 2724 Shattuck Avenue building service bays.



Interior of 2724 Shattuck Avenue building showroom.



Interior of 2724 Shattuck Avenue building showroom.

Limited Site Investigation

Proposed Derby Development

2700 Shattuck Avenue and 2026 Derby Street

Berkeley, Alameda County, California

December 19, 2025 | Terracon Project No. R1257609

Prepared for:
Hudson McDonald, LLC
1600 Shattuck Ave, Suite 218
Berkeley, California 94709



Prepared by:
Terracon Consultants, Inc.
Concord, California

Terracon

Nationwide
Terracon.com

- Facilities
- Environmental
- Geotechnical
- Materials

1220 Concord Avenue, Suite 450
Concord, California 94520
P 510-547-7771
F 510-547-1983
Terracon.com

December 19, 2025

Hudson McDonald, LLC
1600 Shattuck Ave, Suite 218
Berkeley, California 94709

Attn: Mr. Evan McDonald
E: evan@hudsonmcdonald.com

Re: Limited Site Investigation
Proposed Derby Development
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California 94705
Terracon Project No. R1257609

Dear Mr. McDonald:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Supplemental Limited Site Investigation (LSI) report for the above-referenced subject property (hereinafter known as the "site"). This assessment was performed in accordance with Terracon Proposal No. PNB257393, dated October 24, 2025.

We appreciate the opportunity to be of service to you on this project. In addition to LSI services, our professionals provide other environmental, geotechnical, construction materials, and facilities services on a wide variety of projects locally, regionally, and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

Mason Czabaranek	Sadie Bodiford	Joe Rosenbery, MS, PG9420
Field Geologist	Project Manager	Senior Project Geologist

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Limited Site Investigation

Proposed Derby Development
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California

Terracon Project No. R1257609
December 19, 2025

1.0 Introduction

1.1 Site Description

The site is located at 2700 Shattuck Avenue and 2026 Derby Street, Berkeley, Alameda County, California, and consists of an approximately 1.2-acre tract of land identified as Assessor Parcel Numbers (APNs) 54-1723-1 and 54-1723-3. The site is improved with two commercial buildings, one open shed structure, and asphalt pavement. Please refer to **Exhibits 1 and 2** of **Appendix A** for the Topographic Map and Site Diagram.

1.2 Site Background and Scope of Work

This proposed scope of services is in response to the results of Terracon's Phase I Environmental Site Assessment (ESA – Terracon Project No. NB257277) report, dated October 2, 2025. Based on the findings of the Phase I ESA, the following recognized environmental conditions (RECs) and/or site concerns are identified in connection with the site:

REC/Site Concern	Description
Wash-Down Area	Based on the long-term automotive washing operations (~20+ years), the potential for undocumented spills or releases in the vicinity of the on-site wash-down area represents a REC.
Volatile Organic Compounds in Soil Vapor	Based on the results of a prior subsurface investigation, benzene and ethylbenzene were detected in soil vapor above residential land use. San Francisco Bay Regional Water Quality Environmental Screening Levels (ESLs) represent a REC.
Long-term Automotive Maintenance Operations	Based on the reviewed historical and prior report information, including the 2015 subsurface investigation results, and the absence of on-site investigation, the long-term automotive maintenance operations (~80 years) conducted on the site represent a REC to the site.
In-Ground Hydraulic Lifts	Based on the potential for undocumented releases associated with the hydraulic in-ground lifts represents a REC.

The analytical summary tables are included as **Appendix B**; the soil boring logs are included in **Appendix C**; our approved city of Berkeley well permit is included as

Appendix D; our USA 811 Ticket is included as **Appendix E**; laboratory analytical reports and chain-of-custody forms are included as **Appendix F.**

1.3 Standard of Care

Terracon's services were performed in a manner consistent with generally accepted practices of the profession, undertaken in similar studies in the same geographical area during the same time. Terracon makes no warranties, either express or implied, regarding the findings, conclusions, or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report. These Supplemental LSI services were performed in accordance with the scope of work agreed with you, our Client, as reflected in our proposal, and were not restricted by ASTM E1903-19 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

1.4 Additional Scope Limitations

Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, non-detectable, or not present during these services. We cannot represent that the site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this Supplemental LSI. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations, or exploratory services. The data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

1.5 Reliance

This report has been prepared for the exclusive use and reliance of Hudson McDonald, LLC (client). Reliance by any other party is prohibited without the written authorization of the client and Terracon. Reliance on the Supplemental LSI report by the client and all authorized parties will be subject to the terms, conditions, and limitations stated in the Master Service Agreement Task Order, sections of this proposal incorporated therein, the Reliance Agreement, and the Supplemental LSI report. The defined contractual limitation of liability is the aggregate limit of Terracon's liability to the client and all relying parties.

2.0 Field Investigation

2.1 Pre-Mobilization Activities

Terracon has a commitment to the safety of all its employees. As such, and in accordance with our *Incident and Injury Free*® safety culture, Terracon developed a safety plan to be used by our personnel during field services. Prior to commencement of on-site activities, Terracon held a meeting to review health and safety needs for this specific project. Fieldwork was performed in U.S. Occupational Safety and Health Administration (OSHA) Level D work uniform consisting of hard hats, safety glasses, protective gloves, and steel-toed boots.

Pre-mobilization activities included the submission of a USA North 811 utility ticket. On November 12, 2025, the soil borings were marked prior to mobilizing to the site and USA North 811 was contacted more than 3 business days prior to drilling activities by Terracon personnel for clearance of public utilities. A copy of the USA North 811 ticket is included in **Appendix E**.

2.2 Geophysical Survey

On November 19, 2025, Ground Penetrating Radar Systems, LLC (GPRS) performed a geophysical survey in the vicinity of each proposed soil boring to further evaluate underground utilities/structures where the mechanical drilling would be performed. The geophysical survey was performed using an electromagnetic meter (EM-61 detector or similar) and ground penetrating radar (GPR). The proposed sampling locations were minimally adjusted in the field based on indications of subsurface utilities. Additionally, GPRS scanned the historical tank hold locations for signs of debris/fill or any signs of existing infrastructure. Scans did not identify any signs of construction material or fill at the previous tank hold locations.

2.3 Soil Borings and Soil Sampling

On November 19th and 20th, 2025, Terracon mobilized to oversee the advancement of soil borings, temporary sampling wells (TSWs), and soil vapor probes (SVPs). Soil sampling was conducted concurrently with the soil boring activities. Borings B01 through B04 were advanced near the in-ground hydraulic lifts to a depth of 3 to 10 feet below grade surface (bgs). The four TSWs were advanced to depths ranging from 28 to 36 feet below ground surface (bgs) to collect soil and groundwater samples. The SVPs were installed at approximately 5 feet bgs and converted to temporary soil vapor wells upon completion. Details of TSW and SVP construction and sampling are provided in Sections 2.4 and 2.5

The borings were advanced by Environmental Control Associates (ECA), a California C-57 licensed driller, using a direct-push drill rig equipped with 2¼-inch diameter drill rods and disposable acetate sample sleeves. Non-disposable sampling equipment was cleaned using a non-phosphate detergent wash and potable water rinse prior to the beginning of the project and before collecting each soil sample.

Terracon field-screened soil samples for organic vapors using a calibrated photoionization detector (PID). This device provides a direct reading in parts per million by volume (ppmV) isobutylene equivalents. Upon removal of the sampler from the borehole, Terracon placed a portion of each soil sample in a resealable plastic bag. Following a stabilization period, Terracon screened the headspace above the soil using the PID. The field screening results are summarized in the soil boring logs included in **Appendix C**.

Soil samples from TSW borings were collected at approximately 5-foot intervals and selected for analysis based on PID readings or observed staining. For SVP borings, soil samples were collected from the bottom 1 foot of each boring to correspond with the interval of the vapor implants, approximately 4 to 5 feet bgs. B01, B02, and B03 encountered practical refusal at approximately 3 feet bgs.

Soil samples were extracted by hand using disposable gloves, placed directly into laboratory-supplied glassware, and submitted to the laboratory for analysis. Each sample container was labeled with the project number, date, time, boring number, and sample number. Sample containers were placed in an insulated container immediately after sampling and subsequently transported to McCampbell Analytical Inc., California Environmental Laboratory Accreditation Programs (ELAP)-certified laboratories under strict chain-of-custody procedures.

2.4 Temporary Sampling Wells and Groundwater Sampling

After reaching total depth, each TSW was converted into a temporary sampling well using 5 to 10 feet of ¾-inch-diameter, 0.010-inch machine-slotted poly-vinyl chloride (PVC) well screen with a threaded bottom cap, attached to ¾-inch-diameter, threaded, flush-joint PVC riser pipe to the surface. Depth to groundwater measurements are provided in the table below.

Boring ID	First Encountered Groundwater Depth (in ft bgs)
TSW01	20.0
TSW02	18.5
TSW03	26.0
TSW04	22.0
TSW05	30.0

A grab-groundwater sample was collected from each TSW location using dedicated tubing and a peristaltic pump.

Sample containers were labeled with the project number, date, time, and sample number and placed in a chilled cooler immediately after sampling. The sample containers were subsequently transported to McCampbell Analytical Inc., a California Environmental Laboratory Accreditation Program (ELAP)-certified laboratory, under strict chain-of-custody procedures.

At the completion of sampling activities, following removal of well casing material, the borings were backfilled with portland-type neat cement grout applied using a tremie pipe placed at the bottom of the borings and filled to just below grade surface grade. Each boring was then patched with concrete to match the existing surface conditions.

2.5 Soil Vapor Probe Installation and Sampling Procedure

Soil vapor probe installation and sampling was conducted in general accordance with the DTSC's *Advisory Active Soil Vapor Investigations*, dated July 2015. The vapor probes were constructed as follows:

Soil Vapor Probe Installation Procedure

- At each vapor probe location, soil vapor sampling implants, consisting of a screened 1-inch long stainless-steel implant attached to new 0.25-inch outer-diameter Nylaflow® tubing, were placed in the borehole at the target depth of approximately 4 ½ feet bgs, the approximate mid-point of a 1-foot thick sand pack extending from 5 feet to 4 feet bgs.
- Following placement of the vapor implant, approximately six inches of dry granular bentonite crumbles was placed above the sand, followed by hydrated bentonite to the grade surface.
- The remaining end of the Nylaflow® sample tubing protruded from the bentonite seal at the ground surface and was connected to a gas tight one-way in-line quick connect and shut-off valve to allow for purging and collection of the soil vapor samples.

Soil Vapor Probe Sampling

- Each soil vapor probe was purged prior to sample collection. The purge volume of each soil vapor probe installation was estimated as the summation of the volumes of the probe tubing, dry bentonite, sand pack, and probe. Three purge volumes were removed using a peristaltic pump regulated at a flow rate of approximately 150 to 200 milliliters per minute (mL/min).
- Following purging, A Shut-In test was performed on the complete sampling train by introducing a vacuum of approximately 10 inches of mercury (in/Hg). After about one minute, the vacuum gauge was checked. If the sampling system

maintained a steady vacuum during the shut-in test, it was considered successful. If not, the connections were tightened, and the shut-in test was conducted again. The soil vapor probes successfully passed the shut-in tests before sampling began.

- Following the purging and shut-in test, the sampling train was enclosed with a shroud with an approximately 20% saturated helium atmosphere to serve as a leak detection compound and monitored for the duration of sampling.
- The soil vapor sample was drawn from the sample line into a batch-certified 1-liter Summa canister. The flow rate during sampling was manifold-regulated to approximately 150 mL/min to minimize stripping of chemical compounds, prevent ambient air from diluting the soil vapor samples, and reduce the variability of sampling rates.
- Upon completion of sample collection, the Summa canister was disconnected from the sampling manifold, secured, and appropriately labeled with pertinent sample information. Canister pressures were recorded upon initiating sample collection, after sample collection, and after receipt at the laboratory. The soil vapor samples were submitted to Eurofins under standard chain-of-custody procedures for chemical analysis.

2.6 Geology/Hydrogeology

Soils encountered during Terracon's field activities generally consisted of dark brown silt to brown silty sand with gravel in the upper 0 to 2 feet bgs, followed by intervals of dark brown silt and gray to black medium to high plasticity clays to a total depth of 36 feet bgs. Groundwater throughout the site was encountered at depths ranging from approximately 18.5 to 30 feet bgs. Soil boring logs are included in **Appendix C**.

3.0 Laboratory Analytical Methods

The chain-of-custody forms in **Appendix F** indicate the sample names, dates and times collected, containers, and the requested target analytes and analytical methods.

Selected soil samples were analyzed for the following:

- Total petroleum hydrocarbons (TPH) quantified as TPH-Gasoline range organics (GRO), TPH-Diesel range organics (DRO), and TPH- Motor Oil range organics (MORO) by Environmental Protection Agency (EPA) Method 8015;
- Volatile organic compounds (VOCs) by EPA Method 8260; and
- Polychlorinated Biphenyls (PCBs) by EPA Method SW8082A;

Groundwater samples were analyzed for the following:

- TPH-GRO/DRO/MORO by EPA Method 8015;
- VOCs by EPA Method 8260

Soil vapor samples were analyzed for the following:

- TPH-GRO and VOCs by EPA Method TO-3
- VOCs by EPA Method TO-15

Laboratory reports and chain of custody documentation are included as Appendix F of this report.

4.0 Data Evaluation

4.1 Screening Levels

Analytical results are compared to the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) human health risk level (HHRL) Environmental Screening Level (ESL) criteria, established January 2025, revision 3 (September 2025). The following potential exposure scenarios were considered for this site:

Residential Land Use: This ESL category is used for comparison for sites where unrestricted future land-use is sought. Unrestricted land uses may include residential, health care, day care centers, and other sensitive purposes. The ESLs for the residential land use category incorporate assumptions of long-term, frequent exposure of children and adults in a residential setting. These ESLs are appropriate for unrestricted use of a property.

Commercial / Industrial Use: This ESL category assumes working-age adults are regularly present at the site. The direct-exposure assumptions in these ESLs assume shorter, less frequent exposure for receptors compared to residential land use receptors.

Any land Use/Any Soil Depth Construction Worker: Construction workers may have the potential for substantial exposures to surface and subsurface soil during excavation, maintenance, and building construction projects. The exposure scenarios include contact with impacted soil via incidental ingestion, dermal contact, and inhalation due to volatilization and fugitive dust, which are the main routes of exposure.

Soil analytical results were compared to ESLs for direct exposure in residential land use, commercial/industrial land use, and construction worker exposure scenarios. Groundwater analytical results were compared to the EPA Maximum Contaminant Levels

(MCL) for drinking water quality and vapor intrusion ESLs for residential land use and commercial/industrial land use. Soil vapor results were compared to the ESLs for vapor intrusion in residential and commercial/industrial land use scenarios.

4.2 Analytical Results

4.2.1 Soil Analytical Results

The soil analytical results are tabulated in **Appendix B**, **Table 1** – Summary of Soil Analytical Results.

TPH

TPH-GRO was reported above laboratory reporting limits (RLs) at concentrations ranging from 0.37 to 240 milligrams per kilogram (mg/kg). TPH-GRO detections do not exceeded the residential, commercial/industrial, or construction worker exposure ESLs.

TPH-DRO was reported above the laboratory RLs at concentrations ranging from 2.1 to 1,600 mg/kg. The reported concentration of TPH-DRO in sample B03-10 (1,600 mg/kg) exceeds the residential ESL of 200 mg/kg, the commercial/industrial ESL of 920 mg/kg, and the construction worker ESL of 210 mg/kg. The remaining reported TPH-DRO concentrations are below the respective residential, commercial/industrial, and construction worker ESLs.

TPH-MORO was reported at concentrations ranging from 5.4 to 3,400 mg/kg in the soil samples analyzed. The reported TPH-MORO concentrations are below the respective residential, commercial/industrial, and construction worker ESLs.

VOCs

Various concentrations of VOCs were detected above the laboratory RLs; however, the detected concentrations of VOCs were below their respective SFBRWQCB ESLs.

PCBs

PCBs were not detected above laboratory RLs in the soil samples analyzed.

4.2.2 Groundwater Analytical Results

The groundwater analytical results are tabulated in **Appendix B**, **Table 2** – Summary of Groundwater Analytical Results. It should be noted that during sampling from temporary wells, groundwater often remains turbid and may contain suspended colloids, which may be detected by the laboratory, potentially resulting in elevated contaminant concentrations that are not reflective of overall on-site conditions. Therefore, without the benefit of permanent groundwater monitoring wells that are properly developed prior to groundwater sampling, groundwater analytical results may be affected by sediment interference.

TPH
TPH-GRO was detected above laboratory RLs in TSW01 at a concentration of 44 micrograms per liter (µg/L); TPH-DRO was reported at 70 µg/L in TSW02; and, TPH-MORO was reported at concentrations ranging 190 to 270 µg/L in samples from TSW01 and TSW05, respectively. At this time, ESLs for vapor intrusion or EPA MCLS have not been established for TPH-GRO/DRO/MORO in groundwater.

VOCs
Various concentrations of VOCs were reported above the laboratory RLs; however, none of the reported analytes exceeded respective residential or commercial/industrial ESLs or EPA MCLs.

4.2.3 Soil Vapor Analytical Results

The soil vapor analytical results are tabulated in **Appendix B**, **Table 3** – Summary of Soil Vapor Analytical Results.

TPH
TPH-GRO was reported at concentrations ranging from 0.5 to 12.7 micrograms per cubic meter (µg/m^3), which are below the respective residential and commercial/industrial ESLs.

VOCs
Various concentrations of volatile organic compounds were reported above laboratory RLs in the three soil vapor samples analyzed. Of the detected analytes, benzene and tetrachloroethene (PCE) were reported at concentrations exceeding residential ESLs.

Benzene was detected in SVP01 and SVP02 at 4 µg/m^3 and 6.6 µg/m^3, respectively. Benzene was not reported above the laboratory RL in the soil vapor sample collected from SVP03. The reported benzene concentrations in SVP01 and SVP02 exceed the SFBRWQCB ESLs for residential land use of 3.2 µg/m3 but are below the commercial/industrial ESL of 14 µg/m^3.

PCE was detected in SVP01 and SVP02 at 21 µg/m^3 and 33 µg/m^3, respectively. PCE was not reported above the laboratory RL in the soil vapor sample collected from SVP03. The reported concentrations of PCE in SVP01 and SVP02 exceed the residential ESL of 15 µg/m^3, but are below the commercial/industrial ESL of 67 µg/m^3.

The remaining VOCs detected were reported at concentrations below the respective residential and commercial/industrial ESLs.

4.3 Quality Control/Quality Assurance and Data Validation

Quality control/quality assurance (QC/QA) of analytical data was maintained using the following methods and procedures:

- Established reporting limits (RLs) with the laboratory that meet data quality objectives (DQOs) established by the SFBRWQCB ESLs and EPA MCLs;
- Laboratory QA/QC controls, such as laboratory control standard (LCS), matrix spike (MS), and matrix spike duplicate (MSD);
- Collection of samples in laboratory provided containers;
- Two-hour calibration period for soil vapor probes;
- Shut-in test for summa cannisters;
- Chain-of-custody protocols;
- Storage and transportation of soil and groundwater samples in secured chilled containers; and,
- Decontamination of reusable sampling equipment.

The tracer gas, helium, was not detected above the laboratory RLs in any of the vapor samples collected, which indicates soil vapor sample integrity was not compromised during sampling. Additionally, some soil results were reported with J- and H-flags. The J-flag indicates the concentration reported is below the standard reporting limit, but above the method detection limit and indicates the value is an estimate. The H-flag indicates the sample was analyzed outside of the hold time. Based on the corresponding soil vapor data for these samples, the sample analysis outside of the hold time does not appear to represent a significant data gap.

Any discrepancy in the laboratory QC/QA is notated in the laboratory reports, which are included as **Appendix F**.

5.0 Summary of Findings

Terracon performed this LSI following the findings of our ESA, which identified the wash-down area, volatile organic compounds (VOCs) in soil vapor, the long-term automotive maintenance operations, and in-ground hydraulic lifts as recognized environmental conditions (RECs) at the site.

Based on the analytical data collected from TSW01, advanced in the vicinity of the wash-down area, a range of TPH and VOCs were noted in soil and groundwater samples. The reported concentrations of TPH and VOCs in soil and groundwater samples collected from TSW01 were below respective residential and commercial/industrial ESLs. Therefore, the wash-down area does not represent a REC.

Field observations noted petroleum hydrocarbon odors within the three SVP at depths ranging from approximately 3 to 5 feet bgs. Additionally, petroleum hydrocarbon odors were noted in several of the TSW borings at approximate depths of 3 to 5 feet bgs and 9.5 to 33.5 bgs. Boring B03, located adjacent to an in-ground hydraulic lift, found TPH-d at a concentration exceeding residential, commercial/industrial, and construction worker

ESLs at 10 feet bgs (B03-10). Based on the refusals encountered in the remaining borings advanced near the hydraulic lifts, there is a potential for impacts at depths beyond those explored.

Groundwater analytical results were reported with TPH or VOCs concentrations not exceeding respective residential or commercial/industrial vapor intrusion ESLs or EPA MCLs. It should be noted that the laboratory diluted the groundwater sample collected from TSW4, and the analyte reporting limits for the sample were generally above the respective ESLs and MCLs.

Benzene and PCE were reported in soil vapor samples above the respective residential ESLs but below the commercial/industrial ESLs in vapor probes SVP01 and SVP02. Benzene was not reported above laboratory RLs in any of the soil samples analyzed as part of this LSI. Benzene was detected in three groundwater samples collected from TSW02, TSW03, and TSW05. TSW02, located adjacent to SVP01, was reported with 0.047 J µg/L of benzene in the groundwater sample.

PCE was reported above laboratory RLs in shallow soil samples, B01-3, B02-3, and SVP01-5, located on the northern side of the former vehicle maintenance building on the northern portion of the site. PCE was detected in one additional soil sample, SVP02-5, collected from the southeastern exterior of the northern maintenance building. Of the five groundwater samples analyzed, PCE was reported above laboratory RLs in TSW03 at 0.039 µg/L. The reported soil and groundwater PCE concentrations are below the respective residential and commercial/industrial ESLs.

Soil samples collected from the corresponding probe depths (SVP01-5 and SVP02-5) were reported with 0.00083 mg/kg and 0.00069 mg/kg of PCE; benzene was not detected above laboratory RLs in any of the soil samples analyzed as part of this LSI. Groundwater samples collected from TSW02, located adjacent to SVP1, were reported with 0.047 µg/L of benzene; however, PCE was not detected above laboratory RLs. PCE was detected in one groundwater sample, TSW03, located in the central portion of the site.

Based on the findings of this LSI, the long-term automotive maintenance operations and in-ground hydraulic lifts do appear to have resulted in a release to the site. The presence of benzene and PCE in soil vapor at concentrations exceeding residential (unrestricted) land-use ESLs supports the REC.

6.0 Conclusions and Recommendations

Based on the findings of this investigation, Terracon concludes the following:

- Laboratory results indicate the presence of diesel range organics near boring B03, which is located next to an in-ground hydraulic lift. The other borings advanced near the existing in-ground hydraulic lifts encountered refusal during drilling. This suggests that there may be additional impacted soils at deeper depths, likely similar to those found in B03 and around the depth of the hydraulic reservoirs for the in-ground lift equipment.
- Analytical data from soil, groundwater, and soil vapor indicate the presence of PCE at the site. Shallow soil samples taken from the former maintenance area in the northern building of the site showed the presence of PCE, which was also detected in groundwater in the central portion of the site (TSW03).
- Groundwater and soil vapor analytical data indicate the presence of benzene at the site. Low levels of benzene were detected in groundwater samples collected from TSW02, TSW03, and TSW05.
- No sources of PCE or benzene have been detected at the site. However, shallow soil data from the former maintenance shop located in the northern part of the site indicate low concentrations of PCE. This may suggest a surface release within the building, but this cannot be confirmed with the current dataset.

Terracon understands that the future use of the site is to be redeveloped with a multi-story apartment complex. The proposed structure will include an on-grade parking garage, two commercial tenant spaces anchored on the northeastern and southeastern corners of the first floor, and an office, gymnasium, and entryway for the apartment complex located between the two commercial units on the eastern portion of the site.

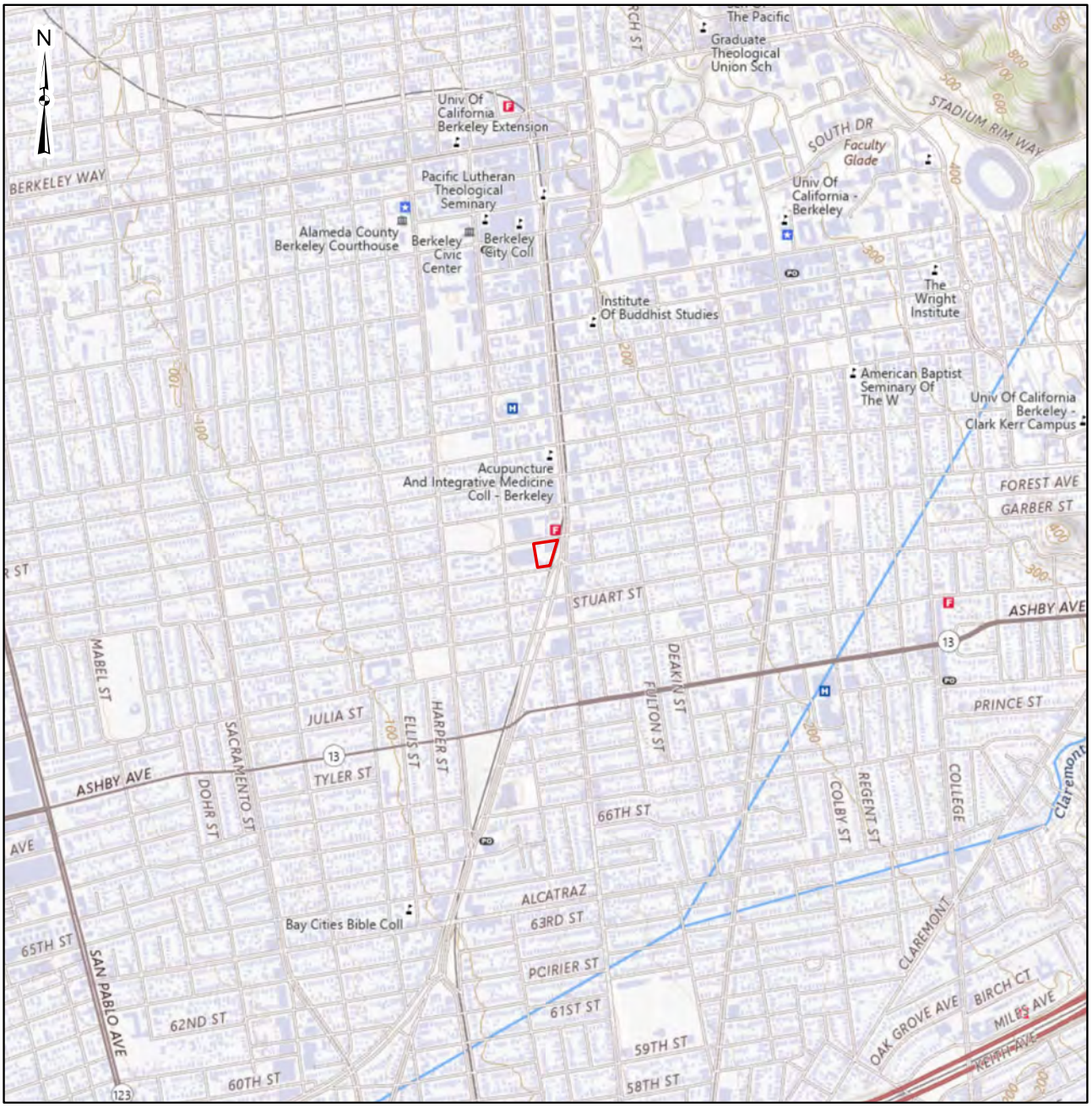
Based on the diesel concentrations exceeding respective residential, commercial/industrial, and construction worker ESLs in soil sample B03-10, Terracon recommends the following:

- **Preparation of a Soil Management Plan**: Terracon recommends the preparation and implementation of a Soil Management Plan (SMP) prior to future construction or subsurface work at the site.
- **In-Ground Hydraulic Lifts**: Terracon recommends decommissioning of the existing in-ground hydraulic lifts under oversight by an Environmental Professional. Soils presenting visual or olfactory evidence of impacts should be removed, handled, profiled, and disposed of in accordance with the SMP to the extent practicable during the lift decommissioning activities. If soil removal activities are conducted during the hydraulic lift removals, confirmation soil

samples should be collected and submitted for laboratory analytical testing in accordance with the SMP and/or local and state agency oversight requirements.

Based on the findings of this investigation and the proposed future site development consisting of commercial uses on the first floor, the implementation of engineering controls for the proposed development to address vapor intrusion do not appear warranted.

Appendix A – Exhibits



Site Boundary

0 1,000 2,000 4,000 Feet

Project No.: R1257609 Date: NOV 2025 Drawn By: SMB Reviewed By: JWR	terracon 50 Goldenland Court, Suite 100 Sacramento, CA 95834 PH. (916) 928-4690 terracon.com	**Topographic Map** **Proposed Derby Development** 2700 Shattuck Avenue and 2026 Derby Street Berkeley, Alameda County, California	**Exhibit** **1**



Approximate Sample Location

- Temporary Sampling Well
- Soil Boring
- Soil Vapor Probe

Site Feature

- Former Waste Oil UST
- H Hydraulic Lift
- W Washdown Area
- X Former Hydraulic Lift

Site Boundary

Project No.:	R1257609
Date:	NOV 2025
Drawn By:	SMB
Reviewed By:	JWR

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Site Diagram

Proposed Derby Development
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California

Exhibit

2

Appendix B – Summary Data Tables

Table 1 - Summary of Soil Analytical Results

Proposed Derby Devlopment
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California
Terracon Project No. R1257609

Sample ID:	**Units**	**Direct Exposure Human Health Risk Levels [1]**						**B01-3**	**B02-3**	**B03-10**	**B04-3**	**TSW01-10**	**TSW01-21**	**TSW02-10**	**TSW02-18**	**TSW03-10**	**TSW03-25**	**TSW04-10**	**TSW04-29**	**TSW05-10**	**TSW05-18**	**SVP01-5**	**SVP02-5**	**SVP03-5**
Sample Depth (ft bgs):		Residential Cancer Risk	Residential Non-Cancer Hazard	Commercial / Industrial Cancer Risk	Commercial / Industrial Non-Cancer Hazard	Construction Worker Cancer Risk	Construction Worker Non-Cancer Hazard	2 to 3	2 to 3	9 to 10	2 to 3	9 to 10	20 to 21	9 to 10	17.5 to 18.5	9 to 10	24 to 25	9 to 10	28 to 29	9 to 10	17 to 18	4 to 5	4 to 5	4 to 5
Sample Date:								11/19/2025	11/19/2025	11/19/2025	11/20/2025	11/20/2025	11/20/2025	11/29/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/19/2025	11/20/2025
Total Petroleum Hydrocarbons (TPHs) by EPA Method 8015																								
Gasoline-Range Organics	mg/kg	*NE*	460	*NE*	2,100	*NE*	480	<1.1	**0.37 J**	**5.7**	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	**240**	<1.3	<1.2	<1.2	<1.2	<1.2	<1.2
Diesel-Range Organics	mg/kg	*NE*	200	*NE*	920	*NE*	210	**2.1 J**	**25**	**1,600**	**24**	<2.5	<2.4	<2.4	<2.4	<2.5	<2.4	**8.4**	2.5	<2.4	<2.4	<2.4	<2.3	<2.5
Motor Oil-Range Organics	mg/kg	*NE*	12,000	*NE*	180,000	*NE*	54,000	**110**	**150**	**3,400**	**270**	<12	<12	<12	**5.4 J**	<12	<12	<12	<13	<12	<12	<12	**14 H**	<4.6
Volatile Organic Compounds by 8260B																								
Ethylbenzene	mg/kg	5.8	2,400	25	17,000	140	4,200	<0.0056	<0.0057	<0.0058	<0.0058	**0.0015 J**	**0.0013 J**	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0021 JH**	**0.0018 JH**
n-Butylbenzene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.095**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
sec-Butylbenzene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.12**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
1,2,4-Trimethylbenzene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	**0.0031 J**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0028 JH**	<0.0062
4-isopropyl toluene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.014**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
Isopropylbenzene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	**0.0027 J**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.10**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
Naphthalene	mg/kg	2.0	130	8.5	570	56	130	<0.0056	<0.0057	<0.0058	<0.0058	**0.0049 J**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
Tetrachloroethene	mg/kg	0.59	81	2.6	380	17	87	**0.044**	**0.0067**	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	**0.00083 J**	**0.00069 JH**	<0.0062
n-Propylbenzene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	**0.0093**	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.14**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
1,2-Dichloroethane	mg/kg	0.46	31	2.0	130	11	31	<0.0011	<0.0011	<0.0012	<0.0012	<0.00012	**0.00013**	<0.00012	<0.00012	<0.00012	<0.00012	<0.00024	**<0.00013**	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012
tert-Butylbenzene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	**0.0077 J**	<0.0064	<0.0061	<0.0061	<0.0060	<0.0058	<0.0062
m,p-Xylene	mg/kg	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0043 JH**	<0.0062
Xylenes, Total	mg/kg	*NE*	580	*NE*	2,400	*NE*	550	<0.0056	<0.0057	<0.0058	<0.0058	<0.0062	<0.0060	<0.0059	<0.0061	<0.0062	<0.0061	<0.012	<0.0064	<0.0061	<0.0061	<0.0060	**0.0043 JH**	<0.0062
Other Analyzed VOCs	mg/kg	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Polychlorinated Biphenyls by SW8082A																								
All Analyzed PCBs	mg/kg	Varies	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	- -	- -	- -	- -	ND	- -	- -	- -	ND	- -	- -	- -	- -

Notes:

[1] Environmental Screening Levels (ESLs), established by the San Francisco Bay Regional Water Quality Control Board, dated September 2025 (Revision 3)
ft bgs = feet below grade surface
mg/kg = milligrams per kilogram
NE = Not established
<Value = Analyte not detected above the laboratory reporting limit (RL)
ND = Not detected above the laboratory RL
Bold value indicates a detection
- - = Not Analyzed
H = Sample was analyzed outside of hold time
J = Detected but below the Standard RL; therefore, result is an estimated concentration.

Concentration reported above the Residential ESL for Direct Exposure Human Health Risk Levels, Cancer Risk
Concentration reported above the Residential ESL for Direct Exposure Human Health Risk Levels, Non-Cancer Hazard
Concentration reported above the Commercial / Industrial ESL for Direct Exposure Human Health Risk Levels, Cancer Risk
Concentration reported above the Commercial / Industrial ESL for Direct Exposure Human Health Risk Levels, Non-Cancer Hazard
Concentration reported above the Construction Worker Any Land Use / Any Depth ESL for Direct Exposure Human Health Risk Levels, Cancer Risk
Concentration reported above the Construction Worker Any Land Use / Any Depth ESL for Direct Exposure Human Health Risk Levels, Non-Cancer Hazard

Table 2 - Summary of Groundwater Analytical Results

Proposed Derby Devlopment
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California
Terracon Project No. R1257609

Sample ID:	**Units**	**Direct Exposure Human Health Risk Levels** [1]				**EPA MCL**[2]	**TSW01**	**TSW02**	**TSW03**	**TSW04**	**TSW05**
Sample Date:		Residential Cancer Risk	Residential Non-Cancer Hazard	Commercial / Industrial CancerRisk	Commercial / Industrial Non-Cancer Hazard		11/20/2025	11/19/2025	11/19/2025	11/20/2025	11/20/2025
Total Petroleum Hydrocarbons (TPHs) by EPA Method 8015											
Gasoline-Range Organics	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**44 J**	<50	<50	<50	<50
Diesel-Range Organics	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	<100	**70 J**	<100	<100	<100
Motor Oil-Range Organics	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**190 J**	<500	<500	<500	**270 J**
Volatile Organic Compounds by 8260B											
Benzene	µg/L	0.43	14	1.9	58	1.0	<0.20	**0.047 J**	**0.061 J**	<10	**0.046 J**
Carbon disulfide	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	<0.50	<0.50	**0.14 J**	<25	<0.50
Chloroform	µg/L	0.81	14	3.6	57	80	<0.10	<0.10	<0.10	<5.0	**0.26**
1,2-Dichloroethane	µg/L	2.2	150	9.8	640	0.5	**0.2**	<0.020	<0.020	<1.0	<0.020
Ethylbenzene	µg/L	3.5	3,200	15	14,000	300	**0.86**	**0.13 J**	<0.50	<25	<0.50
Isopropylbenzene	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**0.15 J**	<0.50	<0.50	<25	<0.50
Methly tert butyl ether	µg/L	450	130,000	2,000	550,000	5.0	**0.74**	<0.50	**0.5**	<25	<0.50
N-Propylbenzene	µg/L	*NE*	*NE*	*NE*	*NE*	*NE*	**0.49 J**	<0.50	<0.50	<25	<0.50
Tetrachloroethene	µg/L	0.64	58	2.8	240	5.0	<0.20	<0.20	**0.039 J**	<10	<0.20
m,p-Xylene	µg/L	*NE*	*NE*	*NE*	*NE*	1,800	**1.2**	<1.0	<1.0	<50	<1.0
o-Xylene	µg/L	*NE*	*NE*	*NE*	*NE*	1,800	<0.50	<0.50	<0.50	<25	<0.50
Xylenes, total	µg/L	*NE*	380	NE	1,600	1,800	**1.2**	<1.0	<1.0	<50	<1.0
Other Analyzed VOCs	µg/L	Varies	Varies	Varies	Varies	Varies	ND	ND	ND	ND	ND

Notes:

[1] Environmental Screening Levels (ESLs), established by the San Francisco Bay Regional Water Quality Control Board, dated September 2025 (Revision 3)

[2] Environmental Protection Agency Maximum Contaminant Level for drinking water quality (2025)

µg/L = micrograms per liter

NE = Not established

ND = Not detected above the laboratory RL

<Value = Analyte not detected above the laboratory reported detection limit (RDL)

Bold value indicates a detection above the MDL

J = The identification of the analyte is acceptable; the reported value is an estimate

Concentration reported above the Residential ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Residential ESL for Vapor Intrusion, Non-Cancer Hazard

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Non-Cancer Hazard

Concentration reported above the Environmental Protection Agency Maximum Contaminant Level (MCL)

Table 3 - Summary of Soil Vapor Analytical Results

Proposed Derby Devlopment
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California
Terracon Project No. R1257609

Sample ID:	Units	Direct Exposure Human Health Risk Levels [1]				SVP01	SVP02	SVP03
Sample Date:		Residential Cancer Risk	Residential Non-Cancer Hazard	Commercial / Industrial Cancer Risk	Commercial / Industrial Non-Cancer Hazard	11/19/2025	11/19/2025	11/20/2025
Sample Depth (ft bgs):						4 to 5	4 to 5	4 to 5
Volatile Organic Compounds (VOCs) by Modified EPA Method TO-15								
TPH-Gasoline Range Organics	µg/m^3	*NE*	22,000	*NE*	90,000	**4.0**	**12.7**	**0.5**
1,1,1- Trichloroethane	µg/m^3	*NE*	35,000	*NE*	150,000	**11**	<4.7	**11**
1,2,4-Trimethylbenzene	µg/m^3	*NE*	*NE*	*NE*	*NE*	**9.8**	**19**	<4.4
1,3,5-Trimethylbenzene	µg/m^3	*NE*	*NE*	*NE*	*NE*	<4.8	**6.4**	<4.4
1,3-Butadiene	µg/m^3	*NE*	*NE*	*NE*	*NE*	<2.2	**8.7**	<2.0
2-Butanone (MEK)	µg/m^3	*NE*	*NE*	*NE*	*NE*	**14**	**14**	<11
4-Methyl-2-pentanone (MIBK)	µg/m^3	*NE*	*NE*	*NE*	*NE*	**12**	**7.9**	<3.7
Acetone	µg/m^3	*NE*	1,100,000	*NE*	4,500,000	**63**	**51**	**30**
Benzene	µg/m^3	3.2	100	14	440	**4.0**	**6.6**	<2.9
Carbon Disulfide	µg/m^3	*NE*	*NE*	*NE*	*NE*	<12	**29**	<11
Cyclohexane	µg/m^3	*NE*	*NE*	*NE*	*NE*	**97**	**120**	<3.1
Ethanol	µg/m^3	*NE*	*NE*	*NE*	*NE*	**24**	<16	<17
Ethylbenzene	µg/m^3	37	35,000	160	150,000	**8.9**	**29**	<3.9
Freon 12	µg/m^3	*NE*	*NE*	*NE*	*NE*	**10**	<4.2	<4.5
Heptane	µg/m^3	*NE*	*NE*	*NE*	*NE*	**6.9**	**16**	<3.7
Hexane	µg/m^3	*NE*	*NE*	*NE*	*NE*	**12**	**16**	<3.2
m,p-Xylenes	µg/m^3	*NE*	*NE*	*NE*	*NE*	**24**	**120**	<7.9
o-Xylene	µg/m^3	*NE*	*NE*	*NE*	*NE*	**7.7**	**38**	<3.9
Tetrachloroethene	µg/m^3	15	1,400	67	5,800	**21**	**33**	<6.1
Tetrahydrofuran	µg/m^3	*NE*	*NE*	*NE*	*NE*	**15**	**13**	<2.7
Toluene	µg/m^3	*NE*	15,000	*NE*	61,000	<7.4	**6.4**	<6.8
Other Analyzed VOCs	µg/m^3	Varies	Varies	Varies	Varies	ND	ND	ND
Fixed Gases by Method ASTM 1946								
Helium (tracer gas)	%	*NE*	*NE*	*NE*	*NE*	<0.50	<0.50	<0.50

Notes:

[1] Environmental Screening Levels (ESLs), established by the San Francisco Bay Regional Water Quality Control Board, dated September 2025 (Revision 3)

ft bgs = feet below grade surface

µg/m^3 = micrograms per kilogram

% = percent

NE = Not established

<Value = Analyte not detected above the laboratory reporting limit (RL)

Bold value indicates a detection

ND = Not detected above the laboratory RL

Concentration reported above the Residential ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Residential ESL for Vapor Intrusion, Non-Cancer Hazard

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Cancer Risk

Concentration reported above the Commercial / Industrial ESL for Vapor Intrusion, Non-Cancer Hazard

Appendix C – Boring Logs

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B01

Graphic Log	Location See Exhibit A Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		AGGREGATE BASE COURSE					0.0	
	1.0	**SILTY SAND WITH GRAVEL (SM)**, fine to medium grained, dark brown, moist, medium dense, no odor, no staining					0.0	
	3.0						0.0	B01-3
		Boring Refusal at 3 Feet						

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-19-2025

Boring Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B02

Graphic Log	Location See Exhibit A Depth Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	AGGREGATE BASE COURSE					0.0	
	1.0 **SILTY SAND WITH GRAVEL (ML)**, coarse grained, brown, moist, medium dense, No odor, no staining					0.0	
	3.0 *Boring Refusal at 3 Feet*					0.0	B02-3

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-19-2025

Boring Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B03

Graphic Log	Location See Exhibit A Depth — Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	AGGREGATE BASE COURSE					0.0	
	1.0 **SILT (ML)**, dark brown, moist, dense, no odor, no staining					0.0	
						0.0	
						0.0	
						0.0	
		5				0.0	
						0.0	
	6.5 **SILTY SAND (SM)**, dark brown, wet, loose, no odor, no staining					0.0	
	7.5 **FAT CLAY (CH)**, high plasticity, dark gray to green, moist, soft, medium dense, faint hydraulic odor, no staining					0.1	
						0.3	B03-10
	10.0 *Boring Terminated at 10 Feet*	10					

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-19-2025

Boring Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Boring Log No. B04

Graphic Log	Location See Exhibit A Depth Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	AGGREGATE BASE COURSE					0.0	
	1.0 **LEAN CLAY (CL)**, low plasticity, dark brown, dry, hard, dense, no odors, no staining					0.0	
						0.0	B04-3
	4.0 *Boring Refusal at 4 Feet*						

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Boring Started
11-20-2025

Boring Completed
11-20-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. SVP01

Graphic Log	Location See Exhibit A Depth — Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	AGGREGATE BASE COURSE 1.0						0.0	
	SILT (ML), dark brown, dry, dense, no odors, no staining 2.5	Hydrated bentonite					0.0	
	SILT (ML), trace gravel, dark brown, moist, dense, faint hydraulic odor, no staining						0.0	
		Dry bentonite					0.0	
							0.0	SVP01-5
		#3 Sand Probe tip	5					
	5.5							
	Boring Terminated at 5.5 Feet							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. SVP02

Graphic Log	Location See Exhibit A Depth — Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	POORLY GRADED SAND (SP), brown, dry, loose, faint hydraulic odor, no staining 1.0						0.0	
	SILT (ML), dark brown, moist, loose, moderate hydraulic odor, no staining	Hydrated bentonite					0.0	
							0.1	
							0.1	
		Dry bentonite						
							0.0	SVP02-5
		#3 Sand Probe tip	5					
	5.5							
	Boring Terminated at 5.5 Feet							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. SVP03

Graphic Log	Location See Exhibit A Depth — Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	SILTY SAND (SM), gray, dry, loose	Hydrated bentonite					0.0	
	2.0						0.0	
	POORLY GRADED SAND (SP), brown, moist, loose, no odors, no staining						0.0	
		Dry bentonite					0.0	
	4.5						0.0	SVP03-5
	LEAN TO FAT CLAY (CL/CH), dark brown, wet, loose, faint petroleum odor, no staining	#3 Sand Probe tip	5					
	5.5							
	Boring Terminated at 5.5 Feet							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW01

Graphic Log	Depth	Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	1.0	**FILL - AGGREGATE BASE COURSE**	1-inch solid PVC	5				0.0	
		LEAN CLAY (CL), low plasticity, black, moist, dense, moderate petroleum odor, no staining						0.0	
								0.1	
								0.2	
								0.5	
								7.6	
								34.6	
								147.6	
								10.3	
								0.5	TSW01-10
	12.0			10				0.4	
		LEAN CLAY (CL), trace gravel, low plasticity, brown, moist, loose, no odor, no staining						0.4	
								0.1	
								0.2	
								0.2	
				15				0.3	
								0.1	
	18.0							0.0	
		SILT (ML), brown, moist, loose, faint petroleum odor, no staining						0.0	
								0.0	
				20				0.0	TSW01-21
	21.5							0.0	
		FAT CLAY (CH), high plasticity, brown, wet, loose, no odor, no staining						0.0	
								0.0	
								0.0	
				25				0.0	

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW01

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	FAT CLAY (CH), high plasticity, brown, wet, loose, no odor, no staining *(continued)*	1-inch slotted PVC	30 35				0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
	36.0 ***Boring Terminated at 36 Feet***							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Notes

Advancement Method
Direct Push

Well Started
11-20-2025

Well Completed
11-20-2025

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW02

Graphic Log	Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		SILT (ML), trace gravel, brown, dry, dense, faint hydraulic odor, no staining					0.0	
	2.5						0.2	
		SILTY SAND (SM), trace sand, brown, dry, dense, faint hydraulic odor, no staining					0.1	
	4.0						0.2	
		SILT (ML), dark brown to gray, moist, loose, faint hydraulic odor, no staining					0.1	
			5				0.1	
							0.2	
							0.1	
							0.1	
							0.0	TSW02-10
			10				0.0	
							0.0	
							0.0	
							0.0	
							0.0	
			15				0.0	
							0.0	
	16.5						0.0	
		SANDY SILT WITH GRAVEL (ML), brown, moist, loose, no odors, no staining					0.0	
	18.5						0.0	TSW02-18
		SILT (ML), brown, wet, loose, faint hydraulic odor, no staining					0.0	
			20				0.0	
							0.0	
							0.0	
							0.0	
							0.0	
			25				0.0	

Location See Exhibit A-2

INSTALLATION DETAILS
Well Completion:
1-inch solid PVC

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW02

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	SILT (ML), brown, wet, loose, faint hydraulic odor, no staining *(continued)*	1-inch slotted PVC					0.0 0.0 0.0	
	28.0 ***Boring Terminated at 28 Feet***							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Notes

Advancement Method
Direct Push

Well Started
11-19-2025

Well Completed
11-19-2025

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW03

Graphic Log	Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	1.5	**FILL - AGGREGATE BASE COURSE**					0.0	
	3.5	**SILTY SAND (SM)**, fine to coarse grained, dark brown, moist, dense, no odors, no staining					0.0	
	11.5	**LEAN CLAY (CL)**, low plasticity, black, moist, dense, no odors, no staining	5				0.0	
			10				0.0	TSW03-10
	19.5	**LEAN CLAY (CL)**, medium plasticity, olive brown, moist, hard, dense, no odors, no staining	15				0.0	
		FAT CLAY WITH SAND (CH), fine grained, high plasticity, light brown, moist, stiff, dense, no odors, no staining	20				0.0	
			25				0.0	TSW03-25

Location See Exhibit A-2

INSTALLATION DETAILS

Well Completion: 1-inch solid PVC

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW03

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	FAT CLAY WITH SAND (CH), fine grained, high plasticity, light brown, moist, stiff, dense, no odors, no staining *(continued)*			▽			0.0	
	28.0 **FAT CLAY WITH SAND (CH)**, high plasticity, light brown, wet, stiff, dense, no odors, no staining	1-inch slotted PVC	30				0.0	
	35.0 ***Boring Terminated at 35 Feet***		35				0.0	

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Notes

Advancement Method
Direct Push

Well Started
11-19-2025

Well Completed
11-19-2025

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW04

Graphic Log	Depth	Material Description	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
		FILL - AGGREGATE BASE COURSE					0.1	
	1.0	**SILT (ML)**, brown, dry, hard, dense, no odors, no staining					0.1	
							0.1	
	3.5	**SILT (ML)**, dark brown, dry, dense					0.1	
							0.1	
			5				0.1	
							0.1	
	7.5	**SILT (ML)**, dark brown, moist, loose, no odors, no staining					0.1	
							0.1	
	9.5	**LEAN CLAY (CL)**, high plasticity, gray, dry, dense, moderate petroleum odor, no staining					35.6	
			10				100	TSW04-10
							23.4	
							7.1	
							0.9	
							0.2	
			15				0.2	
	16.5	**FAT CLAY (CH)**, high plasticity, brown, dry, dense, faint petroleum odor, no staining					0.0	
							0.0	
							0.0	
							0.0	
			20				0.0	
							0.0	
							0.0	
							0.0	
			25				0.0	

INSTALLATION DETAILS
Well Completion:
1-inch solid PVC

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW04

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	FAT CLAY (CH), high plasticity, brown, dry, dense, faint petroleum odor, no staining *(continued)*	1-inch slotted PVC					0.0	
							0.0	
							0.0	
							0.0	TSW04-29
			30				0.0	
							0.0	
							0.0	
							0.0	
	33.5						0.0	
	FAT CLAY (CH), high plasticity, brown, moist, hard, dense, no odors, no staining		35				0.0	
	36.0						0.0	
	Boring Terminated at 36 Feet							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-20-2025

Well Completed
11-20-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW05

Graphic Log	Location See Exhibit A-2 Depth — Material Description	INSTALLATION DETAILS Well Completion:	Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	LEAN CLAY (CL), low plasticity, dark brown, dry, dense, moderate sewage odor, no staining						0.0	
	4.5 **LEAN CLAY (CL)**, low plasticity, dark brown, dry, loose, no odor, no staining	1-inch solid PVC	5				0.0	
	7.5 **LEAN CLAY WITH GRAVEL (CL)**, low plasticity, brown to gray, moist, dense, faint petroleum odor, no staining		10				0.0	TSW05-10
			15				0.0	TSW05-18
	18.5 **LEAN CLAY (CL)**, low plasticity, brown to red, moist, dense, no odor, no staining		20				0.0	
			25				0.0	

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Well Started
11-19-2025

Well Completed
11-19-2025

Notes

Advancement Method
Direct Push

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Proposed Derby Devlopments
2700 Shattuck Avenue and 2026 Derby Street | Berkeley, California
Terracon Project No. R1257609

Terracon
50 Golden Land Ct Ste 100
Sacramento, CA

Well Log No. TSW05

Graphic Log	Location See Exhibit A-2 Depth — Material Description		Depth (ft)	Water Level Observations	Sample Type	Recovery (%)	OVA/PID (ppm)	Sample Sent To Lab (ID Number)
	LEAN CLAY (CL), low plasticity, brown to red, moist, dense, no odor, no staining *(continued)*	1-inch slotted PVC	30	▽			0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
	36.0		35				0.0	
	Boring Terminated at 36 Feet							

See Supporting Information for explanation of symbols and abbreviations.

Water Level Observations
▽ Depth of groundwater measured after completion of drilling

Drill Rig
DR009

Driller
ECA

Logged by
M. Czabaranek

Notes

Advancement Method
Direct Push

Well Started
11-19-2025

Well Completed
11-19-2025

Abandonment Method
Boring backfilled with cement-bentonite grout upon completion.

Appendix D – Approved Well Permit

Planning and Development Department
Toxics Management Division
A Certified Unified Program Agency

TMD Use Only

Permit No.: 26-MW-034 *(expires 120 days from approval)*
Permit Fee: $2386 **Check #:**
Approved by: KE **Date:** 11/7/2025
Admin: Contractor Licenses – Reviewed by: KE
Geo/Eng license (Y) / N CoB Business (Y) / N
Driller license (Y) / N CoB Business Y / N
Documents Scanned by:

Revised 7/10/2018

SUBSURFACE DRILLING PERMIT APPLICATION

Purpose of Application	☒ Groundwater Monitoring/Vapor Well **Installation** *(temporary)* ☒ Groundwater Monitoring/Vapor Well **Destruction** (Provide approval letter from oversight agency) ☐ Well **Modification** (pumps, vacuums, probes, elevation, etc.) **Number of Wells:** 3	☒ Soil Borings, probes, sampling points **Number of Borings:** 9 ☐ Extension of Permit #

Name of Facility: Proposed Derby Development	
Address: 2700 Shattuck Avenue and 2026 Derby Street, Berkeley, CA	
Business Telephone: none	Emergency Telephone: none

Property Owner: Hudson McDonald LLC	
Owner Address: 1600 Shattuck Avenue, Suite 218, Berkeley, California 94709	

Supervising Geological or Engineering Co.: Terracon Consultants, Inc.		City of Berkeley Business Lic #: BL-003877	
Address/City: 50 Goldenland Court, Suite 100			
Geol/Eng Lic. #: 9420	Tel.: 209-269-8557	Fax: 916-928-4697	
Contact Person: Joe Rosenbery	Email: joe.rosenbery@terracon.com		

Drilling Co.: Environmental Control Associates		City of Berkeley Business Lic #: BL-002431	
Address/City: 3011 Twin Palms Drive, Aptos, CA 95003			
C-57 License #: 695970	Exp. Date: 9/30/2026	Tel.: 530-441-8393	Fax:
Local Contact Person: Bryan Cook		Email: bryancook101562@gmail.com	

Construction/Destruction Specifications (attach information as needed for multiple construction types)		
Borehole/Well Casing Diameter:		Gauge of Well Casing:
Borehole/Well Depth:	Well Screen type:	Slot Size:
Type of grout (specify mix or product):		

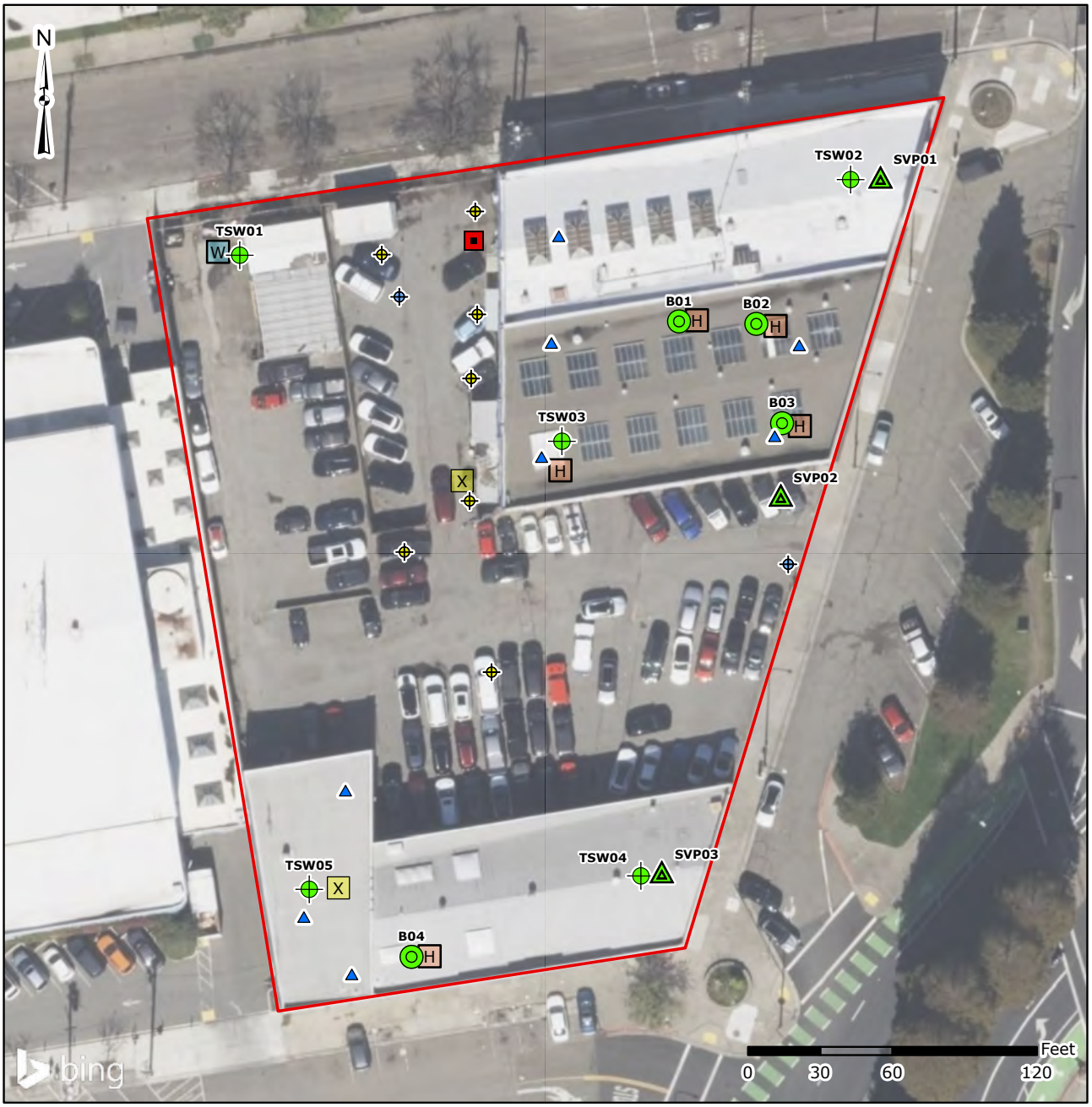
- **Provide a scaled plan** identifying the proposed drilling locations, property boundaries, streets, structures, pollution source areas.
- Call the Toxics Management Division (TMD) at (510) 981-7460 to schedule an inspection of the grout sealing of wells, probes and boreholes. **Notify TMD a minimum of two (2) working days in advance** of first scheduled day of drilling
- This permit is subject to the Conditions of Approval stated on the following page.

I certify that I have prepared this application and that the work will be done in accordance with the conditions of this permit, the provisions of the laws of the State of California, including State Water Well Standards, and the ordinances and the rules and regulations of the City of Berkeley.

Signed Sadie Bedford Representing Terracon Consultants, Inc. Date 11/5/2025

FEES: First Well/Each add'l: $483/$173 First Soil Boring/Each add'l: $242/$173

- 5 borings to 30 feet, 2.5-inch diameter borehole
- 4 borings to 10 feet, 2.5-inch diameter borehole
- 3 soil vapor probes to 5 feet, 2.5-inch diameter borehole, completed with 1-foot of sand (4-5 ft bgs), and bentonite (surface to 4 feet bgs). Will be overdrilled prior to backfilling
- Grout type: neat cement



Proposed Sample Location
- Temporary Sampling Well
- Soil Boring
- Soil Vapor Probe

Prior Consultant Sample Location
- Boring (Groundwater Technology 1991)
- Boring (Partner 2015)
- Soil Vapor Porbe (Partner 2015)

Site Feature
- Former Waste Oil UST
- Hydraulic Lift
- Washdown Area
- Former Hydraulic Lift

Site Boundary

Proposal No.:	PNB257393
Date:	OCT 2025
Drawn By:	SMB
Reviewed By:	JWR

Terracon
50 Goldenland Ct., Ste. 100 Sacramento, CA 95834
PH. (916) 928-4690 terracon.com

Site Diagram

Proposed Derby Development
2700 Shattuck Avenue and 2026 Derby Street
Berkeley, Alameda County, California

Exhibit

1

CONDITIONS OF APPROVAL:

A. Applicant must possess a City of Berkeley Business License. Contact (510) 981-7200.

B. Call the Toxics Management Division (TMD) at (510) 981-7460 and schedule an inspection of the grout sealing of boreholes, probes, or wells. Notify TMD a minimum of two (2) working days in advance of first scheduled day of drilling (review City holidays and reduced service days at http://ci.berkeley.ca.us/). Failure to notify staff of cancellation or delays may result in the applicant being billed for mobilization time.

C. All borings must be properly destroyed (grouted/sealed) within 24 hours of drilling, unless special conditions are approved beforehand in writing as part of this permit, and must be continuously protected and stabilized.

D. Proper storage, labeling & disposal of investigation-derived residual wastes are the responsibility of the consultant unless stated otherwise contractually. Wastes must be removed from the site within 2 weeks of conclusion of the drilling.

E. Analytical results of all soil, vapor, and groundwater samples collected during the execution of drilling under this permit must be submitted to Toxics Management Division within 60 days of sample collection.

F. If your permit was for construction, alteration, or destruction of a water well, cathodic protection well, groundwater monitoring well, etc., you must file a report of completion within 60 days of the completion of the work through the Department of Water Resources Online System of Well Completion Reports (OSWCR), https://civicnet.resources.ca.gov/DWR_WELLS/.

G. A copy of the boring logs, well construction details, confirmation of submittal of the well completion report through OSWCR, and finalized as-built locations for all borings/wells (except geotechnical borings), must be submitted to TMD within 60 days of drilling/construction/destruction.

H. Permit is valid for 120 days for the purpose specified herein. Construction aspects can be changed based on conditions encountered in the field. The permit is valid for only one TMD inspection.

I. Wells installed under this permit may not be used for domestic, municipal, agricultural, or irrigation water supply.

J. All work performed must conform to Business and Profession Codes and State Water Well Standards.

K. The permit applicant and the property owner are required to ensure stormwater pollution prevention is implemented throughout the drilling process.

L. Drilling company is required to contain all fluids and solids in compliance with stormwater pollution prevention rules. Any violation will lead to stop work, or cleanup order and potential enforcement.

Appendix E – USA Ticket

Ticket #: 2025111202565 Revision: 000

Ticket Status: Original
Transmission ID 19
Ticket Type: Normal
Response Required: Yes

Excavator Details

Contact: Mason Czabaranek **Phone:** 916-848-9589 **Mobile:** Not Supplied
Company: Terracon Consultants, Inc **Email:** mason.czabaranek@terracon.com
Excavator Type: Contractor (or other professional excavator) **Language:** Not Supplied
Address: 50 Goldenland Ct Sacramento California 95834 **Excavator ID:** 209802

Dig Site and Ticket Details



Open Map

Latitude/Longitude: 37.859771 -122.267912
GIS coordinate system: WGS84 (WKID 4326)

Previous Ticket #		**Rev.#**	
Submitted	11/12/2025 14:46	**Medium**	WEB
Work Begin Date	11/14/2025 17:01		
Legal Start Date	11/14/2025 17:01		
Ticket Expiration	12/10/2025 23:59		
Work Duration	2-4 days		
Address/Location	2700 Shattuck Ave.		
City/Town/Place	Berkeley		
County	Alameda County		
State	CA	**Zip Code**	94705
Nearby Cross Street	Derby Street		
Subdivision/Lot			
Delineated Method	White Paint		
Work Type	Environmental		
Work Activity	Soil Sampling/Borings		
Excavation Method	Drilling - vertical		
Anticipated Depth	>84 inches		
Boring	No	**Explosive**	No
Street/Sidewalk	No	**Pavement Only**	Yes
Vacuum Excavation	No		
Project Owner	Land Developer - mixed-use or non-residential		
Permit	26-MW-034		
Job #/Name	Proposed Derby Developments		
Onsite Contact Name	Mason Czabaranek		
Onsite Contact Phone	9168489589		

Ticket Action Reason:

Excavator Remarks:

12 Soil borings drilling down to 30 feet

Additional Information

Log in to One Call Access and click Positive Response on the menu to view responses from member facility operators and confirm that all operators have responded before you begin digging. **https://onecallca.undergroundservicealert.org/ngen.web/.**

Be sure the work location is accessible to facility owners/operators and their contract locators.
- Review your ticket details and utility members notified. If you notice anything that is in error or incorrect, please login to your One Call Access account and amend or create a new ticket to include the correct and accurate information. It is your responsibility to provide clear and accurate information on every ticket
- Do not proceed with your work until the legal start date/response due date has passed and ALL facility owners/operators have responded.
- When working within 24" tolerance zone of any facility marking, you are required by state law to hand dig and expose and protect the facility.
- If you make contact with a line even scrapes, nicks, dents or other contact, you are required to report it to 811 and the facility operator immediately.
- If you would like free training regarding the 811 process and state excavation laws, please visit **www.811pro.com**.
- If you need assistance, please contact us visiting **www.undergroundservicealert.org**, or **information@usanorth811.org.**

Members Operator Notified

Total members impacted: 8

Seq. No.	Authority Name	Phone	Status
25191066	ATT Distribution - California	8882903111	Notification Sent
25191067	City of Berkeley - Sewer	5109816439	Notification Sent
25191060	City of Berkeley - Storm Drain	5109816620	Notification Sent
25191061	City of Berkeley - Street Lights & Traffic Signals	5109816439	Notification Sent
25191062	East Bay Municipal Utility District - Service Areas	5102877181	Notification Sent
25191063	MCI WorldCom California	8006249675	Notification Sent
25191064	Pacific Gas & Electric Richmond	9253247960	Notification Sent
25191065	San Francisco Bay Area Rapid Transit, Real Estate Dept	5109133900	Notification Sent

----------End of Member List----------

Ticket Revision History

Total revision history showing: 1

REV	DATE/TIME	STATUS	TYPE	USER	MEDIUM
000	11/12/2025 2:46:04 PM	Original	Normal	maczabaranek	Web

----------End of Revision History----------

----------End of Transmission----------

Appendix F - Laboratory Analytical Reports and Chain-of-Custody Forms

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2511F87

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/03/2025 by:

Jena Alfaro
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current regulatory standards, where applicable, unless otherwise stated.

1534 Willow Pass Rd. Pittsburg, CA 94565 ♦ TEL: (877) 252-9262 ♦ FAX: (925) 252-9269 ♦ www.mccampbell.com
CA ELAP 1644 ♦ ORELAP (NELAP) 4033 ♦ AIHA-LAP ID#232255 ♦ DoD-ELAP Cert # L22-757

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87
Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	“Too Numerous to Count;” greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

Analytical Qualifiers

B	Analyte detected in the associated Method Blank at a concentration greater than 1/10 the reported sample result.
J	Result is less than the RL/ML but greater than the MDL. The reported concentration is an estimated value.
S	Surrogate recovery outside accepted recovery limits.
c4	Surrogate recovery outside of the control limits due to coelution with another peak(s) / cluttered chromatogram.
c16	The internal standard recovery is below the lower limit. The target analyte(s) were Not Detected (ND); therefore, the data is reportable.
d7	Strongly aged gasoline or diesel range compounds are detected in the TPH(g) chromatogram
d9	No recognizable pattern
e2	Diesel range compounds are detected; no recognizable pattern
e4	Gasoline range compounds are detected.
e7	Oil range compounds are detected.
h4	Sulfuric acid permanganate (EPA 3665) cleanup

Quality Control Qualifiers

F1	MS/MSD recovery and/or RPD is out of acceptance criteria.
F2	LCS/LCSD recovery and/or RPD/RSD is out of acceptance criteria.
F5	LCS/LCSD recovery is outside of acceptance limits; however, the data is acceptable based upon the TNI allowable marginal exceedances.

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Case Narrative

Client: Terracon
Project: NB257393; Proposed Derby Developments

Work Order: 2511F87
December 03, 2025

Percent Moisture

In accordance with SW-846, 8000, percent moisture is reported as:

[Moisture Weight (g)] / [Sample Wet Weight (g)] x 100

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3546
Date Prepared:	11/24/2025	**Analytical Method:**	SW8082 A
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Polychlorinated Biphenyls (PCBs) Aroclors

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC20 11242526.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1221	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1232	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1242	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1248	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1254	ND	0.046	0.062	1	11/25/2025 07:43
Aroclor1260	ND	0.046	0.062	1	11/25/2025 07:43
PCBs, total	ND	NA	0.062	1	11/25/2025 07:43

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	116	60-130	1	11/25/2025 07:43

Analyst(s): CK Analytical Comments: h4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC20 11242532.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1221	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1232	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1242	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1248	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1254	ND	0.045	0.061	1	11/25/2025 09:14
Aroclor1260	ND	0.045	0.061	1	11/25/2025 09:14
PCBs, total	ND	NA	0.061	1	11/25/2025 09:14

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	115	60-130	1	11/25/2025 09:14

Analyst(s): CK Analytical Comments: h4

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3546
Date Prepared:	11/24/2025	**Analytical Method:**	SW8082 A
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Polychlorinated Biphenyls (PCBs) Aroclors

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC20 11242533.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1221	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1232	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1242	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1248	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1254	ND	0.042	0.056	1	11/25/2025 09:29
Aroclor1260	ND	0.042	0.056	1	11/25/2025 09:29
PCBs, total	ND	NA	0.056	1	11/25/2025 09:29

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	114	60-130	1	11/25/2025 09:29

Analyst(s): CK Analytical Comments: h4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC20 11242534.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1221	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1232	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1242	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1248	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1254	ND	0.042	0.057	1	11/25/2025 09:44
Aroclor1260	ND	0.042	0.057	1	11/25/2025 09:44
PCBs, total	ND	NA	0.057	1	11/25/2025 09:44

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	114	60-130	1	11/25/2025 09:44

Analyst(s): CK Analytical Comments: h4

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3546
Date Prepared:	11/24/2025	**Analytical Method:**	SW8082 A
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Polychlorinated Biphenyls (PCBs) Aroclors

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC20 11242535.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1221	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1232	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1242	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1248	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1254	ND	0.043	0.058	1	11/25/2025 09:59
Aroclor1260	ND	0.043	0.058	1	11/25/2025 09:59
PCBs, total	ND	NA	0.058	1	11/25/2025 09:59

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	118	60-130	1	11/25/2025 09:59

Analyst(s): CK Analytical Comments: h4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC20 11242536.d	330647

Analytes	Result	MDL	RL	DF	Date Analyzed
Aroclor1016	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1221	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1232	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1242	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1248	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1254	ND	0.043	0.058	1	11/25/2025 10:14
Aroclor1260	ND	0.043	0.058	1	11/25/2025 10:14
PCBs, total	ND	NA	0.058	1	11/25/2025 10:14

Surrogates	REC (%)	Limits	DF	
Decachlorobiphenyl	114	60-130	1	11/25/2025 10:14

Analyst(s): CK Analytical Comments: h4

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC45 11292510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.15	0.25	1	11/29/2025 13:48
tert-Amyl methyl ether (TAME)	ND		0.0015	0.0062	1	11/29/2025 13:48
Benzene	ND		0.0012	0.0062	1	11/29/2025 13:48
Bromobenzene	ND		0.0015	0.0062	1	11/29/2025 13:48
Bromochloromethane	ND		0.0014	0.0062	1	11/29/2025 13:48
Bromodichloromethane	ND		0.00028	0.0062	1	11/29/2025 13:48
Bromoform	ND		0.0047	0.0062	1	11/29/2025 13:48
Bromomethane	ND		0.0022	0.0062	1	11/29/2025 13:48
2-Butanone (MEK)	ND		0.049	0.12	1	11/29/2025 13:48
t-Butyl alcohol (TBA)	ND		0.030	0.062	1	11/29/2025 13:48
n-Butyl benzene	ND		0.0020	0.0062	1	11/29/2025 13:48
sec-Butyl benzene	ND		0.0022	0.0062	1	11/29/2025 13:48
tert-Butyl benzene	ND		0.0026	0.0062	1	11/29/2025 13:48
Carbon Disulfide	ND		0.0014	0.0062	1	11/29/2025 13:48
Carbon Tetrachloride	ND		0.00021	0.0062	1	11/29/2025 13:48
Chlorobenzene	ND		0.0015	0.0062	1	11/29/2025 13:48
Chloroethane	ND		0.0021	0.0062	1	11/29/2025 13:48
Chloroform	ND		0.00040	0.0062	1	11/29/2025 13:48
Chloromethane	ND		0.0021	0.0062	1	11/29/2025 13:48
2-Chlorotoluene	ND		0.0020	0.0062	1	11/29/2025 13:48
4-Chlorotoluene	ND		0.0016	0.0062	1	11/29/2025 13:48
Dibromochloromethane	ND		0.00049	0.0062	1	11/29/2025 13:48
1,2-Dibromo-3-chloropropane	ND		0.00059	0.00062	1	11/29/2025 13:48
1,2-Dibromoethane (EDB)	ND		0.00016	0.00031	1	11/29/2025 13:48
Dibromomethane	ND		0.0015	0.0062	1	11/29/2025 13:48
1,2-Dichlorobenzene	ND		0.0021	0.0062	1	11/29/2025 13:48
1,3-Dichlorobenzene	ND		0.0019	0.0062	1	11/29/2025 13:48
1,4-Dichlorobenzene	ND		0.0019	0.0062	1	11/29/2025 13:48
Dichlorodifluoromethane	ND		0.00078	0.0062	1	11/29/2025 13:48
1,1-Dichloroethane	ND		0.0019	0.0062	1	11/29/2025 13:48
1,2-Dichloroethane (1,2-DCA)	ND		0.000086	0.00012	1	11/29/2025 13:48
1,1-Dichloroethene	ND		0.00014	0.0062	1	11/29/2025 13:48
cis-1,2-Dichloroethene	ND		0.0015	0.0062	1	11/29/2025 13:48
trans-1,2-Dichloroethene	ND		0.0015	0.0062	1	11/29/2025 13:48
1,2-Dichloropropane	ND		0.0016	0.0062	1	11/29/2025 13:48
1,3-Dichloropropane	ND		0.0011	0.0062	1	11/29/2025 13:48

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC45 11292510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0023	0.0062	1	11/29/2025 13:48
1,1-Dichloropropene	ND		0.0022	0.0062	1	11/29/2025 13:48
cis-1,3-Dichloropropene	ND		0.0012	0.0062	1	11/29/2025 13:48
trans-1,3-Dichloropropene	ND		0.0012	0.0062	1	11/29/2025 13:48
Diisopropyl ether (DIPE)	ND		0.0022	0.0062	1	11/29/2025 13:48
Ethylbenzene	**0.0015**	J	0.0014	0.0062	1	11/29/2025 13:48
Ethyl tert-butyl ether (ETBE)	ND		0.0017	0.0062	1	11/29/2025 13:48
Freon 113	ND		0.0014	0.0062	1	11/29/2025 13:48
Hexachlorobutadiene	ND		0.0015	0.0062	1	11/29/2025 13:48
Hexachloroethane	ND		0.00079	0.0062	1	11/29/2025 13:48
2-Hexanone	ND		0.0033	0.0062	1	11/29/2025 13:48
Isopropylbenzene	**0.0027**	J	0.0022	0.0062	1	11/29/2025 13:48
4-Isopropyl toluene	ND		0.0023	0.0062	1	11/29/2025 13:48
Methyl-t-butyl ether (MTBE)	ND		0.0019	0.0062	1	11/29/2025 13:48
Methylene chloride	ND		0.015	0.025	1	11/29/2025 13:48
4-Methyl-2-pentanone (MIBK)	ND		0.0021	0.0062	1	11/29/2025 13:48
Naphthalene	**0.0049**	J	0.0037	0.0062	1	11/29/2025 13:48
n-Propyl benzene	**0.0093**		0.0023	0.0062	1	11/29/2025 13:48
Styrene	ND		0.0017	0.0062	1	11/29/2025 13:48
1,1,1,2-Tetrachloroethane	ND		0.0016	0.0062	1	11/29/2025 13:48
1,1,2,2-Tetrachloroethane	ND		0.00054	0.0062	1	11/29/2025 13:48
Tetrachloroethene	ND		0.00036	0.0062	1	11/29/2025 13:48
Toluene	ND		0.0020	0.0062	1	11/29/2025 13:48
1,2,3-Trichlorobenzene	ND		0.0026	0.0062	1	11/29/2025 13:48
1,2,4-Trichlorobenzene	ND		0.0020	0.0062	1	11/29/2025 13:48
1,1,1-Trichloroethane	ND		0.0020	0.0062	1	11/29/2025 13:48
1,1,2-Trichloroethane	ND		0.0015	0.0062	1	11/29/2025 13:48
Trichloroethene	ND		0.0017	0.0062	1	11/29/2025 13:48
Trichlorofluoromethane	ND		0.0016	0.0062	1	11/29/2025 13:48
1,2,3-Trichloropropane	ND		0.00021	0.00031	1	11/29/2025 13:48
1,2,4-Trimethylbenzene	**0.0031**	J	0.0020	0.0062	1	11/29/2025 13:48
1,3,5-Trimethylbenzene	ND		0.0021	0.0062	1	11/29/2025 13:48
Vinyl Chloride	ND		0.00015	0.00031	1	11/29/2025 13:48
m,p-Xylene	ND		0.0032	0.0062	1	11/29/2025 13:48
o-Xylene	ND		0.0017	0.0062	1	11/29/2025 13:48
Xylenes, Total	ND		NA	0.0062	1	11/29/2025 13:48

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC45 11292510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	97			70-140	1	11/29/2025 13:48
Toluene-d8	110			70-140	1	11/29/2025 13:48
4-BFB	116			70-140	1	11/29/2025 13:48
Benzene-d6	92			50-140	1	11/29/2025 13:48
Ethylbenzene-d10	105			50-140	1	11/29/2025 13:48
1,2-DCB-d4	80			40-140	1	11/29/2025 13:48

Analyst(s): CLO

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC45 11292511.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.14	0.24	1	11/29/2025 14:29
tert-Amyl methyl ether (TAME)	ND		0.0014	0.0060	1	11/29/2025 14:29
Benzene	ND		0.0011	0.0060	1	11/29/2025 14:29
Bromobenzene	ND		0.0014	0.0060	1	11/29/2025 14:29
Bromochloromethane	ND		0.0013	0.0060	1	11/29/2025 14:29
Bromodichloromethane	ND		0.00028	0.0060	1	11/29/2025 14:29
Bromoform	ND		0.0046	0.0060	1	11/29/2025 14:29
Bromomethane	ND		0.0022	0.0060	1	11/29/2025 14:29
2-Butanone (MEK)	ND		0.048	0.12	1	11/29/2025 14:29
t-Butyl alcohol (TBA)	ND		0.029	0.060	1	11/29/2025 14:29
n-Butyl benzene	ND		0.0019	0.0060	1	11/29/2025 14:29
sec-Butyl benzene	ND		0.0022	0.0060	1	11/29/2025 14:29
tert-Butyl benzene	ND		0.0025	0.0060	1	11/29/2025 14:29
Carbon Disulfide	ND		0.0013	0.0060	1	11/29/2025 14:29
Carbon Tetrachloride	ND		0.00020	0.0060	1	11/29/2025 14:29
Chlorobenzene	ND		0.0014	0.0060	1	11/29/2025 14:29
Chloroethane	ND		0.0020	0.0060	1	11/29/2025 14:29
Chloroform	ND		0.00038	0.0060	1	11/29/2025 14:29
Chloromethane	ND		0.0020	0.0060	1	11/29/2025 14:29
2-Chlorotoluene	ND		0.0019	0.0060	1	11/29/2025 14:29
4-Chlorotoluene	ND		0.0016	0.0060	1	11/29/2025 14:29
Dibromochloromethane	ND		0.00048	0.0060	1	11/29/2025 14:29
1,2-Dibromo-3-chloropropane	ND		0.00057	0.00060	1	11/29/2025 14:29
1,2-Dibromoethane (EDB)	ND		0.00016	0.00030	1	11/29/2025 14:29
Dibromomethane	ND		0.0014	0.0060	1	11/29/2025 14:29
1,2-Dichlorobenzene	ND		0.0020	0.0060	1	11/29/2025 14:29
1,3-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 14:29
1,4-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 14:29
Dichlorodifluoromethane	ND		0.00075	0.0060	1	11/29/2025 14:29
1,1-Dichloroethane	ND		0.0018	0.0060	1	11/29/2025 14:29
1,2-Dichloroethane (1,2-DCA)	**0.00013**		0.000084	0.00012	1	11/29/2025 14:29
1,1-Dichloroethene	ND		0.00013	0.0060	1	11/29/2025 14:29
cis-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 14:29
trans-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 14:29
1,2-Dichloropropane	ND		0.0016	0.0060	1	11/29/2025 14:29
1,3-Dichloropropane	ND		0.0011	0.0060	1	11/29/2025 14:29

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC45 11292511.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0023	0.0060	1	11/29/2025 14:29
1,1-Dichloropropene	ND		0.0022	0.0060	1	11/29/2025 14:29
cis-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 14:29
trans-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 14:29
Diisopropyl ether (DIPE)	ND		0.0022	0.0060	1	11/29/2025 14:29
Ethylbenzene	**0.0013**	J	0.0013	0.0060	1	11/29/2025 14:29
Ethyl tert-butyl ether (ETBE)	ND		0.0017	0.0060	1	11/29/2025 14:29
Freon 113	ND		0.0013	0.0060	1	11/29/2025 14:29
Hexachlorobutadiene	ND		0.0014	0.0060	1	11/29/2025 14:29
Hexachloroethane	ND		0.00077	0.0060	1	11/29/2025 14:29
2-Hexanone	ND		0.0032	0.0060	1	11/29/2025 14:29
Isopropylbenzene	ND		0.0022	0.0060	1	11/29/2025 14:29
4-Isopropyl toluene	ND		0.0023	0.0060	1	11/29/2025 14:29
Methyl-t-butyl ether (MTBE)	ND		0.0018	0.0060	1	11/29/2025 14:29
Methylene chloride	ND		0.014	0.024	1	11/29/2025 14:29
4-Methyl-2-pentanone (MIBK)	ND		0.0020	0.0060	1	11/29/2025 14:29
Naphthalene	ND		0.0036	0.0060	1	11/29/2025 14:29
n-Propyl benzene	ND		0.0023	0.0060	1	11/29/2025 14:29
Styrene	ND		0.0017	0.0060	1	11/29/2025 14:29
1,1,1,2-Tetrachloroethane	ND		0.0016	0.0060	1	11/29/2025 14:29
1,1,2,2-Tetrachloroethane	ND		0.00053	0.0060	1	11/29/2025 14:29
Tetrachloroethene	ND		0.00035	0.0060	1	11/29/2025 14:29
Toluene	ND		0.0019	0.0060	1	11/29/2025 14:29
1,2,3-Trichlorobenzene	ND		0.0025	0.0060	1	11/29/2025 14:29
1,2,4-Trichlorobenzene	ND		0.0019	0.0060	1	11/29/2025 14:29
1,1,1-Trichloroethane	ND		0.0019	0.0060	1	11/29/2025 14:29
1,1,2-Trichloroethane	ND		0.0014	0.0060	1	11/29/2025 14:29
Trichloroethene	ND		0.0017	0.0060	1	11/29/2025 14:29
Trichlorofluoromethane	ND		0.0016	0.0060	1	11/29/2025 14:29
1,2,3-Trichloropropane	ND		0.00020	0.00030	1	11/29/2025 14:29
1,2,4-Trimethylbenzene	ND		0.0019	0.0060	1	11/29/2025 14:29
1,3,5-Trimethylbenzene	ND		0.0020	0.0060	1	11/29/2025 14:29
Vinyl Chloride	ND		0.00014	0.00030	1	11/29/2025 14:29
m,p-Xylene	ND		0.0031	0.0060	1	11/29/2025 14:29
o-Xylene	ND		0.0017	0.0060	1	11/29/2025 14:29
Xylenes, Total	ND		NA	0.0060	1	11/29/2025 14:29

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC45 11292511.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	98			70-140	1	11/29/2025 14:29
Toluene-d8	109			70-140	1	11/29/2025 14:29
4-BFB	113			70-140	1	11/29/2025 14:29
Benzene-d6	90			50-140	1	11/29/2025 14:29
Ethylbenzene-d10	99			50-140	1	11/29/2025 14:29
1,2-DCB-d4	73			40-140	1	11/29/2025 14:29

Analyst(s): CLO

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC45 11292512.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.24	1	11/29/2025 15:10
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0059	1	11/29/2025 15:10
Benzene	ND	0.0011	0.0059	1	11/29/2025 15:10
Bromobenzene	ND	0.0014	0.0059	1	11/29/2025 15:10
Bromochloromethane	ND	0.0013	0.0059	1	11/29/2025 15:10
Bromodichloromethane	ND	0.00027	0.0059	1	11/29/2025 15:10
Bromoform	ND	0.0045	0.0059	1	11/29/2025 15:10
Bromomethane	ND	0.0021	0.0059	1	11/29/2025 15:10
2-Butanone (MEK)	ND	0.047	0.12	1	11/29/2025 15:10
t-Butyl alcohol (TBA)	ND	0.028	0.059	1	11/29/2025 15:10
n-Butyl benzene	ND	0.0019	0.0059	1	11/29/2025 15:10
sec-Butyl benzene	ND	0.0021	0.0059	1	11/29/2025 15:10
tert-Butyl benzene	ND	0.0025	0.0059	1	11/29/2025 15:10
Carbon Disulfide	ND	0.0013	0.0059	1	11/29/2025 15:10
Carbon Tetrachloride	ND	0.00020	0.0059	1	11/29/2025 15:10
Chlorobenzene	ND	0.0014	0.0059	1	11/29/2025 15:10
Chloroethane	ND	0.0020	0.0059	1	11/29/2025 15:10
Chloroform	ND	0.00038	0.0059	1	11/29/2025 15:10
Chloromethane	ND	0.0020	0.0059	1	11/29/2025 15:10
2-Chlorotoluene	ND	0.0019	0.0059	1	11/29/2025 15:10
4-Chlorotoluene	ND	0.0015	0.0059	1	11/29/2025 15:10
Dibromochloromethane	ND	0.00047	0.0059	1	11/29/2025 15:10
1,2-Dibromo-3-chloropropane	ND	0.00057	0.00059	1	11/29/2025 15:10
1,2-Dibromoethane (EDB)	ND	0.00015	0.00030	1	11/29/2025 15:10
Dibromomethane	ND	0.0014	0.0059	1	11/29/2025 15:10
1,2-Dichlorobenzene	ND	0.0020	0.0059	1	11/29/2025 15:10
1,3-Dichlorobenzene	ND	0.0018	0.0059	1	11/29/2025 15:10
1,4-Dichlorobenzene	ND	0.0018	0.0059	1	11/29/2025 15:10
Dichlorodifluoromethane	ND	0.00074	0.0059	1	11/29/2025 15:10
1,1-Dichloroethane	ND	0.0018	0.0059	1	11/29/2025 15:10
1,2-Dichloroethane (1,2-DCA)	ND	0.000083	0.00012	1	11/29/2025 15:10
1,1-Dichloroethene	ND	0.00013	0.0059	1	11/29/2025 15:10
cis-1,2-Dichloroethene	ND	0.0014	0.0059	1	11/29/2025 15:10
trans-1,2-Dichloroethene	ND	0.0014	0.0059	1	11/29/2025 15:10
1,2-Dichloropropane	ND	0.0015	0.0059	1	11/29/2025 15:10
1,3-Dichloropropane	ND	0.0010	0.0059	1	11/29/2025 15:10

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC45 11292512.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0059	1	11/29/2025 15:10
1,1-Dichloropropene	ND	0.0021	0.0059	1	11/29/2025 15:10
cis-1,3-Dichloropropene	ND	0.0012	0.0059	1	11/29/2025 15:10
trans-1,3-Dichloropropene	ND	0.0011	0.0059	1	11/29/2025 15:10
Diisopropyl ether (DIPE)	ND	0.0021	0.0059	1	11/29/2025 15:10
Ethylbenzene	ND	0.0013	0.0059	1	11/29/2025 15:10
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0059	1	11/29/2025 15:10
Freon 113	ND	0.0013	0.0059	1	11/29/2025 15:10
Hexachlorobutadiene	ND	0.0014	0.0059	1	11/29/2025 15:10
Hexachloroethane	ND	0.00076	0.0059	1	11/29/2025 15:10
2-Hexanone	ND	0.0032	0.0059	1	11/29/2025 15:10
Isopropylbenzene	ND	0.0021	0.0059	1	11/29/2025 15:10
4-Isopropyl toluene	ND	0.0022	0.0059	1	11/29/2025 15:10
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0059	1	11/29/2025 15:10
Methylene chloride	ND	0.014	0.024	1	11/29/2025 15:10
4-Methyl-2-pentanone (MIBK)	ND	0.0020	0.0059	1	11/29/2025 15:10
Naphthalene	ND	0.0035	0.0059	1	11/29/2025 15:10
n-Propyl benzene	ND	0.0022	0.0059	1	11/29/2025 15:10
Styrene	ND	0.0017	0.0059	1	11/29/2025 15:10
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0059	1	11/29/2025 15:10
1,1,2,2-Tetrachloroethane	ND	0.00052	0.0059	1	11/29/2025 15:10
Tetrachloroethene	ND	0.00034	0.0059	1	11/29/2025 15:10
Toluene	ND	0.0019	0.0059	1	11/29/2025 15:10
1,2,3-Trichlorobenzene	ND	0.0025	0.0059	1	11/29/2025 15:10
1,2,4-Trichlorobenzene	ND	0.0019	0.0059	1	11/29/2025 15:10
1,1,1-Trichloroethane	ND	0.0019	0.0059	1	11/29/2025 15:10
1,1,2-Trichloroethane	ND	0.0014	0.0059	1	11/29/2025 15:10
Trichloroethene	ND	0.0017	0.0059	1	11/29/2025 15:10
Trichlorofluoromethane	ND	0.0015	0.0059	1	11/29/2025 15:10
1,2,3-Trichloropropane	ND	0.00020	0.00030	1	11/29/2025 15:10
1,2,4-Trimethylbenzene	ND	0.0019	0.0059	1	11/29/2025 15:10
1,3,5-Trimethylbenzene	ND	0.0020	0.0059	1	11/29/2025 15:10
Vinyl Chloride	ND	0.00014	0.00030	1	11/29/2025 15:10
m,p-Xylene	ND	0.0031	0.0059	1	11/29/2025 15:10
o-Xylene	ND	0.0017	0.0059	1	11/29/2025 15:10
Xylenes, Total	ND	NA	0.0059	1	11/29/2025 15:10

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC45 11292512.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	97		70-140	1	11/29/2025 15:10
Toluene-d8	110		70-140	1	11/29/2025 15:10
4-BFB	122		70-140	1	11/29/2025 15:10
Benzene-d6	93		50-140	1	11/29/2025 15:10
Ethylbenzene-d10	104		50-140	1	11/29/2025 15:10
1,2-DCB-d4	81		40-140	1	11/29/2025 15:10

Analyst(s): CLO Analytical Comments: c16

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC45 11292513.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 15:51
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 15:51
Benzene	ND	0.0012	0.0061	1	11/29/2025 15:51
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 15:51
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 15:51
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 15:51
Bromoform	ND	0.0046	0.0061	1	11/29/2025 15:51
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 15:51
2-Butanone (MEK)	ND	0.048	0.12	1	11/29/2025 15:51
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 15:51
n-Butyl benzene	ND	0.0019	0.0061	1	11/29/2025 15:51
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 15:51
tert-Butyl benzene	ND	0.0025	0.0061	1	11/29/2025 15:51
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 15:51
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 15:51
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 15:51
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 15:51
Chloroform	ND	0.00039	0.0061	1	11/29/2025 15:51
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 15:51
2-Chlorotoluene	ND	0.0019	0.0061	1	11/29/2025 15:51
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 15:51
Dibromochloromethane	ND	0.00048	0.0061	1	11/29/2025 15:51
1,2-Dibromo-3-chloropropane	ND	0.00058	0.00061	1	11/29/2025 15:51
1,2-Dibromoethane (EDB)	ND	0.00016	0.00030	1	11/29/2025 15:51
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 15:51
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 15:51
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 15:51
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 15:51
Dichlorodifluoromethane	ND	0.00076	0.0061	1	11/29/2025 15:51
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 15:51
1,2-Dichloroethane (1,2-DCA)	ND	0.000085	0.00012	1	11/29/2025 15:51
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 15:51
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 15:51
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 15:51
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 15:51
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 15:51

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC45 11292513.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 15:51
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 15:51
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 15:51
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 15:51
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 15:51
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 15:51
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 15:51
Freon 113	ND	0.0013	0.0061	1	11/29/2025 15:51
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 15:51
Hexachloroethane	ND	0.00077	0.0061	1	11/29/2025 15:51
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 15:51
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 15:51
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 15:51
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 15:51
Methylene chloride	ND	0.015	0.024	1	11/29/2025 15:51
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 15:51
Naphthalene	ND	0.0036	0.0061	1	11/29/2025 15:51
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 15:51
Styrene	ND	0.0017	0.0061	1	11/29/2025 15:51
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 15:51
1,1,2,2-Tetrachloroethane	ND	0.00053	0.0061	1	11/29/2025 15:51
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 15:51
Toluene	ND	0.0019	0.0061	1	11/29/2025 15:51
1,2,3-Trichlorobenzene	ND	0.0025	0.0061	1	11/29/2025 15:51
1,2,4-Trichlorobenzene	ND	0.0019	0.0061	1	11/29/2025 15:51
1,1,1-Trichloroethane	ND	0.0019	0.0061	1	11/29/2025 15:51
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 15:51
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 15:51
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 15:51
1,2,3-Trichloropropane	ND	0.00021	0.00030	1	11/29/2025 15:51
1,2,4-Trimethylbenzene	ND	0.0019	0.0061	1	11/29/2025 15:51
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 15:51
Vinyl Chloride	ND	0.00015	0.00030	1	11/29/2025 15:51
m,p-Xylene	ND	0.0031	0.0061	1	11/29/2025 15:51
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 15:51
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 15:51

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC45 11292513.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed

Surrogates	REC (%)	Limits	DF	
Dibromofluoromethane	98	70-140	1	11/29/2025 15:51
Toluene-d8	110	70-140	1	11/29/2025 15:51
4-BFB	114	70-140	1	11/29/2025 15:51
Benzene-d6	93	50-140	1	11/29/2025 15:51
Ethylbenzene-d10	104	50-140	1	11/29/2025 15:51
1,2-DCB-d4	79	40-140	1	11/29/2025 15:51

Analyst(s): CLO Analytical Comments: c16

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC45 11292514.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.25	1	11/29/2025 16:32
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0062	1	11/29/2025 16:32
Benzene	ND	0.0012	0.0062	1	11/29/2025 16:32
Bromobenzene	ND	0.0015	0.0062	1	11/29/2025 16:32
Bromochloromethane	ND	0.0014	0.0062	1	11/29/2025 16:32
Bromodichloromethane	ND	0.00028	0.0062	1	11/29/2025 16:32
Bromoform	ND	0.0047	0.0062	1	11/29/2025 16:32
Bromomethane	ND	0.0022	0.0062	1	11/29/2025 16:32
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 16:32
t-Butyl alcohol (TBA)	ND	0.030	0.062	1	11/29/2025 16:32
n-Butyl benzene	ND	0.0020	0.0062	1	11/29/2025 16:32
sec-Butyl benzene	ND	0.0022	0.0062	1	11/29/2025 16:32
tert-Butyl benzene	ND	0.0026	0.0062	1	11/29/2025 16:32
Carbon Disulfide	ND	0.0014	0.0062	1	11/29/2025 16:32
Carbon Tetrachloride	ND	0.00021	0.0062	1	11/29/2025 16:32
Chlorobenzene	ND	0.0015	0.0062	1	11/29/2025 16:32
Chloroethane	ND	0.0021	0.0062	1	11/29/2025 16:32
Chloroform	ND	0.00039	0.0062	1	11/29/2025 16:32
Chloromethane	ND	0.0021	0.0062	1	11/29/2025 16:32
2-Chlorotoluene	ND	0.0020	0.0062	1	11/29/2025 16:32
4-Chlorotoluene	ND	0.0016	0.0062	1	11/29/2025 16:32
Dibromochloromethane	ND	0.00049	0.0062	1	11/29/2025 16:32
1,2-Dibromo-3-chloropropane	ND	0.00059	0.00062	1	11/29/2025 16:32
1,2-Dibromoethane (EDB)	ND	0.00016	0.00031	1	11/29/2025 16:32
Dibromomethane	ND	0.0015	0.0062	1	11/29/2025 16:32
1,2-Dichlorobenzene	ND	0.0021	0.0062	1	11/29/2025 16:32
1,3-Dichlorobenzene	ND	0.0018	0.0062	1	11/29/2025 16:32
1,4-Dichlorobenzene	ND	0.0018	0.0062	1	11/29/2025 16:32
Dichlorodifluoromethane	ND	0.00078	0.0062	1	11/29/2025 16:32
1,1-Dichloroethane	ND	0.0018	0.0062	1	11/29/2025 16:32
1,2-Dichloroethane (1,2-DCA)	ND	0.000086	0.00012	1	11/29/2025 16:32
1,1-Dichloroethene	ND	0.00014	0.0062	1	11/29/2025 16:32
cis-1,2-Dichloroethene	ND	0.0015	0.0062	1	11/29/2025 16:32
trans-1,2-Dichloroethene	ND	0.0015	0.0062	1	11/29/2025 16:32
1,2-Dichloropropane	ND	0.0016	0.0062	1	11/29/2025 16:32
1,3-Dichloropropane	ND	0.0011	0.0062	1	11/29/2025 16:32

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC45 11292514.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0062	1	11/29/2025 16:32
1,1-Dichloropropene	ND	0.0022	0.0062	1	11/29/2025 16:32
cis-1,3-Dichloropropene	ND	0.0012	0.0062	1	11/29/2025 16:32
trans-1,3-Dichloropropene	ND	0.0012	0.0062	1	11/29/2025 16:32
Diisopropyl ether (DIPE)	ND	0.0022	0.0062	1	11/29/2025 16:32
Ethylbenzene	ND	0.0014	0.0062	1	11/29/2025 16:32
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0062	1	11/29/2025 16:32
Freon 113	ND	0.0014	0.0062	1	11/29/2025 16:32
Hexachlorobutadiene	ND	0.0015	0.0062	1	11/29/2025 16:32
Hexachloroethane	ND	0.00079	0.0062	1	11/29/2025 16:32
2-Hexanone	ND	0.0033	0.0062	1	11/29/2025 16:32
Isopropylbenzene	ND	0.0022	0.0062	1	11/29/2025 16:32
4-Isopropyl toluene	ND	0.0023	0.0062	1	11/29/2025 16:32
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0062	1	11/29/2025 16:32
Methylene chloride	ND	0.015	0.025	1	11/29/2025 16:32
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0062	1	11/29/2025 16:32
Naphthalene	ND	0.0037	0.0062	1	11/29/2025 16:32
n-Propyl benzene	ND	0.0023	0.0062	1	11/29/2025 16:32
Styrene	ND	0.0017	0.0062	1	11/29/2025 16:32
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0062	1	11/29/2025 16:32
1,1,2,2-Tetrachloroethane	ND	0.00054	0.0062	1	11/29/2025 16:32
Tetrachloroethene	ND	0.00036	0.0062	1	11/29/2025 16:32
Toluene	ND	0.0020	0.0062	1	11/29/2025 16:32
1,2,3-Trichlorobenzene	ND	0.0026	0.0062	1	11/29/2025 16:32
1,2,4-Trichlorobenzene	ND	0.0020	0.0062	1	11/29/2025 16:32
1,1,1-Trichloroethane	ND	0.0020	0.0062	1	11/29/2025 16:32
1,1,2-Trichloroethane	ND	0.0015	0.0062	1	11/29/2025 16:32
Trichloroethene	ND	0.0017	0.0062	1	11/29/2025 16:32
Trichlorofluoromethane	ND	0.0016	0.0062	1	11/29/2025 16:32
1,2,3-Trichloropropane	ND	0.00021	0.00031	1	11/29/2025 16:32
1,2,4-Trimethylbenzene	ND	0.0020	0.0062	1	11/29/2025 16:32
1,3,5-Trimethylbenzene	ND	0.0021	0.0062	1	11/29/2025 16:32
Vinyl Chloride	ND	0.00015	0.00031	1	11/29/2025 16:32
m,p-Xylene	ND	0.0032	0.0062	1	11/29/2025 16:32
o-Xylene	ND	0.0017	0.0062	1	11/29/2025 16:32
Xylenes, Total	ND	NA	0.0062	1	11/29/2025 16:32

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC45 11292514.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	99		70-140	1	11/29/2025 16:32
Toluene-d8	109		70-140	1	11/29/2025 16:32
4-BFB	113		70-140	1	11/29/2025 16:32
Benzene-d6	88		50-140	1	11/29/2025 16:32
Ethylbenzene-d10	96		50-140	1	11/29/2025 16:32
1,2-DCB-d4	73		40-140	1	11/29/2025 16:32

Analyst(s): CLO

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC45 11292515.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 17:13
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 17:13
Benzene	ND	0.0012	0.0061	1	11/29/2025 17:13
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 17:13
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 17:13
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 17:13
Bromoform	ND	0.0046	0.0061	1	11/29/2025 17:13
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 17:13
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 17:13
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 17:13
n-Butyl benzene	ND	0.0020	0.0061	1	11/29/2025 17:13
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 17:13
tert-Butyl benzene	ND	0.0026	0.0061	1	11/29/2025 17:13
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 17:13
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 17:13
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 17:13
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 17:13
Chloroform	ND	0.00039	0.0061	1	11/29/2025 17:13
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 17:13
2-Chlorotoluene	ND	0.0020	0.0061	1	11/29/2025 17:13
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 17:13
Dibromochloromethane	ND	0.00049	0.0061	1	11/29/2025 17:13
1,2-Dibromo-3-chloropropane	ND	0.00059	0.00061	1	11/29/2025 17:13
1,2-Dibromoethane (EDB)	ND	0.00016	0.00031	1	11/29/2025 17:13
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 17:13
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 17:13
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 17:13
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 17:13
Dichlorodifluoromethane	ND	0.00077	0.0061	1	11/29/2025 17:13
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 17:13
1,2-Dichloroethane (1,2-DCA)	ND	0.000086	0.00012	1	11/29/2025 17:13
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 17:13
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 17:13
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 17:13
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 17:13
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 17:13

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC45 11292515.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 17:13
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 17:13
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 17:13
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 17:13
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 17:13
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 17:13
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 17:13
Freon 113	ND	0.0013	0.0061	1	11/29/2025 17:13
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 17:13
Hexachloroethane	ND	0.00078	0.0061	1	11/29/2025 17:13
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 17:13
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 17:13
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 17:13
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 17:13
Methylene chloride	ND	0.015	0.024	1	11/29/2025 17:13
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 17:13
Naphthalene	ND	0.0037	0.0061	1	11/29/2025 17:13
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 17:13
Styrene	ND	0.0017	0.0061	1	11/29/2025 17:13
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 17:13
1,1,2,2-Tetrachloroethane	ND	0.00054	0.0061	1	11/29/2025 17:13
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 17:13
Toluene	ND	0.0020	0.0061	1	11/29/2025 17:13
1,2,3-Trichlorobenzene	ND	0.0026	0.0061	1	11/29/2025 17:13
1,2,4-Trichlorobenzene	ND	0.0020	0.0061	1	11/29/2025 17:13
1,1,1-Trichloroethane	ND	0.0020	0.0061	1	11/29/2025 17:13
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 17:13
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 17:13
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 17:13
1,2,3-Trichloropropane	ND	0.00021	0.00031	1	11/29/2025 17:13
1,2,4-Trimethylbenzene	ND	0.0020	0.0061	1	11/29/2025 17:13
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 17:13
Vinyl Chloride	ND	0.00015	0.00031	1	11/29/2025 17:13
m,p-Xylene	ND	0.0032	0.0061	1	11/29/2025 17:13
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 17:13
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 17:13

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC45 11292515.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 17:13
Toluene-d8	110		70-140	1	11/29/2025 17:13
4-BFB	113		70-140	1	11/29/2025 17:13
Benzene-d6	93		50-140	1	11/29/2025 17:13
Ethylbenzene-d10	103		50-140	1	11/29/2025 17:13
1,2-DCB-d4	77		40-140	1	11/29/2025 17:13

Analyst(s): CLO Analytical Comments: c16

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC38 12022510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.28	0.47	2	12/02/2025 14:12
tert-Amyl methyl ether (TAME)	ND		0.0028	0.012	2	12/02/2025 14:12
Benzene	ND		0.0022	0.012	2	12/02/2025 14:12
Bromobenzene	ND		0.0028	0.012	2	12/02/2025 14:12
Bromochloromethane	ND		0.0026	0.012	2	12/02/2025 14:12
Bromodichloromethane	ND		0.00054	0.012	2	12/02/2025 14:12
Bromoform	ND		0.0090	0.012	2	12/02/2025 14:12
Bromomethane	ND		0.0042	0.012	2	12/02/2025 14:12
2-Butanone (MEK)	ND		0.094	0.24	2	12/02/2025 14:12
t-Butyl alcohol (TBA)	ND		0.057	0.12	2	12/02/2025 14:12
n-Butyl benzene	**0.095**		0.0038	0.012	2	12/02/2025 14:12
sec-Butyl benzene	**0.12**		0.0042	0.012	2	12/02/2025 14:12
tert-Butyl benzene	**0.0077**	J	0.0049	0.012	2	12/02/2025 14:12
Carbon Disulfide	ND		0.0026	0.012	2	12/02/2025 14:12
Carbon Tetrachloride	ND		0.00040	0.012	2	12/02/2025 14:12
Chlorobenzene	ND		0.0028	0.012	2	12/02/2025 14:12
Chloroethane	ND		0.0040	0.012	2	12/02/2025 14:12
Chloroform	ND		0.00075	0.012	2	12/02/2025 14:12
Chloromethane	ND		0.0040	0.012	2	12/02/2025 14:12
2-Chlorotoluene	ND		0.0038	0.012	2	12/02/2025 14:12
4-Chlorotoluene	ND		0.0031	0.012	2	12/02/2025 14:12
Dibromochloromethane	ND		0.00094	0.012	2	12/02/2025 14:12
1,2-Dibromo-3-chloropropane	ND		0.0011	0.0012	2	12/02/2025 14:12
1,2-Dibromoethane (EDB)	ND		0.00031	0.00059	2	12/02/2025 14:12
Dibromomethane	ND		0.0028	0.012	2	12/02/2025 14:12
1,2-Dichlorobenzene	ND		0.0040	0.012	2	12/02/2025 14:12
1,3-Dichlorobenzene	ND		0.0035	0.012	2	12/02/2025 14:12
1,4-Dichlorobenzene	ND		0.0035	0.012	2	12/02/2025 14:12
Dichlorodifluoromethane	ND		0.0015	0.012	2	12/02/2025 14:12
1,1-Dichloroethane	ND		0.0035	0.012	2	12/02/2025 14:12
1,2-Dichloroethane (1,2-DCA)	ND		0.00016	0.00024	2	12/02/2025 14:12
1,1-Dichloroethene	ND		0.00026	0.012	2	12/02/2025 14:12
cis-1,2-Dichloroethene	ND		0.0028	0.012	2	12/02/2025 14:12
trans-1,2-Dichloroethene	ND		0.0028	0.012	2	12/02/2025 14:12
1,2-Dichloropropane	ND		0.0031	0.012	2	12/02/2025 14:12
1,3-Dichloropropane	ND		0.0021	0.012	2	12/02/2025 14:12

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC38 12022510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0045	0.012	2	12/02/2025 14:12
1,1-Dichloropropene	ND		0.0042	0.012	2	12/02/2025 14:12
cis-1,3-Dichloropropene	ND		0.0024	0.012	2	12/02/2025 14:12
trans-1,3-Dichloropropene	ND		0.0022	0.012	2	12/02/2025 14:12
Diisopropyl ether (DIPE)	ND		0.0042	0.012	2	12/02/2025 14:12
Ethylbenzene	ND		0.0026	0.012	2	12/02/2025 14:12
Ethyl tert-butyl ether (ETBE)	ND		0.0033	0.012	2	12/02/2025 14:12
Freon 113	ND		0.0026	0.012	2	12/02/2025 14:12
Hexachlorobutadiene	ND		0.0028	0.012	2	12/02/2025 14:12
Hexachloroethane	ND		0.0015	0.012	2	12/02/2025 14:12
2-Hexanone	ND		0.0064	0.012	2	12/02/2025 14:12
Isopropylbenzene	**0.10**		0.0042	0.012	2	12/02/2025 14:12
4-Isopropyl toluene	**0.014**		0.0045	0.012	2	12/02/2025 14:12
Methyl-t-butyl ether (MTBE)	ND		0.0035	0.012	2	12/02/2025 14:12
Methylene chloride	ND		0.028	0.047	2	12/02/2025 14:12
4-Methyl-2-pentanone (MIBK)	ND		0.0040	0.012	2	12/02/2025 14:12
Naphthalene	ND		0.0071	0.012	2	12/02/2025 14:12
n-Propyl benzene	**0.14**		0.0045	0.012	2	12/02/2025 14:12
Styrene	ND		0.0033	0.012	2	12/02/2025 14:12
1,1,1,2-Tetrachloroethane	ND		0.0031	0.012	2	12/02/2025 14:12
1,1,2,2-Tetrachloroethane	ND		0.0010	0.012	2	12/02/2025 14:12
Tetrachloroethene	ND		0.00068	0.012	2	12/02/2025 14:12
Toluene	ND		0.0038	0.012	2	12/02/2025 14:12
1,2,3-Trichlorobenzene	ND		0.0049	0.012	2	12/02/2025 14:12
1,2,4-Trichlorobenzene	ND		0.0038	0.012	2	12/02/2025 14:12
1,1,1-Trichloroethane	ND		0.0038	0.012	2	12/02/2025 14:12
1,1,2-Trichloroethane	ND		0.0028	0.012	2	12/02/2025 14:12
Trichloroethene	ND		0.0033	0.012	2	12/02/2025 14:12
Trichlorofluoromethane	ND		0.0031	0.012	2	12/02/2025 14:12
1,2,3-Trichloropropane	ND		0.00040	0.00059	2	12/02/2025 14:12
1,2,4-Trimethylbenzene	ND		0.0038	0.012	2	12/02/2025 14:12
1,3,5-Trimethylbenzene	ND		0.0040	0.012	2	12/02/2025 14:12
Vinyl Chloride	ND		0.00028	0.00059	2	12/02/2025 14:12
m,p-Xylene	ND		0.0061	0.012	2	12/02/2025 14:12
o-Xylene	ND		0.0033	0.012	2	12/02/2025 14:12
Xylenes, Total	ND		NA	0.012	2	12/02/2025 14:12

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC38 12022510.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**	**Qualifiers**		**Limits**	**DF**	
Dibromofluoromethane	82			70-140	2	12/02/2025 14:12
Toluene-d8	110			70-140	2	12/02/2025 14:12
4-BFB	976	S		70-140	2	12/02/2025 14:12
Benzene-d6	74			50-140	2	12/02/2025 14:12
Ethylbenzene-d10	93			50-140	2	12/02/2025 14:12
1,2-DCB-d4	79			40-140	2	12/02/2025 14:12

Analyst(s): TW

Analytical Comments: c4

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC45 11292520.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.25	1	11/29/2025 20:38
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0064	1	11/29/2025 20:38
Benzene	ND	0.0012	0.0064	1	11/29/2025 20:38
Bromobenzene	ND	0.0015	0.0064	1	11/29/2025 20:38
Bromochloromethane	ND	0.0014	0.0064	1	11/29/2025 20:38
Bromodichloromethane	ND	0.00029	0.0064	1	11/29/2025 20:38
Bromoform	ND	0.0048	0.0064	1	11/29/2025 20:38
Bromomethane	ND	0.0023	0.0064	1	11/29/2025 20:38
2-Butanone (MEK)	ND	0.051	0.13	1	11/29/2025 20:38
t-Butyl alcohol (TBA)	ND	0.031	0.064	1	11/29/2025 20:38
n-Butyl benzene	ND	0.0020	0.0064	1	11/29/2025 20:38
sec-Butyl benzene	ND	0.0023	0.0064	1	11/29/2025 20:38
tert-Butyl benzene	ND	0.0027	0.0064	1	11/29/2025 20:38
Carbon Disulfide	ND	0.0014	0.0064	1	11/29/2025 20:38
Carbon Tetrachloride	ND	0.00022	0.0064	1	11/29/2025 20:38
Chlorobenzene	ND	0.0015	0.0064	1	11/29/2025 20:38
Chloroethane	ND	0.0022	0.0064	1	11/29/2025 20:38
Chloroform	ND	0.00041	0.0064	1	11/29/2025 20:38
Chloromethane	ND	0.0022	0.0064	1	11/29/2025 20:38
2-Chlorotoluene	ND	0.0020	0.0064	1	11/29/2025 20:38
4-Chlorotoluene	ND	0.0017	0.0064	1	11/29/2025 20:38
Dibromochloromethane	ND	0.00051	0.0064	1	11/29/2025 20:38
1,2-Dibromo-3-chloropropane	ND	0.00061	0.00064	1	11/29/2025 20:38
1,2-Dibromoethane (EDB)	ND	0.00017	0.00032	1	11/29/2025 20:38
Dibromomethane	ND	0.0015	0.0064	1	11/29/2025 20:38
1,2-Dichlorobenzene	ND	0.0022	0.0064	1	11/29/2025 20:38
1,3-Dichlorobenzene	ND	0.0019	0.0064	1	11/29/2025 20:38
1,4-Dichlorobenzene	ND	0.0019	0.0064	1	11/29/2025 20:38
Dichlorodifluoromethane	ND	0.00080	0.0064	1	11/29/2025 20:38
1,1-Dichloroethane	ND	0.0019	0.0064	1	11/29/2025 20:38
1,2-Dichloroethane (1,2-DCA)	ND	0.000089	0.00013	1	11/29/2025 20:38
1,1-Dichloroethene	ND	0.00014	0.0064	1	11/29/2025 20:38
cis-1,2-Dichloroethene	ND	0.0015	0.0064	1	11/29/2025 20:38
trans-1,2-Dichloroethene	ND	0.0015	0.0064	1	11/29/2025 20:38
1,2-Dichloropropane	ND	0.0017	0.0064	1	11/29/2025 20:38
1,3-Dichloropropane	ND	0.0011	0.0064	1	11/29/2025 20:38

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC45 11292520.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0024	0.0064	1	11/29/2025 20:38
1,1-Dichloropropene	ND	0.0023	0.0064	1	11/29/2025 20:38
cis-1,3-Dichloropropene	ND	0.0012	0.0064	1	11/29/2025 20:38
trans-1,3-Dichloropropene	ND	0.0012	0.0064	1	11/29/2025 20:38
Diisopropyl ether (DIPE)	ND	0.0023	0.0064	1	11/29/2025 20:38
Ethylbenzene	ND	0.0014	0.0064	1	11/29/2025 20:38
Ethyl tert-butyl ether (ETBE)	ND	0.0018	0.0064	1	11/29/2025 20:38
Freon 113	ND	0.0014	0.0064	1	11/29/2025 20:38
Hexachlorobutadiene	ND	0.0015	0.0064	1	11/29/2025 20:38
Hexachloroethane	ND	0.00082	0.0064	1	11/29/2025 20:38
2-Hexanone	ND	0.0034	0.0064	1	11/29/2025 20:38
Isopropylbenzene	ND	0.0023	0.0064	1	11/29/2025 20:38
4-Isopropyl toluene	ND	0.0024	0.0064	1	11/29/2025 20:38
Methyl-t-butyl ether (MTBE)	ND	0.0019	0.0064	1	11/29/2025 20:38
Methylene chloride	ND	0.015	0.025	1	11/29/2025 20:38
4-Methyl-2-pentanone (MIBK)	ND	0.0022	0.0064	1	11/29/2025 20:38
Naphthalene	ND	0.0038	0.0064	1	11/29/2025 20:38
n-Propyl benzene	ND	0.0024	0.0064	1	11/29/2025 20:38
Styrene	ND	0.0018	0.0064	1	11/29/2025 20:38
1,1,1,2-Tetrachloroethane	ND	0.0017	0.0064	1	11/29/2025 20:38
1,1,2,2-Tetrachloroethane	ND	0.00056	0.0064	1	11/29/2025 20:38
Tetrachloroethene	ND	0.00037	0.0064	1	11/29/2025 20:38
Toluene	ND	0.0020	0.0064	1	11/29/2025 20:38
1,2,3-Trichlorobenzene	ND	0.0027	0.0064	1	11/29/2025 20:38
1,2,4-Trichlorobenzene	ND	0.0020	0.0064	1	11/29/2025 20:38
1,1,1-Trichloroethane	ND	0.0020	0.0064	1	11/29/2025 20:38
1,1,2-Trichloroethane	ND	0.0015	0.0064	1	11/29/2025 20:38
Trichloroethene	ND	0.0018	0.0064	1	11/29/2025 20:38
Trichlorofluoromethane	ND	0.0017	0.0064	1	11/29/2025 20:38
1,2,3-Trichloropropane	ND	0.00022	0.00032	1	11/29/2025 20:38
1,2,4-Trimethylbenzene	ND	0.0020	0.0064	1	11/29/2025 20:38
1,3,5-Trimethylbenzene	ND	0.0022	0.0064	1	11/29/2025 20:38
Vinyl Chloride	ND	0.00015	0.00032	1	11/29/2025 20:38
m,p-Xylene	ND	0.0033	0.0064	1	11/29/2025 20:38
o-Xylene	ND	0.0018	0.0064	1	11/29/2025 20:38
Xylenes, Total	ND	NA	0.0064	1	11/29/2025 20:38

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC45 11292520.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 20:38
Toluene-d8	109		70-140	1	11/29/2025 20:38
4-BFB	114		70-140	1	11/29/2025 20:38
Benzene-d6	79		50-140	1	11/29/2025 20:38
Ethylbenzene-d10	92		50-140	1	11/29/2025 20:38
1,2-DCB-d4	73		40-140	1	11/29/2025 20:38

Analyst(s): CLO

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC45 11292521.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 21:19
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 21:19
Benzene	ND	0.0012	0.0061	1	11/29/2025 21:19
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 21:19
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 21:19
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 21:19
Bromoform	ND	0.0046	0.0061	1	11/29/2025 21:19
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 21:19
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 21:19
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 21:19
n-Butyl benzene	ND	0.0019	0.0061	1	11/29/2025 21:19
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 21:19
tert-Butyl benzene	ND	0.0026	0.0061	1	11/29/2025 21:19
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 21:19
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 21:19
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 21:19
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 21:19
Chloroform	ND	0.00039	0.0061	1	11/29/2025 21:19
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 21:19
2-Chlorotoluene	ND	0.0019	0.0061	1	11/29/2025 21:19
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 21:19
Dibromochloromethane	ND	0.00049	0.0061	1	11/29/2025 21:19
1,2-Dibromo-3-chloropropane	ND	0.00058	0.00061	1	11/29/2025 21:19
1,2-Dibromoethane (EDB)	ND	0.00016	0.00030	1	11/29/2025 21:19
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 21:19
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 21:19
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 21:19
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 21:19
Dichlorodifluoromethane	ND	0.00077	0.0061	1	11/29/2025 21:19
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 21:19
1,2-Dichloroethane (1,2-DCA)	ND	0.000085	0.00012	1	11/29/2025 21:19
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 21:19
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 21:19
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 21:19
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 21:19
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 21:19

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC45 11292521.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 21:19
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 21:19
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 21:19
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 21:19
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 21:19
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 21:19
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 21:19
Freon 113	ND	0.0013	0.0061	1	11/29/2025 21:19
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 21:19
Hexachloroethane	ND	0.00078	0.0061	1	11/29/2025 21:19
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 21:19
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 21:19
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 21:19
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 21:19
Methylene chloride	ND	0.015	0.024	1	11/29/2025 21:19
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 21:19
Naphthalene	ND	0.0036	0.0061	1	11/29/2025 21:19
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 21:19
Styrene	ND	0.0017	0.0061	1	11/29/2025 21:19
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 21:19
1,1,2,2-Tetrachloroethane	ND	0.00053	0.0061	1	11/29/2025 21:19
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 21:19
Toluene	ND	0.0019	0.0061	1	11/29/2025 21:19
1,2,3-Trichlorobenzene	ND	0.0026	0.0061	1	11/29/2025 21:19
1,2,4-Trichlorobenzene	ND	0.0019	0.0061	1	11/29/2025 21:19
1,1,1-Trichloroethane	ND	0.0019	0.0061	1	11/29/2025 21:19
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 21:19
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 21:19
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 21:19
1,2,3-Trichloropropane	ND	0.00021	0.00030	1	11/29/2025 21:19
1,2,4-Trimethylbenzene	ND	0.0019	0.0061	1	11/29/2025 21:19
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 21:19
Vinyl Chloride	ND	0.00015	0.00030	1	11/29/2025 21:19
m,p-Xylene	ND	0.0032	0.0061	1	11/29/2025 21:19
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 21:19
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 21:19

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC45 11292521.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 21:19
Toluene-d8	111		70-140	1	11/29/2025 21:19
4-BFB	114		70-140	1	11/29/2025 21:19
Benzene-d6	96		50-140	1	11/29/2025 21:19
Ethylbenzene-d10	106		50-140	1	11/29/2025 21:19
1,2-DCB-d4	79		40-140	1	11/29/2025 21:19

Analyst(s): CLO

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC45 11292522.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.15	0.24	1	11/29/2025 22:00
tert-Amyl methyl ether (TAME)	ND	0.0015	0.0061	1	11/29/2025 22:00
Benzene	ND	0.0012	0.0061	1	11/29/2025 22:00
Bromobenzene	ND	0.0015	0.0061	1	11/29/2025 22:00
Bromochloromethane	ND	0.0013	0.0061	1	11/29/2025 22:00
Bromodichloromethane	ND	0.00028	0.0061	1	11/29/2025 22:00
Bromoform	ND	0.0046	0.0061	1	11/29/2025 22:00
Bromomethane	ND	0.0022	0.0061	1	11/29/2025 22:00
2-Butanone (MEK)	ND	0.049	0.12	1	11/29/2025 22:00
t-Butyl alcohol (TBA)	ND	0.029	0.061	1	11/29/2025 22:00
n-Butyl benzene	ND	0.0019	0.0061	1	11/29/2025 22:00
sec-Butyl benzene	ND	0.0022	0.0061	1	11/29/2025 22:00
tert-Butyl benzene	ND	0.0026	0.0061	1	11/29/2025 22:00
Carbon Disulfide	ND	0.0013	0.0061	1	11/29/2025 22:00
Carbon Tetrachloride	ND	0.00021	0.0061	1	11/29/2025 22:00
Chlorobenzene	ND	0.0015	0.0061	1	11/29/2025 22:00
Chloroethane	ND	0.0021	0.0061	1	11/29/2025 22:00
Chloroform	ND	0.00039	0.0061	1	11/29/2025 22:00
Chloromethane	ND	0.0021	0.0061	1	11/29/2025 22:00
2-Chlorotoluene	ND	0.0019	0.0061	1	11/29/2025 22:00
4-Chlorotoluene	ND	0.0016	0.0061	1	11/29/2025 22:00
Dibromochloromethane	ND	0.00049	0.0061	1	11/29/2025 22:00
1,2-Dibromo-3-chloropropane	ND	0.00058	0.00061	1	11/29/2025 22:00
1,2-Dibromoethane (EDB)	ND	0.00016	0.00030	1	11/29/2025 22:00
Dibromomethane	ND	0.0015	0.0061	1	11/29/2025 22:00
1,2-Dichlorobenzene	ND	0.0021	0.0061	1	11/29/2025 22:00
1,3-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 22:00
1,4-Dichlorobenzene	ND	0.0018	0.0061	1	11/29/2025 22:00
Dichlorodifluoromethane	ND	0.00077	0.0061	1	11/29/2025 22:00
1,1-Dichloroethane	ND	0.0018	0.0061	1	11/29/2025 22:00
1,2-Dichloroethane (1,2-DCA)	ND	0.000085	0.00012	1	11/29/2025 22:00
1,1-Dichloroethene	ND	0.00013	0.0061	1	11/29/2025 22:00
cis-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 22:00
trans-1,2-Dichloroethene	ND	0.0015	0.0061	1	11/29/2025 22:00
1,2-Dichloropropane	ND	0.0016	0.0061	1	11/29/2025 22:00
1,3-Dichloropropane	ND	0.0011	0.0061	1	11/29/2025 22:00

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC45 11292522.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0023	0.0061	1	11/29/2025 22:00
1,1-Dichloropropene	ND	0.0022	0.0061	1	11/29/2025 22:00
cis-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 22:00
trans-1,3-Dichloropropene	ND	0.0012	0.0061	1	11/29/2025 22:00
Diisopropyl ether (DIPE)	ND	0.0022	0.0061	1	11/29/2025 22:00
Ethylbenzene	ND	0.0013	0.0061	1	11/29/2025 22:00
Ethyl tert-butyl ether (ETBE)	ND	0.0017	0.0061	1	11/29/2025 22:00
Freon 113	ND	0.0013	0.0061	1	11/29/2025 22:00
Hexachlorobutadiene	ND	0.0015	0.0061	1	11/29/2025 22:00
Hexachloroethane	ND	0.00078	0.0061	1	11/29/2025 22:00
2-Hexanone	ND	0.0033	0.0061	1	11/29/2025 22:00
Isopropylbenzene	ND	0.0022	0.0061	1	11/29/2025 22:00
4-Isopropyl toluene	ND	0.0023	0.0061	1	11/29/2025 22:00
Methyl-t-butyl ether (MTBE)	ND	0.0018	0.0061	1	11/29/2025 22:00
Methylene chloride	ND	0.015	0.024	1	11/29/2025 22:00
4-Methyl-2-pentanone (MIBK)	ND	0.0021	0.0061	1	11/29/2025 22:00
Naphthalene	ND	0.0037	0.0061	1	11/29/2025 22:00
n-Propyl benzene	ND	0.0023	0.0061	1	11/29/2025 22:00
Styrene	ND	0.0017	0.0061	1	11/29/2025 22:00
1,1,1,2-Tetrachloroethane	ND	0.0016	0.0061	1	11/29/2025 22:00
1,1,2,2-Tetrachloroethane	ND	0.00054	0.0061	1	11/29/2025 22:00
Tetrachloroethene	ND	0.00035	0.0061	1	11/29/2025 22:00
Toluene	ND	0.0019	0.0061	1	11/29/2025 22:00
1,2,3-Trichlorobenzene	ND	0.0026	0.0061	1	11/29/2025 22:00
1,2,4-Trichlorobenzene	ND	0.0019	0.0061	1	11/29/2025 22:00
1,1,1-Trichloroethane	ND	0.0019	0.0061	1	11/29/2025 22:00
1,1,2-Trichloroethane	ND	0.0015	0.0061	1	11/29/2025 22:00
Trichloroethene	ND	0.0017	0.0061	1	11/29/2025 22:00
Trichlorofluoromethane	ND	0.0016	0.0061	1	11/29/2025 22:00
1,2,3-Trichloropropane	ND	0.00021	0.00030	1	11/29/2025 22:00
1,2,4-Trimethylbenzene	ND	0.0019	0.0061	1	11/29/2025 22:00
1,3,5-Trimethylbenzene	ND	0.0021	0.0061	1	11/29/2025 22:00
Vinyl Chloride	ND	0.00015	0.00030	1	11/29/2025 22:00
m,p-Xylene	ND	0.0032	0.0061	1	11/29/2025 22:00
o-Xylene	ND	0.0017	0.0061	1	11/29/2025 22:00
Xylenes, Total	ND	NA	0.0061	1	11/29/2025 22:00

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC45 11292522.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	98		70-140	1	11/29/2025 22:00
Toluene-d8	111		70-140	1	11/29/2025 22:00
4-BFB	119		70-140	1	11/29/2025 22:00
Benzene-d6	95		50-140	1	11/29/2025 22:00
Ethylbenzene-d10	105		50-140	1	11/29/2025 22:00
1,2-DCB-d4	79		40-140	1	11/29/2025 22:00

Analyst(s): CLO

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC28 11292509.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND		0.14	0.24	1	11/29/2025 12:53
tert-Amyl methyl ether (TAME)	ND		0.0014	0.0060	1	11/29/2025 12:53
Benzene	ND		0.0011	0.0060	1	11/29/2025 12:53
Bromobenzene	ND		0.0014	0.0060	1	11/29/2025 12:53
Bromochloromethane	ND		0.0013	0.0060	1	11/29/2025 12:53
Bromodichloromethane	ND		0.00028	0.0060	1	11/29/2025 12:53
Bromoform	ND		0.0046	0.0060	1	11/29/2025 12:53
Bromomethane	ND		0.0022	0.0060	1	11/29/2025 12:53
2-Butanone (MEK)	ND		0.048	0.12	1	11/29/2025 12:53
t-Butyl alcohol (TBA)	ND		0.029	0.060	1	11/29/2025 12:53
n-Butyl benzene	ND		0.0019	0.0060	1	11/29/2025 12:53
sec-Butyl benzene	ND		0.0022	0.0060	1	11/29/2025 12:53
tert-Butyl benzene	ND		0.0025	0.0060	1	11/29/2025 12:53
Carbon Disulfide	ND		0.0013	0.0060	1	11/29/2025 12:53
Carbon Tetrachloride	ND		0.00020	0.0060	1	11/29/2025 12:53
Chlorobenzene	ND		0.0014	0.0060	1	11/29/2025 12:53
Chloroethane	ND		0.0020	0.0060	1	11/29/2025 12:53
Chloroform	ND		0.00038	0.0060	1	11/29/2025 12:53
Chloromethane	ND		0.0020	0.0060	1	11/29/2025 12:53
2-Chlorotoluene	ND		0.0019	0.0060	1	11/29/2025 12:53
4-Chlorotoluene	ND		0.0016	0.0060	1	11/29/2025 12:53
Dibromochloromethane	ND		0.00048	0.0060	1	11/29/2025 12:53
1,2-Dibromo-3-chloropropane	ND		0.00058	0.00060	1	11/29/2025 12:53
1,2-Dibromoethane (EDB)	ND		0.00016	0.00030	1	11/29/2025 12:53
Dibromomethane	ND		0.0014	0.0060	1	11/29/2025 12:53
1,2-Dichlorobenzene	ND		0.0020	0.0060	1	11/29/2025 12:53
1,3-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 12:53
1,4-Dichlorobenzene	ND		0.0018	0.0060	1	11/29/2025 12:53
Dichlorodifluoromethane	ND		0.00076	0.0060	1	11/29/2025 12:53
1,1-Dichloroethane	ND		0.0018	0.0060	1	11/29/2025 12:53
1,2-Dichloroethane (1,2-DCA)	ND		0.000084	0.00012	1	11/29/2025 12:53
1,1-Dichloroethene	ND		0.00013	0.0060	1	11/29/2025 12:53
cis-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 12:53
trans-1,2-Dichloroethene	ND		0.0014	0.0060	1	11/29/2025 12:53
1,2-Dichloropropane	ND		0.0016	0.0060	1	11/29/2025 12:53
1,3-Dichloropropane	ND		0.0011	0.0060	1	11/29/2025 12:53

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC28 11292509.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND		0.0023	0.0060	1	11/29/2025 12:53
1,1-Dichloropropene	ND		0.0022	0.0060	1	11/29/2025 12:53
cis-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 12:53
trans-1,3-Dichloropropene	ND		0.0012	0.0060	1	11/29/2025 12:53
Diisopropyl ether (DIPE)	ND		0.0022	0.0060	1	11/29/2025 12:53
Ethylbenzene	ND		0.0013	0.0060	1	11/29/2025 12:53
Ethyl tert-butyl ether (ETBE)	ND		0.0017	0.0060	1	11/29/2025 12:53
Freon 113	ND		0.0013	0.0060	1	11/29/2025 12:53
Hexachlorobutadiene	ND		0.0014	0.0060	1	11/29/2025 12:53
Hexachloroethane	ND		0.00077	0.0060	1	11/29/2025 12:53
2-Hexanone	ND		0.0032	0.0060	1	11/29/2025 12:53
Isopropylbenzene	ND		0.0022	0.0060	1	11/29/2025 12:53
4-Isopropyl toluene	ND		0.0023	0.0060	1	11/29/2025 12:53
Methyl-t-butyl ether (MTBE)	ND		0.0018	0.0060	1	11/29/2025 12:53
Methylene chloride	ND		0.014	0.024	1	11/29/2025 12:53
4-Methyl-2-pentanone (MIBK)	ND		0.0020	0.0060	1	11/29/2025 12:53
Naphthalene	ND		0.0036	0.0060	1	11/29/2025 12:53
n-Propyl benzene	ND		0.0023	0.0060	1	11/29/2025 12:53
Styrene	ND		0.0017	0.0060	1	11/29/2025 12:53
1,1,1,2-Tetrachloroethane	ND		0.0016	0.0060	1	11/29/2025 12:53
1,1,2,2-Tetrachloroethane	ND		0.00053	0.0060	1	11/29/2025 12:53
Tetrachloroethene	**0.00083**	J	0.00035	0.0060	1	11/29/2025 12:53
Toluene	ND		0.0019	0.0060	1	11/29/2025 12:53
1,2,3-Trichlorobenzene	ND		0.0025	0.0060	1	11/29/2025 12:53
1,2,4-Trichlorobenzene	ND		0.0019	0.0060	1	11/29/2025 12:53
1,1,1-Trichloroethane	ND		0.0019	0.0060	1	11/29/2025 12:53
1,1,2-Trichloroethane	ND		0.0014	0.0060	1	11/29/2025 12:53
Trichloroethene	ND		0.0017	0.0060	1	11/29/2025 12:53
Trichlorofluoromethane	ND		0.0016	0.0060	1	11/29/2025 12:53
1,2,3-Trichloropropane	ND		0.00020	0.00030	1	11/29/2025 12:53
1,2,4-Trimethylbenzene	ND		0.0019	0.0060	1	11/29/2025 12:53
1,3,5-Trimethylbenzene	ND		0.0020	0.0060	1	11/29/2025 12:53
Vinyl Chloride	ND		0.00014	0.00030	1	11/29/2025 12:53
m,p-Xylene	ND		0.0031	0.0060	1	11/29/2025 12:53
o-Xylene	ND		0.0017	0.0060	1	11/29/2025 12:53
Xylenes, Total	ND		NA	0.0060	1	11/29/2025 12:53

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC28 11292509.D	330618

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	94			70-140	1	11/29/2025 12:53
Toluene-d8	112			70-140	1	11/29/2025 12:53
4-BFB	98			70-140	1	11/29/2025 12:53
Benzene-d6	90			50-140	1	11/29/2025 12:53
Ethylbenzene-d10	106			50-140	1	11/29/2025 12:53
1,2-DCB-d4	68			40-140	1	11/29/2025 12:53

Analyst(s): EVA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC28 11292510.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 13:31
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0056	1	11/29/2025 13:31
Benzene	ND	0.0011	0.0056	1	11/29/2025 13:31
Bromobenzene	ND	0.0014	0.0056	1	11/29/2025 13:31
Bromochloromethane	ND	0.0012	0.0056	1	11/29/2025 13:31
Bromodichloromethane	ND	0.00026	0.0056	1	11/29/2025 13:31
Bromoform	ND	0.0043	0.0056	1	11/29/2025 13:31
Bromomethane	ND	0.0020	0.0056	1	11/29/2025 13:31
2-Butanone (MEK)	ND	0.045	0.11	1	11/29/2025 13:31
t-Butyl alcohol (TBA)	ND	0.027	0.056	1	11/29/2025 13:31
n-Butyl benzene	ND	0.0018	0.0056	1	11/29/2025 13:31
sec-Butyl benzene	ND	0.0020	0.0056	1	11/29/2025 13:31
tert-Butyl benzene	ND	0.0024	0.0056	1	11/29/2025 13:31
Carbon Disulfide	ND	0.0012	0.0056	1	11/29/2025 13:31
Carbon Tetrachloride	ND	0.00019	0.0056	1	11/29/2025 13:31
Chlorobenzene	ND	0.0014	0.0056	1	11/29/2025 13:31
Chloroethane	ND	0.0019	0.0056	1	11/29/2025 13:31
Chloroform	ND	0.00036	0.0056	1	11/29/2025 13:31
Chloromethane	ND	0.0019	0.0056	1	11/29/2025 13:31
2-Chlorotoluene	ND	0.0018	0.0056	1	11/29/2025 13:31
4-Chlorotoluene	ND	0.0015	0.0056	1	11/29/2025 13:31
Dibromochloromethane	ND	0.00045	0.0056	1	11/29/2025 13:31
1,2-Dibromo-3-chloropropane	ND	0.00054	0.00056	1	11/29/2025 13:31
1,2-Dibromoethane (EDB)	ND	0.00015	0.00028	1	11/29/2025 13:31
Dibromomethane	ND	0.0014	0.0056	1	11/29/2025 13:31
1,2-Dichlorobenzene	ND	0.0019	0.0056	1	11/29/2025 13:31
1,3-Dichlorobenzene	ND	0.0017	0.0056	1	11/29/2025 13:31
1,4-Dichlorobenzene	ND	0.0017	0.0056	1	11/29/2025 13:31
Dichlorodifluoromethane	ND	0.00071	0.0056	1	11/29/2025 13:31
1,1-Dichloroethane	ND	0.0017	0.0056	1	11/29/2025 13:31
1,2-Dichloroethane (1,2-DCA)	ND	0.000079	0.00011	1	11/29/2025 13:31
1,1-Dichloroethene	ND	0.00012	0.0056	1	11/29/2025 13:31
cis-1,2-Dichloroethene	ND	0.0014	0.0056	1	11/29/2025 13:31
trans-1,2-Dichloroethene	ND	0.0014	0.0056	1	11/29/2025 13:31
1,2-Dichloropropane	ND	0.0015	0.0056	1	11/29/2025 13:31
1,3-Dichloropropane	ND	0.00099	0.0056	1	11/29/2025 13:31

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC28 11292510.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0021	0.0056	1	11/29/2025 13:31
1,1-Dichloropropene	ND	0.0020	0.0056	1	11/29/2025 13:31
cis-1,3-Dichloropropene	ND	0.0011	0.0056	1	11/29/2025 13:31
trans-1,3-Dichloropropene	ND	0.0011	0.0056	1	11/29/2025 13:31
Diisopropyl ether (DIPE)	ND	0.0020	0.0056	1	11/29/2025 13:31
Ethylbenzene	ND	0.0012	0.0056	1	11/29/2025 13:31
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0056	1	11/29/2025 13:31
Freon 113	ND	0.0012	0.0056	1	11/29/2025 13:31
Hexachlorobutadiene	ND	0.0014	0.0056	1	11/29/2025 13:31
Hexachloroethane	ND	0.00072	0.0056	1	11/29/2025 13:31
2-Hexanone	ND	0.0030	0.0056	1	11/29/2025 13:31
Isopropylbenzene	ND	0.0020	0.0056	1	11/29/2025 13:31
4-Isopropyl toluene	ND	0.0021	0.0056	1	11/29/2025 13:31
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0056	1	11/29/2025 13:31
Methylene chloride	ND	0.014	0.023	1	11/29/2025 13:31
4-Methyl-2-pentanone (MIBK)	ND	0.0019	0.0056	1	11/29/2025 13:31
Naphthalene	ND	0.0034	0.0056	1	11/29/2025 13:31
n-Propyl benzene	ND	0.0021	0.0056	1	11/29/2025 13:31
Styrene	ND	0.0016	0.0056	1	11/29/2025 13:31
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0056	1	11/29/2025 13:31
1,1,2,2-Tetrachloroethane	ND	0.00050	0.0056	1	11/29/2025 13:31
Tetrachloroethene	**0.044**	0.00033	0.0056	1	11/29/2025 13:31
Toluene	ND	0.0018	0.0056	1	11/29/2025 13:31
1,2,3-Trichlorobenzene	ND	0.0024	0.0056	1	11/29/2025 13:31
1,2,4-Trichlorobenzene	ND	0.0018	0.0056	1	11/29/2025 13:31
1,1,1-Trichloroethane	ND	0.0018	0.0056	1	11/29/2025 13:31
1,1,2-Trichloroethane	ND	0.0014	0.0056	1	11/29/2025 13:31
Trichloroethene	ND	0.0016	0.0056	1	11/29/2025 13:31
Trichlorofluoromethane	ND	0.0015	0.0056	1	11/29/2025 13:31
1,2,3-Trichloropropane	ND	0.00019	0.00028	1	11/29/2025 13:31
1,2,4-Trimethylbenzene	ND	0.0018	0.0056	1	11/29/2025 13:31
1,3,5-Trimethylbenzene	ND	0.0019	0.0056	1	11/29/2025 13:31
Vinyl Chloride	ND	0.00014	0.00028	1	11/29/2025 13:31
m,p-Xylene	ND	0.0029	0.0056	1	11/29/2025 13:31
o-Xylene	ND	0.0016	0.0056	1	11/29/2025 13:31
Xylenes, Total	ND	NA	0.0056	1	11/29/2025 13:31

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC28 11292510.D	330618

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	94		70-140	1	11/29/2025 13:31
Toluene-d8	111		70-140	1	11/29/2025 13:31
4-BFB	100		70-140	1	11/29/2025 13:31
Benzene-d6	88		50-140	1	11/29/2025 13:31
Ethylbenzene-d10	100		50-140	1	11/29/2025 13:31
1,2-DCB-d4	67		40-140	1	11/29/2025 13:31

Analyst(s): EVA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC28 11292511.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 14:09
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0057	1	11/29/2025 14:09
Benzene	ND	0.0011	0.0057	1	11/29/2025 14:09
Bromobenzene	ND	0.0014	0.0057	1	11/29/2025 14:09
Bromochloromethane	ND	0.0012	0.0057	1	11/29/2025 14:09
Bromodichloromethane	ND	0.00026	0.0057	1	11/29/2025 14:09
Bromoform	ND	0.0043	0.0057	1	11/29/2025 14:09
Bromomethane	ND	0.0020	0.0057	1	11/29/2025 14:09
2-Butanone (MEK)	ND	0.045	0.11	1	11/29/2025 14:09
t-Butyl alcohol (TBA)	ND	0.027	0.057	1	11/29/2025 14:09
n-Butyl benzene	ND	0.0018	0.0057	1	11/29/2025 14:09
sec-Butyl benzene	ND	0.0020	0.0057	1	11/29/2025 14:09
tert-Butyl benzene	ND	0.0024	0.0057	1	11/29/2025 14:09
Carbon Disulfide	ND	0.0012	0.0057	1	11/29/2025 14:09
Carbon Tetrachloride	ND	0.00019	0.0057	1	11/29/2025 14:09
Chlorobenzene	ND	0.0014	0.0057	1	11/29/2025 14:09
Chloroethane	ND	0.0019	0.0057	1	11/29/2025 14:09
Chloroform	ND	0.00036	0.0057	1	11/29/2025 14:09
Chloromethane	ND	0.0019	0.0057	1	11/29/2025 14:09
2-Chlorotoluene	ND	0.0018	0.0057	1	11/29/2025 14:09
4-Chlorotoluene	ND	0.0015	0.0057	1	11/29/2025 14:09
Dibromochloromethane	ND	0.00045	0.0057	1	11/29/2025 14:09
1,2-Dibromo-3-chloropropane	ND	0.00054	0.00057	1	11/29/2025 14:09
1,2-Dibromoethane (EDB)	ND	0.00015	0.00028	1	11/29/2025 14:09
Dibromomethane	ND	0.0014	0.0057	1	11/29/2025 14:09
1,2-Dichlorobenzene	ND	0.0019	0.0057	1	11/29/2025 14:09
1,3-Dichlorobenzene	ND	0.0017	0.0057	1	11/29/2025 14:09
1,4-Dichlorobenzene	ND	0.0017	0.0057	1	11/29/2025 14:09
Dichlorodifluoromethane	ND	0.00071	0.0057	1	11/29/2025 14:09
1,1-Dichloroethane	ND	0.0017	0.0057	1	11/29/2025 14:09
1,2-Dichloroethane (1,2-DCA)	ND	0.000079	0.00011	1	11/29/2025 14:09
1,1-Dichloroethene	ND	0.00012	0.0057	1	11/29/2025 14:09
cis-1,2-Dichloroethene	ND	0.0014	0.0057	1	11/29/2025 14:09
trans-1,2-Dichloroethene	ND	0.0014	0.0057	1	11/29/2025 14:09
1,2-Dichloropropane	ND	0.0015	0.0057	1	11/29/2025 14:09
1,3-Dichloropropane	ND	0.0010	0.0057	1	11/29/2025 14:09

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC28 11292511.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0057	1	11/29/2025 14:09
1,1-Dichloropropene	ND	0.0020	0.0057	1	11/29/2025 14:09
cis-1,3-Dichloropropene	ND	0.0011	0.0057	1	11/29/2025 14:09
trans-1,3-Dichloropropene	ND	0.0011	0.0057	1	11/29/2025 14:09
Diisopropyl ether (DIPE)	ND	0.0020	0.0057	1	11/29/2025 14:09
Ethylbenzene	ND	0.0012	0.0057	1	11/29/2025 14:09
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0057	1	11/29/2025 14:09
Freon 113	ND	0.0012	0.0057	1	11/29/2025 14:09
Hexachlorobutadiene	ND	0.0014	0.0057	1	11/29/2025 14:09
Hexachloroethane	ND	0.00073	0.0057	1	11/29/2025 14:09
2-Hexanone	ND	0.0031	0.0057	1	11/29/2025 14:09
Isopropylbenzene	ND	0.0020	0.0057	1	11/29/2025 14:09
4-Isopropyl toluene	ND	0.0022	0.0057	1	11/29/2025 14:09
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0057	1	11/29/2025 14:09
Methylene chloride	ND	0.014	0.023	1	11/29/2025 14:09
4-Methyl-2-pentanone (MIBK)	ND	0.0019	0.0057	1	11/29/2025 14:09
Naphthalene	ND	0.0034	0.0057	1	11/29/2025 14:09
n-Propyl benzene	ND	0.0022	0.0057	1	11/29/2025 14:09
Styrene	ND	0.0016	0.0057	1	11/29/2025 14:09
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0057	1	11/29/2025 14:09
1,1,2,2-Tetrachloroethane	ND	0.00050	0.0057	1	11/29/2025 14:09
Tetrachloroethene	**0.0067**	0.00033	0.0057	1	11/29/2025 14:09
Toluene	ND	0.0018	0.0057	1	11/29/2025 14:09
1,2,3-Trichlorobenzene	ND	0.0024	0.0057	1	11/29/2025 14:09
1,2,4-Trichlorobenzene	ND	0.0018	0.0057	1	11/29/2025 14:09
1,1,1-Trichloroethane	ND	0.0018	0.0057	1	11/29/2025 14:09
1,1,2-Trichloroethane	ND	0.0014	0.0057	1	11/29/2025 14:09
Trichloroethene	ND	0.0016	0.0057	1	11/29/2025 14:09
Trichlorofluoromethane	ND	0.0015	0.0057	1	11/29/2025 14:09
1,2,3-Trichloropropane	ND	0.00019	0.00028	1	11/29/2025 14:09
1,2,4-Trimethylbenzene	ND	0.0018	0.0057	1	11/29/2025 14:09
1,3,5-Trimethylbenzene	ND	0.0019	0.0057	1	11/29/2025 14:09
Vinyl Chloride	ND	0.00014	0.00028	1	11/29/2025 14:09
m,p-Xylene	ND	0.0029	0.0057	1	11/29/2025 14:09
o-Xylene	ND	0.0016	0.0057	1	11/29/2025 14:09
Xylenes, Total	ND	NA	0.0057	1	11/29/2025 14:09

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC28 11292511.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	94		70-140	1	11/29/2025 14:09
Toluene-d8	112		70-140	1	11/29/2025 14:09
4-BFB	101		70-140	1	11/29/2025 14:09
Benzene-d6	90		50-140	1	11/29/2025 14:09
Ethylbenzene-d10	104		50-140	1	11/29/2025 14:09
1,2-DCB-d4	68		40-140	1	11/29/2025 14:09

Analyst(s): EVA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC28 11292512.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 14:47
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0058	1	11/29/2025 14:47
Benzene	ND	0.0011	0.0058	1	11/29/2025 14:47
Bromobenzene	ND	0.0014	0.0058	1	11/29/2025 14:47
Bromochloromethane	ND	0.0013	0.0058	1	11/29/2025 14:47
Bromodichloromethane	ND	0.00027	0.0058	1	11/29/2025 14:47
Bromoform	ND	0.0044	0.0058	1	11/29/2025 14:47
Bromomethane	ND	0.0021	0.0058	1	11/29/2025 14:47
2-Butanone (MEK)	ND	0.046	0.12	1	11/29/2025 14:47
t-Butyl alcohol (TBA)	ND	0.028	0.058	1	11/29/2025 14:47
n-Butyl benzene	ND	0.0018	0.0058	1	11/29/2025 14:47
sec-Butyl benzene	ND	0.0021	0.0058	1	11/29/2025 14:47
tert-Butyl benzene	ND	0.0024	0.0058	1	11/29/2025 14:47
Carbon Disulfide	ND	0.0013	0.0058	1	11/29/2025 14:47
Carbon Tetrachloride	ND	0.00020	0.0058	1	11/29/2025 14:47
Chlorobenzene	ND	0.0014	0.0058	1	11/29/2025 14:47
Chloroethane	ND	0.0020	0.0058	1	11/29/2025 14:47
Chloroform	ND	0.00037	0.0058	1	11/29/2025 14:47
Chloromethane	ND	0.0020	0.0058	1	11/29/2025 14:47
2-Chlorotoluene	ND	0.0018	0.0058	1	11/29/2025 14:47
4-Chlorotoluene	ND	0.0015	0.0058	1	11/29/2025 14:47
Dibromochloromethane	ND	0.00046	0.0058	1	11/29/2025 14:47
1,2-Dibromo-3-chloropropane	ND	0.00055	0.00058	1	11/29/2025 14:47
1,2-Dibromoethane (EDB)	ND	0.00015	0.00029	1	11/29/2025 14:47
Dibromomethane	ND	0.0014	0.0058	1	11/29/2025 14:47
1,2-Dichlorobenzene	ND	0.0020	0.0058	1	11/29/2025 14:47
1,3-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 14:47
1,4-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 14:47
Dichlorodifluoromethane	ND	0.00073	0.0058	1	11/29/2025 14:47
1,1-Dichloroethane	ND	0.0017	0.0058	1	11/29/2025 14:47
1,2-Dichloroethane (1,2-DCA)	ND	0.000081	0.00012	1	11/29/2025 14:47
1,1-Dichloroethene	ND	0.00013	0.0058	1	11/29/2025 14:47
cis-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 14:47
trans-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 14:47
1,2-Dichloropropane	ND	0.0015	0.0058	1	11/29/2025 14:47
1,3-Dichloropropane	ND	0.0010	0.0058	1	11/29/2025 14:47

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC28 11292512.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0058	1	11/29/2025 14:47
1,1-Dichloropropene	ND	0.0021	0.0058	1	11/29/2025 14:47
cis-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 14:47
trans-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 14:47
Diisopropyl ether (DIPE)	ND	0.0021	0.0058	1	11/29/2025 14:47
Ethylbenzene	ND	0.0013	0.0058	1	11/29/2025 14:47
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0058	1	11/29/2025 14:47
Freon 113	ND	0.0013	0.0058	1	11/29/2025 14:47
Hexachlorobutadiene	ND	0.0014	0.0058	1	11/29/2025 14:47
Hexachloroethane	ND	0.00074	0.0058	1	11/29/2025 14:47
2-Hexanone	ND	0.0031	0.0058	1	11/29/2025 14:47
Isopropylbenzene	ND	0.0021	0.0058	1	11/29/2025 14:47
4-Isopropyl toluene	ND	0.0022	0.0058	1	11/29/2025 14:47
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0058	1	11/29/2025 14:47
Methylene chloride	ND	0.014	0.023	1	11/29/2025 14:47
4-Methyl-2-pentanone (MIBK)	ND	0.0020	0.0058	1	11/29/2025 14:47
Naphthalene	ND	0.0035	0.0058	1	11/29/2025 14:47
n-Propyl benzene	ND	0.0022	0.0058	1	11/29/2025 14:47
Styrene	ND	0.0016	0.0058	1	11/29/2025 14:47
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0058	1	11/29/2025 14:47
1,1,2,2-Tetrachloroethane	ND	0.00051	0.0058	1	11/29/2025 14:47
Tetrachloroethene	ND	0.00034	0.0058	1	11/29/2025 14:47
Toluene	ND	0.0018	0.0058	1	11/29/2025 14:47
1,2,3-Trichlorobenzene	ND	0.0024	0.0058	1	11/29/2025 14:47
1,2,4-Trichlorobenzene	ND	0.0018	0.0058	1	11/29/2025 14:47
1,1,1-Trichloroethane	ND	0.0018	0.0058	1	11/29/2025 14:47
1,1,2-Trichloroethane	ND	0.0014	0.0058	1	11/29/2025 14:47
Trichloroethene	ND	0.0016	0.0058	1	11/29/2025 14:47
Trichlorofluoromethane	ND	0.0015	0.0058	1	11/29/2025 14:47
1,2,3-Trichloropropane	ND	0.00020	0.00029	1	11/29/2025 14:47
1,2,4-Trimethylbenzene	ND	0.0018	0.0058	1	11/29/2025 14:47
1,3,5-Trimethylbenzene	ND	0.0020	0.0058	1	11/29/2025 14:47
Vinyl Chloride	ND	0.00014	0.00029	1	11/29/2025 14:47
m,p-Xylene	ND	0.0030	0.0058	1	11/29/2025 14:47
o-Xylene	ND	0.0016	0.0058	1	11/29/2025 14:47
Xylenes, Total	ND	NA	0.0058	1	11/29/2025 14:47

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC28 11292512.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	95		70-140	1	11/29/2025 14:47
Toluene-d8	114		70-140	1	11/29/2025 14:47
4-BFB	96		70-140	1	11/29/2025 14:47
Benzene-d6	92		50-140	1	11/29/2025 14:47
Ethylbenzene-d10	103		50-140	1	11/29/2025 14:47
1,2-DCB-d4	69		40-140	1	11/29/2025 14:47

Analyst(s): EVA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC28 11292513.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Acetone	ND	0.14	0.23	1	11/29/2025 15:25
tert-Amyl methyl ether (TAME)	ND	0.0014	0.0058	1	11/29/2025 15:25
Benzene	ND	0.0011	0.0058	1	11/29/2025 15:25
Bromobenzene	ND	0.0014	0.0058	1	11/29/2025 15:25
Bromochloromethane	ND	0.0013	0.0058	1	11/29/2025 15:25
Bromodichloromethane	ND	0.00027	0.0058	1	11/29/2025 15:25
Bromoform	ND	0.0044	0.0058	1	11/29/2025 15:25
Bromomethane	ND	0.0021	0.0058	1	11/29/2025 15:25
2-Butanone (MEK)	ND	0.047	0.12	1	11/29/2025 15:25
t-Butyl alcohol (TBA)	ND	0.028	0.058	1	11/29/2025 15:25
n-Butyl benzene	ND	0.0019	0.0058	1	11/29/2025 15:25
sec-Butyl benzene	ND	0.0021	0.0058	1	11/29/2025 15:25
tert-Butyl benzene	ND	0.0024	0.0058	1	11/29/2025 15:25
Carbon Disulfide	ND	0.0013	0.0058	1	11/29/2025 15:25
Carbon Tetrachloride	ND	0.00020	0.0058	1	11/29/2025 15:25
Chlorobenzene	ND	0.0014	0.0058	1	11/29/2025 15:25
Chloroethane	ND	0.0020	0.0058	1	11/29/2025 15:25
Chloroform	ND	0.00037	0.0058	1	11/29/2025 15:25
Chloromethane	ND	0.0020	0.0058	1	11/29/2025 15:25
2-Chlorotoluene	ND	0.0019	0.0058	1	11/29/2025 15:25
4-Chlorotoluene	ND	0.0015	0.0058	1	11/29/2025 15:25
Dibromochloromethane	ND	0.00047	0.0058	1	11/29/2025 15:25
1,2-Dibromo-3-chloropropane	ND	0.00056	0.00058	1	11/29/2025 15:25
1,2-Dibromoethane (EDB)	ND	0.00015	0.00029	1	11/29/2025 15:25
Dibromomethane	ND	0.0014	0.0058	1	11/29/2025 15:25
1,2-Dichlorobenzene	ND	0.0020	0.0058	1	11/29/2025 15:25
1,3-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 15:25
1,4-Dichlorobenzene	ND	0.0017	0.0058	1	11/29/2025 15:25
Dichlorodifluoromethane	ND	0.00073	0.0058	1	11/29/2025 15:25
1,1-Dichloroethane	ND	0.0017	0.0058	1	11/29/2025 15:25
1,2-Dichloroethane (1,2-DCA)	ND	0.000081	0.00012	1	11/29/2025 15:25
1,1-Dichloroethene	ND	0.00013	0.0058	1	11/29/2025 15:25
cis-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 15:25
trans-1,2-Dichloroethene	ND	0.0014	0.0058	1	11/29/2025 15:25
1,2-Dichloropropane	ND	0.0015	0.0058	1	11/29/2025 15:25
1,3-Dichloropropane	ND	0.0010	0.0058	1	11/29/2025 15:25

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC28 11292513.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	0.0022	0.0058	1	11/29/2025 15:25
1,1-Dichloropropene	ND	0.0021	0.0058	1	11/29/2025 15:25
cis-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 15:25
trans-1,3-Dichloropropene	ND	0.0011	0.0058	1	11/29/2025 15:25
Diisopropyl ether (DIPE)	ND	0.0021	0.0058	1	11/29/2025 15:25
Ethylbenzene	ND	0.0013	0.0058	1	11/29/2025 15:25
Ethyl tert-butyl ether (ETBE)	ND	0.0016	0.0058	1	11/29/2025 15:25
Freon 113	ND	0.0013	0.0058	1	11/29/2025 15:25
Hexachlorobutadiene	ND	0.0014	0.0058	1	11/29/2025 15:25
Hexachloroethane	ND	0.00075	0.0058	1	11/29/2025 15:25
2-Hexanone	ND	0.0031	0.0058	1	11/29/2025 15:25
Isopropylbenzene	ND	0.0021	0.0058	1	11/29/2025 15:25
4-Isopropyl toluene	ND	0.0022	0.0058	1	11/29/2025 15:25
Methyl-t-butyl ether (MTBE)	ND	0.0017	0.0058	1	11/29/2025 15:25
Methylene chloride	ND	0.014	0.023	1	11/29/2025 15:25
4-Methyl-2-pentanone (MIBK)	ND	0.0020	0.0058	1	11/29/2025 15:25
Naphthalene	ND	0.0035	0.0058	1	11/29/2025 15:25
n-Propyl benzene	ND	0.0022	0.0058	1	11/29/2025 15:25
Styrene	ND	0.0016	0.0058	1	11/29/2025 15:25
1,1,1,2-Tetrachloroethane	ND	0.0015	0.0058	1	11/29/2025 15:25
1,1,2,2-Tetrachloroethane	ND	0.00051	0.0058	1	11/29/2025 15:25
Tetrachloroethene	ND	0.00034	0.0058	1	11/29/2025 15:25
Toluene	ND	0.0019	0.0058	1	11/29/2025 15:25
1,2,3-Trichlorobenzene	ND	0.0024	0.0058	1	11/29/2025 15:25
1,2,4-Trichlorobenzene	ND	0.0019	0.0058	1	11/29/2025 15:25
1,1,1-Trichloroethane	ND	0.0019	0.0058	1	11/29/2025 15:25
1,1,2-Trichloroethane	ND	0.0014	0.0058	1	11/29/2025 15:25
Trichloroethene	ND	0.0016	0.0058	1	11/29/2025 15:25
Trichlorofluoromethane	ND	0.0015	0.0058	1	11/29/2025 15:25
1,2,3-Trichloropropane	ND	0.00020	0.00029	1	11/29/2025 15:25
1,2,4-Trimethylbenzene	ND	0.0019	0.0058	1	11/29/2025 15:25
1,3,5-Trimethylbenzene	ND	0.0020	0.0058	1	11/29/2025 15:25
Vinyl Chloride	ND	0.00014	0.00029	1	11/29/2025 15:25
m,p-Xylene	ND	0.0030	0.0058	1	11/29/2025 15:25
o-Xylene	ND	0.0016	0.0058	1	11/29/2025 15:25
Xylenes, Total	ND	NA	0.0058	1	11/29/2025 15:25

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC28 11292513.D	330671

Analytes	Result	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**		**Limits**	**DF**	
Dibromofluoromethane	96		70-140	1	11/29/2025 15:25
Toluene-d8	112		70-140	1	11/29/2025 15:25
4-BFB	97		70-140	1	11/29/2025 15:25
Benzene-d6	92		50-140	1	11/29/2025 15:25
Ethylbenzene-d10	106		50-140	1	11/29/2025 15:25
1,2-DCB-d4	69		40-140	1	11/29/2025 15:25

Analyst(s): EVA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	19	0.10	0.10	11/26/2025 12:10

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	17	0.10	0.10	11/26/2025 12:20

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	15	0.10	0.10	11/26/2025 12:25

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	17	0.10	0.10	11/26/2025 12:30

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	19	0.10	0.10	11/26/2025 12:35

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	18	0.10	0.10	11/26/2025 12:40

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**15**	0.10	0.10	11/26/2025 12:45

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**21**	0.10	0.10	11/26/2025 12:50

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**18**	0.10	0.10	11/26/2025 12:55

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	18	0.10	0.10	11/26/2025 13:00

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	17	0.10	0.10	11/26/2025 13:05

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	11	0.10	0.10	11/26/2025 13:15

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**12**	0.10	0.10	11/26/2025 13:20

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**14**	0.10	0.10	11/26/2025 13:25

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**14**	0.10	0.10	11/26/2025 13:30

Analyst(s): LSE

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**16**	0.10	0.10	11/26/2025 13:35

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC9b 11212577.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.5	1	11/22/2025 19:38
TPH-Motor Oil (C18-C36)	ND	4.6	12	1	11/22/2025 19:38

Surrogates	REC (%)	Limits	DF	
C9	117	69-160	1	11/22/2025 19:38

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC9a 11212554.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.0	2.4	1	11/22/2025 11:53
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 11:53

Surrogates	REC (%)	Limits	DF	
C9	92	69-160	1	11/22/2025 11:53

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC9a 11212542.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.0	2.4	1	11/22/2025 08:00
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 08:00

Surrogates	REC (%)	Limits	DF	
C9	87	69-160	1	11/22/2025 08:00

Analyst(s): DGA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC9b 11212553.D	330619

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND		2.1	2.4	1	11/22/2025 11:53
TPH-Motor Oil (C18-C36)	**5.4**	J	4.5	12	1	11/22/2025 11:53

Surrogates	REC (%)	Limits	DF	
C9	117	69-160	1	11/22/2025 11:53

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC9a 11212574.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.5	1	11/22/2025 18:20
TPH-Motor Oil (C18-C36)	ND	4.6	12	1	11/22/2025 18:20

Surrogates	REC (%)	Limits	DF	
C9	86	69-160	1	11/22/2025 18:20

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC9b 11212579.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.4	1	11/22/2025 20:17
TPH-Motor Oil (C18-C36)	ND	4.5	12	1	11/22/2025 20:17

Surrogates	REC (%)	Limits	DF	
C9	118	69-160	1	11/22/2025 20:17

Analyst(s): DGA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC9b 11212559.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**8.4**	2.0	2.4	1	11/22/2025 13:49
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 13:49

Surrogates	REC (%)	Limits	DF	
C9	113	69-160	1	11/22/2025 13:49

Analyst(s): DGA Analytical Comments: e4

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC9a 11212578.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.2	2.5	1	11/22/2025 19:38
TPH-Motor Oil (C18-C36)	ND	4.7	13	1	11/22/2025 19:38

Surrogates	REC (%)	Limits	DF	
C9	80	69-160	1	11/22/2025 19:38

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC9a 11212544.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.4	1	11/22/2025 08:39
TPH-Motor Oil (C18-C36)	ND	4.5	12	1	11/22/2025 08:39

Surrogates	REC (%)	Limits	DF	
C9	83	69-160	1	11/22/2025 08:39

Analyst(s): DGA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC9a 11212572.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.1	2.4	1	11/22/2025 17:42
TPH-Motor Oil (C18-C36)	ND	4.5	12	1	11/22/2025 17:42

Surrogates	REC (%)	Limits	DF	
C9	91	69-160	1	11/22/2025 17:42

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC9a 11212556.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	2.0	2.4	1	11/22/2025 12:32
TPH-Motor Oil (C18-C36)	ND	4.4	12	1	11/22/2025 12:32

Surrogates	REC (%)	Limits	DF	
C9	97	69-160	1	11/22/2025 12:32

Analyst(s): DGA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC9b 11242525.D	330619

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**2.1**	J	1.9	2.3	1	11/24/2025 16:22
TPH-Motor Oil (C18-C36)	**110**		4.2	11	1	11/24/2025 16:22

Surrogates	REC (%)	Limits	DF	
C9	115	69-160	1	11/24/2025 16:22

Analyst(s): JNG Analytical Comments: e7

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC9a 11212548.D	330619

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**25**	1.9	2.3	1	11/22/2025 09:56
TPH-Motor Oil (C18-C36)	**150**	4.2	11	1	11/22/2025 09:56

Surrogates	REC (%)	Limits	DF	
C9	98	69-160	1	11/22/2025 09:56

Analyst(s): DGA Analytical Comments: e7,e2

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC6B 11242525.D	330669

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**1600**	98	120	50	11/24/2025 16:26
TPH-Motor Oil (C18-C36)	**3400**	210	580	50	11/24/2025 16:26

Surrogates	REC (%)	Limits	DF	
C9	112	69-160	50	11/24/2025 16:26

Analyst(s): JNG Analytical Comments: e7,e2

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC9a 11212560.D	330669

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	**24**	2.0	2.3	1	11/22/2025 13:49
TPH-Motor Oil (C18-C36)	**270**	4.3	12	1	11/22/2025 13:49

Surrogates	REC (%)	Limits	DF	
C9	95	69-160	1	11/22/2025 13:49

Analyst(s): DGA Analytical Comments: e7,e2

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-10	2511F87-003A	Soil	11/20/2025 14:10	GC3 11242508.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/24/2025 13:40

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	93	60-140	1	11/24/2025 13:40

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW01-21	2511F87-005A	Soil	11/20/2025 14:49	GC3 11212536.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.32	1.2	1	11/22/2025 03:49

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	92	60-140	1	11/22/2025 03:49

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-10	2511F87-009A	Soil	11/19/2025 11:45	GC3 11242509.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.32	1.2	1	11/24/2025 14:10

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	92	60-140	1	11/24/2025 14:10

Analyst(s): IA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW02-18	2511F87-010A	Soil	11/19/2025 12:06	GC3 11242510.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/24/2025 14:41

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	81	60-140	1	11/24/2025 14:41

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-10	2511F87-014A	Soil	11/19/2025 13:09	GC3 11212532.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/22/2025 01:49

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	83	60-140	1	11/22/2025 01:49

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW03-25	2511F87-017A	Soil	11/19/2025 16:20	GC7 11212530.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/22/2025 01:26

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	86	60-140	1	11/22/2025 01:26

Analyst(s): VAL

(Cont.)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-10	2511F87-020A	Soil	11/20/2025 09:06	GC7 11242516.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	**240**	32	120	100	11/24/2025 17:33

Surrogates	REC (%)	Qualifiers	Limits	DF	
2-Fluorotoluene	331	S	60-140	100	11/24/2025 17:33

Analyst(s): IA Analytical Comments: d9

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW04-29	2511F87-024A	Soil	11/19/2025 09:52	GC3 11212537.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.34	1.3	1	11/22/2025 04:19

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	100	60-140	1	11/22/2025 04:19

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-10	2511F87-027A	Soil	11/19/2025 10:30	GC7 11212532.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/22/2025 02:25

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	78	60-140	1	11/22/2025 02:25

Analyst(s): VAL

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
TSW05-18	2511F87-028A	Soil	11/19/2025 10:44	GC3 11242511.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.33	1.2	1	11/24/2025 15:11

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	91	60-140	1	11/24/2025 15:11

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SP01-5	2511F87-030A	Soil	11/19/2025 10:45	GC3 11212529.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.32	1.2	1	11/22/2025 00:19

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	89	60-140	1	11/22/2025 00:19

Analyst(s): VAL

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B01-3	2511F87-033A	Soil	11/19/2025 13:52	GC3 11212528.D	330620

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.30	1.1	1	11/21/2025 23:48

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	89	60-140	1	11/21/2025 23:48

Analyst(s): VAL

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	11/21/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B02-3	2511F87-034A	Soil	11/19/2025 13:51	GC7 11242511.D	330670

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	**0.37**	J	0.31	1.1	1	11/24/2025 15:05

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	83	60-140	1	11/24/2025 15:05

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B03-10	2511F87-038A	Soil	11/19/2025 13:50	GC7 11212537.D	330670

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	**5.7**	0.31	1.2	1	11/22/2025 04:53

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	80	60-140	1	11/22/2025 04:53

Analyst(s): VAL Analytical Comments: d7

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
B04-3	2511F87-039A	Soil	11/20/2025 11:14	GC7 11212538.D	330670

Analytes	Result	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	0.31	1.2	1	11/22/2025 05:23

Surrogates	REC (%)	Limits	DF	
2-Fluorotoluene	77	60-140	1	11/22/2025 05:23

Analyst(s): IA

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/24/2025	**BatchID:**	330647
Date Analyzed:	11/24/2025 - 11/25/2025	**Extraction Method:**	SW3546
Instrument:	GC20, GC40	**Analytical Method:**	SW8082 A
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330647

QC Summary Report for SW8082 A

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Aroclor1016	ND	0.037	0.050	-	-	-
Aroclor1221	ND	0.037	0.050	-	-	-
Aroclor1232	ND	0.037	0.050	-	-	-
Aroclor1242	ND	0.037	0.050	-	-	-
Aroclor1248	ND	0.037	0.050	-	-	-
Aroclor1254	ND	0.037	0.050	-	-	-
Aroclor1260	ND	0.037	0.050	-	-	-
Surrogate Recovery						
Decachlorobiphenyl	0.052			0.05	103	70-130

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Aroclor1016	0.15	0.14	0.15	97	96	70-130	1.13	20
Aroclor1260	0.15	0.14	0.15	99	96	70-130	2.72	20
Surrogate Recovery								
Decachlorobiphenyl	0.051	0.050	0.050	103	101	70-130	1.96	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Acetone	ND	0.12	0.20	-	-	-
tert-Amyl methyl ether (TAME)	ND	0.0012	0.0050	-	-	-
Benzene	ND	0.00095	0.0050	-	-	-
Bromobenzene	ND	0.0012	0.0050	-	-	-
Bromochloromethane	ND	0.0011	0.0050	-	-	-
Bromodichloromethane	ND	0.00023	0.0050	-	-	-
Bromoform	ND	0.0038	0.0050	-	-	-
Bromomethane	ND	0.0018	0.0050	-	-	-
2-Butanone (MEK)	ND	0.040	0.10	-	-	-
t-Butyl alcohol (TBA)	ND	0.024	0.050	-	-	-
n-Butyl benzene	ND	0.0016	0.0050	-	-	-
sec-Butyl benzene	ND	0.0018	0.0050	-	-	-
tert-Butyl benzene	ND	0.0021	0.0050	-	-	-
Carbon Disulfide	ND	0.0011	0.0050	-	-	-
Carbon Tetrachloride	ND	0.00017	0.0050	-	-	-
Chlorobenzene	ND	0.0012	0.0050	-	-	-
Chloroethane	ND	0.0017	0.0050	-	-	-
Chloroform	ND	0.00032	0.0050	-	-	-
Chloromethane	ND	0.0017	0.0050	-	-	-
2-Chlorotoluene	ND	0.0016	0.0050	-	-	-
4-Chlorotoluene	ND	0.0013	0.0050	-	-	-
Dibromochloromethane	ND	0.00040	0.0050	-	-	-
1,2-Dibromo-3-chloropropane	ND	0.00048	0.00050	-	-	-
1,2-Dibromoethane (EDB)	ND	0.00013	0.00025	-	-	-
Dibromomethane	ND	0.0012	0.0050	-	-	-
1,2-Dichlorobenzene	ND	0.0017	0.0050	-	-	-
1,3-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
1,4-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
Dichlorodifluoromethane	ND	0.00063	0.0050	-	-	-
1,1-Dichloroethane	ND	0.0015	0.0050	-	-	-
1,2-Dichloroethane (1,2-DCA)	ND	0.000070	0.00010	-	-	-
1,1-Dichloroethene	ND	0.00011	0.0050	-	-	-
cis-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
trans-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
1,2-Dichloropropane	ND	0.0013	0.0050	-	-	-
1,3-Dichloropropane	ND	0.00088	0.0050	-	-	-
2,2-Dichloropropane	ND	0.0019	0.0050	-	-	-
1,1-Dichloropropene	ND	0.0018	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
cis-1,3-Dichloropropene	ND	0.00098	0.0050	-	-	-
trans-1,3-Dichloropropene	ND	0.00097	0.0050	-	-	-
Diisopropyl ether (DIPE)	ND	0.0018	0.0050	-	-	-
Ethylbenzene	ND	0.0011	0.0050	-	-	-
Ethyl tert-butyl ether (ETBE)	ND	0.0014	0.0050	-	-	-
Freon 113	ND	0.0011	0.0050	-	-	-
Hexachlorobutadiene	ND	0.0012	0.0050	-	-	-
Hexachloroethane	ND	0.00064	0.0050	-	-	-
2-Hexanone	ND	0.0027	0.0050	-	-	-
Isopropylbenzene	ND	0.0018	0.0050	-	-	-
4-Isopropyl toluene	ND	0.0019	0.0050	-	-	-
Methyl-t-butyl ether (MTBE)	ND	0.0015	0.0050	-	-	-
Methylene chloride	ND	0.012	0.020	-	-	-
4-Methyl-2-pentanone (MIBK)	ND	0.0017	0.0050	-	-	-
Naphthalene	ND	0.0030	0.0050	-	-	-
n-Propyl benzene	ND	0.0019	0.0050	-	-	-
Styrene	ND	0.0014	0.0050	-	-	-
1,1,1,2-Tetrachloroethane	ND	0.0013	0.0050	-	-	-
1,1,2,2-Tetrachloroethane	ND	0.00044	0.0050	-	-	-
Tetrachloroethene	ND	0.00029	0.0050	-	-	-
Toluene	ND	0.0016	0.0050	-	-	-
1,2,3-Trichlorobenzene	ND	0.0021	0.0050	-	-	-
1,2,4-Trichlorobenzene	ND	0.0016	0.0050	-	-	-
1,1,1-Trichloroethane	ND	0.0016	0.0050	-	-	-
1,1,2-Trichloroethane	ND	0.0012	0.0050	-	-	-
Trichloroethene	ND	0.0014	0.0050	-	-	-
Trichlorofluoromethane	ND	0.0013	0.0050	-	-	-
1,2,3-Trichloropropane	ND	0.00017	0.00025	-	-	-
1,2,4-Trimethylbenzene	ND	0.0016	0.0050	-	-	-
1,3,5-Trimethylbenzene	ND	0.0017	0.0050	-	-	-
Vinyl Chloride	ND	0.00012	0.00025	-	-	-
m,p-Xylene	ND	0.0026	0.0050	-	-	-
o-Xylene	ND	0.0014	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Surrogate Recovery						
Dibromofluoromethane	0.12			0.125	96	70-140
Toluene-d8	0.14			0.125	110	70-140
4-BFB	0.015			0.0125	122	70-140
Benzene-d6	0.091			0.1	91	70-140
Ethylbenzene-d10	0.10			0.1	102	70-140
1,2-DCB-d4	0.078			0.1	78	70-140

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Acetone	0.23	0.23	0.20	116	113	60-140	2.88	30
tert-Amyl methyl ether (TAME)	0.016	0.015	0.020	81	77	50-140	5.33	30
Benzene	0.017	0.016	0.020	85	80	60-140	5.59	30
Bromobenzene	0.021	0.021	0.020	106	103	60-140	2.46	30
Bromochloromethane	0.018	0.018	0.020	89	88	60-140	0.827	30
Bromodichloromethane	0.017	0.017	0.020	86	85	60-140	1.19	30
Bromoform	0.014	0.014	0.020	71	73	40-140	2.22	30
Bromomethane	0.017	0.015	0.020	85	75	30-140	13.0	30
2-Butanone (MEK)	0.070	0.070	0.080	87	88	50-140	0.195	30
t-Butyl alcohol (TBA)	0.071	0.075	0.080	89	94	50-140	4.79	30
n-Butyl benzene	0.026	0.024	0.020	128	120	60-150	6.85	30
sec-Butyl benzene	0.024	0.023	0.020	119	115	60-150	3.27	30
tert-Butyl benzene	0.024	0.023	0.020	119	114	60-140	4.18	30
Carbon Disulfide	0.019	0.017	0.020	95	87	50-140	9.42	30
Carbon Tetrachloride	0.019	0.018	0.020	93	89	60-140	4.55	30
Chlorobenzene	0.019	0.018	0.020	97	91	60-140	5.42	30
Chloroethane	0.018	0.016	0.020	91	78	50-140	15.0	30
Chloroform	0.018	0.017	0.020	90	87	60-140	4.03	30
Chloromethane	0.016	0.013	0.020	82	64	20-140	23.5	30
2-Chlorotoluene	0.022	0.021	0.020	110	106	60-140	4.10	30
4-Chlorotoluene	0.022	0.021	0.020	110	106	60-140	4.10	30
Dibromochloromethane	0.016	0.016	0.020	82	80	50-140	2.24	30
1,2-Dibromo-3-chloropropane	0.0093	0.0093	0.010	93	93	30-140	0.118	30
1,2-Dibromoethane (EDB)	0.0098	0.0093	0.010	98	93	40-140	4.33	30
Dibromomethane	0.017	0.017	0.020	86	85	60-140	1.01	30
1,2-Dichlorobenzene	0.017	0.016	0.020	84	82	60-140	2.77	30
1,3-Dichlorobenzene	0.020	0.019	0.020	100	97	60-140	3.75	30
1,4-Dichlorobenzene	0.020	0.019	0.020	98	96	60-140	1.89	30
Dichlorodifluoromethane	0.0078	0.0035	0.020	39	17	10-140	77.0,F2	30
1,1-Dichloroethane	0.018	0.017	0.020	93	87	60-140	5.97	30
1,2-Dichloroethane (1,2-DCA)	0.018	0.017	0.020	89	86	60-140	3.28	30
1,1-Dichloroethene	0.017	0.015	0.020	84	74	60-140	12.0	30
cis-1,2-Dichloroethene	0.020	0.020	0.020	100	98	60-140	1.45	30
trans-1,2-Dichloroethene	0.019	0.017	0.020	94	86	60-140	8.46	30
1,2-Dichloropropane	0.018	0.017	0.020	90	87	60-140	3.33	30
1,3-Dichloropropane	0.019	0.019	0.020	96	93	60-140	3.38	30
2,2-Dichloropropane	0.020	0.018	0.020	101	92	60-140	8.97	30
1,1-Dichloropropene	0.020	0.019	0.020	100	93	60-140	6.89	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
cis-1,3-Dichloropropene	0.020	0.019	0.020	99	94	60-140	4.61	30
trans-1,3-Dichloropropene	0.019	0.018	0.020	93	89	60-140	4.30	30
Diisopropyl ether (DIPE)	0.017	0.016	0.020	85	80	60-140	5.12	30
Ethylbenzene	0.021	0.020	0.020	106	100	60-140	6.37	30
Ethyl tert-butyl ether (ETBE)	0.017	0.016	0.020	84	81	60-140	3.47	30
Freon 113	0.017	0.013	0.020	83	65	50-140	24.2	30
Hexachlorobutadiene	0.020	0.020	0.020	99	98	60-140	0.460	30
Hexachloroethane	0.022	0.022	0.020	109	108	60-140	0.545	30
2-Hexanone	0.018	0.018	0.020	88	89	40-140	0.916	30
Isopropylbenzene	0.023	0.022	0.020	114	108	60-140	5.44	30
4-Isopropyl toluene	0.024	0.023	0.020	119	116	60-150	2.75	30
Methyl-t-butyl ether (MTBE)	0.017	0.016	0.020	83	79	50-140	5.75	30
Methylene chloride	0.024	0.023	0.020	119	115	60-140	3.61	30
4-Methyl-2-pentanone (MIBK)	0.018	0.019	0.020	92	94	50-140	2.13	30
Naphthalene	0.011	0.010	0.020	54	52	30-140	4.27	30
n-Propyl benzene	0.024	0.024	0.020	122	121	60-140	0.964	30
Styrene	0.018	0.018	0.020	92	88	60-140	4.51	30
1,1,1,2-Tetrachloroethane	0.019	0.017	0.020	93	87	60-140	5.90	30
1,1,2,2-Tetrachloroethane	0.019	0.019	0.020	96	94	40-140	2.05	30
Tetrachloroethene	0.021	0.020	0.020	104	98	60-140	6.55	30
Toluene	0.021	0.020	0.020	106	98	60-140	7.43	30
1,2,3-Trichlorobenzene	0.013	0.013	0.020	63	64	40-140	0.284	30
1,2,4-Trichlorobenzene	0.017	0.016	0.020	85	82	50-140	3.81	30
1,1,1-Trichloroethane	0.019	0.018	0.020	96	90	60-140	6.33	30
1,1,2-Trichloroethane	0.019	0.018	0.020	94	90	60-140	4.49	30
Trichloroethene	0.020	0.019	0.020	98	93	60-140	5.05	30
Trichlorofluoromethane	0.017	0.014	0.020	87	72	50-140	19.1	30
1,2,3-Trichloropropane	0.010	0.0096	0.010	100	96	60-130	3.28	30
1,2,4-Trimethylbenzene	0.022	0.021	0.020	109	106	30-140	2.69	30
1,3,5-Trimethylbenzene	0.023	0.023	0.020	117	113	60-140	2.83	30
Vinyl Chloride	0.0082	0.0066	0.010	82	66	30-140	21.7	30
m,p-Xylene	0.040	0.038	0.040	101	96	60-140	4.75	30
o-Xylene	0.019	0.018	0.020	94	91	60-140	3.73	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330618
Date Analyzed:	11/26/2025	**Extraction Method:**	SW5030B
Instrument:	GC45	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330618

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Surrogate Recovery								
Dibromofluoromethane	0.12	0.12	0.12	98	98	70-140	0.727	30
Toluene-d8	0.14	0.14	0.12	110	110	70-140	0.0736	30
4-BFB	0.014	0.014	0.012	110	113	70-140	2.81	30
Benzene-d6	0.086	0.081	0.10	86	81	70-140	6.84	30
Ethylbenzene-d10	0.10	0.097	0.10	102	97	70-140	4.48	30
1,2-DCB-d4	0.076	0.074	0.10	76	74	70-140	1.60	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Acetone	ND	0.12	0.20	-	-	-
tert-Amyl methyl ether (TAME)	ND	0.0012	0.0050	-	-	-
Benzene	ND	0.00095	0.0050	-	-	-
Bromobenzene	ND	0.0012	0.0050	-	-	-
Bromochloromethane	ND	0.0011	0.0050	-	-	-
Bromodichloromethane	ND	0.00023	0.0050	-	-	-
Bromoform	ND	0.0038	0.0050	-	-	-
Bromomethane	ND	0.0018	0.0050	-	-	-
2-Butanone (MEK)	ND	0.040	0.10	-	-	-
t-Butyl alcohol (TBA)	ND	0.024	0.050	-	-	-
n-Butyl benzene	ND	0.0016	0.0050	-	-	-
sec-Butyl benzene	ND	0.0018	0.0050	-	-	-
tert-Butyl benzene	ND	0.0021	0.0050	-	-	-
Carbon Disulfide	ND	0.0011	0.0050	-	-	-
Carbon Tetrachloride	ND	0.00017	0.0050	-	-	-
Chlorobenzene	ND	0.0012	0.0050	-	-	-
Chloroethane	ND	0.0017	0.0050	-	-	-
Chloroform	ND	0.00032	0.0050	-	-	-
Chloromethane	ND	0.0017	0.0050	-	-	-
2-Chlorotoluene	ND	0.0016	0.0050	-	-	-
4-Chlorotoluene	ND	0.0013	0.0050	-	-	-
Dibromochloromethane	ND	0.00040	0.0050	-	-	-
1,2-Dibromo-3-chloropropane	ND	0.00048	0.00050	-	-	-
1,2-Dibromoethane (EDB)	ND	0.00013	0.00025	-	-	-
Dibromomethane	ND	0.0012	0.0050	-	-	-
1,2-Dichlorobenzene	ND	0.0017	0.0050	-	-	-
1,3-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
1,4-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
Dichlorodifluoromethane	ND	0.00063	0.0050	-	-	-
1,1-Dichloroethane	ND	0.0015	0.0050	-	-	-
1,2-Dichloroethane (1,2-DCA)	0.000071,J	0.000070	0.00010	-	-	-
1,1-Dichloroethene	0.00011,J	0.00011	0.0050	-	-	-
cis-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
trans-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
1,2-Dichloropropane	ND	0.0013	0.0050	-	-	-
1,3-Dichloropropane	ND	0.00088	0.0050	-	-	-
2,2-Dichloropropane	ND	0.0019	0.0050	-	-	-
1,1-Dichloropropene	ND	0.0018	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
cis-1,3-Dichloropropene	ND	0.00098	0.0050	-	-	-
trans-1,3-Dichloropropene	ND	0.00097	0.0050	-	-	-
Diisopropyl ether (DIPE)	ND	0.0018	0.0050	-	-	-
Ethylbenzene	ND	0.0011	0.0050	-	-	-
Ethyl tert-butyl ether (ETBE)	ND	0.0014	0.0050	-	-	-
Freon 113	ND	0.0011	0.0050	-	-	-
Hexachlorobutadiene	ND	0.0012	0.0050	-	-	-
Hexachloroethane	ND	0.00064	0.0050	-	-	-
2-Hexanone	ND	0.0027	0.0050	-	-	-
Isopropylbenzene	ND	0.0018	0.0050	-	-	-
4-Isopropyl toluene	ND	0.0019	0.0050	-	-	-
Methyl-t-butyl ether (MTBE)	ND	0.0015	0.0050	-	-	-
Methylene chloride	ND	0.012	0.020	-	-	-
4-Methyl-2-pentanone (MIBK)	ND	0.0017	0.0050	-	-	-
Naphthalene	ND	0.0030	0.0050	-	-	-
n-Propyl benzene	ND	0.0019	0.0050	-	-	-
Styrene	ND	0.0014	0.0050	-	-	-
1,1,1,2-Tetrachloroethane	ND	0.0013	0.0050	-	-	-
1,1,2,2-Tetrachloroethane	ND	0.00044	0.0050	-	-	-
Tetrachloroethene	ND	0.00029	0.0050	-	-	-
Toluene	ND	0.0016	0.0050	-	-	-
1,2,3-Trichlorobenzene	ND	0.0021	0.0050	-	-	-
1,2,4-Trichlorobenzene	ND	0.0016	0.0050	-	-	-
1,1,1-Trichloroethane	ND	0.0016	0.0050	-	-	-
1,1,2-Trichloroethane	ND	0.0012	0.0050	-	-	-
Trichloroethene	ND	0.0014	0.0050	-	-	-
Trichlorofluoromethane	ND	0.0013	0.0050	-	-	-
1,2,3-Trichloropropane	ND	0.00017	0.00025	-	-	-
1,2,4-Trimethylbenzene	ND	0.0016	0.0050	-	-	-
1,3,5-Trimethylbenzene	ND	0.0017	0.0050	-	-	-
Vinyl Chloride	ND	0.00012	0.00025	-	-	-
m,p-Xylene	ND	0.0026	0.0050	-	-	-
o-Xylene	ND	0.0014	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Surrogate Recovery						
Dibromofluoromethane	0.097			0.125	78	70-140
Toluene-d8	0.13			0.125	101	70-140
4-BFB	0.0098			0.0125	78	70-140
Benzene-d6	0.12			0.1	117	70-140
Ethylbenzene-d10	0.13			0.1	132	70-140
1,2-DCB-d4	0.10			0.1	100	70-140

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Acetone	0.23	0.23	0.20	114	115	60-140	0.727	30
tert-Amyl methyl ether (TAME)	0.017	0.016	0.020	84	80	50-140	4.07	30
Benzene	0.018	0.018	0.020	90	89	60-140	1.43	30
Bromobenzene	0.022	0.020	0.020	108	99	60-140	8.17	30
Bromochloromethane	0.021	0.020	0.020	103	99	60-140	3.94	30
Bromodichloromethane	0.017	0.016	0.020	85	83	60-140	2.54	30
Bromoform	0.013	0.011	0.020	63	57	40-140	9.57	30
Bromomethane	0.026	0.026	0.020	128	129	30-140	0.736	30
2-Butanone (MEK)	0.076	0.094	0.080	95	118	50-140	21.5	30
t-Butyl alcohol (TBA)	0.076	0.077	0.080	95	96	50-140	0.729	30
n-Butyl benzene	0.025	0.024	0.020	127	119	60-150	6.46	30
sec-Butyl benzene	0.028	0.026	0.020	138	130	60-150	5.91	30
tert-Butyl benzene	0.027	0.025	0.020	133	124	60-140	6.79	30
Carbon Disulfide	0.022	0.022	0.020	110	110	50-140	0.0206	30
Carbon Tetrachloride	0.022	0.022	0.020	109	108	60-140	1.61	30
Chlorobenzene	0.017	0.016	0.020	84	78	60-140	7.86	30
Chloroethane	0.021	0.022	0.020	105	109	50-140	3.71	30
Chloroform	0.019	0.019	0.020	94	93	60-140	1.57	30
Chloromethane	0.018	0.019	0.020	91	95	20-140	4.30	30
2-Chlorotoluene	0.025	0.023	0.020	123	116	60-140	5.91	30
4-Chlorotoluene	0.024	0.023	0.020	121	114	60-140	6.17	30
Dibromochloromethane	0.014	0.013	0.020	69	64	50-140	8.54	30
1,2-Dibromo-3-chloropropane	0.0097	0.0091	0.010	97	91	30-140	7.00	30
1,2-Dibromoethane (EDB)	0.0089	0.0082	0.010	89	82	40-140	8.17	30
Dibromomethane	0.018	0.017	0.020	89	87	60-140	2.08	30
1,2-Dichlorobenzene	0.019	0.018	0.020	97	92	60-140	4.98	30
1,3-Dichlorobenzene	0.023	0.022	0.020	117	110	60-140	6.53	30
1,4-Dichlorobenzene	0.022	0.020	0.020	110	102	60-140	7.51	30
Dichlorodifluoromethane	0.012	0.012	0.020	58	60	10-140	1.94	30
1,1-Dichloroethane	0.020	0.020	0.020	102	100	60-140	1.26	30
1,2-Dichloroethane (1,2-DCA)	0.018	0.017	0.020	89	87	60-140	1.56	30
1,1-Dichloroethene	0.019	0.019	0.020	96	96	60-140	0.276	30
cis-1,2-Dichloroethene	0.020	0.020	0.020	101	99	60-140	1.54	30
trans-1,2-Dichloroethene	0.021	0.020	0.020	103	102	60-140	0.784	30
1,2-Dichloropropane	0.018	0.018	0.020	91	89	60-140	2.11	30
1,3-Dichloropropane	0.018	0.016	0.020	88	82	60-140	7.34	30
2,2-Dichloropropane	0.022	0.022	0.020	112	109	60-140	2.43	30
1,1-Dichloropropene	0.021	0.021	0.020	105	104	60-140	0.541	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
cis-1,3-Dichloropropene	0.018	0.016	0.020	88	81	60-140	8.47	30
trans-1,3-Dichloropropene	0.018	0.016	0.020	88	80	60-140	9.10	30
Diisopropyl ether (DIPE)	0.016	0.016	0.020	82	80	60-140	2.65	30
Ethylbenzene	0.018	0.016	0.020	91	82	60-140	9.77	30
Ethyl tert-butyl ether (ETBE)	0.018	0.018	0.020	92	89	60-140	2.70	30
Freon 113	0.018	0.018	0.020	89	88	50-140	1.41	30
Hexachlorobutadiene	0.022	0.022	0.020	112	109	60-140	2.11	30
Hexachloroethane	0.024	0.022	0.020	119	112	60-140	6.19	30
2-Hexanone	0.016	0.015	0.020	78	75	40-140	3.63	30
Isopropylbenzene	0.023	0.022	0.020	117	109	60-140	7.12	30
4-Isopropyl toluene	0.027	0.025	0.020	133	125	60-150	6.22	30
Methyl-t-butyl ether (MTBE)	0.018	0.018	0.020	91	89	50-140	2.93	30
Methylene chloride	0.021	0.021	0.020	105	105	60-140	0.0305	30
4-Methyl-2-pentanone (MIBK)	0.015	0.013	0.020	77	66	50-140	16.2	30
Naphthalene	0.011	0.010	0.020	57	52	30-140	8.07	30
n-Propyl benzene	0.028	0.026	0.020	142,F5	131	60-140	7.85	30
Styrene	0.016	0.014	0.020	80	71	60-140	11.6	30
1,1,1,2-Tetrachloroethane	0.018	0.017	0.020	90	83	60-140	8.12	30
1,1,2,2-Tetrachloroethane	0.019	0.018	0.020	94	89	40-140	5.77	30
Tetrachloroethene	0.022	0.021	0.020	110	103	60-140	7.09	30
Toluene	0.018	0.017	0.020	90	84	60-140	7.13	30
1,2,3-Trichlorobenzene	0.013	0.013	0.020	66	63	40-140	5.43	30
1,2,4-Trichlorobenzene	0.018	0.016	0.020	88	81	50-140	7.88	30
1,1,1-Trichloroethane	0.022	0.021	0.020	108	105	60-140	2.61	30
1,1,2-Trichloroethane	0.017	0.016	0.020	87	80	60-140	7.87	30
Trichloroethene	0.021	0.021	0.020	104	103	60-140	1.38	30
Trichlorofluoromethane	0.020	0.020	0.020	100	100	50-140	0.0544	30
1,2,3-Trichloropropane	0.011	0.010	0.010	111	104	60-130	6.45	30
1,2,4-Trimethylbenzene	0.022	0.020	0.020	110	101	30-140	9.40	30
1,3,5-Trimethylbenzene	0.023	0.021	0.020	116	107	60-140	7.52	30
Vinyl Chloride	0.0099	0.010	0.010	99	103	30-140	3.98	30
m,p-Xylene	0.035	0.033	0.040	88	81	60-140	8.03	30
o-Xylene	0.016	0.014	0.020	78	71	60-140	9.31	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330671
Date Analyzed:	11/24/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330671

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Surrogate Recovery								
Dibromofluoromethane	0.097	0.10	0.12	78	81	70-140	4.56	30
Toluene-d8	0.12	0.12	0.12	100	100	70-140	0.258	30
4-BFB	0.0097	0.0098	0.012	77	79	70-140	1.76	30
Benzene-d6	0.11	0.12	0.10	108	119	70-140	9.81	30
Ethylbenzene-d10	0.12	0.12	0.10	122	124	70-140	1.17	30
1,2-DCB-d4	0.096	0.099	0.10	96	99	70-140	2.86	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/26/2025	**BatchID:**	330963
Date Analyzed:	11/26/2025	**Extraction Method:**	ASTM D2216-05
Instrument:	WetChem	**Analytical Method:**	SW8000D
Matrix:	Soil	**Unit:**	wet wt%
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB-330963 2511F87-003A

QC Summary Report for Percent Moisture

Analyte	MB Result	MDL	RL			
% Moisture	ND	0.10	0.10	-	-	-

Analyte	SAMP Result	DUP Result	RPD	RPD Limit
% Moisture	17	16	3.9	15

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330619
Date Analyzed:	11/21/2025 - 11/22/2025	**Extraction Method:**	SW3550 B
Instrument:	GC11A, GC9a	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330619

QC Report for SW8015B w/out SG Clean-Up

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH-Diesel (C10-C23)	ND	1.7	2.0	-	-	-
TPH-Motor Oil (C18-C36)	ND	3.7	10	-	-	-
Surrogate Recovery						
C9	29			25	115	76-153

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	40	41	40	101	102	70-130	0.730	20
Surrogate Recovery								
C9	28	28	25	114	113	76-153	0.587	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330669
Date Analyzed:	11/21/2025 - 11/24/2025	**Extraction Method:**	SW3550 B
Instrument:	GC11B, GC6B	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330669 2511F87-038AMS/MSD

QC Report for SW8015B w/out SG Clean-Up

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH-Diesel (C10-C23)	ND	1.7	2.0	-	-	-
TPH-Motor Oil (C18-C36)	ND	3.7	10	-	-	-
Surrogate Recovery						
C9	28			25	112	76-153

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	41	38	40	101	94	70-130	7.35	20
Surrogate Recovery								
C9	28	26	25	113	104	76-153	8.01	20

Analyte	MS DF	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	50	1500	1500	40	1402	246,F1	211,F1	70-130	0.929	20
Surrogate Recovery										
C9	50	28	28	25		112	110	69-160	1.42	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/20/2025	**BatchID:**	330620
Date Analyzed:	11/21/2025 - 11/24/2025	**Extraction Method:**	SW5030 B
Instrument:	GC3, GC7	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330620

QC Summary Report for 8015B

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH(g) (C6-C12)	ND	0.27	1.0	-	-	-
Surrogate Recovery						
2-Fluorotoluene	0.090			0.1	90	60-140

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	2.3	2.2	2	114	108	60-140	5.37	20
Surrogate Recovery								
2-Fluorotoluene	0.091	0.092	0.10	91	92	60-140	1.84	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/21/2025	**BatchID:**	330670
Date Analyzed:	11/21/2025 - 11/25/2025	**Extraction Method:**	SW5030 B
Instrument:	GC3, GC7	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330670 2511F87-034AMS/MSD

QC Summary Report for 8015B

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH(g) (C6-C12)	ND	0.27	1.0	-	-	-
Surrogate Recovery						
2-Fluorotoluene	0.10			0.1	100	60-140

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	1.6	1.7	2	78	84	60-140	7.24	20
Surrogate Recovery								
2-Fluorotoluene	0.11	0.10	0.10	109	103	60-140	5.43	20

Analyte	MS DF	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	1	2.0	2.2	2	ND	83	92	60-140	8.59	20
Surrogate Recovery										
2-Fluorotoluene	1	0.083	0.081	0.10		83	81	60-140	2.53	20

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Aroclor1016	○	◉	○	○	○	SW8082 A	Soil
Aroclor1221	○	◉	○	○	○	SW8082 A	Soil
Aroclor1232	○	◉	○	○	○	SW8082 A	Soil
Aroclor1242	○	◉	○	○	○	SW8082 A	Soil
Aroclor1248	○	◉	○	○	○	SW8082 A	Soil
Aroclor1254	○	◉	○	○	○	SW8082 A	Soil
Aroclor1260	○	◉	○	○	○	SW8082 A	Soil
PCBs, total	○	○	○	○	○	SW8082 A	Soil
1,1,1,2-Tetrachloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,1-Trichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,2,2-Tetrachloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1,2-Trichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloroethane	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil
1,1-Dichloropropene	○	◉	○	○	○	SW8260D	Soil
1,2,3-Trichlorobenzene	○	◉	○	○	○	SW8260D	Soil
1,2,3-Trichloropropane	◉	◉	○	○	○	SW8260D	Soil
1,2,4-Trichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,2,4-Trimethylbenzene	○	◉	○	○	○	SW8260D	Soil
1,2-Dibromo-3-chloropropane	◉	◉	○	○	○	SW8260D	Soil
1,2-Dibromoethane (EDB)	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichloroethane (1,2-DCA)	◉	◉	○	○	○	SW8260D	Soil
1,2-Dichloropropane	◉	◉	○	○	○	SW8260D	Soil
1,3,5-Trimethylbenzene	○	◉	○	○	○	SW8260D	Soil
1,3-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
1,3-Dichloropropane	○	◉	○	○	○	SW8260D	Soil
1,4-Dichlorobenzene	◉	◉	○	○	○	SW8260D	Soil
2,2-Dichloropropane	○	◉	○	○	○	SW8260D	Soil
2-Butanone (MEK)	○	○	○	○	○	SW8260D	Soil
2-Chlorotoluene	○	◉	○	○	○	SW8260D	Soil
2-Hexanone	○	◉	○	○	○	SW8260D	Soil
4-Chlorotoluene	◉	◉	○	○	○	SW8260D	Soil
4-Isopropyl toluene	○	○	○	○	○	SW8260D	Soil
4-Methyl-2-pentanone (MIBK)	◉	◉	○	○	○	SW8260D	Soil
Acetone	○	◉	○	○	○	SW8260D	Soil
Benzene	◉	◉	○	○	○	SW8260D	Soil
Bromobenzene	◉	◉	○	○	○	SW8260D	Soil
Bromochloromethane	◉	◉	○	○	○	SW8260D	Soil
Bromodichloromethane	◉	◉	○	○	○	SW8260D	Soil
Bromoform	◉	◉	○	○	○	SW8260D	Soil
Bromomethane	◉	◉	○	○	○	SW8260D	Soil
Carbon Disulfide	◉	◉	○	○	○	SW8260D	Soil
Carbon Tetrachloride	◉	◉	○	○	○	SW8260D	Soil
Chlorobenzene	◉	◉	○	○	○	SW8260D	Soil
Chloroethane	◉	◉	○	○	○	SW8260D	Soil
Chloroform	◉	◉	○	○	○	SW8260D	Soil
Chloromethane	◉	◉	○	○	○	SW8260D	Soil
cis-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil

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

Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
cis-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Soil
Dibromochloromethane	◉	◉	○	○	○	SW8260D	Soil
Dibromomethane	◉	◉	○	○	○	SW8260D	Soil
Dichlorodifluoromethane	○	◉	○	○	○	SW8260D	Soil
Diisopropyl ether (DIPE)	◉	○	○	○	○	SW8260D	Soil
Ethyl tert-butyl ether (ETBE)	◉	◉	○	○	○	SW8260D	Soil
Ethylbenzene	◉	◉	○	○	○	SW8260D	Soil
Freon 113	○	○	○	○	○	SW8260D	Soil
Hexachlorobutadiene	◉	◉	○	○	○	SW8260D	Soil
Hexachloroethane	○	◉	○	○	○	SW8260D	Soil
Isopropylbenzene	○	◉	○	○	○	SW8260D	Soil
m,p-Xylene	◉	○	○	○	○	SW8260D	Soil
Methylene chloride	◉	◉	○	○	○	SW8260D	Soil
Methyl-t-butyl ether (MTBE)	◉	◉	○	○	○	SW8260D	Soil
Naphthalene	◉	◉	○	○	○	SW8260D	Soil
n-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
n-Propyl benzene	◉	◉	○	○	○	SW8260D	Soil
o-Xylene	○	○	○	○	○	SW8260D	Soil
sec-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
Styrene	◉	◉	○	○	○	SW8260D	Soil
t-Butyl alcohol (TBA)	◉	◉	○	○	○	SW8260D	Soil
tert-Amyl methyl ether (TAME)	○	◉	○	○	○	SW8260D	Soil
tert-Butyl benzene	◉	◉	○	○	○	SW8260D	Soil
Tetrachloroethene	◉	◉	○	○	○	SW8260D	Soil
Toluene	◉	◉	○	○	○	SW8260D	Soil
trans-1,2-Dichloroethene	◉	◉	○	○	○	SW8260D	Soil
trans-1,3-Dichloropropene	◉	◉	○	○	○	SW8260D	Soil
Trichloroethene	◉	◉	○	○	○	SW8260D	Soil
Trichlorofluoromethane	◉	◉	○	○	○	SW8260D	Soil
Vinyl Chloride	◉	◉	○	○	○	SW8260D	Soil
Xylenes, Total	○	◉	○	○	○	SW8260D	Soil
TPH-Diesel (C10-C23)	◉	◉	○	○	○	SW8015 B	Soil
TPH-Motor Oil (C18-C36)	◉	◉	○	○	○	SW8015 B	Soil
TPH(g) (C6-C12)	◉	◉	○	○	○	SW8015 B	Soil

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 **ClientCode: TCCS**

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

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: **5 days;**

Date Received: **11/20/2025**
Date Logged: **11/21/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-001	TSW01-1	Soil	11/20/2025 13:32	☑				A	A							
2511F87-002	TSW01-7	Soil	11/20/2025 13:57	☑				A	A							
2511F87-003	TSW01-10	Soil	11/20/2025 14:10	☐		A	A	A		A	A					
2511F87-004	TSW01-15	Soil	11/20/2025 14:30	☑				A	A							
2511F87-005	TSW01-21	Soil	11/20/2025 14:49	☐		A	A	A		A	A					
2511F87-006	TSW01-36	Soil	11/20/2025 14:56	☑				A	A							
2511F87-007	TSW02-2	Soil	11/19/2025 11:21	☑				A	A							
2511F87-008	TSW02-5	Soil	11/19/2025 11:31	☑				A	A							
2511F87-009	TSW02-10	Soil	11/19/2025 11:45	☐		A	A	A		A	A					
2511F87-010	TSW02-18	Soil	11/19/2025 12:06	☐		A	A	A		A	A					
2511F87-011	TSW02-28	Soil	11/19/2025 12:18	☑				A	A							
2511F87-012	TSW03-4	Soil	11/19/2025 14:55	☑				A	A							
2511F87-013	TSW03-5	Soil	11/19/2025 15:00	☑				A	A							
2511F87-014	TSW03-10	Soil	11/19/2025 13:09	☐	A	A	A	A		A	A					
2511F87-015	TSW03-15	Soil	11/19/2025 15:55	☑				A	A							

Test Legend:

1	8082_PCB_S	2	8260_S	3	PERmoist_S	4	PRDisposal Fee
5	PRHOLD	6	TPH(DMO)_S	7	TPH-Gas_S	8	
9		10		11		12	

Project Manager: Tracy Babjar **Prepared by: Maria Venegas**

The following SampIDs: 003A, 005A, 009A, 010A, 014A, 017A, 020A, 024A, 027A, 028A, 030A, 033A, 034A, 038A, 039A contain testgroup Multi Range_S.

Comments:

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 **ClientCode: TCCS**

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

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

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Requested TAT: **5 days;**

Date Received: **11/20/2025**
Date Logged: **11/21/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-016	TSW03-20	Soil	11/19/2025 16:15	☑				A	A							
2511F87-017	TSW03-25	Soil	11/19/2025 16:20	☐		A	A	A		A	A					
2511F87-018	TSW04-2	Soil	11/20/2025 08:35	☑				A	A							
2511F87-019	TSW04-5	Soil	11/20/2025 08:48	☑				A	A							
2511F87-020	TSW04-10	Soil	11/20/2025 09:06	☐		A	A	A		A	A					
2511F87-021	TSW04-14	Soil	11/19/2025 09:16	☑				A	A							
2511F87-022	TSW04-17	Soil	11/19/2025 09:24	☑				A	A							
2511F87-023	TSW04-19	Soil	11/19/2025 09:33	☑				A	A							
2511F87-024	TSW04-29	Soil	11/19/2025 09:52	☐		A	A	A		A	A					
2511F87-025	TSW04-36	Soil	11/19/2025 10:01	☑				A	A							
2511F87-026	TSW05-2	Soil	11/19/2025 10:20	☑				A	A							
2511F87-027	TSW05-10	Soil	11/19/2025 10:30	☐	A	A	A	A		A	A					
2511F87-028	TSW05-18	Soil	11/19/2025 10:44	☐		A	A	A		A	A					
2511F87-029	TSW05-36	Soil	11/19/2025 11:08	☑				A	A							
2511F87-030	SP01-5	Soil	11/19/2025 10:45	☐		A	A	A		A	A					

Test Legend:

1	8082_PCB_S	2	8260_S	3	PERmoist_S	4	PRDisposal Fee
5	PRHOLD	6	TPH(DMO)_S	7	TPH-Gas_S	8	
9		10		11		12	

Project Manager: Tracy Babjar **Prepared by: Maria Venegas**

The following SampIDs: 003A, 005A, 009A, 010A, 014A, 017A, 020A, 024A, 027A, 028A, 030A, 033A, 034A, 038A, 039A contain testgroup Multi Range_S.

Comments:

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 **ClientCode: TCCS**

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

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Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
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apinvoices@terracon.com

Requested TAT: **5 days;**

Date Received: **11/20/2025**
Date Logged: **11/21/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-031	SPV02-5	Soil	11/19/2025 12:36	☑				A	A							
2511F87-032	SPV03-5	Soil	11/20/2025 13:21	☑				A	A							
2511F87-033	B01-3	Soil	11/19/2025 13:52	☐	A	A	A	A		A	A					
2511F87-034	B02-3	Soil	11/19/2025 13:51	☐	A	A	A	A		A	A					
2511F87-035	B03-2	Soil	11/19/2025 13:00	☑				A	A							
2511F87-036	B03-5	Soil	11/19/2025 13:40	☑				A	A							
2511F87-037	B03-8	Soil	11/19/2025 13:41	☑				A	A							
2511F87-038	B03-10	Soil	11/19/2025 13:50	☐	A	A	A	A		A	A					
2511F87-039	B04-3	Soil	11/20/2025 11:14	☐	A	A	A	A		A	A					

Test Legend:

1	8082_PCB_S	2	8260_S	3	PERmoist_S	4	PRDisposal Fee
5	PRHOLD	6	TPH(DMO)_S	7	TPH-Gas_S	8	
9		10		11		12	

Project Manager: Tracy Babjar **Prepared by: Maria Venegas**

The following SampIDs: 003A, 005A, 009A, 010A, 014A, 017A, 020A, 024A, 027A, 028A, 030A, 033A, 034A, 038A, 039A contain testgroup Multi Range_S.

Comments:

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

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
003A	TSW01-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:10	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
005A	TSW01-21	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:49	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
009A	TSW02-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 11:45	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
010A	TSW02-18	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 12:06	5 days	12/1/2025		☐	☐

NOTES: * STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- 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

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WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
010A	TSW02-18	Soil	SW8000D (Percent Moisture)	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 12:06	5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
014A	TSW03-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:09	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
017A	TSW03-25	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 16:20	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
020A	TSW04-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 9:06	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐

NOTES: * STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

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WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
020A	TSW04-10	Soil	SW8260D (VOCs)	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 9:06	5 days	12/1/2025		☐	☐
024A	TSW04-29	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 9:52	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
027A	TSW05-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 10:30	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
028A	TSW05-18	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 10:44	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐

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

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

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
030A	SP01-5	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 10:45	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
033A	B01-3	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:52	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
034A	B02-3	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:51	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐

NOTES: * STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

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WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email: Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments:

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☐ Email ☐ HardCopy ☐ ThirdParty ☑ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
038A	B03-10	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 13:50	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐
039A	B04-3	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 11:14	5 days	12/1/2025		☐	☐
			SW8000D (Percent Moisture)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/1/2025		☐	☐
			SW8082 A (PCBs Only)			☐	☐	☑		5 days	12/1/2025		☐	☐

NOTES: *** STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

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Cont./Comp. = Containers /Composites

2511F87

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Ct. #100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Project Number NB257393

Project Name Proposed derby developments

Laboratory: McCampbell Analytical
Address: 1534 Willow Pass Rd Pittsburg, CA
Phone: 916 848 9589
Contact: mason.Czabaranek@terracon.com
PO/SO #:
Sampler's Signature

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 1 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH G/D/M 8015 M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	HOLD	Lab Sample ID
S	11/20	13:32		X	TSW01-1	0.5	1.5	1					X	
	11/20	13:57		X	TSW01-7	6	7	1					X	
	11/20	14:10		X	TSW01-10	9	10	1	X	X				
	11/20	14:30		X	TSW01-15	14	15	1					X	
	11/20	14:49		X	TSW01-21	20	21	1	X	X				
	11/20	14:56		X	TSW01-36	35	36	1					X	
	11/19	11:21		X	TSW02-2	1	2	1					X	
	11/19	11:31		X	TSW02-5	4	5	1					X	
	11/19	11:45		X	TSW02-10	9	10	1	X	X				
	11/19	12:06		X	TSW02-18	17.5	18.5	1	X	X				

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 Rico	11/20/25	1843

NOTES: Report on dry weight basis
Send results to Contact & Sadie.bodiford@terracon.com

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

24 cool 1841

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Ct. #100, Sacramento CA
Project Manager: Sadie Bodiford
Sampler's Name: Mason Czabaranek
Project Number: NB257393
Project Name: Proposed Derby Developments

Laboratory: McCampbell
Address: 1534 Willow Pass Rd, Pittsburg, CA
Phone:
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czab

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 2 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	FIELD	Lab Sample ID
	11/19	12:18		X	TSW02-28	27	28	1					X	
	11/19	14:55		X	TSW03-4	3	4	1					X	
	11/19	15:00		X	TSW03-5	4	5	1					X	
	11/19	13:09		X	TSW03-10	9	10	1	X	X	X			
	11/19	15:55		X	TSW03-15	14	15	1					X	
	11/19	16:15		X	TSW03-20	19	20	1	MC				X	
	11/19	16:20		X	TSW03-25	24	25	1	X	X				
	11/20	8:35		X	TSW04-2	0	2	1					X	
	11/20	8:48		X	TSW04-5	4	5	1					X	
	11/20	9:06		X	TSW04-10	9	10	1	X	X				

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush
TRRP Laboratory Review Checklist: ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czab	11/20/25	1843	Emily Ke	11/20/25	1843

NOTES:

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

CHAIN OF CUSTODY RECORD

Terracon

Laboratory:
Address:

Office Location _____ Phone: _____
Project Manager Sadie Bedford Contact: _____
PO/SO #: _____
Sampler's Name Mason Czabaranek Sampler's Signature M. Cz
Project Number NB257393 Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 3 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010D/7471	HOLD	Lab Sample ID
S	11/19	9:16		X	TSW04-14	13	14	1					X	
		9:24		X	TSW04-17	16	17	1					X	
		9:33		X	TSW04-19	18	19	1					X	
		9:52		X	TSW04-29	28	29	1	X	X				
		10:01		X	TSW04-36	35	36	1					X	
		10:20		X	TSW05-2	1	2	1					X	
		10:30		X	TSW05-10	9	10	1	X	X	X			
		10:44		X	TSW05-18	17	18	1	X	X				
		11:08		X	TSW05-36	35	36	1					X	
		10:45		X	SP01-5	4	5	1	X	X				

TURNAROUND TIME ☑ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Cz	11/20/25	1843	Emily Re	11/20/25	1845

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

Sacramento Office ■ 50 Goldenland Ct. ■ Sacramento, CA 95834 ■ Office: 916-928-4690 ■ Fax: 916-928-4697
Responsive ■ Resourceful ■ Reliable

CHAIN OF CUSTODY RECORD

Terracon

Laboratory:
Address:

Office Location _____ Phone: _____
Project Manager Sadie Bodifard Contact: _____
Sampler's Name Mason Czebaranek PO/SO #: _____
Sampler's Signature M. Czebaranek
Project Number NB257393
Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 4 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH 6/D/M 8015M	VOCs 8260B	PCBs 8082	HOLD	Lab Sample ID
	11/19	12:36		X	SPV02-5	4	5		X	X		X	
	11/20	13:21		X	SPV03-5	4	5		X	X		X	
	11/19	13:52		X	B01-3	2	3		X	X	X		
	11/19	13:51		X	B02-3	2	3		X	X	X		
	11/19	13:00		X	B03-2	1	2				X		
	11/19	13:40		X	B03-5	4	5				X		
	11/19	13:41		X	B03-8	7	8				X		
	11/19	13:50		X	B03-10	9	10		X	X	X		
	11/20	11:14		X	B04-3	2	3		X	X	X		

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. Czebaranek	11/20/25	1843	Emily Re	11/20/25	1843

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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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 №:	2511F87 Matrix: Soil	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:

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2511F87 A

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/03/2025 by:

Jena Alfaro
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current regulatory standards, where applicable, unless otherwise stated.

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CA ELAP 1644 ♦ ORELAP (NELAP) 4033 ♦ AIHA-LAP ID#232255 ♦ DoD-ELAP Cert # L22-757

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 A

Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 A

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	“Too Numerous to Count;” greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Case Narrative

Client: Terracon
Project: NB257393; Proposed Derby Developments

Work Order: 2511F87
December 03, 2025

Percent Moisture

In accordance with SW-846, 8000, percent moisture is reported as:

[Moisture Weight (g)] / [Sample Wet Weight (g)] x 100

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3050 B
Date Prepared:	11/25/2025	**Analytical Method:**	SW6020
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Metals

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	ICP-MS5 1050SMPL.d	330869

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Antimony	**0.72**		0.089	0.60	1	11/26/2025 13:09
Arsenic	**6.9**		0.12	0.60	1	11/26/2025 13:09
Barium	**230**		0.69	6.0	1	11/26/2025 13:09
Beryllium	**0.72**		0.098	0.60	1	11/26/2025 13:09
Cadmium	**0.25**	J	0.087	0.60	1	11/26/2025 13:09
Chromium	**62**		0.17	0.60	1	11/26/2025 13:09
Cobalt	**14**		0.062	0.60	1	11/26/2025 13:09
Copper	**31**		0.18	0.60	1	11/26/2025 13:09
Lead	**30**		0.13	0.60	1	11/26/2025 13:09
Molybdenum	**1.3**	B	0.11	0.60	1	11/26/2025 13:09
Nickel	**58**		0.30	0.60	1	11/26/2025 13:09
Selenium	ND		0.24	0.60	1	11/26/2025 13:09
Silver	**0.10**	J	0.079	0.60	1	11/26/2025 13:09
Thallium	**0.16**	J	0.086	0.60	1	11/26/2025 13:09
Vanadium	**67**		0.12	0.60	1	11/26/2025 13:09
Zinc	**84**		1.8	6.0	1	11/26/2025 13:09

Surrogates	REC (%)	Limits	DF	
Terbium	96	70-130	1	11/26/2025 13:09

Analyst(s): AL

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW7471 B
Date Prepared:	11/25/2025	**Analytical Method:**	SW7471 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Mercury by Cold Vapor Atomic Absorption

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	AA1 _42	330867

Analytes	Result	MDL	RL	DF	Date Analyzed
Mercury	**0.13**	0.014	0.020	1	11/26/2025 12:57

Analyst(s): MJA

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	11/26/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	WetChem	330963

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**16**	0.10	0.10	11/26/2025 13:35

Analyst(s): LSE

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/25/2025	**BatchID:**	330869
Date Analyzed:	11/26/2025	**Extraction Method:**	SW3050 B
Instrument:	ICP-MS5	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330869

QC Summary Report for Metals

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Antimony	ND	0.075	0.50	-	-	-
Arsenic	ND	0.10	0.50	-	-	-
Barium	ND	0.58	5.0	-	-	-
Beryllium	ND	0.082	0.50	-	-	-
Cadmium	ND	0.073	0.50	-	-	-
Chromium	ND	0.14	0.50	-	-	-
Cobalt	ND	0.052	0.50	-	-	-
Copper	ND	0.15	0.50	-	-	-
Lead	ND	0.11	0.50	-	-	-
Molybdenum	0.11,J	0.089	0.50	-	-	-
Nickel	ND	0.25	0.50	-	-	-
Selenium	ND	0.20	0.50	-	-	-
Silver	ND	0.066	0.50	-	-	-
Thallium	ND	0.072	0.50	-	-	-
Vanadium	ND	0.10	0.50	-	-	-
Zinc	ND	1.5	5.0	-	-	-
Surrogate Recovery						
Terbium	530			500	106	70-130

(Cont.)

CA ELAP 1644 • ORELAP (NELAP) 4033

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/25/2025	**BatchID:**	330869
Date Analyzed:	11/26/2025	**Extraction Method:**	SW3050 B
Instrument:	ICP-MS5	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330869

QC Summary Report for Metals

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Antimony	49	50	50	98	99	75-125	1.52	20
Arsenic	52	51	50	104	102	75-125	1.19	20
Barium	510	510	500	103	102	75-125	0.651	20
Beryllium	51	50	50	102	100	75-125	1.99	20
Cadmium	51	52	50	102	103	75-125	1.46	20
Chromium	53	53	50	106	105	75-125	0.690	20
Cobalt	53	53	50	106	107	75-125	0.571	20
Copper	53	52	50	106	104	75-125	2.10	20
Lead	52	52	50	103	103	75-125	0.238	20
Molybdenum	51	51	50	101	102	75-125	0.910	20
Nickel	52	51	50	104	103	75-125	1.17	20
Selenium	53	52	50	106	104	75-125	2.71	20
Silver	50	51	50	101	101	75-125	0.627	20
Thallium	52	52	50	104	104	75-125	0.104	20
Vanadium	52	52	50	105	103	75-125	1.20	20
Zinc	530	520	500	106	104	75-125	1.65	20
Surrogate Recovery								
Terbium	530	530	500	106	105	70-130	0.232	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/25/2025	**BatchID:**	330867
Date Analyzed:	11/26/2025	**Extraction Method:**	SW7471 B
Instrument:	AA1	**Analytical Method:**	SW7471 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-330867

QC Summary Report for Mercury

Analyte	MB Result	MDL	RL			
Mercury	ND	0.012	0.017	-	-	-

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Mercury	0.18	0.17	0.17	106	101	80-120	4.89	20

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	11/26/2025	**BatchID:**	330963
Date Analyzed:	11/26/2025	**Extraction Method:**	ASTM D2216-05
Instrument:	WetChem	**Analytical Method:**	SW8000D
Matrix:	Soil	**Unit:**	wet wt%
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB-330963 2511F87-003A

QC Summary Report for Percent Moisture

Analyte	MB Result	MDL	RL			
% Moisture	ND	0.10	0.10	-	-	-

Analyte	SAMP Result	DUP Result	RPD	RPD Limit
% Moisture	17	16	3.9	15

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 A

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Antimony	◉	◉	○	○	○	SW6020	Soil
Arsenic	◉	◉	○	○	○	SW6020	Soil
Barium	◉	◉	○	○	○	SW6020	Soil
Beryllium	◉	◉	○	○	○	SW6020	Soil
Cadmium	◉	◉	○	○	○	SW6020	Soil
Chromium	◉	◉	○	○	○	SW6020	Soil
Cobalt	◉	◉	○	○	○	SW6020	Soil
Copper	◉	◉	○	○	○	SW6020	Soil
Lead	◉	◉	○	○	○	SW6020	Soil
Molybdenum	◉	◉	○	○	○	SW6020	Soil
Nickel	◉	◉	○	○	○	SW6020	Soil
Selenium	◉	◉	○	○	○	SW6020	Soil
Silver	◉	◉	○	○	○	SW6020	Soil
Thallium	◉	◉	○	○	○	SW6020	Soil
Vanadium	◉	◉	○	○	○	SW6020	Soil
Zinc	◉	◉	○	○	○	SW6020	Soil
Mercury	◉	◉	○	○	○	SW7471 B	Soil

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 A **ClientCode: TCCS**

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

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: 5 days;

Date Received: **11/20/2025**
Date Logged: **11/21/2025**
Date Add-On: **11/25/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-040	IDW	Soil	11/20/2025 14:56	☐	A	A	A									

Test Legend:

1	CAM17MS_TTLC_S	2	HG_S	3	PERmoist_S	4	
5		6		7		8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

Add-On Prepared By: Emily Perez

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT.

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT.

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025
Date Add-On: 11/25/2025

LabID	ClientSampID	Matrix	Test Name	Cont. /Comp	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
040A	IDW	Soil	SW8000D (Percent Moisture)	9 / (39:1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:56	5 days	12/4/2025		☐	☐
			SW6020/SW7471B (CAM 17 + Hg) †			☐	☐	☑		5 days	12/4/2025		☐	☐

NOTES: *** STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- Organic extracts are held for 40 days before disposal; Inorganic extract are held for 30 days.

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

U = An unpreserved container was received for a method that suggests a preservation in order to extend hold time for analysis.**

TestGroup Definition:

† CAM 17 Metals (TTLC) without HG by 6020, HG by 7471

Cont. / Comp. = Containers /Composites

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature M. Czabaranek

Project Number NB257393

Project Name Proposed Derby Development

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 1 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/20/25	13:32		X	TSW01-1	0.5	1.5	1		
	11/20/25	13:57		X	TSW01-7	6	7	1		
	11/20/25	14:10		X	TSW01-10	9	10	1		
	11/20/25	14:30		X	TSW01-15	14	15	1		
	11/20/25	14:49		X	TSW01-21	20	21	1		
	11/20/25	14:56		X	TSW01-36	35	36	1		
	11/19/25	11:21		X	TSW02-2	1	2	1		
	11/19/25	11:31		X	TSW02-5	4	5	1		
	11/19/25	11:45		X	TSW02-10	9	10	1		
V	11/19/25	12:06		X	TSW02-18	17.5	18.5	1		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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Responsive ■ Resourceful ■ Reliable

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager: Sadie Bodiford

Sampler's Name: Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czabaranek

Project Number: NB257393

Project Name: Proposed Derby Developments

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	ANALYSIS REQUESTED: CAM17 6010/7471	Lab Sample ID
S	11/19/20	12:18		x	TSW02-28	27	28	1		
	11/19/20	14:55		x	TSW03-4	3	4	1		
	11/19/20	15:00		x	TSW03-5	4	5	1		
	11/19/20	13:09		x	TSW03-10	9	10	1		
	11/19/20	15:55		x	TSW03-15	14	15	1		
	11/19/20	16:15		x	TSW03-20	19	20	1		
	11/19/20	16:20		x	TSW03-25	24	25	1		
	11/20/25	8:35		x	TSW04-2	1	2	1		
	11/20/25	8:48		x	TSW04-5	4	5	1		
	11/20/25	9:06		x	TSW04-10	9	10	1		

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 2 of 4

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix: WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container: VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 3 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	9:16		x	TSW04-14	13	14	1		
	11/19/20	9:24		x	TSW04-17	16	17	1		
	11/19/20	9:33		x	TSW04-19	18	19	1		
	11/19/20	9:52		x	TSW04-29	28	29	1		
	11/19/20	10:01		x	TSW04-36	35	36	1		
	11/19/20	10:20		x	TSW05-2	1	2	1		
	11/19/20	10:30		x	TSW05-10	9	10	1		
	11/19/20	10:44		x	TSW05-18	17	18	1		
	11/19/20	11:08		x	TSW05-36	35	36	1		
	11/19/20	10:45		x	SPV01-5	4	5	1		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES: **Report on a dry weight basis.Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW**

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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25/1F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature M. Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 4 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar				CAM17 6010/7471							Lab Sample ID
S	11/19/20	12:36		x	SPV02-5	4	5	1											
	11/20/25	13:21		x	SPV03-5	4	5	1											
	11/19/20	13:52		x	B01-3	2	3	1											
	11/19/20	13:51		x	B02-3	2	3	1											
	11/19/20	13:00		x	B03-2	1	2	1											
	11/19/20	13:40		x	B03-5	4	5	1											
	11/19/20	13:41		x	B03-8	7	8	1											
	11/19/20	13:50		x	B03-10	9	10	1											
	11/20/25	11:14		x	B04-3	2	3	1											

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 2511F87 B

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/15/2025 by:

Yen Cao

Yen Cao
Project Manager

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1534 Willow Pass Road, Pittsburg, CA 94565-1701
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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 B

Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 B

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	“Too Numerous to Count;” greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	CA Title 22
Date Prepared:	12/08/2025	**Analytical Method:**	SW6020
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/L

Metals (STLC)

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
IDW	2511F87-040A	Soil	11/20/2025 14:56	ICP-MS4 132SMPL.d	331464

Analytes	Result	MDL	RL	DF	Date Analyzed
Chromium	**0.10**	0.10	0.10	1	12/08/2025 17:16

Analyst(s): DB

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/08/2025	**BatchID:**	331464
Date Analyzed:	12/08/2025	**Extraction Method:**	CA Title 22
Instrument:	ICP-MS6	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/L
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331464

QC Summary Report for Metals (STLC)

Analyte	MB Result	MDL	RL			
Chromium	ND	0.10	0.10	-	-	-

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Chromium	11	9.8	10	109	98	75-125	9.98	20

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 B

Project: NB257393; Proposed Derby Developments

Analyte	Cert 1	Cert 2	Cert 3	Cert 4	Cert 5	Analytical Method	Matrix
Chromium	◉	◉	○	○	○	SW6020	Soil

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 B **ClientCode: TCCS**

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

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5095 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: 5 days;

Date Received: **11/20/2025**
Date Logged: **11/21/2025**
Date Add-On: **12/04/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-040	IDW	Soil	11/20/2025 14:56	☐	A											

Test Legend:

1	METALSMS_STLC_S	2		3		4	
5		6		7		8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

Add-On Prepared By: Emily Perez

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments
Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025
Date Add-On: 12/4/2025

LabID	ClientSampID	Matrix	Test Name	Cont. /Comp	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
040A	IDW	Soil	SW6020 (Metals) (STLC) <Chromium>	9 / (39:1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 14:56	5 days*	12/15/2025		☐	☐

NOTES: *** STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).**

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- Organic extracts are held for 40 days before disposal; Inorganic extract are held for 30 days.

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

U = An unpreserved container was received for a method that suggests a preservation in order to extend hold time for analysis.**

Cont. / Comp. = Containers /Composites

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature M. Czabaranek

Project Number NB257393

Project Name Proposed Derby Development

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 1 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/20/25	13:32		X	TSW01-1	0.5	1.5	1	STLC CR	
	11/20/25	13:57		X	TSW01-7	6	7	1		
	11/20/25	14:10		X	TSW01-10	9	10	1		
	11/20/25	14:30		X	TSW01-15	14	15	1		
	11/20/25	14:49		X	TSW01-21	20	21	1		
	11/20/25	14:56		X	TSW01-36	35	36	1		
	11/19/25	11:21		X	TSW02-2	1	2	1		
	11/19/25	11:31		X	TSW02-5	4	5	1		
	11/19/25	11:45		X	TSW02-10	9	10	1		
V	11/19/25	12:06		X	TSW02-18	17.5	18.5	1		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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*STLC CR Added to 34 Pt Comp 12/4/25 STAT

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Court, Suite 100, Sacramento, CA

Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature M. Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:

TEMP OF COOLER WHEN RECEIVED (°C)

Page 2 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	12:18		x	TSW02-28	27	28	1	X	
	11/19/20	14:55		x	TSW03-4	3	4	1		
	11/19/20	15:00		x	TSW03-5	4	5	1		
	11/19/20	13:09		x	TSW03-10	9	10	1		
	11/19/20	15:55		x	TSW03-15	14	15	1		
	11/19/20	16:15		x	TSW03-20	19	20	1		
	11/19/20	16:20		x	TSW03-25	24	25	1		
	11/20/25	8:35		x	TSW04-2	1	2	1		
	11/20/25	8:48		x	TSW04-5	4	5	1		
	11/20/25	9:06		x	TSW04-10	9	10	1		

STLC CK

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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Soil

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PO/SO #:
Sampler's Signature M. Czabaranek

Project Number NB257393

Project Name Proposed Derby Developments

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	ANALYSIS REQUESTED: CAM17 6010/7471	Lab Sample ID
S	11/19/20	9:16		x	TSW04-14	13	14	1	STLC only	
	11/19/20	9:24		x	TSW04-17	16	17	1		
	11/19/20	9:33		x	TSW04-19	18	19	1		
	11/19/20	9:52		x	TSW04-29	28	29	1		
	11/19/20	10:01		x	TSW04-36	35	36	1		
	11/19/20	10:20		x	TSW05-2	1	2	1		
	11/19/20	10:30		x	TSW05-10	9	10	1		
	11/19/20	10:44		x	TSW05-18	17	18	1		
	11/19/20	11:08		x	TSW05-36	35	36	1		
	11/19/20	10:45		x	SPV01-5	4	5	1		

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 3 of 4

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES: Report on a dry weight basis.Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
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 _____

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Responsive ▪ Resourceful ▪ Reliable

2511F87

Soil

CHAIN OF CUSTODY RECORD

Terracon

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Project Manager Sadie Bodiford

Sampler's Name Mason Czabaranek

Laboratory: McCampbell Analytical, Inc.
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Sampler's Signature M. Czabaranek

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 4 of 4

Project Number NB257393

Project Name Proposed Derby Developments

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers: 8 oz Jar	CAM17 6010/7471	Lab Sample ID
S	11/19/20	12:36		x	SPV02-5	4	5	1	STLC ONLY	
	11/20/25	13:21		x	SPV03-5	4	5	1		
	11/19/20	13:52		x	B01-3	2	3	1		
	11/19/20	13:51		x	B02-3	2	3	1		
	11/19/20	13:00		x	B03-2	1	2	1		
	11/19/20	13:40		x	B03-5	4	5	1		
	11/19/20	13:41		x	B03-8	7	8	1		
	11/19/20	13:50		x	B03-10	9	10	1		
	11/20/25	11:14		x	B04-3	2	3	1		

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czabaranek	11/24/25				

NOTES:
Report on a dry weight basis.
Composite all soil samples and run CAM 17 Metals 6010/7471, Sample ID: IDW

Please send results to:
sadie.bodiford@terracon.com
contact (Mason)

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

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Analytical Report

WorkOrder: 2511F87 C

Report Created for: Terracon

50 Goldenland Ct; Suite 100
Sacramento, CA 95834

Project Contact: Sadie Bodiford
Project P.O.:
Project: NB257393; Proposed Derby Developments

Project Location:
Project Received: 11/20/2025

Analytical Report reviewed & approved for release on 12/12/2025 by:

Jena Alfaro
Project Manager

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL.
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

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Glossary of Terms & Qualifier Definitions

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	“Too Numerous to Count;” greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

Analytical Qualifiers

H	Sample was analyzed out of hold time
J	Result is less than the RL/ML but greater than the MDL. The reported concentration is an estimated value.
e7	Oil range compounds are detected.

Quality Control Qualifiers

F2	LCS/LCSD recovery and/or RPD/RSD is out of acceptance criteria.

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

Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC45 12102509.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND	H	0.14	0.23	1	12/10/2025 13:15
tert-Amyl methyl ether (TAME)	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Benzene	ND	H	0.0011	0.0058	1	12/10/2025 13:15
Bromobenzene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Bromochloromethane	ND	H	0.0013	0.0058	1	12/10/2025 13:15
Bromodichloromethane	ND	H	0.00027	0.0058	1	12/10/2025 13:15
Bromoform	ND	H	0.0044	0.0058	1	12/10/2025 13:15
Bromomethane	ND	H	0.0021	0.0058	1	12/10/2025 13:15
2-Butanone (MEK)	ND	H	0.046	0.12	1	12/10/2025 13:15
t-Butyl alcohol (TBA)	ND	H	0.028	0.058	1	12/10/2025 13:15
n-Butyl benzene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
sec-Butyl benzene	ND	H	0.0021	0.0058	1	12/10/2025 13:15
tert-Butyl benzene	ND	H	0.0024	0.0058	1	12/10/2025 13:15
Carbon Disulfide	ND	H	0.0013	0.0058	1	12/10/2025 13:15
Carbon Tetrachloride	ND	H	0.00020	0.0058	1	12/10/2025 13:15
Chlorobenzene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Chloroethane	ND	H	0.0020	0.0058	1	12/10/2025 13:15
Chloroform	ND	H	0.00037	0.0058	1	12/10/2025 13:15
Chloromethane	ND	H	0.0020	0.0058	1	12/10/2025 13:15
2-Chlorotoluene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
4-Chlorotoluene	ND	H	0.0015	0.0058	1	12/10/2025 13:15
Dibromochloromethane	ND	H	0.00046	0.0058	1	12/10/2025 13:15
1,2-Dibromo-3-chloropropane	ND	H	0.00055	0.00058	1	12/10/2025 13:15
1,2-Dibromoethane (EDB)	ND	H	0.00015	0.00029	1	12/10/2025 13:15
Dibromomethane	ND	H	0.0014	0.0058	1	12/10/2025 13:15
1,2-Dichlorobenzene	ND	H	0.0020	0.0058	1	12/10/2025 13:15
1,3-Dichlorobenzene	ND	H	0.0017	0.0058	1	12/10/2025 13:15
1,4-Dichlorobenzene	ND	H	0.0017	0.0058	1	12/10/2025 13:15
Dichlorodifluoromethane	ND	H	0.00073	0.0058	1	12/10/2025 13:15
1,1-Dichloroethane	ND	H	0.0017	0.0058	1	12/10/2025 13:15
1,2-Dichloroethane (1,2-DCA)	ND	H	0.000081	0.00012	1	12/10/2025 13:15
1,1-Dichloroethene	ND	H	0.00013	0.0058	1	12/10/2025 13:15
cis-1,2-Dichloroethene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
trans-1,2-Dichloroethene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
1,2-Dichloropropane	ND	H	0.0015	0.0058	1	12/10/2025 13:15
1,3-Dichloropropane	ND	H	0.0010	0.0058	1	12/10/2025 13:15

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC45 12102509.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	H	0.0022	0.0058	1	12/10/2025 13:15
1,1-Dichloropropene	ND	H	0.0021	0.0058	1	12/10/2025 13:15
cis-1,3-Dichloropropene	ND	H	0.0011	0.0058	1	12/10/2025 13:15
trans-1,3-Dichloropropene	ND	H	0.0011	0.0058	1	12/10/2025 13:15
Diisopropyl ether (DIPE)	ND	H	0.0021	0.0058	1	12/10/2025 13:15
Ethylbenzene	**0.0021**	JH	0.0013	0.0058	1	12/10/2025 13:15
Ethyl tert-butyl ether (ETBE)	ND	H	0.0016	0.0058	1	12/10/2025 13:15
Freon 113	ND	H	0.0013	0.0058	1	12/10/2025 13:15
Hexachlorobutadiene	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Hexachloroethane	ND	H	0.00074	0.0058	1	12/10/2025 13:15
2-Hexanone	ND	H	0.0031	0.0058	1	12/10/2025 13:15
Isopropylbenzene	ND	H	0.0021	0.0058	1	12/10/2025 13:15
4-Isopropyl toluene	ND	H	0.0022	0.0058	1	12/10/2025 13:15
Methyl-t-butyl ether (MTBE)	ND	H	0.0017	0.0058	1	12/10/2025 13:15
Methylene chloride	ND	H	0.014	0.023	1	12/10/2025 13:15
4-Methyl-2-pentanone (MIBK)	ND	H	0.0020	0.0058	1	12/10/2025 13:15
Naphthalene	ND	H	0.0035	0.0058	1	12/10/2025 13:15
n-Propyl benzene	ND	H	0.0022	0.0058	1	12/10/2025 13:15
Styrene	ND	H	0.0016	0.0058	1	12/10/2025 13:15
1,1,1,2-Tetrachloroethane	ND	H	0.0015	0.0058	1	12/10/2025 13:15
1,1,2,2-Tetrachloroethane	ND	H	0.00051	0.0058	1	12/10/2025 13:15
Tetrachloroethene	**0.00069**	JH	0.00033	0.0058	1	12/10/2025 13:15
Toluene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
1,2,3-Trichlorobenzene	ND	H	0.0024	0.0058	1	12/10/2025 13:15
1,2,4-Trichlorobenzene	ND	H	0.0018	0.0058	1	12/10/2025 13:15
1,1,1-Trichloroethane	ND	H	0.0018	0.0058	1	12/10/2025 13:15
1,1,2-Trichloroethane	ND	H	0.0014	0.0058	1	12/10/2025 13:15
Trichloroethene	ND	H	0.0016	0.0058	1	12/10/2025 13:15
Trichlorofluoromethane	ND	H	0.0015	0.0058	1	12/10/2025 13:15
1,2,3-Trichloropropane	ND	H	0.00020	0.00029	1	12/10/2025 13:15
1,2,4-Trimethylbenzene	**0.0028**	JH	0.0018	0.0058	1	12/10/2025 13:15
1,3,5-Trimethylbenzene	ND	H	0.0020	0.0058	1	12/10/2025 13:15
Vinyl Chloride	ND	H	0.00014	0.00029	1	12/10/2025 13:15
m,p-Xylene	**0.0043**	JH	0.0030	0.0058	1	12/10/2025 13:15
o-Xylene	ND	H	0.0016	0.0058	1	12/10/2025 13:15
Xylenes, Total	**0.0043**	JH	NA	0.0058	1	12/10/2025 13:15

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC45 12102509.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**	**Qualifiers**		**Limits**	**DF**	
Dibromofluoromethane	99	H		70-140	1	12/10/2025 13:15
Toluene-d8	109	H		70-140	1	12/10/2025 13:15
4-BFB	124	H		70-140	1	12/10/2025 13:15
Benzene-d6	103	H		50-140	1	12/10/2025 13:15
Ethylbenzene-d10	106	H		50-140	1	12/10/2025 13:15
1,2-DCB-d4	76	H		40-140	1	12/10/2025 13:15

Analyst(s): MES

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC45 12102510.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Acetone	ND	H	0.15	0.25	1	12/10/2025 13:55
tert-Amyl methyl ether (TAME)	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Benzene	ND	H	0.0012	0.0062	1	12/10/2025 13:55
Bromobenzene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Bromochloromethane	ND	H	0.0014	0.0062	1	12/10/2025 13:55
Bromodichloromethane	ND	H	0.00028	0.0062	1	12/10/2025 13:55
Bromoform	ND	H	0.0047	0.0062	1	12/10/2025 13:55
Bromomethane	ND	H	0.0022	0.0062	1	12/10/2025 13:55
2-Butanone (MEK)	ND	H	0.049	0.12	1	12/10/2025 13:55
t-Butyl alcohol (TBA)	ND	H	0.030	0.062	1	12/10/2025 13:55
n-Butyl benzene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
sec-Butyl benzene	ND	H	0.0022	0.0062	1	12/10/2025 13:55
tert-Butyl benzene	ND	H	0.0026	0.0062	1	12/10/2025 13:55
Carbon Disulfide	ND	H	0.0014	0.0062	1	12/10/2025 13:55
Carbon Tetrachloride	ND	H	0.00021	0.0062	1	12/10/2025 13:55
Chlorobenzene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Chloroethane	ND	H	0.0021	0.0062	1	12/10/2025 13:55
Chloroform	ND	H	0.00039	0.0062	1	12/10/2025 13:55
Chloromethane	ND	H	0.0021	0.0062	1	12/10/2025 13:55
2-Chlorotoluene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
4-Chlorotoluene	ND	H	0.0016	0.0062	1	12/10/2025 13:55
Dibromochloromethane	ND	H	0.00049	0.0062	1	12/10/2025 13:55
1,2-Dibromo-3-chloropropane	ND	H	0.00059	0.00062	1	12/10/2025 13:55
1,2-Dibromoethane (EDB)	ND	H	0.00016	0.00031	1	12/10/2025 13:55
Dibromomethane	ND	H	0.0015	0.0062	1	12/10/2025 13:55
1,2-Dichlorobenzene	ND	H	0.0021	0.0062	1	12/10/2025 13:55
1,3-Dichlorobenzene	ND	H	0.0018	0.0062	1	12/10/2025 13:55
1,4-Dichlorobenzene	ND	H	0.0018	0.0062	1	12/10/2025 13:55
Dichlorodifluoromethane	ND	H	0.00077	0.0062	1	12/10/2025 13:55
1,1-Dichloroethane	ND	H	0.0018	0.0062	1	12/10/2025 13:55
1,2-Dichloroethane (1,2-DCA)	ND	H	0.000086	0.00012	1	12/10/2025 13:55
1,1-Dichloroethene	ND	H	0.00014	0.0062	1	12/10/2025 13:55
cis-1,2-Dichloroethene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
trans-1,2-Dichloroethene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
1,2-Dichloropropane	ND	H	0.0016	0.0062	1	12/10/2025 13:55
1,3-Dichloropropane	ND	H	0.0011	0.0062	1	12/10/2025 13:55

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC45 12102510.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
2,2-Dichloropropane	ND	H	0.0023	0.0062	1	12/10/2025 13:55
1,1-Dichloropropene	ND	H	0.0022	0.0062	1	12/10/2025 13:55
cis-1,3-Dichloropropene	ND	H	0.0012	0.0062	1	12/10/2025 13:55
trans-1,3-Dichloropropene	ND	H	0.0012	0.0062	1	12/10/2025 13:55
Diisopropyl ether (DIPE)	ND	H	0.0022	0.0062	1	12/10/2025 13:55
Ethylbenzene	**0.0018**	JH	0.0014	0.0062	1	12/10/2025 13:55
Ethyl tert-butyl ether (ETBE)	ND	H	0.0017	0.0062	1	12/10/2025 13:55
Freon 113	ND	H	0.0014	0.0062	1	12/10/2025 13:55
Hexachlorobutadiene	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Hexachloroethane	ND	H	0.00079	0.0062	1	12/10/2025 13:55
2-Hexanone	ND	H	0.0033	0.0062	1	12/10/2025 13:55
Isopropylbenzene	ND	H	0.0022	0.0062	1	12/10/2025 13:55
4-Isopropyl toluene	ND	H	0.0023	0.0062	1	12/10/2025 13:55
Methyl-t-butyl ether (MTBE)	ND	H	0.0018	0.0062	1	12/10/2025 13:55
Methylene chloride	ND	H	0.015	0.025	1	12/10/2025 13:55
4-Methyl-2-pentanone (MIBK)	ND	H	0.0021	0.0062	1	12/10/2025 13:55
Naphthalene	ND	H	0.0037	0.0062	1	12/10/2025 13:55
n-Propyl benzene	ND	H	0.0023	0.0062	1	12/10/2025 13:55
Styrene	ND	H	0.0017	0.0062	1	12/10/2025 13:55
1,1,1,2-Tetrachloroethane	ND	H	0.0016	0.0062	1	12/10/2025 13:55
1,1,2,2-Tetrachloroethane	ND	H	0.00054	0.0062	1	12/10/2025 13:55
Tetrachloroethene	ND	H	0.00036	0.0062	1	12/10/2025 13:55
Toluene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,2,3-Trichlorobenzene	ND	H	0.0026	0.0062	1	12/10/2025 13:55
1,2,4-Trichlorobenzene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,1,1-Trichloroethane	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,1,2-Trichloroethane	ND	H	0.0015	0.0062	1	12/10/2025 13:55
Trichloroethene	ND	H	0.0017	0.0062	1	12/10/2025 13:55
Trichlorofluoromethane	ND	H	0.0016	0.0062	1	12/10/2025 13:55
1,2,3-Trichloropropane	ND	H	0.00021	0.00031	1	12/10/2025 13:55
1,2,4-Trimethylbenzene	ND	H	0.0020	0.0062	1	12/10/2025 13:55
1,3,5-Trimethylbenzene	ND	H	0.0021	0.0062	1	12/10/2025 13:55
Vinyl Chloride	ND	H	0.00015	0.00031	1	12/10/2025 13:55
m,p-Xylene	ND	H	0.0032	0.0062	1	12/10/2025 13:55
o-Xylene	ND	H	0.0017	0.0062	1	12/10/2025 13:55
Xylenes, Total	ND	H	NA	0.0062	1	12/10/2025 13:55

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8260D
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/kg-dry

Volatile Organics

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC45 12102510.D	331399

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**	**Qualifiers**		**Limits**	**DF**	
Dibromofluoromethane	98	H		70-140	1	12/10/2025 13:55
Toluene-d8	110	H		70-140	1	12/10/2025 13:55
4-BFB	120	H		70-140	1	12/10/2025 13:55
Benzene-d6	101	H		50-140	1	12/10/2025 13:55
Ethylbenzene-d10	105	H		50-140	1	12/10/2025 13:55
1,2-DCB-d4	76	H		40-140	1	12/10/2025 13:55

Analyst(s): MES

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	ASTM D2216-05
Date Prepared:	12/12/2025	**Analytical Method:**	SW8000D
Project:	NB257393; Proposed Derby Developments	**Unit:**	wet wt%

Percent Moisture

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	WetChem	331890

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**13**	0.10	0.10	12/12/2025 15:20

Analyst(s): LSE

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	WetChem	331890

Analytes	Result	MDL	RL	Date Analyzed
% Moisture	**19**	0.10	0.10	12/12/2025 15:30

Analyst(s): LSE

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW3550 B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Total Extractable Petroleum Hydrocarbons w/out SG Clean-Up

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC6A 12102518.D	331397

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	H	2.0	2.3	1	12/10/2025 14:08
TPH-Motor Oil (C18-C36)	**14**	H	4.3	12	1	12/10/2025 14:08

Surrogates	REC (%)	Qualifiers	Limits	DF	
C9	94	H	69-160	1	12/10/2025 14:08

Analyst(s): JNG Analytical Comments: e7

Reagent-Blank Sample ID: GC6a_121025_0928

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC6A 12102514.D	331397

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH-Diesel (C10-C23)	ND	H	2.1	2.5	1	12/10/2025 12:49
TPH-Motor Oil (C18-C36)	ND	H	4.6	12	1	12/10/2025 12:49

Surrogates	REC (%)	Qualifiers	Limits	DF	
C9	100	H	69-160	1	12/10/2025 12:49

Analyst(s): JNG

Reagent-Blank Sample ID: GC6a_121025_0928

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Analytical Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Received:	11/20/2025 18:43	**Extraction Method:**	SW5030 B
Date Prepared:	12/05/2025	**Analytical Method:**	SW8015 B
Project:	NB257393; Proposed Derby Developments	**Unit:**	mg/Kg-dry

Gasoline Range Volatile Hydrocarbons as Gasoline

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV02-5	2511F87-031A	Soil	11/19/2025 12:36	GC19 12092526.D	331398

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	H	0.31	1.2	1	12/09/2025 20:16

Surrogates	REC (%)	Qualifiers	Limits	DF	
2-Fluorotoluene	90	H	60-140	1	12/09/2025 20:16

Analyst(s): IA

Client ID	Lab ID	Matrix	Date Collected	Instrument FileID	Batch ID
SPV03-5	2511F87-032A	Soil	11/20/2025 13:21	GC19 12092527.D	331398

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
TPH(g) (C6-C12)	ND	H	0.33	1.2	1	12/09/2025 20:47

Surrogates	REC (%)	Qualifiers	Limits	DF	
2-Fluorotoluene	88	H	60-140	1	12/09/2025 20:47

Analyst(s): IA

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Acetone	ND	0.12	0.20	-	-	-
tert-Amyl methyl ether (TAME)	ND	0.0012	0.0050	-	-	-
Benzene	ND	0.00095	0.0050	-	-	-
Bromobenzene	ND	0.0012	0.0050	-	-	-
Bromochloromethane	ND	0.0011	0.0050	-	-	-
Bromodichloromethane	ND	0.00023	0.0050	-	-	-
Bromoform	ND	0.0038	0.0050	-	-	-
Bromomethane	ND	0.0018	0.0050	-	-	-
2-Butanone (MEK)	ND	0.040	0.10	-	-	-
t-Butyl alcohol (TBA)	ND	0.024	0.050	-	-	-
n-Butyl benzene	ND	0.0016	0.0050	-	-	-
sec-Butyl benzene	ND	0.0018	0.0050	-	-	-
tert-Butyl benzene	ND	0.0021	0.0050	-	-	-
Carbon Disulfide	ND	0.0011	0.0050	-	-	-
Carbon Tetrachloride	ND	0.00017	0.0050	-	-	-
Chlorobenzene	ND	0.0012	0.0050	-	-	-
Chloroethane	ND	0.0017	0.0050	-	-	-
Chloroform	ND	0.00032	0.0050	-	-	-
Chloromethane	ND	0.0017	0.0050	-	-	-
2-Chlorotoluene	ND	0.0016	0.0050	-	-	-
4-Chlorotoluene	ND	0.0013	0.0050	-	-	-
Dibromochloromethane	ND	0.00040	0.0050	-	-	-
1,2-Dibromo-3-chloropropane	ND	0.00048	0.00050	-	-	-
1,2-Dibromoethane (EDB)	ND	0.00013	0.00025	-	-	-
Dibromomethane	ND	0.0012	0.0050	-	-	-
1,2-Dichlorobenzene	ND	0.0017	0.0050	-	-	-
1,3-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
1,4-Dichlorobenzene	ND	0.0015	0.0050	-	-	-
Dichlorodifluoromethane	ND	0.00063	0.0050	-	-	-
1,1-Dichloroethane	ND	0.0015	0.0050	-	-	-
1,2-Dichloroethane (1,2-DCA)	ND	0.000070	0.00010	-	-	-
1,1-Dichloroethene	ND	0.00011	0.0050	-	-	-
cis-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
trans-1,2-Dichloroethene	ND	0.0012	0.0050	-	-	-
1,2-Dichloropropane	ND	0.0013	0.0050	-	-	-
1,3-Dichloropropane	ND	0.00088	0.0050	-	-	-
2,2-Dichloropropane	ND	0.0019	0.0050	-	-	-
1,1-Dichloropropene	ND	0.0018	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
cis-1,3-Dichloropropene	ND	0.00098	0.0050	-	-	-
trans-1,3-Dichloropropene	ND	0.00097	0.0050	-	-	-
Diisopropyl ether (DIPE)	ND	0.0018	0.0050	-	-	-
Ethylbenzene	ND	0.0011	0.0050	-	-	-
Ethyl tert-butyl ether (ETBE)	ND	0.0014	0.0050	-	-	-
Freon 113	ND	0.0011	0.0050	-	-	-
Hexachlorobutadiene	ND	0.0012	0.0050	-	-	-
Hexachloroethane	ND	0.00064	0.0050	-	-	-
2-Hexanone	ND	0.0027	0.0050	-	-	-
Isopropylbenzene	ND	0.0018	0.0050	-	-	-
4-Isopropyl toluene	ND	0.0019	0.0050	-	-	-
Methyl-t-butyl ether (MTBE)	ND	0.0015	0.0050	-	-	-
Methylene chloride	ND	0.012	0.020	-	-	-
4-Methyl-2-pentanone (MIBK)	ND	0.0017	0.0050	-	-	-
Naphthalene	ND	0.0030	0.0050	-	-	-
n-Propyl benzene	ND	0.0019	0.0050	-	-	-
Styrene	ND	0.0014	0.0050	-	-	-
1,1,1,2-Tetrachloroethane	ND	0.0013	0.0050	-	-	-
1,1,2,2-Tetrachloroethane	ND	0.00044	0.0050	-	-	-
Tetrachloroethene	ND	0.00029	0.0050	-	-	-
Toluene	ND	0.0016	0.0050	-	-	-
1,2,3-Trichlorobenzene	ND	0.0021	0.0050	-	-	-
1,2,4-Trichlorobenzene	ND	0.0016	0.0050	-	-	-
1,1,1-Trichloroethane	ND	0.0016	0.0050	-	-	-
1,1,2-Trichloroethane	ND	0.0012	0.0050	-	-	-
Trichloroethene	ND	0.0014	0.0050	-	-	-
Trichlorofluoromethane	ND	0.0013	0.0050	-	-	-
1,2,3-Trichloropropane	ND	0.00017	0.00025	-	-	-
1,2,4-Trimethylbenzene	ND	0.0016	0.0050	-	-	-
1,3,5-Trimethylbenzene	ND	0.0017	0.0050	-	-	-
Vinyl Chloride	ND	0.00012	0.00025	-	-	-
m,p-Xylene	ND	0.0026	0.0050	-	-	-
o-Xylene	ND	0.0014	0.0050	-	-	-

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Surrogate Recovery						
Dibromofluoromethane	0.11			0.125	85	70-140
Toluene-d8	0.14			0.125	110	70-140
4-BFB	0.013			0.0125	101	70-140
Benzene-d6	0.094			0.1	94	70-140
Ethylbenzene-d10	0.11			0.1	109	70-140
1,2-DCB-d4	0.072			0.1	72	70-140

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Acetone	0.12	0.22	0.20	61	108	60-140	55.4,F2	30
tert-Amyl methyl ether (TAME)	0.016	0.014	0.020	78	70	50-140	10.8	30
Benzene	0.018	0.016	0.020	91	80	60-140	12.3	30
Bromobenzene	0.018	0.018	0.020	90	89	60-140	1.48	30
Bromochloromethane	0.019	0.017	0.020	96	85	60-140	12.1	30
Bromodichloromethane	0.014	0.013	0.020	72	64	60-140	11.8	30
Bromoform	0.011	0.011	0.020	54	55	40-140	1.54	30
Bromomethane	0.016	0.014	0.020	80	72	30-140	11.1	30
2-Butanone (MEK)	0.091	0.075	0.080	114	94	50-140	18.9	30
t-Butyl alcohol (TBA)	0.067	0.062	0.080	84	78	50-140	8.23	30
n-Butyl benzene	0.026	0.026	0.020	131	132	60-150	0.553	30
sec-Butyl benzene	0.027	0.027	0.020	135	136	60-150	0.422	30
tert-Butyl benzene	0.024	0.024	0.020	119	118	60-140	0.697	30
Carbon Disulfide	0.020	0.018	0.020	99	89	50-140	11.0	30
Carbon Tetrachloride	0.015	0.014	0.020	76	68	60-140	11.0	30
Chlorobenzene	0.017	0.017	0.020	84	85	60-140	0.334	30
Chloroethane	0.017	0.015	0.020	84	77	50-140	9.03	30
Chloroform	0.016	0.014	0.020	81	72	60-140	12.0	30
Chloromethane	0.010	0.0080	0.020	50	40	20-140	23.1	30
2-Chlorotoluene	0.021	0.022	0.020	107	108	60-140	1.06	30
4-Chlorotoluene	0.022	0.021	0.020	111	107	60-140	3.23	30
Dibromochloromethane	0.014	0.014	0.020	68	69	50-140	1.15	30
1,2-Dibromo-3-chloropropane	0.0077	0.0076	0.010	77	76	30-140	1.54	30
1,2-Dibromoethane (EDB)	0.0082	0.0084	0.010	82	84	40-140	2.25	30
Dibromomethane	0.017	0.015	0.020	84	74	60-140	13.5	30
1,2-Dichlorobenzene	0.017	0.017	0.020	87	86	60-140	1.64	30
1,3-Dichlorobenzene	0.020	0.020	0.020	99	98	60-140	1.13	30
1,4-Dichlorobenzene	0.019	0.019	0.020	96	96	60-140	0.180	30
Dichlorodifluoromethane	0.0055	0.0043	0.020	27	21	10-140	24.6	30
1,1-Dichloroethane	0.019	0.017	0.020	93	83	60-140	11.2	30
1,2-Dichloroethane (1,2-DCA)	0.015	0.013	0.020	74	66	60-140	11.4	30
1,1-Dichloroethene	0.017	0.015	0.020	85	76	60-140	11.1	30
cis-1,2-Dichloroethene	0.020	0.018	0.020	102	91	60-140	11.5	30
trans-1,2-Dichloroethene	0.019	0.017	0.020	97	87	60-140	11.1	30
1,2-Dichloropropane	0.019	0.017	0.020	94	84	60-140	11.5	30
1,3-Dichloropropane	0.018	0.019	0.020	90	93	60-140	2.28	30
2,2-Dichloropropane	0.017	0.015	0.020	86	76	60-140	12.0	30
1,1-Dichloropropene	0.019	0.017	0.020	94	85	60-140	10.3	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
cis-1,3-Dichloropropene	0.017	0.017	0.020	83	83	60-140	0.578	30
trans-1,3-Dichloropropene	0.016	0.016	0.020	78	79	60-140	0.834	30
Diisopropyl ether (DIPE)	0.019	0.017	0.020	94	84	60-140	11.5	30
Ethylbenzene	0.019	0.019	0.020	96	97	60-140	1.02	30
Ethyl tert-butyl ether (ETBE)	0.017	0.015	0.020	85	76	60-140	11.1	30
Freon 113	0.017	0.015	0.020	84	74	50-140	12.5	30
Hexachlorobutadiene	0.017	0.017	0.020	85	85	60-140	0.326	30
Hexachloroethane	0.020	0.020	0.020	100	99	60-140	0.265	30
2-Hexanone	0.016	0.016	0.020	78	82	40-140	5.48	30
Isopropylbenzene	0.022	0.022	0.020	110	109	60-140	0.271	30
4-Isopropyl toluene	0.024	0.024	0.020	121	121	60-150	0.540	30
Methyl-t-butyl ether (MTBE)	0.016	0.015	0.020	81	73	50-140	11.4	30
Methylene chloride	0.019	0.017	0.020	95	83	60-140	12.5	30
4-Methyl-2-pentanone (MIBK)	0.016	0.016	0.020	79	82	50-140	3.46	30
Naphthalene	0.012	0.010	0.020	58	52	30-140	11.0	30
n-Propyl benzene	0.024	0.024	0.020	121	121	60-140	0.327	30
Styrene	0.015	0.015	0.020	75	76	60-140	0.923	30
1,1,1,2-Tetrachloroethane	0.016	0.017	0.020	81	83	60-140	2.16	30
1,1,2,2-Tetrachloroethane	0.018	0.017	0.020	88	83	40-140	5.41	30
Tetrachloroethene	0.018	0.018	0.020	88	91	60-140	2.36	30
Toluene	0.019	0.020	0.020	97	98	60-140	1.05	30
1,2,3-Trichlorobenzene	0.012	0.010	0.020	58	52	40-140	10.3	30
1,2,4-Trichlorobenzene	0.014	0.013	0.020	69	67	50-140	2.85	30
1,1,1-Trichloroethane	0.016	0.015	0.020	81	73	60-140	11.0	30
1,1,2-Trichloroethane	0.017	0.018	0.020	87	89	60-140	1.92	30
Trichloroethene	0.019	0.018	0.020	97	89	60-140	7.73	30
Trichlorofluoromethane	0.010	0.014	0.020	51	69	50-140	30.3,F2	30
1,2,3-Trichloropropane	0.0090	0.0089	0.010	90	89	60-130	0.290	30
1,2,4-Trimethylbenzene	0.021	0.021	0.020	105	105	30-140	0.0416	30
1,3,5-Trimethylbenzene	0.022	0.022	0.020	110	109	60-140	0.956	30
Vinyl Chloride	0.0044	0.0048	0.010	44	48	30-140	9.10	30
m,p-Xylene	0.038	0.039	0.040	95	98	60-140	3.68	30
o-Xylene	0.016	0.016	0.020	80	82	60-140	1.84	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331399
Date Analyzed:	12/10/2025	**Extraction Method:**	SW5030B
Instrument:	GC38	**Analytical Method:**	SW8260D
Matrix:	Soil	**Unit:**	mg/kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331399

QC Summary Report for SW8260D

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Surrogate Recovery								
Dibromofluoromethane	0.12	0.10	0.12	94	83	70-140	12.4	30
Toluene-d8	0.14	0.14	0.12	108	109	70-140	0.869	30
4-BFB	0.013	0.013	0.012	104	101	70-140	2.63	30
Benzene-d6	0.11	0.091	0.10	105	91	70-140	14.1	30
Ethylbenzene-d10	0.11	0.12	0.10	111	116	70-140	3.94	30
1,2-DCB-d4	0.076	0.076	0.10	76	76	70-140	0.853	30

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/12/2025	**BatchID:**	331890
Date Analyzed:	12/12/2025	**Extraction Method:**	ASTM D2216-05
Instrument:	WetChem	**Analytical Method:**	SW8000D
Matrix:	Soil	**Unit:**	wet wt%
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB-331890 2511F87-031A

QC Summary Report for Percent Moisture

Analyte	MB Result	MDL	RL			
% Moisture	ND	0.10	0.10	-	-	-

Analyte	SAMP Result	DUP Result	RPD	RPD Limit
% Moisture	13	15	11	15

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331397
Date Analyzed:	12/09/2025	**Extraction Method:**	SW3550 B
Instrument:	GC39A, GC9a	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331397

QC Report for SW8015B w/out SG Clean-Up

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH-Diesel (C10-C23)	ND	1.7	2.0	-	-	-
TPH-Motor Oil (C18-C36)	ND	3.7	10	-	-	-
Surrogate Recovery						
C9	31			25	123	76-153

Reagent-Blank Sample ID: GC39a_120825_1840

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH-Diesel (C10-C23)	48	48	40	119	120	70-130	0.712	20
Surrogate Recovery								
C9	32	29	25	127	117	76-153	7.85	20

Reagent-Blank Sample ID for LCS: GC39a_120825_1840 Reagent-Blank Sample ID for LCSD: GC39a_120825_1840

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Quality Control Report

Client:	Terracon	**WorkOrder:**	2511F87
Date Prepared:	12/05/2025	**BatchID:**	331398
Date Analyzed:	12/09/2025	**Extraction Method:**	SW5030 B
Instrument:	GC19, GC3, GC7	**Analytical Method:**	SW8015 B
Matrix:	Soil	**Unit:**	mg/Kg
Project:	NB257393; Proposed Derby Developments	**Sample ID:**	MB/LCS/LCSD-331398

QC Summary Report for 8015B

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
TPH(g) (C6-C12)	ND	0.27	1.0	-	-	-
Surrogate Recovery						
2-Fluorotoluene	0.10			0.1	105	60-140

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
TPH(g) (C6-C12)	2.0	2.2	2	99	111	60-140	11.0	20
Surrogate Recovery								
2-Fluorotoluene	0.11	0.10	0.10	112	100	60-140	11.7	20

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

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

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Certified Analyte List

Client: Terracon **WorkOrder:** 2511F87 C

Project: NB257393; Proposed Derby Developments

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

Certifications

Cert 1	CA ELAP 1644
Cert 2	ORELAP (NELAP) 4033

The Certified Analyte Report lists the compounds for which MAI is accredited at the time of issuance. Although MAI holds multiple accreditations, methods with extensive compound lists may not be fully accredited due to state agency availability.

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F87 C **ClientCode: TCCS**

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

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5095 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: 5 days;

Date Received: **11/20/2025**
Date Logged: **11/21/2025**
Date Add-On: **12/05/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2511F87-031	SPV02-5	Soil	11/19/2025 12:36	☐	A	A	A									
2511F87-032	SPV03-5	Soil	11/20/2025 13:21	☐	A	A	A									

Test Legend:

1	8260_S	2	TPH(DMO)_S	3	TPH-Gas_S	4	
5		6		7		8	
9		10		11		12	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

Add-On Prepared By: Gemma Gomez

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25. Add on for Multirange and 8260 for 031/032-g.g 12/5/25

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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

WORK ORDER SUMMARY

Client Name: TERRACON
Client Contact: Sadie Bodiford
Contact's Email Sadie.Bodiford@terracon.com

Project: NB257393; Proposed Derby Developments

Comments: CAM17 & HG 7471 Added into 39 PT COMP 11/25/25 STAT. STLC CR Added STAT 12/4/25. Add on for Multirange and 8260 for 031/032 - - 12/5/25

Work Order: 2511F87
QC Level: LEVEL 2
Date Logged: 11/21/2025
Date Add-On: 12/5/2025

LabID	ClientSampID	Matrix	Test Name	Cont. /Comp	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
031A	SPV02-5	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/19/2025 12:36	5 days	12/12/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/12/2025		☐	☐
032A	SPV03-5	Soil	Multi-Range TPH Gas, Diesel, and Motor Oil	1	8OZ GJ, Unpres	☐	☐	☑	11/20/2025 13:21	5 days	12/12/2025		☐	☐
			SW8260D (VOCs)			☐	☐	☑		5 days	12/12/2025		☐	☐

NOTES: * STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- Organic extracts are held for 40 days before disposal; Inorganic extract are held for 30 days.

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

U = An unpreserved container was received for a method that suggests a preservation in order to extend hold time for analysis.**

Cont. / Comp. = Containers /Composites

2511F87

CHAIN OF CUSTODY RECORD

Terracon

Office Location: 50 Goldenland Ct. #100, Sacramento, CA
Project Manager: Sadie Bodiford
Sampler's Name: Mason Czabaranek
Project Number: NB257393
Project Name: Proposed derby developments

Laboratory: McCampbell Analytical
Address: 1534 Willow Pass Rd Pittsburg, CA
Phone: 916-848-9589
Contact: mason.Czabaranek@terracon.com
PO/SO #:
Sampler's Signature:

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH G/D/M 8015 M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	HOLD	Lab Sample ID
S	11/20	13:32		X	TSW01-1	0.5	1.5	1					X	
	11/20	13:57		X	TSW01-7	6	7	1					X	
	11/20	14:10		X	TSW01-10	9	10	1	X	X				
	11/20	14:30		X	TSW01-15	14	15	1					X	
	11/20	14:49		X	TSW01-21	20	21	1	X	X				
	11/20	14:56		X	TSW01-36	35	36	1					X	
	11/19	11:21		X	TSW02-2	1	2	1					X	
	11/19	11:31		X	TSW02-5	4	5	1					X	
	11/19	11:45		X	TSW02-10	9	10	1	X	X				
	11/19	12:06		X	TSW02-18	17.5	18.5	1	X	X				

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 1 of 4

TURNAROUND TIME: ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush
TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
[signature]	11/20/25	1843	Emily Ko	11/20/25	1843

NOTES: Report on dry weight basis
Send results to Contact
& Sadie.bodiford@terracon.com

Matrix: WW-Wastewater; W - Water; S - Soil; L - Liquid; A - Air Bag; C - Charcoal tube; SL - Sludge

Container: VOA - 40 ml vial; A/G - Amber Glass 1L; 250 ml = Glass wide mouth; P/O - Plastic or other _____

24 cool
1841

CHAIN OF CUSTODY RECORD

Terracon

Office Location 50 Goldenland Ct. #100, Sacramento CA
Project Manager Sadie Bedford
Sampler's Name Mason Czabaranek
Project Number NB257393
Project Name Proposed Derby Developments

Laboratory: McCampbell
Address: 1534 Willow Pass Rd, Pittsburg, CA
Phone:
Contact: Mason.Czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czb

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 2 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010/7471	FIELD	Lab Sample ID
	11/19	12:18		X	TSW02-28	27	28	1					X	
	11/19	14:55		X	TSW03-4	3	4	1					X	
	11/19	15:00		X	TSW03-5	4	5	1					X	
	11/19	13:09		X	TSW03-10	9	10	1	X	X	X			
	11/19	15:55		X	TSW03-15	14	15	1					X	
	11/19	16:15		X	TSW03-20	19	20	1	MG				X	
	11/19	16:20		X	TSW03-25	24	25	1	X	X				
	11/20	8:35		X	TSW04-2	0	2	1					X	
	11/20	8:48		X	TSW04-5	4	5	1					X	
	11/20	9:06		X	TSW04-10	9	10	1	X	X				

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush
TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Czb	11/20/25	1843	Emily Pace	11/20/25	1843

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

CHAIN OF CUSTODY RECORD

Terracon

Laboratory:
Address:

Office Location
Phone:
Project Manager Sadie Bedford
Contact:
PO/SO #:
Sampler's Name Mason Czabaranek
Sampler's Signature M. Cz

Project Number NB257393
Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)

Page 3 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers 8oz Jar	TPH G/D/M 8015M	VOCs 8260B	PCBs 8082	CAM17 6010D/7471	1-10LD	Lab Sample ID
S	11/19	9:16		X	TSW04-14	13	14	1				X	X	
		9:24		X	TSW04-17	16	17	1				X		
		9:33		X	TSW04-19	18	19	1				X		
		9:52		X	TSW04-29	28	29	1	X	X				
		10:01		X	TSW04-36	35	36	1				X		
		10:20		X	TSW05-2	1	2	1				X		
		10:30		X	TSW05-10	9	10	1	X	X	X			
		10:44		X	TSW05-18	17	18	1	X	X				
		11:08		X	TSW05-36	35	36	1				X		
		10:45		X	SP01-5	4	5	1	X	X				

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush

TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
M. Cz	11/20/25	1843	Emily Re	11/20	1845

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

Sacramento Office ▪ 50 Goldenland Ct. ▪ Sacramento, CA 95834 ▪ Office: 916-928-4690 ▪ Fax: 916-928-4697

Responsive ▪ Resourceful ▪ Reliable

CHAIN OF CUSTODY RECORD

Terracon

Laboratory:
Address:

Office Location
Phone:
Project Manager Sadie Bodiford
Contact:
Sampler's Name Mason Czebaranek
PO/SO #:
Sampler's Signature

Project Number NB257393
Project Name Proposed Derby Developments

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 4 of 4

Matrix	Date	Time	Comp	Grab	Identifying Marks of Sample(s)	Start Depth	End Depth	No. Type of Containers (802 Jar)	TPH 6/D/M 8015M	VOCs 8260B	PCBs 8082	8270D	Multirange 8270 SIM	Lab Sample ID
	11/19	12:36		X	SPV02-5	4	5		X	X	X	X	X	
	11/20	13:21		X	SPV03-5	4	5		X	X	X	X	X	
	11/19	13:52		X	B01-3	2	3		X	X	X			
	11/19	13:51		X	B02-3	2	3		X	X	X			
	11/19	13:00		X	B03-2	1	2				X			
	11/19	13:40		X	B03-5	4	5				X			
	11/19	13:41		X	B03-8	7	8				X			
	11/19	13:50		X	B03-10	9	10				X			
	11/20	11:14		X	B04-3	2	3		X	X				

TURNAROUND TIME ☒ Normal ☐ 48-Hour Rush ☐ 24-Hour Rush
TRRP Laboratory Review Checklist ☐ Yes ☐ No

Relinquished by (Signature)	Date	Time	Received by (Signature)	Date	Time
	11/20/25	1843	Emily Re	11/20/25	1843

NOTES:

Matrix WW-Wastewater W - Water S - Soil L - Liquid A - Air Bag C - Charcoal tube SL - Sludge

Container VOA - 40 ml vial A/G - Amber Glass 1L 250 ml = Glass wide mouth P/O - Plastic or other _____

Sacramento Office ▪ 50 Goldenland Ct. ▪ Sacramento, CA 95834 ▪ Office: 916-928-4690 ▪ Fax: 916-928-4697
Responsive ▪ Resourceful ▪ Reliable

*STAT add on for Multirange and 8260 for 031/032 per email -9.9 12/5/25

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

McCampbell Analytical, Inc.
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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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http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

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

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	“Too Numerous to Count;” greater than 250 colonies observed on the plate.
TPH-Diesel	Sample results for semi-volatile TPH (diesel, kerosene, oil, etc) were calculated using a background subtraction procedure to correct for instrument baseline rise (column bleed) as described in Sec 7.7.2.2 of EPA 8015 B, C.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

Analytical Qualifiers

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

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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
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

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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
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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CA ELAP 1644 • ORELAP (NELAP) 4033

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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
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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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
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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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
TSW02	2511F88-002B	Water	11/19/2025 12:40	GC28 11262516.D	330950

Analytes	Result	Qualifiers	MDL	RL	DF	Date Analyzed
Surrogates	**REC (%)**			**Limits**	**DF**	
Dibromofluoromethane	96			70-130	1	11/26/2025 17:48
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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CA ELAP 1644 • ORELAP (NELAP) 4033

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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
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

(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
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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CA ELAP 1644 • ORELAP (NELAP) 4033

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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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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
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

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CA ELAP 1644 • ORELAP (NELAP) 4033

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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

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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	**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
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	**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	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

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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	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	**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	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

(Cont.)

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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
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 **WorkOrder:** 2511F88

Project: NB257393; Proposed Derby Developments

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.
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CHAIN-OF-CUSTODY RECORD

WorkOrder: 2511F88 **ClientCode: TCCS**

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

Report to:
Sadie Bodiford
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
916-246-5080 FAX:

Email: Sadie.Bodiford@terracon.com
cc/3rd Party: mason.czabaranek@terracon.com;
PO:
Project: NB257393; Proposed Derby Developments

Bill to:
Accounts Payable
Terracon
50 Goldenland Ct; Suite 100
Sacramento, CA 95834
apinvoices@terracon.com

Requested TAT: **5 days;**

Date Received: **11/20/2025**
Date Logged: **11/21/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
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	

Project Manager: Tracy Babjar

Prepared by: Maria Venegas

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.

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

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

Project Number NB257393

Project Name Proposed Derby Developments

Laboratory: McCampbell Analytical, Inc.
Address: 1534 Willow Pass Rd, Pittsburg, CA 94565
Phone: (916) 848-9589
Contact: mason.czabaranek@terracon.com
PO/SO #:
Sampler's Signature: M. Czabaranek

ANALYSIS REQUESTED

LAB USE ONLY
DUE DATE:
TEMP OF COOLER WHEN RECEIVED (°C)
Page 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
1K41

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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.

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



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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

Client: Terracon Consultants Inc
Project/Site: R1257609 Terracon

Laboratory Job ID: 650-1611-1

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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)		
		DCA	BFB	TOL
Lab Sample ID	Client Sample ID	(70-130)	(70-130)	(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)
		FB
Lab Sample ID	Client Sample ID	(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

Lab Sample ID: 650-1611-1
Matrix: Air
Date Collected: 11/19/25 14:42
Date Received: 11/24/25 09:22

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

Lab Sample ID: 650-1611-2
Matrix: Air
Date Collected: 11/19/25 15:42
Date Received: 11/24/25 09:22

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

Lab Sample ID: 650-1611-3
Matrix: Air
Date Collected: 11/20/25 13:01
Date Received: 11/24/25 09:22

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 Bodiford P O.#
Sampler: Mason Czabaranek
Site Name:

Special Instructions/Notes: Send Results to mason.Czabaranek@terracon.com Sadie.Bodiford@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	IL3878	28348	11/19/25	14 37	11/19/25	1442	-27	-4			X	X	X	
	SVP02	IL2743	30054	11/19/25	15.35	11/19/25	15 42	-28	-4			X	X	X	
	SVP03	IL4324	27762	11/20/25	12:55	11/20/25	13:01	-29	-5			X	X	X	

Relinquished by: (Signature/Affiliation) M. Czab	Date 11/24/25	Time 1722	Received by: (Signature/Affiliation) SLP EATL	Date 11/24/25	Time 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	

Attachment 5

NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL

ZAB APPEAL: 2700 SHATTUCK AVENUE, USE PERMIT ZP2024-0058

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that on **THURSDAY, NOVEMBER 12, 2026** at **6:00 P.M.** a public hearing will be conducted to consider two appeals of decisions made by the Zoning Adjustment Board to approve Zoning 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 density bonus.

The hearing will be held on November 12, 2026 at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Singeh Saliki, Senior Planner at (510) 981-7412

A copy of the agenda material for this hearing will be available on the City's website at https://berkeleyca.gov/ as of November 5, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

_____

Mark Numainville, City Clerk

Mailed by: October 29, 2026
Noticed Pursuant To: Noticed Pursuant to: Berkeley Municipal Code Section 23.404.040(B), Public Hearing Notice

NOTICE CONCERNING YOUR LEGAL RIGHTS*: If you object to a decision by the City Council to approve or deny (Code Civ. Proc. 1094.6(b)) or approve (Gov. Code 65009(c)(5) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6, no lawsuit challenging a City decision to deny or approve a Board or Commission decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Board or Commission decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available by request from the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.



This attachment is on file and available for review at the City Clerk Department, or can be accessed from the City Council Website. Copies of the attachment are available upon request.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

or from:

The City of Berkeley's Website
http://www.berkeleyca.gov

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

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
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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.

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:
2700 Shattuck Mixed Use

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:
Isaiah Stackhouse

Applicant Email:
isaiah@SDTarch.com

Property Owner Name:
2700 Shattuck LLC

Property Owner Address:
1600 Shattuck Ave, Ste. 218, Berkeley CA 94709

Property Owner Email:
evan@hudsonmcdonald.com

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:	247
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:	139,946
Density Bonus Units:	~~66,385~~ 69,973
Total Units:	209,919

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

50

D **Total BMR Units Proposed by Income**

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

Does the project use Density Bonus?

☑ **YES** ☐ **NO**

Total Affordable Qualifying Units for Density Bonus

~~35~~ 38

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)

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	110		14			124
One Bedroom	165		19			184
Two Bedroom	46		5			51
Three Bedroom						
Four Bedroom						
Five Bedroom						
TOTAL	321		38			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)

$62.83

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)

139,946

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) 24%

TOTAL FEE DUE

$2,110,274

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:

Singeh Saliki, Senior Planner

Signature: Date:

8/18/2026

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:

Mike Uberti, Senior CDPC

Signature: Date:

8/14/2026

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Residential Unit Floor Area (RUFA)
Residential Amenities
Group Living Accomodation (GLA)
Misc.
Dwelling Units (DU)
Usable Open Space
Commercial
6' TYP.
Live/Work (Live Areas)
Live/Work (Work Areas)
Total RUFA:
Ground Floor : 500 sq. ft.
Accessory Dwelling Unit (ADU)
Second Floor: 9,625 sq. ft.
Parking
Third Floor: 5,250 sq. ft.
Total : 15,375 sq. ft.

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

Outlook

2700 Shattuck_ZP2024-0058_AB 130 Conditions of Approval and Next Steps

From Saliki, Singeh <SSaliki@berkeleyca.gov>
Date Wed 5/27/2026 2:11 PM
To chris@hudsonmcdonald.com <chris@hudsonmcdonald.com>; evan@hudsonmcdonald.com <evan@hudsonmcdonald.com>
Cc Gong, Sharon <SGong@berkeleyca.gov>

1 attachment (81 KB)
AB130 COAs_2700 Shattuck.pdf;

Hello Chris and Evan,

Following yesterday's consultation meeting, I contacted the Lisjan Nation regarding your request to use a single tribal monitor and asked whether they would defer to the Muwekma monitor. They have declined your request and will use their own tribal monitor.

The attached document contains the AB 130 conditions for project approval required by law, and includes the tribe-specific conditions you've agreed to with both the Lisjan Nation and the Muwekma Ohlone Tribe. Under the statutory consultation timelines, consultation with Lisjan has concluded, and consultation with Muwekma will conclude on June 2. The City is preparing the Use Permit application for the July 9 ZAB hearing.

If you wish to continue discussions on the AB 130 conditions, please request an extension of the AB 130 timeline to accommodate a later ZAB hearing date. Thank you,

---

Singeh Saliki, AICP (she/her)
Senior Planner
Planning and Development, Land Use Division
ssaliki@berkeleyca.gov

Fraud Alert
A phishing scam is targeting Berkeley clients with fraudulent invoices. Take steps to protect from fraud:

- Before replying to invoice requests, verify that the message is from a legitimate email address ending in @cityofberkeley.info or @berkeleyca.gov.
- The Berkeley Planning and Development Department will never call you for payment and will never ask you to wire funds.
- If you are unsure about a request for payment you have received, please email planning@berkeleyca.gov. Report fraud attempts to Berkeley Police at (510) 981-5900.

AB 130 Required Conditions	Lisjan Nation Conditions	Muwekma Ohlone Conditions
Pursuant to Section 21080.66 (b) (4) of the Public Resources Code, the City of Berkeley shall include, as binding conditions of the project approval, all of the following: (A) Any enforceable agreements reached during the project consultation.		
(B) All of the following measures, unless there is mutual agreement between the California Native American tribe and the project proponent not to include the measure as a binding condition:		
(i) Upon request by a California Native American tribe, the project shall include tribal monitoring during all ground-disturbing activities, as follows: (I) The California Native American tribe shall designate the monitor. (II) The tribal monitor shall comply with applicant's site access and workplace safety requirements. (III) The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.	**Mitigation Measure TCR-1: Native American Monitoring**. Prior to ground disturbing activities, including any archaeological testing involving ground disturbance and geotechnical work, a Confederated Villages of Lisjan Nation (CVLN) Tribal monitor(s) shall be retained. Confederated Villages of Lisjan Tribal monitor(s) will have the authority to temporarily stop the excavation activity being monitored to inspect the excavation, trench sidewalls, and/or soils, as needed, if potential cultural materials have been encountered. If cultural materials are encountered, the monitor will have the authority to stop work pending Tribal consultation, as outlined in TCR-2. **If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 50 feet of the find must halt and the find must be evaluated for listing in the CRHR and NRHP**. Monitoring may be reduced or halted at the discretion of the CVLN monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities move to a new location within the project site and/or when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).	The Tribal monitor shall have authority to temporarily halt or redirect work in the immediate vicinity of a discovery pending evaluation and consultation.
(ii) Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.	**Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resources. If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 50 feet shall cease** until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the lead agency in consultation with the consulting Tribe(s), determines that the resource is a tribal cultural resource and thus significant under CEQA and/or the Tribe, the lead agency shall retain a Tribal monitor and, if applicable, a qualified archeologist, at the project proponent's expense, to prepare a mitigation plan, which shall be implemented by the lead agency in accordance with state guidelines and in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource if at all feasible. If avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to: protecting the cultural character and integrity of the resources, protecting traditional use of the resources, and/or protecting the confidentiality of the resources.	
(iii) All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.		

(iv) A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.		
(v) A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.		
(vi) The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.	**Mitigation Measure TCR-3: Halt Work/Coroner's Evaluation/Impact to Previously Undiscovered Human Remains.** If human remains are encountered during construction and/or other ground disturbing activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. **There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human remains, shall be treated as potential human remains and the appropriate protocols followed.** The archeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to the lead agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity, either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the project proponent, which would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.	
(vii) An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.		
		Tribal Cultural Resources, site locations, photographs, GPS data, and other culturally sensitive Tribal information shall remain confidential and shall not be publicly disclosed without prior Tribal consent except where required by law.

Outlook

2700 Shattuck_ZP2024-0058_July 9 ZAB Hearing

From Saliki, Singeh <SSaliki@berkeleyca.gov>
Date Wed 6/24/2026 12:10 PM
To evan@hudsonmcdonald.com <evan@hudsonmcdonald.com>; chris@hudsonmcdonald.com <chris@hudsonmcdonald.com>

Hello Chris and Evan,

The public hearing notices for the July 9 ZAB hearing will be posted tomorrow. Please reply to this email to confirm your acknowledgment that the project will move forward for a decision on the Use Permit at the July 9 ZAB hearing. Thank you,

---

Singeh Saliki, AICP (she/her)
Senior Planner
Planning and Development, Land Use Division
ssaliki@berkeleyca.gov

Outlook

Re: 2700 July 9 hearing

From Saliki, Singeh <SSaliki@berkeleyca.gov>
Date Wed 6/24/2026 4:22 PM
To Evan McDonald <evan@hudsonmcdonald.com>; Christopher Hudson <chris@hudsonmcdonald.com>; Isaiah Stackhouse <isaiah@trachtenbergarch.com>

Hello Evan,

Thank you for acknowledging the July 9 ZAB hearing date.

Please respond and request a concession to eliminate the Public Art In-lieu Fee. Note that the project is eligible for up to three concessions and this will be your third concession request. Thank you,

---

Singeh Saliki, AICP (she/her)
Senior Planner
Planning and Development, Land Use Division
ssaliki@berkeleyca.gov

From: Evan McDonald <evan@hudsonmcdonald.com>
Sent: Wednesday, June 24, 2026 4:07 PM
To: Saliki, Singeh <SSaliki@berkeleyca.gov>; Christopher Hudson <chris@hudsonmcdonald.com>; Isaiah Stackhouse <isaiah@trachtenbergarch.com>
Subject: 2700 July 9 hearing

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello Singeh,

We acknowledge that the project will move forward for a Use Permit decision on July 9th.

Regarding our UP conditions: We currently understand that the 1% for art fee is unenforceable, and the City routinely waives it. We request that it be similarly waived for 2700. We would appreciate knowing what the status is of that condition as we don't expect to see the Use Permit conditions until right before the hearing.

Thank you,

Evan

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

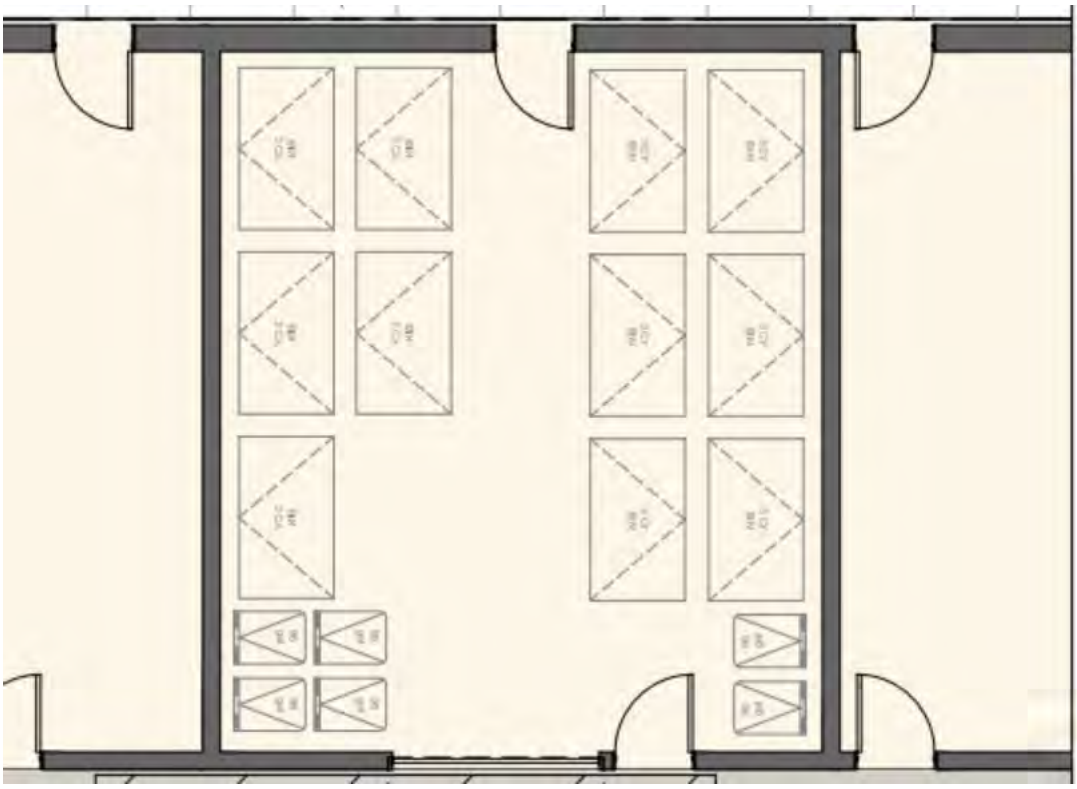
Importance: High

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
DERBY STREET
MEP
TRASH
MEP
COMMERCIAL CAFE (FOOD SERVICE W/ OUTDOOR CAFE SEATING) 2,484 SF
RESIDENTIAL LEASING OFFICE
RESIDENTIAL LOBBY
PARKING GARAGE 141 SPACES
RESIDENTIAL FITNESS
COMMERCIAL CAFE (FOOD SERVICE W/ OUTDOOR CAFE SEATING) 3,304 SF
LOADING ZONE
WARD STREET
SHATTUCK AVE
PLAN AT GROUND LEVEL



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

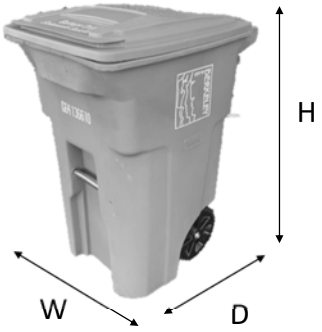


64-Gallon

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

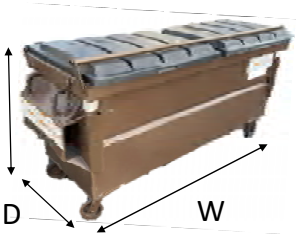
The City of Berkeley provides refuse, recycling, and compost dumpsters if adequate space is available and if approved by the Zero Waste Division. Dumpsters that are 1-4 cubic yards are on wheels, while larger dumpsters of 6 cubic yards are stationary (no wheels).

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



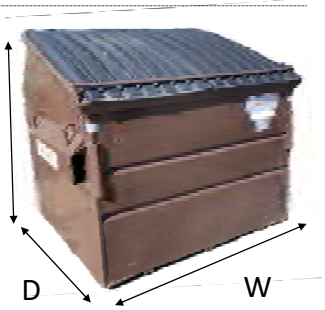
4 Yard

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

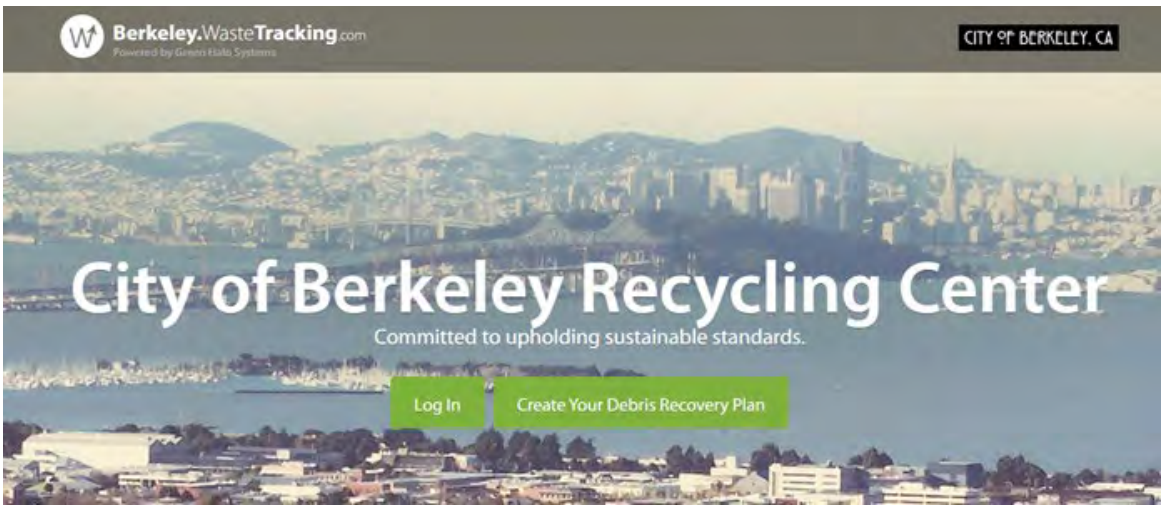
www.Berkeley.WasteTracking.com

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 Station** (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.



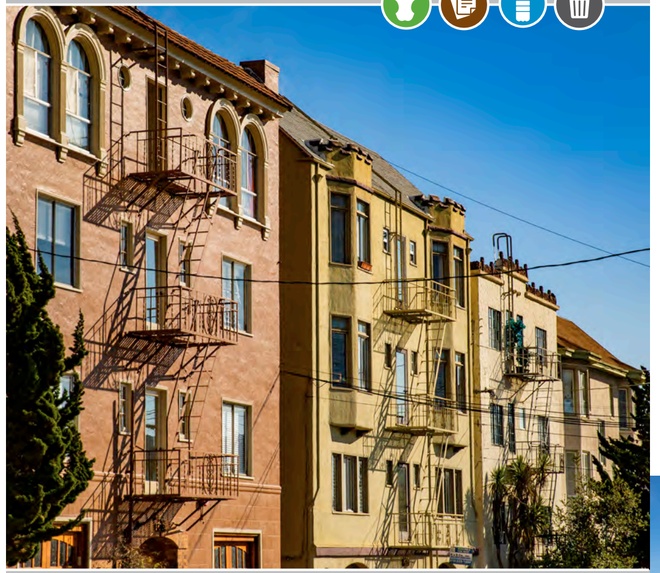
Public Works Department
Zero Waste
1201 Second Street
Berkeley, CA 94710-1005

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

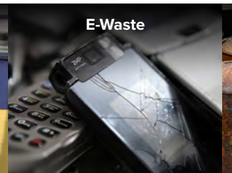


- **Chose to Reuse** Save $0.25 when you bring your own cup to Berkeley cafes and restaurants! (search “single-use foodware” at berkeleyca.gov.)
- **Shop local. Shop vintage.** Support your community and our earth.
- **Repair & Reinvent** Visit the City of Berkeley Tool Lending Library for DIY paradise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







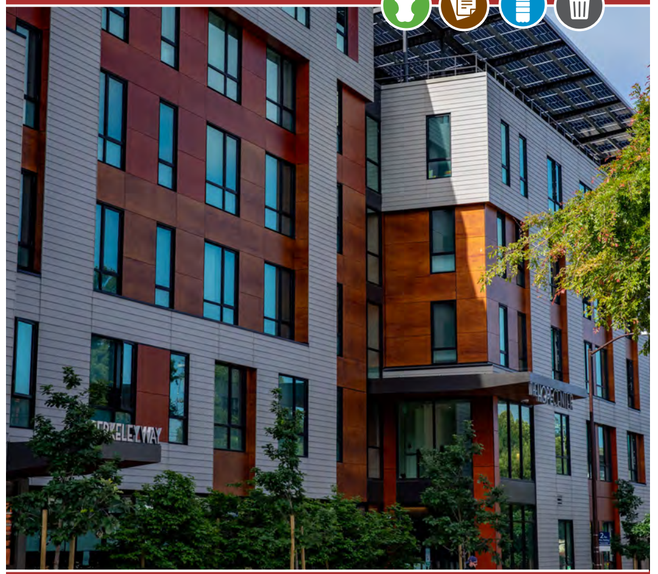
Public Works Department
Zero Waste
1201 Second Street
Berkeley, CA 94710-1005

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.

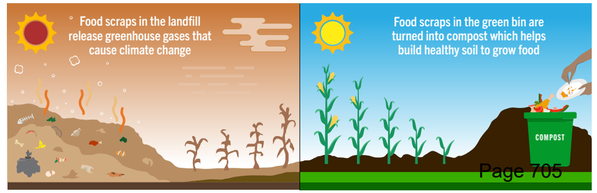
3. Alert the City of Berkeley or Alameda County if there is no compost/recycling service available at your apartment

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

4. Reduce Food Waste

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





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.

What Goes Where

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.



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
Businesses and institutions 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 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: _____

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 15, 2025

Greg Wolff, Planning Director
City of Lafayette Planning Department
3675 Mt. Diablo Boulevard #210
Lafayette, CA 94549

Dear Greg Wolff:

RE: City of Lafayette – State Density Bonus Law Affordability Concession – Letter of Technical Assistance

The California Department of Housing and Community Development (HCD) received a request for technical assistance from the City of Lafayette (City) regarding the City's application of the State Density Bonus Law[1] (SDBL) to a proposed housing development (Project). Among other provisions, the SDBL allows applicants that provide sufficient deed-restricted affordable housing to obtain relief from development standards ("concessions") if doing so would reduce the cost of providing affordable housing. This letter provides technical assistance explaining that SDBL concessions cannot be used to increase the income levels of deed-restricted housing units required to be provided under a local inclusionary zoning program.

Background

HCD understands that the Project consists of 90 for-sale units, including 12 deed-restricted affordable units, located at 1001 Oak Hill Road. The City's inclusionary zoning ordinance requires that 9 percent of units be affordable at 110 percent of area median income (AMI) and 6 percent be affordable at 50 percent of AMI in for-sale developments.[2] The Project applicant instead proposes using an SDBL concession it is entitled to by providing sufficient very low-income units to adjust the affordability to 5 percent of units at 50 percent of AMI, 5 percent of units at 135 percent of AMI, and 5 percent of units at 200 percent of AMI.

The applicant argues that the adjustment is permissible because it would reduce the cost of providing the deed-restricted housing units, citing prior HCD technical

[1] Gov. Code, § 65915.
[2] Lafayette Municipal Code Chapter 6-37, Sections 6-3702(b), 6-3704(b).

assistance to West Hollywood,[3] Sonoma County,[4] and Menlo Park[5] that inclusionary requirements can be modified to improve economic feasibility. The City rejected this argument and informed the applicant that it would not support the concession.

Analysis

Government Code section 65915, subdivision (d)(1) allows eligible housing developments to receive concessions for development standards if doing so would reduce the cost of providing deed-restricted affordable housing, while local governments are allowed to deny concessions if doing so would not result in an identifiable and actual cost reduction. Therefore, the relevant question is:

Can the Project applicant obtain a concession to reduce the percentage of affordable units required at lower-income levels in favor of higher ones?

The answer is "no." Concessions cannot be used to reduce the Project's obligation to provide deed-restricted affordable housing at the specified income levels.

Allowing concessions to reduce the percentage of affordable units required at lower-income levels in favor of higher ones would allow developments to avoid providing any deed-restricted lower- and moderate-income housing beyond the amount needed to qualify for a SDBL concession. This would effectively negate many local inclusionary zoning programs in California. However, the SDBL specifically contemplates the existence and compatibility of the SDBL with inclusionary zoning programs. Government Code section 65915, subdivision (o)(9)(A)(ii) states that the total unit count used to calculate density bonuses for housing developments means a calculation that "[i]ncludes a unit designated to satisfy an inclusionary zoning requirement" of a local government. Therefore, local governments must harmonize both inclusionary zoning requirements and the SDBL.

The courts and the legislature provide additional direction. The Supreme Court of California upheld the legitimacy of inclusionary zoning in its ruling in *California Building Industrial Association v. City of San Jose*, noting that "[legislative] history makes clear that there was agreement that the density bonus law 'does not preempt the ability [of]

[3] Letter of Technical Assistance to the City of West Hollywood, September 2, 2022, available at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/West-Hollywood-TA-090222.pdf.
[4] Letter of Technical Assistance to Sonoma County, April 26, 2024, available at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/sonoma-co-hau-704-ta-042624.pdf.
[5] Letter of Technical Assistance to the City of Menlo Park, December 17, 2024, available at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/menlo-park-hau-1267-ta-121724.pdf.

local ordinances to require the inclusion of affordable (low, very low, or moderate-income) units within a housing development."[6] The judiciary also addressed the topic of harmonization in *Latinos Unidos del Valle de Napa y Solano v. County of Napa*, where the First District Court of Appeal confirmed that a single affordable unit may serve both for the purpose of the SDBL and for a local inclusionary ordinance.[7]

As noted by the applicant, HCD has provided prior technical assistance on how local governments should harmonize local inclusionary ordinances with the SDBL. These include letters to West Hollywood (allowing a more deeply affordable unit to be substituted for a less deeply affordable unit), Sonoma County (allowing a change in tenancy), and Menlo Park (synchronizing an affordability threshold). These letters share as a common theme that certain provisions of a local inclusionary ordinance can be subject to modification via an SDBL concession, reinforcing that the contents of a local inclusionary ordinance are not simply "off-limits" under the SDBL.

However, the letters should not be read to mean that *all* requirements of a local government's inclusionary ordinance are subject to modification via an SDBL concession, especially when the request pertains to the most basic elements of an inclusionary ordinance (i.e., the percentage of affordable units and the level of affordability) and would reduce the overall affordability of the development and essentially render the inclusionary zoning requirements moot. While the West Hollywood letter did allow changes in the level of affordability, the allowed change was in the direction of *greater* affordability, not *less*, as the Project applicant proposes. Allowing a concession in favor of deeper affordability supports the goals of both local inclusionary zoning ordinances and the SDBL.

Finally, the applicant's proposal would run contrary to legislative intent. In the SDBL itself, the Legislature expressed its intent in the statute that it "incentivize the construction of very low, low-, and moderate-income housing units."[8] Allowing the proposed concession would reduce the amount of very low- and moderate-income units in favor of above-moderate units.[9]

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[6] *California Building Industrial Association v. City of San Jose* (2015) 189 Cal.4th 435., p.9.
[7] *Latinos Unidos del Valle de Napa y Solano v. County of Napa* (2013) 217 Cal.App.4th 1160.
[8] Gov. Code, § 65915, subd. (u)(2).
[9] Furthermore, with the passing of AB 1505 (Chapter 486, Statutes of 2017), the Legislature allowed local governments to adopt local inclusionary zoning ordinances with certain limitations. Inclusionary ordinances are also commonly included in housing element implementation programs as an established method of increasing affordable housing production. It is implausible that the Legislature would give local governments the ability to adopt inclusionary zoning ordinances, with limitations already included in the statute, if it meant for the ordinances to be further constrained to the affordability percentages in the SDBL.

Conclusion

HCD remains committed to supporting local governments in facilitating housing at all income levels and hopes the City finds this clarification helpful. If you have any questions regarding the content of this letter or would like additional technical assistance, please contact David Ying at david.ying@hcd.ca.gov.

Sincerely,



David Zisser
Assistant Deputy Director
Local Government Relations and Accountability

02
Special Meeting Item

Office of the City Manager

PUBLIC HEARING
November 12, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning & Development Department

Subject: Landmarks Preservation Commission Appeal: Elmwood Commercial Historic District, Landmark Application #LMIN2026-0001

RECOMMENDATION
Conduct a public hearing and upon conclusion adopt a Resolution affirming the Landmarks Preservation Commission (LPC) decision to deny the Elmwood Commercial Historic District landmarking application (LMIN2026-0001).

SUMMARY
On June 4, 2026, the LPC denied Landmark Designation Application #LMIN2026-0001 for the Elmwood Commercial Historic District (District).

On July 16, 2026, an appeal of the LPC decision was filed. The City Council must conduct a public hearing to consider the appeal.

FISCAL IMPACTS OF RECOMMENDATION
None.

CURRENT SITUATION AND ITS EFFECTS
On March 2, 2026, Anthony Bruce submitted a Landmark application for the Elmwood Commercial Historic District, accompanied by the signatures of property owners for 18 properties of the proposed District.

On May 7, 2026, LPC opened and closed the public hearing and continued the discussion of the application to a date certain of June 4, 2026.

On June 4, 2026, LPC opened and closed the public hearing, and a vote to approve the application failed on a vote of 4-5-0-0 (Moved: Crandall; Second Orbuch; Yes: Crandall, Finacom, Montilla, Orbuch; No: Fike, Gordon, Greene, Schwartz, Turner; Abstain: none; Absent: none).

On July 16, 2026, Burl Wiles filed an appeal of the LPC decision. The appeal letter was signed by Burl Wiles, Julie Ewer, and Jon Moriarty, and accompanied by a petition signed by more than 300 Berkeley residents.

BACKGROUND

There are currently four Historic Districts in Berkeley:

- Delaware Street Historic District, established 1979, 20 properties
- Civic Center Historic District, established 1998, 12 properties
- La Loma Historic District, established 2002, 15 properties
- Oceanview Sisterna Historic District, established 2004, 10 properties

The proposed new Historic District comprises 28 properties along College Avenue and Ashby Avenue between Russell Street and Webster Street, including three non-contributing buildings. Two of the non-contributors were constructed outside of the proposed District's major development period, and a third has been substantially altered. Three of the contributing properties are already Landmarked: the Strand Theater at 2966 College Avenue, the Mercantile Trust Company Building at 2959 College Avenue, and the Stover Building/Bolfing's Elmwood Hardware at 2947 College Avenue.

When it designates a Historic District, LPC must find that the properties meet one or more of the required criteria codified in the Landmarks Preservation Ordinance, Berkeley Municipal Code (BMC) Section 3.24.110. These criteria are specific and align with California Register and National Register criteria for Historic District designation. Staff completed a review of all the available information and compared the evidence against the criteria for designation consideration.

BMC Section 3.24.110(A)(1) allows for the designation of properties based on *architectural merit*, which includes properties that are the first, last, only or most significant architectural property of its type in the region; properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

BMC Section 3.24.110(A)(2) allows for the designation of properties based on *cultural value*, which would be structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City. This criterion is similar to the California Register criterion for *persons*. A property is eligible under this criterion if it is associated with lives of people important in the past.

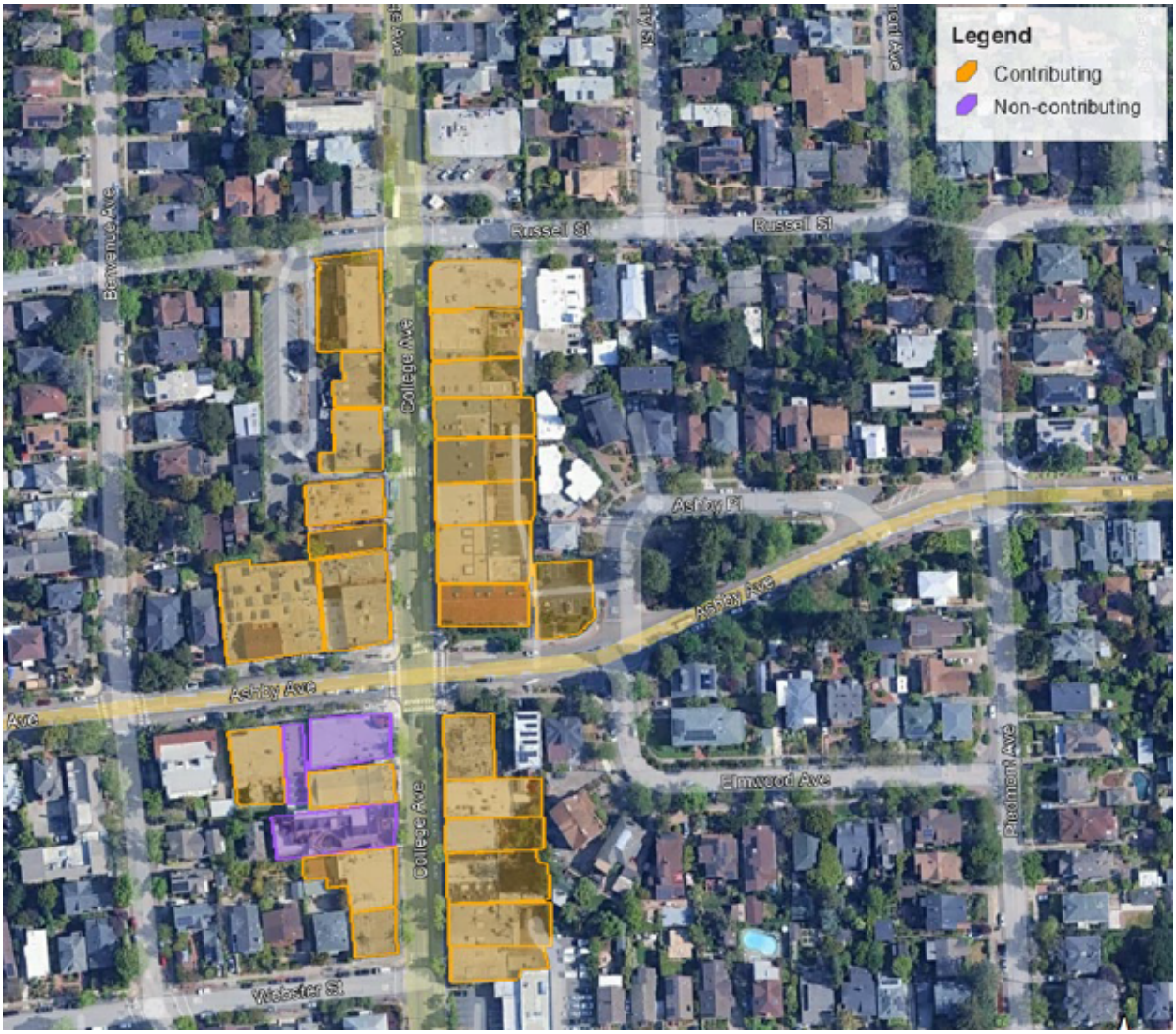
BMC Section 3.24.110(A)(3) allows for the designation of properties based on *educational value* if they contain structures worth preserving for their usefulness as an

educational force. Educational value means that a building could provide useful information on construction methods, or a site may be valuable as an archaeological resource.

BMC Section 3.24.110(A)(4) allows for the designation of properties based on *historic value*—structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. A site that is eligible for Landmarking under *historic value* is associated with historic events.

The fifth criterion for a Historic District is BMC Section 3.24.110(A)(5): properties which are on the National Register of Historic Places are eligible Historic Districts in Berkeley.

Figure 1. Aerial of Proposed District by Staff



RATIONALE FOR RECOMMENDATION

The main issues raised in the appellant's letter (Attachment 2) and staff's response are detailed below. For the sake of brevity, all the appeal issues are not re-stated in their entirety.

<u>Issue 1: Staff Support for Approval.</u> The appeal letter states that the staff report "identified the application as having met criteria for landmarking as documented in the report…"

<u>Response</u>: The LPC staff report (Attachment 3) cited applicable sections of the BMC that aligned with the information presented in the application, and included draft findings

in support of establishing the Historic District. However, the review of a landmarking application is a subjective process which does not result in an automatic approval of the request. Evidence is weighed against the required findings for approval, and the LPC has the discretion to approve or deny a landmarking request.

In the case of the proposed Elmwood Commercial Historic District, staff felt that either approval or denial of the landmarking request could be justified, and ultimately did not make a recommendation of approval or denial. Rather, staff recommended that LPC consider the extent to which the properties meet the criteria for local designation under BMC Section 3.24.110. LPC reviewed the application materials, received public comment at two meetings, and concluded that the evidence did not support the request for a Historic District designation.

Issue 2: Commission Irregularities. The appeal letter states "there were Commission irregularities in the Landmark application review process" at the May 7, 2026 and June 4, 2026 hearings.

Response: Specific details related to "Commission irregularities" were not identified in the appeal. The May 7, 2026, meeting was duly noticed, with public hearing notice posters installed in the vicinity of the proposed District, and postcards sent to owners and occupants within 300 feet of the proposed District. Since the item was continued to a date certain at the May 7 LPC meeting, public hearing notices were not required for the June 4 hearing. The staff report and attachments for the May 7 meeting were available on the LPC webpage the week before the meeting. Late communications for both meetings were also available on the LPC webpage.

ALTERNATIVE ACTIONS CONSIDERED

Pursuant to BMC Section 3.24.300(E), the Council may (1) continue the public hearing, (2) affirm, or modify the LPC's decision, or (3) remand the matter to the LPC.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The proposed designation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15308 of the CEQA Guidelines ("Actions by Regulatory Agencies for Protection of the Environment") because the Landmarks Preservation Ordinance (BMC 3.24) is a local ordinance to ensure the maintenance, restoration, enhancement, and/or protection of historic structures, which are part of the environment under CEQA (Pub. Res. Code § 21084.1).

CONTACT PERSON

Jordan Klein, Director, Planning & Development Department, (510) 981-7534
Anne Hersch, Land Use Planning Manager, (510) 981-7411
Allison Riemer, Senior Planner, (510) 981-7433

Attachments:
1: Draft Resolution
2: Appeal Letter, received July 16, 2026
3: LPC Staff Report, dated May 7, 2026
4: Public Hearing Notice
5: Index to Administrative Record
6: Administrative Record

RESOLUTION NO. ##,###-N.S.

DENY THE APPEAL AND UPHOLD THE LANDMARK PRESERVATION COMMISSION (LPC) DECISION TO NOT DESIGNATE THE ELMWOOD COMMERCIAL HISTORIC DISTRICT (LMIN#2026-0001)

WHEREAS, on March 2, 2026, Anthony Bruce submitted a Landmark application for the Elmwood Commercial Historic District, accompanied by the signatures of property owners for 18 properties of the proposed District; and

WHEREAS, on May 7, 2026, the LPC opened and closed the public hearing and continued the discussion of the application to the June 4, 2026 LPC meeting; and

WHEREAS, on June 4, 2026, the LPC opened and closed the public hearing, and a vote to approve the application failed (Yes: Crandall, Finacom, Montilla, Orbuch; No: Fike, Gordon, Greene, Schwartz, Turner; Abstain: none; Absent: none); and

WHEREAS, on July 16, 2026, Burl Wiles filled an appeal of the LPC decision. The appeal letter was signed by Burl Wiles, Julie Ewer, and Jon Moriarty, and accompanied by a petition signed by more than 300 Berkeley residents; and

WHEREAS, on or before October 29, 2026, staff posted the public hearing notices along the boundaries of the District, and mailed notices to property owners and occupants within 300 feet of the District boundaries, and to all registered neighborhood groups that cover the area; and

WHEREAS, on November 12, 2026, the Council held a public hearing to consider the LPC's decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant denying the appeal.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley hereby upholds the decision made by LPC to deny Historic District application #LMIN2026-0001.

CITY OF BERKELEY - CITY CLERK
2026 JUL 16 AM11:38

July 16, 2026

Berkeley Mayor and City Council
% City Clerk
2180 Milvia Street
Berkeley, CA 94704

Re: Appeal Elmwood Commercial Historic District #LMIN2026-0001

Dear Mayor Ishi and Berkeley Council Members:

We hereby appeal the June 4, 2026 decision of the Landmarks Preservation Commission to deny designation of the Elmwood Commercial District as a Historic District. The application was accepted by the City and it gives ample evidence that the Elmwood Commercial District is significant under Berkeley's Landmarks Preservation Ordinance section BMC 3.24.110 as a Historic District. The Elmwood Commercial District is a distinct and intact example of a streetcar-era neighborhood commercial district.

This appeal is based upon, but not limited to, the following matters.

The staff report which was submitted and presented by JulieAnn Murphy of Rincon Consultants identified the application as having met criteria for landmarking as documented in the report: "Staff recommend that there is evidence to support findings for architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric pursuant to BMC Section 3.24.110(A)(1)(c) and historic value pursuant to BMC Section 3.24.110 (A)(4)."

Architectural Merit
"Therefore, the proposed Elmwood Commercial Historic District does represent a group of architectural examples worth preserving for the exceptional value it adds as part of the neighborhood fabric and does meet this criterion."
Historic Value
" For these reasons, the proposed Elmwood Commercial Historic District is eligible as a City of Berkeley Landmark for its historic value under BMC section 3.24.110(A)(4)."

Additionally there were Commission irregularities in the Landmark application review process for the proposed designation of the Elmwood Commercial Historic District, both at the May 7th & June 4th hearings.

We request that the City Council hold a public hearing on the Elmwood Commercial Historic District denial #LMIN2026-0001 and provide the review and consideration that this application deserves.

Sincerely,
Burl Willes

Julie Ewer

Jon Moriarty

Appeal of Denial
Elmwood Comme
the signatures of
Commission. The
appeal.

358 signatures

e 4 2026 for the
Code requires
vation
no support this

Print name		Street Address
DONNA LARSEN ENDLICH		2641 Webster 94705 Berkeley
Joan King-Azzi		2605 Piedmont Ave Berkeley 94704
Irene Elmer		2806 Cherry St 94705
Bonnie Kraus		2409 College 94704
Carl Nagin		1320 Josephine 94703
Walter Scott		1810 9th ST 94710
Janet Harris		1700 Tulare St 94706
Alice Cannan		976 Hardy 94618
JASON MARCUS		2732 MLK Jr Way #8 94703
Shelby Sell		427 62nd St 94609
Mary Dee		2647 Parker St. 94704
MARY DARNOVSKY		547 Colton Ave Oak 94610
Greg Keller		2810 College Ave 94705
Audrey Jaffe		2741 Baker St 94705
Donna Pitetti	Donna Pitetti	2735 Regent St. #5, Berkeley.
Asha Genett	Asha Genett	2636 College Ave
Tara Kumar	Tara Kumar	2636 college Ave
Sienna Kanford		2636 College Ave
Cilley Hughes		2636 College Ave
KAI PESCANHA		2709 DWIGHT WAY 94704
RONALD ADLER		2904 AVALON 94705
JAMIE AUDLEY		80 EL CAMINO REAL 94705
MARY GOLDREYER		3037 Wheeler St. 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Elizabeth P. Lyon	Elizabeth P. Lyon	2951 Derby St Apt. 117, Berkeley
Bonita Evart	Bonita Evart	2951 Derby St. #116 Berkeley 94
Bhakti Nevers	Bhakti Nevers	2951 Derby St. #151 Berkeley 94
LUCRETIA CERNY		2951 DERBY ST #124 Berkeley 94
PETER BRUCE DuMONT		2951 Derby St. #119 94705
Erica Bademaker		2951 Derby Blo
Linda Wadley	Linda Wadley	2951 Derby St 348
STEFEN		#324 Berkeley CA 94
Vi McFall	Vi McFall	2951 Derby St, Berkeley
Betsy Pauley		2951 #137 CA 94705
FRANCES OMAN	Frances Oman	2951 Derby St #112
Marcia A. Kimmell	Marcia A. Kimmell	2951 Derby St #33 Berk, CA 94705
MARILYN VAETH	Marilyn Vaeth	2951 Derby St 309
Ellen Levin	Ellen Levin	2951 Derby St 233 Berkeley 94705
Faye Scott	2951 Derby 147	94705
Miriam Abramowitsch		2951 Derby St apt B203
PAUL DESFOR		2951 Derby St 94705
Deborah Neuman	Deborah Neuma	2951 Derby St 122 94705
Pendope Thompson		2951 Derby #142
MARIBEL SANCHEZ-ELLIS		2951 DERBY #337
JUDITH GILBERT	Judith S. Wolcott	2951 Derby St #313 94
Judith Masur		2951 Derby St #240 9470
DAVID GIFFORD		2951 DERBY St. 24319470

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Print name	Signature	Street Address
Monica Marini-Leeuson	Monica Marini-Leeuson	2716 Russell St Berkeley Ca. 94705
Ronn Simpson	Ronn Simpson	2800 Hillegass Ave Berkeley, CA 94705
Marcela Simpson	Marcela Simpson	2800 Hillegass Berkley 947
Stephen Rosen	Stephen Rosen	2328 CARLETON St. Berkeley 94704
Linda P. Rosen	Linda P. Rosen	2328 Carleton, Berkeley, CA 94704
Sidharth Verma		2907 FLORENCE St Berky 94705
Brad Moxley		2317 Carleton C, Berkeley 94704
LAURA FANTONE		2330 CARLETON ST. BERKELEY, CA
ALICE MEYERS	Alice Meyers	2933 Linden Ave. Berkeley 94705
Barbara Epstein	Barbara Epstein	2332 Carleton St. Berky 94704
Laura Koo	Laura Koo	2319 Carleton St Berkeley 947
Gail Kamada	Gail Kamada	2247 Carleton St. Berkeley, CA 94704
David Jost	David Jost	2247 Carleton St Berkeley, CA 94704
Anne Takefuji	Anne Takefuji	2245 Carleton St. 510 334-8000
David Cantrell		2245 Carleton St. Berkely, CA
Thomas Cantrell		2245 Carleton St Berkeley CA 94704
Michael Wright		2235 carleton St Berkeley CA
RICHARD MAGARIAN		2231 CARLETON ST. BERKELEY, CA
Sharon Green	Sharon J Green	2231 Carleton St. Berkeley CA
BHAJHN PREET KAUR		2119 Carleton St Berkeley CA
Laura Cholodenko		2246 Carleton St Berkeley CA
Ben Recht		2302 Carleton St Berkeley, CA
LAUREN KROIZ		2302 CARLETON ST BERKELEY CA

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Print name	Signature	Street Address
Peter Jacobson	Peter Jacobson	2814 Kelsey 94705
Cecile Earle	Cecile Earle	2951 Derby St Berkeley 94705
Ann Metzger	Ann Metzger	1 Hazel Rd Berkeley 94705
JACQUELYN EVANS	Jacquelyn Evans	30 Alta Rd., Berkeley 94708
~~[illegible]~~	~~[illegible]~~	~~[illegible]~~
JOHN B ARMSTRONG	John B. Armstrong	Alvarado Rd 94705
Karen Bird	Karen Bird	2712 Garber St, Berkeley 94705
Warren Bird	Warren M. Bird	2712 Garber St., Berkeley 94705
Carmen Hernandez	~~Carmen Hernandez~~	2924 Acheson St 94705
Anabella Hernandez		2924 Wheeler St. Berkeley 94705
~~MANUCHER PASSIRI~~	~~M. Passiri~~	~~5363 Boyd Ave 94618~~ 94705
Mary Oram	Mary Oram	2705 Hillegass Ave
Mary Byrnes	Mary Byrnes	2948 Magnolia St. 94705
Bryant Byrnes	Bryant Byrnes	2948 Magnolia St "
Daria Pizzioli		94704 2540 College
Tracy Thompson		1630 Alston Way 94703
Lois YUEN		1940 YOSEMITE RD. Berkeley 94707 Lois Yuen
JUDYE HESS		2410 Hillegass Berk 94705 Judye Hess
Thomas Lynch	Thomas Lynch	3125 College #3, Berk. 94705
Christine Chen		496 Grayson Dr 94705
Jessie Oswald		61 Rock Lane Berkeley CA 94
Nancy Oswald	Nancy Oswald	61 Rock Lane, Berk 94708

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Print name	Signature	Street Address
Nancy Petrafesa	Nancy Petrafesa	2801 Oak Knoll Ter Berk 94705
Renata Schmitt	Renata Schmitt	196 Hillcrest Rd 94705
PENNY KUYKENDALL	Penny Kuykendall	3171 CLAREMONT AVE 94705
SAM SINGER		33 ROBLE RD. 94705
Sharon Singer		33 Roble Rd 94705
Miriam Wilson	Miriam Wilson	230 The Uplands
Susan Simonds		2 The Uplands 947
Katerin Spohn		2928 Russell St. Berkeley, CA 94705
Monica Spohn		2928 Russell St. Berkeley, CA 947
DORIS FINE	Doris Fine	2 Eucalyptus Rd. 94705
TAD LAIRD		2722 WEBSTER 94705
Nathalie Jans		258 Hillcrest Rd 94705
ALEXANDER DAVIS		30 ROANOKE RD 94705
John Stephenson		258 Hillcrest Rd 94705
ERICA MEADE		30 ROANOKE RD 94705
Jacques Bernon		2718 Webster 94705
Caitlyn Bernon	Caitlyn Bernon	2718 Webster st 94705
Alejandro Colindres		2718 Webster st. 94705
Elea Bernon	Bernon	2718 Webster st 94705

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Print name	Signature	Street Address
CHRISTOPHER WELLS		2763 GARBER #3 / 94705
Shelley Nathans		2811 Regent St. B / 94705
Sean Coleman		2546 WARRING ST. #2 94704
Katherine Ramage		2928 Russell St. 94705
HELEN MARCH		2931 Magnolia St. 94705
Kay Heatherly		2147 Stuart St 94705
Vanessa Brutschy		2727 Parker st 94704
Hilary Snyder		3017 College Ave #3 94705
ARUN NEVADER		1065 Sierra St 94707
Susan Sharp		1065 Sierra 94707
Florence Kuri		2731 Benvenue Ave, 94705
Bailee Lin		2380 Hilgard Ave #1, 94709
Roslyn Hammers		2510 College Ave #C 94704
Arsan Jafri		2510 College Ave #C 94704
Laurel Ackerle		2825 Garber St 94705
Doug Kelly		2825 Garber St 94705
Jack Petranker		2425 Hillside Ave. 94704
Joanne Panek		811 Webster St 94705
William Godwin		3016 Avalon Ave 94705
Kathy Godwin		3016 Avalon Ave 94705

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Print name	Signature	Street Address
ALICE JUROW	Alice Jurow	2335 DERBY 94705
L Dahms	L D Dahms	22 El Camino Real 94710
GLORIA LAWRENCE	Gloria Lawrence	2934 Russell St Berkeley 9471
Gary Handman	Gary Handman	1119 High ct. 94708
Pam Handman	Pam Handman	1119 High Ct 94708
Idna Levinsky	Idna Levinsky	2918 Elmwood Ct 94705
Molly Shapiro	Molly Shapiro	2321 Webster St. Berkeley, CA 9470
SHELLEY BLAM	Shelley Blam	6426 Benvenue Av. Oakland 94618
ANITA MONGA		1707 WOOLSEY ST BERKELEY 94703
Carlene St John	M. Carlene St John	2130 Russell St. 94705
Steph Scholes		2726 Dwight Way 94704
MARK Schneiderman		2005 Rose St Berkeley 94709
Pam E. Rei	Patricia Reidenbach	3032 Hillegass Ave 94705
Rosemary Castorina	Rosemary Castorina	2742 Prince St 9470
Giulia Salemme	Giulia Salemme	2742 Prince St 9470
Lesley Emmington Jones	Lesley Emmington Jones	195 The Uplands 94705
Nancy Laird	Nancy Laird	2722 Webster St 9470
Ardath Grant	Ardath Grant	2337 Prince St #12 94705
PETE WALKER	Pete Walker	2627 ETNA ST 9470
Andrea Meghrouni-Brown	Andrea Meghrouni-Brown	2833 Webster St 94705

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Print name	Signature	Street Address	
Sabrina Kabella	Sabrina Kabella	2647 Stuart	94705
Christopher King	Christopher King	1937 Hopkins St	94707
Janet King	Janet A King	1116 Walnut	94707
Nathan Shields		2446 Webster St.	94705
Gary Preston	Gary Preston	3019 Benvenue Ave	94705
Elaine Brown	Elaine Brown	2735 Derby St	94705
Robert Lerner	Robert A. Lerner	3025 College	94705
Carleen Mandolfo	C. Mandolfo	2900 Benvenue Ave	94705
Carol Nyhoff	Carol J. Nyhoff	0737 Elmwood Ave	94705
Muriel Lane	Muriel Lane	2304 Howe St	94705
Stephanie M. Tramel	Stephanie M. Tramel	2923 Florence St., #304	94705
Sheila Gerzoff	Sheila Gerzoff	2511 Prince St #1	94705
Douglas Evans	Douglas Evans	2819 Piedmont	94705
Dolores Grunbaum	Dolores Grunbaum	2939 Ashby Ave	94705
Lara Hilder	Lara Hilder	2442 Russell St	94705
Karen Kemp	Karen Kemp	2615 Benvenue Ave	94704
Rachelle Pennington	R Pennington	2418 Ashby Ave #4	94705
Joan Webster	Joan Webster	2505 Russell St.	94705
Enid Schreibman	Enid Schreibman	2828 Cheney St.	94705
Stefan Milnor	Stefan Milnor	2337 Stuart St.	94705

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Print name	Signature	Street Address
RICHARD FALLENBAUM	R Fallenbaum	1225 Neilson St
Jerry Morgan	Jerry Morgan	2751 Derby
Randy Silverman	Randy Silverman	2335 Parker St #2
Geoffrey Lomax		1507 M L King JR
JIM MCGRATH	Jim McGrath	2301 Russell St.
Choun-Bok Leaf	Choun-bok Leaf	2335 Parker St. #1
Brent Chadwick	Brent Chadwick	2337 Parker #8
FRED FELLER	Fred Feller	2819 Benvenue Ave
Jane Scherr	Jane Scherr	2300 Carleton St
Alice Feller	Alice Feller	2819 Benvenue St
Patrick Kehoe	Patrick Kehoe	2412 Stuart St. #3
Carla Woodworth	Carla Woodworth	2335 Parker Street #2
Malcolm Scotchler	Malcolm Scotchler	2330 Blake st
ARTHUR Goldberg	Arthur Goldberg	1814 CEDAR St.
Wayne Collins	Wayne Collins	1629 Josephine St, Berkeley, Ca
Jennifer Knight		2737 Shasta Rd.
Joan Finton	Joan Finton	1525 Walnut St. 94709
~~Charlene Harrington~~	Charlene Harrington	51 Bonnie Ln Berkeley 94705
Mary C. Stevens	Mary C. Stevens	1509 Ada St/Berkeley

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Print name	Signature	Street Address
NANCY W. ALLMOND	Nancy W. allmond	36 Hill Crest Rd. 94
Lindsay Kunis	Lindsay Kunis	2719 Webster St. Berkeley 9470
William Kunis	Bill K	2719 Webster ST Berkeley CA 94
Nancy Ebbert	Nancy Ebbert	2721 Webster St. Berkeley, 94
Adam Rochmes	Adam Rochmes	2721 Webster St. Berkeley
Jonah Kunis	Jonah Kunis	2719 Webster, St. Berkeley
Deane Bunce	Deane Bunce	2946 Magnolia Berkeley
CLAUDINE ZUBER		2857 WEBSTER BERKELEY 94705
Leila Yokoyama	Leila Yokoyama	2806 Prince St. Berkeley, CA 94705
AREZOO FAKouri		2806 Prince St. Berkeley
DORIS NARSIAN	Doris Narsian	2746 WEBSTER ST. BERKELEY CA 94701
Ariel Haney	Ariel Haney	2327 Webster St. Berkley CA 94705
Alvin Warwas	Alvin Warwas	2967 Pine Ave Berkeley, C. 94705
HARVEY KLETZ	Harvey Kletz	2850 Webster St 94705
GERALD A. KELLY	Gerald A. Kelly	2731 WEBSTER ST 94705
Mikaela Dunitz	MD	2804 Webster 94705
Cody Dunitz	Cody D	2802 Webster St., 94705
Richard Bunce	Richard Bunce	2946 Magnolia 94705

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Print name	Signature	Street Address
Celeste McLean-Reid	Celeste McLean-Reid	2759 Prince St, Berk, CA 94705
ROBIN SOMERVILLE	Robin Somerville	2759 Prince St. Berkeley 94705
Lisa Ray		2753 Prince St BKT 94705
Matt Sadelmire		2144 McKinley Berkeley 94703
KYLIE TSENG		2838 PRINCE ST BERKELEY 94705
Mariama Soumah		2131 Stuart st Berkeley 94703
Greg Urban	Greg Urban	2751 Prince St Berk 94705
Linda Urban	Linda Urban	2751 Prince St B/C 94705
Doug Yokoyama		2806 Prince St. Berkeley, 94705
Eugene Mosned	Mosned	1834 University ave Berk 94703
Soroush Salari-Namin		1178 Colusa Ave 94707
Sahand Salari Namin		1178 Colusa Ave 94707
Sally W. Smith	Sally W. Smith	2835 Prince St. 94705
Eileen Favretto		295 College Ave

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Print name	Signature	Street Address
Karen Marie Rice	Karen Marie Rice	2322 Carleton St.
Robert G. Laird, II	Robert Glenn Laird, II	2322 Carleton St.
John F. Levy		2371 Carleton St #A Berkeley
Sara Fruchtt		2304 Carleton St.
Clay O'Dell	Clay O'Dell	2201 Derby St.
Cory Kendrick		2316 Carleton St.
Nancy Carleton	Nancy Carleton	3044-B Halcyon Ct Berkeley CA 94705
Carolyn Kolka	Carolyn Kolka	2331 Derby St Berkeley, Ca. 94705
Philip Aftel		2335 Derby St, Berkeley, 94705
Charles Aftel	Charles Aftel	2335 Derby St Bkly 94705
Wilson Henriquez		2340 Derby St 94705
Nicholas McNair		2639 Dana St 94704
Jillian Boroniec		2639 Dana St. 94704
Drury Mullins		2327 Carleton St 94704

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Print name	Signature	Street Address
MA Dignon		2903 Russell Street 9470
MARINI Leengon	Monica Leengon	2716 Russell St 9470
Beverly Zoller		2814 Piedmont Ave 9470
ELK WEBERMANN		2740 RUSSELL Street 9470
LISA MARTWOVE		1613-62nd St #C 94703
Dave Martinovich		2730 Webster St 9470
LINDA Cozzarelli	Linda A Cozzarelli	55 El Camino Real 9470
LEA BROWN	Lea Ann Brown	2230 Blake St. 94704
Gunther Stein		18 Tayleus Rod 94705
Ruth Praskins		1922 Parker St 94704
Patti Rossi		1345 Queens 94708
Dennis Mulqueeny		" " "
Tucker Malarkey		2740 Derby 94705
Toby Stewart	Toby	3012 A Shattuck
Shelley Roberts		2710 Piedmont. 94705

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Print name	Signature	Street Address
Christina Camperasso		2800 Derby St. 94705
John Roberts		2710 Piedmont Ave.
MAUREEN HANLON		1321 Arch St
RICARDO CHARLES		1321 ARCH STREET.
[illegible]		2216 Shattuck Ave Berkeley
ANITA HEVITCH		2901 REGENT ST BERKELEY
Adriana Parcero		2245 Summer St. Berkeley.
Julian Sweet		2717 Webster St Berkeley
Sally Bean	Sally Bean	2135 Derby St, Berkeley
Mónica Marini	Mónica Marini	1973 Russell St Berkeley
Tom L. Hedges	Tom L Hedges	2154 Ward St. Berkeley
Allan Absher		6 Nogales St.
Lianne Morrison		2238 Stuart St Berkeley CA 947
Wendy Absher	Wendy Absher	6 Nogales St. Berkeley 947
Michael Luby		1133 Miller Ave. Berkeley 947
Lukas Luby-Prikot		1133 Miller Ave. Berkeley CA 94708
Alexander Luby-Prikot		1133 Miller Ave, Berkeley, CA 94
Christine Mitchell		1909 7th St. Berkeley. CA 947

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Print name	Signature	Street Address
TERRANCE NORIGE		2642 DERBY ST #4
Simone Thompson-John		2609 Dana St Unit A
Lorna Byrne	Lorna Byrne	23 Panoramic Way 94704
WARREN BYRNE	Warren Byrne	23 Panoramic Way 94704
Dottie Barber	Dorothy Barber	2741 Hillegass Ave 94705
JONATHAN BURNS		2722 DERBY ST 94705
ELAINE JACKSON		2804 Mye Ave 94705
Chris Kwok		2427 Oregon St. 94705
MARISA PECCIANTI	Marisa Peccianti	2423 Oregon St 94705
Caroline Sanders	Caroline Sand	2615 Milvia St. 94705
Walter L. Johnson		2620 Stuart St Berkeley CA
Charles Ellik	Charles Ellik	2112 Carleton Berkeley CA 94704
Sarah Denmann		2704 Derby St. 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Vanessa Pink	Vanessa Pink	1612 62nd St, Ber, CA 94702
ROBERT SEELIG	Robert Seelig	3016 College Ave, CA 94705
Nell Friedman	Nell Friedman	1625 Sacramento St. 94702
Jose' R Linares	Jose R Linares	2737 GARBER ST. 94705
Eileen Beaudette	Eileen Beaudette	2737 Garber St #7

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Eve Kramer	Eve Kramer	2951 Derby, #310 Berkeley
DIANE SHAVELSON	[illegible]	2951 Derby #103 Berkeley
ANNE HERRICK	Ann Herrick	2951 Derby #318 Berkeley CA
Susan Sturges	Susan Sturges	2951 Derby #113 Berkeley, CA 94705
Winston Williams	[illegible]	2951 Derby #213 St. Berkeley 947
BARBARA HABER	Barbara Haber	2951 Derby St. #330 Berkeley 9470
Lesley Emmington Jones	Lesley Emmington Jones	195 The Uplands 94705
Hope Correll	Hope Correll	317 2951 Derby St. Berkeley 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Clinton Wheeler	Clinton Wheeler	2951 Derby St. #111 Berkeley
Richard Hart		2951 Derby St #65 Berk
Julie Rogge	Julie Rogge	2951 Derby St #102
Nadine Bryson		2951 Derby St #317

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Phil Bokovoy		2601 Piedmont Ave
MARCIA CAMPOS		2951 Derby St #127
PAUL VALENSTEIN		70 HAZEL ROAD 94707
KATHLEEN MCGUIRE		2705 Piedmont Ave 94705
DAN LINDHEIM		103 EL CAMINO REAL 94705
Julie Nachtwey	Julie Nachtwey	136 Alvarado Rd. Berkeley 94705
Bruce Riordan		315 Eton Berkeley
Joel Fuhrman		3159 Lewiston St.
Jeffrey Angell		2605 Piedmont Ave.
Joan Kiang-Angell		2605 Piedmont Ave Berkeley
George Scharffenberger		2805 Parker St. Berkeley 94705
Nancy Hadeshian		2745 Parker St. Berkeley 947
JULIA OVERSHOOT		2536 Piedmont Apt 1 Berkely 9470
CHRISTINE GIMMLER		336 PANORAMIC WAY 9470
Kirsten Vega		2812 Parker St Berkeley 94

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
David Salk		2746 Prince St. 94705
Richard N. Waugh		2312 Stuart St. 94705
Bruce H Feingold		16 Hazel Rd 94705
Madeline Feingold		16 Hazel Rd, Berkeley, CA 94705
Karen Leah Kaizer		2746 Prince Street, Berkeley, CA 94705
Chris Hoskins		2753 Prince St. 94705
Catherine Burns		2733 —

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Natalia Vasyleyx	Natalia Vasyleyx	2337 Parker Street
David Shiver		2428 Stuart St 05
Jean Hohl	Jean Hohl	2341 Parker St #9
Barbara Vasa		2341 Parker St Apt 7
Mary Wrenn	Mary Wrenn	2259 Derby St
ROBERT D. WRENN	Robert D. Wrenn	2259 DERBY ST.
SUZY CORTES	Suzanna K Cortes	2907 Fulton St
Joanna Levine	Joanna Levine	2601 Russell St.
~~Et. 2nd Dalal Gabbett~~	~~Dalal Gabbett~~	

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Print name	Signature	Street Address
PETER GOLDMAYER		3037 WHEELER ST BERKELEY 947
Janna Sells		2723 A - Stuart St
Kianna Rodarte		2619 College Ave apt D
Jamie Long		5661 Keith Ave. 94618
Alexia Puerta		1308 Burnett St., Berkeley 9470
Michael Rodriguez		1308 Burnett St, Berkeley 9470

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Emily Taylor	Emily Taylor	18 Tanglewood Rd, Berkeley 94708
Max Stein	Max	18 Tanglewood Rd Berkeley
Alex Stein		18 Tanglewood Rd Berkeley
Helena Bogkarz		802 Colusa Ave Berkeley 947
JENNIFER SHAPPEE		2515 RUSSELL STREET BERK 94
SHMUEL WEISSMAN		2901 Benvenue Ave. Berkley 94
John B. Armstrong		6 Alvarado Rd Berk 9470
Kathleen A Hess	Kathleen A Hess	2610 Regent St #201 Berk 94
KAREN HEINZ		382 Adeline 94703
KATJA ZAMRIK		2478 PRINCE ST 947
Ada C. Ramsey		2823 Hillegass Av. 9470

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Print name	Signature	Street Address
BARBARA HUNT	[signature] YES	2840 Woolsey ST. Berk., 94705
Lisa Bruce	[signature]	3027 Claremont Ave 94705
Julian Hodges	[signature]	3027 Claremont Ave 94705
Margaretta Mitchell	[signature]	280 Hillcrest Rd
Francine Radford	[signature]	29 Eucalyptus Rd Berkeley 94705
FORREST BROWN	[signature]	2960 Magnolia St Berkeley 94705
BONNIE MATTISON	[signature]	2960 MAGNOLIA ST Berkeley 94705
Zoe Carr	[signature]	131 Alvarado Rd Berkeley CA 94705
RICHARD EHRENBERGER	[signature]	3121 CLAREMONT AV BERKELEY
Madeleine H. Shearer	[signature]	267 Hillcrest Rd Berkeley 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Sarah Dinbar	Sarah Dinbar	2129 5TH ~~AVE~~ ST. Berkeley, CA 947
Nick St. Mary		2129 5th St. Berk. 9
Mariona Villa-Sinclair		2525 Stuart St. Berkeley 9470
Diana Fishler		51 Canyon Rd Berk 9470
~~Laura Bellon~~		~~1795 Walston Ave Berk. 94805~~
~~James Baldwin~~		~~226 Monroe Ave 94618~~
Laura Kahn		2911 Benvenue Ave 94705

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Print name	Signature	Street Address
MARY MONTALI	Mary Montali	2920 Russell St,
ERIC LEENSON	Eric Leenson	2716 Russell St.
Monica Leenson	Monica Leenson	2716 Russell St
Alex Leenson	Alex Leenson	2716 Russell St.
Michelle HLUBINKA	MH	2819 Prince St. 94705
Ottelardé	Ottelardé	2739 Garber St., 94705
Roy Cavalcant	Roy Cavalcant	60 Vicente Rd, Berk 94705
Edna Danskin	Edna Danskin	2738 GARBER ST Berkeley 94705
Ellery Hoffman	Ellery Hoffman	2815 Russell St. 94705
Christine Hoffman	Christine Hoffman	2815 Russell St. 94705
Diane Burgess	Diane Burgess	2823 Kelsey St Berkeley 94705
Jonathan W. Redding	JONATHAN REDDING	2823 KELSEY St. Berk 94705

12 signatures

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Print name	Signature	Street Address
ANDY LIU	Andrew Liu	2308 Russell Street Berkeley CA 94705
GAIL TENNANT		2916 Russell St.
SYLVIA SALGADO		2235 Blake St.
CORNELIA DEISS GHAFUR		1241 Burnett. St.
RICK SPAND	Richard W. Sprand	2550 ELLSWORTH ST.
Bruce Eicher		2225 Ellsworth St
Xiao Y Wang		2925 Ellsworth St
JANE KITCHEL	Jane Kitchel	2152 Ward St
Gale Garcia		2538 Fulton St.

9

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. This page is to satisfy the rules on appeal fees under the City of Berkeley instructions for Filing an Appeal on a Zoning or Land Use Decision.

The following persons lease or own property within 300 feet of the Elmwood Commercial District site, and are in support of the Historic District Designation that was denied.

Print name	Signature	Street Address
Kara Hammond	Kara Hammond	2900 College Ave
Julie Ewer	Julie Ewer	2943 College Ave
Alexandra Nogueira	Alexandra Nogueira	2642, Ashby Ave
~~Eli DeMBELE~~		2924 COLLEGE AVE
[illegible]		2910 COLLEGE AVE
Lillian Morant	Lillian Morant	2910 College Ave
Julia Elliott	Julia Elliott	2708 Russell St
SABRA STEPAK		2708 RUSSELL ST
AMIR FARLOU		2980 COLLEGE AVE
~~Hossein Zarei~~		**Duplicate**
David Grunwald		2717 Russell St.
Matthew Ross	Matthew Ross	2734 Russell St 94705
Carla Bell	Carla Bell	2840 College Ave 94705
Chrissy Hoffman		business: 2832 College Ave.
GLORIA LAWRENCE	Gloria Lawrence	2734 Russell St. 94705
JASON GOSSL		2944 COLLEGE AVE
ERIC LEENSON	Eric Leenson	2716 Russell ST. 94705
Monica Leenson	Monica Leenson	2716 Russell St 94705
Alex Leenson		2716 Russell St. 94705
CHANDLER HOFFMAN		business: 2832 College Ave. 94705
David Sakk		Focal Point, 2638 Ashby Avenue, 94705

this page: 20 signatures

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The following persons lease or own property within 300 feet of the Elmwood Commercial District site, and are in support of the Historic District Designation that was denied.

Print name	Signature	Street Address
Margaret Macy	Margaret Macy	2814 Cherry St Berkeley
Robert H Dorsett	Robert H Dorsett	2817 Cherry St Berkeley
Loretta Dorsett	Loretta Dorsett	2817 Cherry St Berkeley
Peter Engelhart	Peter Engelhart	2811 Cherry St Berk.
Enid Schreibman	Enid Schreibman	2828 Cherry St. Berk.
Andrew Detsch	Andrew Detsch	2815 Cherry St. Berk.

6 signatures

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. This page is to satisfy the rules on appeal fees under the City of Berkeley instructions for Filing an Appeal on a Zoning or Land Use Decision.

The following persons lease or own property within 300 feet of the Elmwood Commercial District site, and are in support of the Historic District Designation that was denied.

Print name	Signature	Street Address
Sarah Dunbar	SarahDunbar	2981 College Ave Berkeley
Nick & Mary	"	2981 college ave Berk
Hossein Zareii		2998 College Ave 94705
Richard Tapp		2930 COLLEGE AVE 94705
Laura Leventer		2928 College Ave 94705
Monique Rodriguez		2935 College Ave 94705

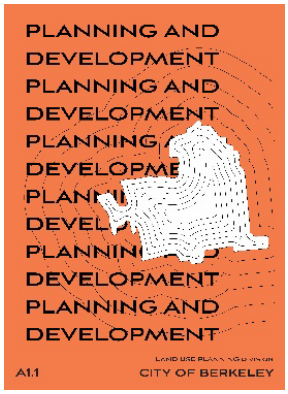
6 signatures

Landmarks Preservation Commission Staff Report

Elmwood Commercial Historic District

May 7, 2026

Landmark Initiation - #LMIN2026-0001





Quick Facts	Project Description:
Initiated by: Anthony Bruce with 17 owner signatures of support and 424 signatures from the general public **Property Owner**: Various **Project Address:** Various **GP Land Use:** Neighborhood Commercial **Zoning:** C-E–Elmwood Commercial **CEQA:** Categorically exempt pursuant to CEQA Guidelines Section 15308 "Actions by Regulatory Agencies for Protection of the Environment" **Submittal Date:** March 2, 2026 **Public Hearing Date:** May 7, 2026 **(66 days from the date of filing)** **Project Planner:** JulieAnn Murphy, Rincon Consultants	The applicant is seeking consideration and approval of a City Landmark Historic District on College Avenue between Russell and Webster Street, also known as the Elmwood, comprised of 28 properties. **Permits Requested:** Historic District Designation: To designate a group of 28 properties, as a Historic District, pursuant to Berkeley Municipal Code (BMC) Section 3.24.110. **Staff Recommendation** 1. Hold a public hearing on the proposal to comply with the requirement of holding a public hearing within seventy days of the filing of the application. 2. Receive public testimony and close the hearing on this matter. 3. Consider the extent to which the Historic District properties meet the criteria for local designation under BMC Section 3.24.110.

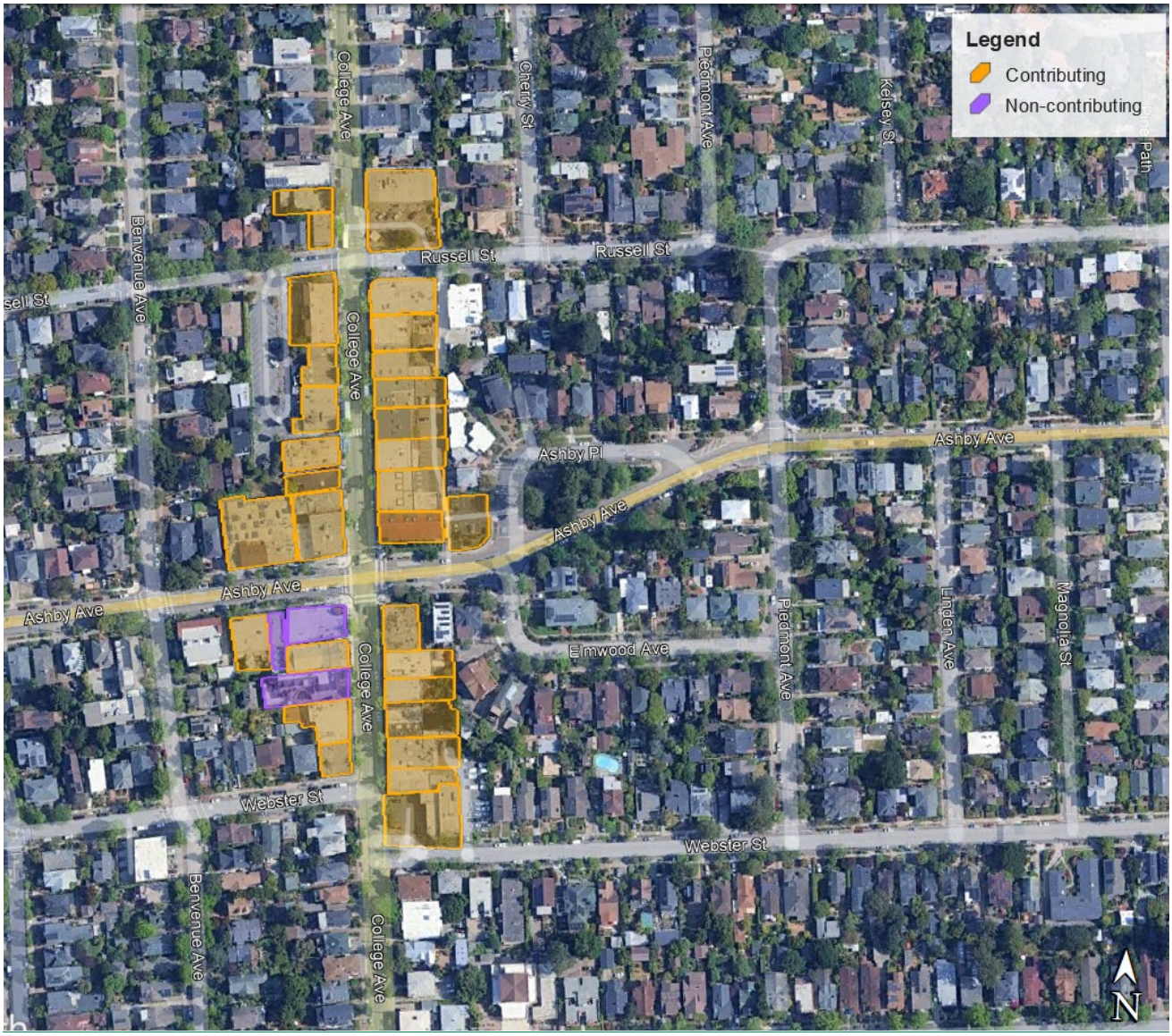
ZONING MAP OF STAFF PROPOSED BOUNDARIES



Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
North	Medium Density Residential	R-2A	Residential
South	Medium Density Residential	R-2A	Residential
East	Neighborhood Commercial	R-1 and R-2	Residential
West	Neighborhood Commercial	R-1, R-2, and R-2A	Residential

AERIAL OF PROPOSED DISTRICT BY APPLICANT



STREET ELEVATION



Figure 2: College Avenue, View North from Webster Street (Source: Nomination Application, Anthony Bruce)

EXISTING HISTORIC DISTRICTS

The City of Berkeley has four adopted historic districts. If approved, the Elmwood Historic District would be the first new district in over 20 years and also include the most landmarked structures with a total of 28 properties.

District Name	Date of Adoption	Total Structures
Delaware Street Historic District	December 17, 1979	20 properties
Civic Center Historic District	December 7, 1998	12 properties
La Loma Historic District	May 6, 2002	15 properties
Oceanview Sisterna Historic District	March 1, 2004	10 properties

RECOMMENDATION

Review and consideration of Historic Districts are subject to criteria identified in BMC Section 3.24.110. Criteria include architectural merit, cultural value, educational value, historic value, or any property listed on the National Register. The criteria are subjective in nature and do not identify contributing or non-contributing features for historic resources.

Staff has identified the proposed Elmwood Historic District fulfills two criteria to support the request for 28 properties.

- Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric
- Historic Value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States.

Staff has evaluated the application contents and identified sites to be excluded from the District designation. This includes those buildings that were constructed after the District's period of significance, which has been refined from the period included in the application to span from 1907, when the District's first building was complete to 1928, when the commercial corridor was fully developed with the completion of the Sparhawk Building at 2982 College Avenue. As a result of the refinement of the period of significance, the District's boundary does not extend north of Russell Street and does not include the Post Office building on Webster Street. Those buildings that were constructed after the period of significance that post-date the period of significance but remain within the boundary of the district have been identified as non-contributing buildings. Additionally, the Scott Building at the corner of Ashby and College has been identified as a non-contributor due to its lack of integrity due to substantial changes to the building as a result of a 1989 renovation. The 1980s-era updates resulted in changes to the degree that the building no longer reflects the twentieth century commercial design that characterizes the District.

If the Elmwood Commercial Historic District is approved, the properties identified are subject to a Structural Alteration Permit (SAP) review for any construction, alteration, or demolition for which a City permit is required. SAPs are discretionary permits reviewed by the Landmarks Preservation Commission as part of a public hearing (BMC Section 3.24.200).

AERIAL OF PROPOSED DISTRICT BY STAFF



Contributing & Non-Contributing Features

A historic district can contain buildings that do not contribute to the significance of the district. Consistent with guidance from the National Park Service (NPS) and the California Office of Historic Preservation (OHP), two buildings have been identified as non-contributors (2642 Ashby Avenue and 2974-2980 College Avenue) because they were constructed outside the proposed Elmwood Commercial Historic District's major development period, or period of significance. One building, the Scott Building (2644-Ashby Avenue/2960 College Avenue) is identified as a non-contributor because it has been substantially altered since its initial construction. It was significantly altered as the result of a 1989 renovation so that it no longer retains its early twentieth century commercial design. Of the 28 buildings within the proposed Elmwood Commercial Historic District, 25 are contributors.

BACKGROUND

Subject Site

The proposed Elmwood Commercial Historic District is located in Berkeley's Elmwood neighborhood. The proposed Elmwood Commercial Historic District is comprised of a collection of 28 mostly commercial buildings that front two blocks of College Avenue, generally bounded by Russell Street to the north and Webster Street to the south. The proposed Elmwood Commercial Historic District boundary is generally consistent with the original Elmwood Business Improvement District, established in 2013. It is characterized by a mix of commercial buildings that are one to three-stories and is surrounded by a mix of mostly medium and low-density residential developments.

Site History

The following proposed Elmwood Commercial Historic District history is based on research presented in the Landmark Application for this consideration.

Development of the Elmwood Commercial District began in 1907 with construction of the Koerber Building (2944 College Avenue), at the northwest corner of Ashby and College Avenues. Built by local grocer, Frederick Koerber, it served the emerging surrounding residential development, Elmwood Park. Elmwood Park was subdivided by Breed & Bancroft from the former Macdonough Estate. They constructed the sandstone pillars at the edge of the development in 1906 to announce the neighborhood entry. By the 1910s, the absence of zoning laws created conflict in Elmwood Park, when commercial buildings were built next to residences. The 1911 Sanborn map shows that by this time, College Avenue between Ashby Avenue and Russell Avenue included commercial and residential uses (Figure 2). In 1914 the City of Berkeley established a City Panning Committee to consider the issue, and the city adopted a zoning code in March 1916, becoming one of the first zoning codes in the country. The City's first decision under the zoning ordinance zoned the Elmwood neighborhood for single-family homes, but the lots facing College Avenue were zoned commercial.



Figure 3:1911 Sanborn Map of College Avenue, between Russell Street and Ashby Avenue, showing early development with several residences



Figure 4: 1950 Sanborn Map of College Avenue, between Russell Street and Ashby Avenue, showing increased commercial development

Over the next two decades, increased development occurred along the two blocks of College Avenue, between Russell and Webster Streets. Though development slowed during World War I, by 1928, the two-block commercial

corridor was largely constructed with the completion of the Sparhawk Building (2982 College Avenue). The block included a variety of shops that offered services, restaurants, entertainment, and necessities, as depicted in the 1950 Sanborn map (Figure 3). While some later development occurred in the following years along College Avenue, north of Russell Street and south of Webster Street, the two blocks of the Elmwood Commercial District along College Avenue remained largely unchanged. Two buildings are the result of post-1928 infill development - The Gallardo Building (2642 Ashby Avenue) was completed in 1950, and Elmwood Village (2974-2980 College Avenue) was completed in 1983. Since that time, the two block of College Avenue that comprise the proposed the Elmwood Commercial Historic District has remained largely the same as it was during its period of initial development.

PROPERTY DESCRIPTION

As described above, the proposed Elmwood Commercial Historic District includes 28 commercial buildings constructed to serve the Elmwood neighborhood. Construction began in 1907, when the first commercial building was completed at 2944 College Avenue (Koerber Building) and continued through 1928, when Sparhawk Building at 2982 College Avenue was constructed. A list of all properties within the proposed Elmwood Commercial Historic District boundary is provided in Table 1 below.

A representative sample of properties within the boundary of the proposed historic district are included in photos in Figures 5-12.

Table 1 Properties in Elmwood Commercial Historic District

	Property Address	Property Name	APN	Build Date	Status C=Contributing NC=Non Contributing
1	2900 College Avenue	Bischoff Building	52-1568-48; 52-1568-49; 52-1568-50; 52-1568-51; 52-1568-52; 52-1568-53; 52-1568-54; 52-1568-55; 52-1568-56	1921	C
2	2910 College Avenue	Bischoff Shops	52-1568-5-2	1922	C
3	2924 College Avenue	Bischoff Shops 3	52-1568-6-2	1922	C
4	2934-2940 College Avenue	Bischoff Shops 1	52-1568-45; 52-1568-46; 52-1568-47	1922	C
5	2942 College Avenue	Cornwall Building	52-1568-9	1910	C
6	2944 College Avenue	Koerber Building	52-1568-11-1	1907 (1909/1910)	C
7	2929 Ashby Avenue	Claremont Garage	52-1568-12-1	1925	C
8	2632 Ashby Avenue	Koerber Building 5	52-1573-14	1922 (1947)	C
9	2642 Ashby Avenue	Gallardo Building	52-1573-15	1950	NC
10	2644-Ashby Avenue/2960 College Avenue	Scott Building	52-1573-88; 52-1573-89; 52-1573-90; 52-1573-91; 52-1573-92	1910	NC
11*	2966 College Avenue *(Landmarked 5/24/1982)	Strand Theater	52-1573-2	1914	C
12	2974-2980 College Avenue	Elmwood Village	52-1573-93; 52-1573-94; 52-1573-95; 52-1573-96; 52-1573-97; 52-1573-98; 52-1573-99; 52-1573-100; 52-1573-101; 52-1573-102; 52-1573-103; 52-1573-104	1983	NC
13	2982 College Avenue	Sparhawk Building	52-1573-4-1	1928	C
14	2992 College Avenue	Wilson-Tulanian Building	52-1573-6	1923	C
15	2999 College Avenue	Midgley Building	52-1567-63-2	1926	C
16	2997 College Avenue	Midgley-Jennings Building	52-1567-64-2	1925	C
17	2985-2993 College Avenue	Morris Building	52-1567-86; 52-1567-87; 52-1567-88; 52-1567-89; 52-1567-90; 52-1567-91	1922	C
18	2979 College Avenue	Sager Building	52-1567-66	1922	C
19	2973 College Avenue	Dray Building	52-1567-67	1922	C
20	2961 College Avenue	Romie Building	52-1567-68	1922	C
21*	2959 College Avenue *(Landmarked 3/15/1982)	Mercantile Trust Co. Building	52-1567-17	1925	C
22*	2947 College Avenue *(Landmarked 4/6/2006)	Stover Building	52-1567-18	1923	C
23	2941 College Avenue	Cianciarulo Building	52-1567-19	1923	C
24	2935 College Avenue	Curry Building	52-1567-20	1916	C
25	2921 College Avenue	Dye Building	52-1567-21	1922	C
26	2917 College Avenue	McCullough Building	52-1567-22	1916	C
27	2905 College Avenue	Martin Building	52-1567-23	1915 (1921)	C
28	2901 College Avenue	Dondero Building	52-1567-24-1	1913	C



Figure 5: Bischoff Building, 2900 College


Figure 6: Bischoff Shops, 2910College



Figure 7: Strand Theater, 2966 College Avenue


Figure 8: Midgley-Jennings Building, 2997 College Avenue



Figure 9: Stover Building, 2947 College Avenue



Figure 10: McCullough Building, 2917 College Avenue


Figure 11: College Avenue, View north from Webster Street
Source: Application Nomination, Anthony Bruce


Figure 12: Intersection of College and Ashby Avenues, View southwest

Architects/Designers

Principally developed between 1921 and 1928, the Elmwood Commercial Historic District includes many buildings designed by prolific and prominent builders and architects. A number of the buildings are attributed to John A. Bischoff, who was a local designer-builder. He was born in San Francisco in 1885. By the time he married his wife, Elna Nelson, he was working as a contractor before eventually settling in Berkeley in 1919 when he built their family residence at 2717 Russell Street. During the 1920s, he developed a half-block of the proposed Elmwood Commercial Historic District.

Though Frederick Koerber was not a designer, he also shaped the development of the commercial corridor, as he was the original owner of several parcels eventually developed into commercial buildings. As described above, Koerber was a grocer. Born in San Jose in 1876 to German-born parents, he followed in his father's footsteps. By 1904, he was married to Sarah Cash Cook. In the following years, he established several stores in Oakland and Berkeley with a robust home delivery business. By 1911, he owned seven contiguous commercial buildings in the proposed Elmwood Commercial Historic District. In the 1920s, he made several bids for public office and served on the Berkeley City Council briefly in 1925 before resigning due to his many business commitments.

The proposed Elmwood Commercial Historic District includes three City of Berkeley Landmarks – the Strand Theater (2966 College Avenue), The Mercantile Trust Company Building (2959 College Avenue), and Bolfing Elmwood's Hardware (2947 College Avenue), all of which were designed by prominent architects of their time. A full list of architects and original owners is provided in Table 2.

Architecture

The proposed Elmwood Commercial Historic District features a mix of twentieth century commercial style buildings. Though not an architectural style in and of itself, this period of commercial architecture is easily discernable by its essential building type – the twentieth century commercial block.[1] The building type generally includes two building parts - a cornice and a storefront. The cornice usually includes a projecting element at the top of the exterior wall, and the storefront is the exterior wall of a commercial space, usually with a large expanse of glass. Large, expansive storefront systems were popularized following the invention of metal-sash storefront framing systems that allowed larger sheets of undivided plate glass than was previously possible Patented in 1906 by Francis John Plym of the Kawneer Company, it was rapidly adopted as the replacement to the standard wood frame storefront window. The larger plate glass allowed for display windows to promote their goods, sometimes in elaborate fashion.[2] By the time the Elmwood Commercial Historic District was developed, it characterized modern commercial retail architecture.

Buildings from this period are usually a one-part commercial block building, comprised of a single story or a two-part commercial block building, which usually includes one to three stories of private or residential space above the public street-level ground floor.

Character-defining features of the building type include the following:

- Storefront
    - Recessed vestibule
    - Low bulkheads that extend into vestibule area
    - Raised window display area

[1] Richard Longstreth. *The Buildings of Main Street*. 1987

[2] San Francsico Planning Department, *San Francsico Neighborhood Commercial Buildings Historic Context Statement 1865-1965,* 2021.

  - Show window display
  - Transom windows, set in fixed, pivot, or awning configuration
  - Glazed entry doors
  - Fixed display windows
  - Design elements and ornamentation associated with a particular style
  - Signage
- Upper Story
  - Parapet, roof form, and cornice details
  - Window openings, materials, and bay configuration
  - Entrances to upper stories
  - Design elements and ornamentation associated with a particular style

Some styles reflected in twentieth century commercial buildings include Romanesque Revival, Classical Revival, Mission Revival, Mediterranean Revival, American Colonial Revival, Art Deco, Streamline Moderne, and Mid-Century Modern. Figures 13 through 20 provide a pictorial representation of the development of the Elmwood Historic District's historic development and current conditions.



Figure 13: 2936-2940 College Avenue – 1936 - Twentieth Century Commercial Building with Mediterranean Revival Elements



Figure 14: 2936-2940 College Avenue – Present-day



Figure 15: 2966 College Avenue – c. 1940 - Twentieth Century Commercial Building with Moderne elements



Figure 16: 2966 College Avenue – Present-day



Figure 17: 2956 College Avenue – 1938 - Twentieth Century Commercial Building with Colonial Revival elements



Figure 18: 2956 College Avenue – Present-day



Figure 19: 2973 College Avenue, 1939



Figure 20: 2973 College Avenue – Present-day

Table 2 Original Architects and Owners

	Property Address	Architect/Designer	Original Owner
1	2900 College Avenue	John A. Bischoff	John A. Bischoff
2	2910 College Avenue	John A. Bischoff	John A. Bischoff
3	2924 College Avenue	John A. Bischoff	John A. Bischoff
4	2934-2940 College Avenue	John A. Bischoff	John A. Bischoff
5	2942 College Avenue	Isaac W. Bridenbecker (Builder)	Dr. Charles C. Conwell & Mrs. Julia Ann Conwell
6	2944 College Avenue	Leland S. Lewis; Cummings & Weymouth	Frederick C. Koerber
7	2929 Ashby Avenue	B. Reede Hardman	Frederick C. Koerber
8	2632 Ashby Avenue	John Olmquist	Frederick C. Koerber
9	2642 Ashby Avenue	Unknown	Frank Gallardo
10	2644-Ashby Avenue/2960 College Avenue	Bert Thomas Scott	Bert Thomas Scott
11	2966 College Avenue	William Dufour; Albert W. Cornelius	Caroline Litch, Emma Klumpp, Elizabeth Etter; Beach & Krahn, lesee
12	2974-2980 College Avenue	Peter Gray Scott (The Ratcliff Architects)	Steven Oliver, John Millar, and -- Komes
13	2982 College Avenue	A. J. Yerrick	Dr. Edward Ernest Sparhawk
14	2992 College Avenue	Hutchison & Mills, Oakland	Leslie R. Wilson
15	2999 College Avenue	Van V. Midgley	Van V. Midgley
16	2997 College Avenue	Van V. Midgley	Van V. Midgley and Harold P. Jennings
17	2985-2993 College Avenue	Solomon Morris	Solomon Morris
18	2979 College Avenue	Solomon Morris (Builder)	Olive Sager
19	2973 College Avenue	H. C. Pfrang (Builder)	Lester R. Dray
20	2961 College Avenue	Hutchison & Mills	Frederick E. Romie
21	2959 College Avenue	Walter H. Ratcliff, Jr.	Mercantile Trust Company of California
22	2947 College Avenue	William H. Weeks	Mrs. Annie E. Stover
23	2941 College Avenue	A. W. Smith	Battista Cianciarulo
24	2935 College Avenue	Eugene K. Martin	Floyd C. Curry
25	2921 College Avenue	Roy O. Long Co.	Mildred M. Dye & James S. Dye
26	2917 College Avenue	Edward Wilkins Larmer	David McCullough
27	2905 College Avenue	Jacob Kollmer (Builder)	Harry M. Martin
28	2901 College Avenue	John Sullivan	John Faust Dondero

Boundary Justification

The boundary of the proposed Elmwood Commercial Historic District reflects its development beginning with the construction of the first commercial building of the Koerber Building (2944 College Avenue), at the northwest corner of Ashby and College Avenues in 1907 and extends for two blocks along College Avenue, between Russell Street to the north and Webster Street to the south. The historic district encompasses all those parcels that were developed because of the City's direction to focus commercial development in the Elmwood neighborhood along College Avenue. Though commercial development continued in following decades north of Russell Street, it differed from earlier development in that it included more auto-centric development and redevelopment of former residences. It was therefore excluded from the boundary because its development does not reflect the same

period or type of commercial development. As described above, the proposed Elmwood Commercial Historic District's period of significance is 1907-1928, beginning with its first commercial building and ending with the substantial development of the commercial corridor. Those buildings that were developed outside the period of significance are identified as non-contributors to the district. Additionally, the pillars and associated parklands are not included as contributors to the historic district, as they are associated with the residential development of the Elmwood neighborhood, and not its commercial corridor.

State Housing Laws

Over the past nine years, the California Legislature has adopted housing laws that enhance requirements of Housing Elements, streamline project review, and limit historic designations for pending projects. A common feature of many of these laws is an increased reliance on objective, pre-established documentation for the identification of historical resources. While none of these laws eliminate the potential to identify or designate historical resources, many do narrow when and how historical resources can be identified and how identification and designation can influence project outcomes.

- **AB2580 "Monitor Historic Preservation" (Wicks: 2024)**– Requires local governments to monitor how new historic designations could impact their ability to meet housing needs under existing state law. The law requires the city to produce an annual report that includes a list of all historic designations listed on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historic places by the city in the past year, and the status of any housing development projects proposed for the new historic designations.

- **AB610 "Housing Element Governmental Constraints: Disclosure Statement" (Alvarez: 2025)** - Requires local governments to identify potential historical resources at the outset of a project to provide greater predictability and timeliness of housing project review. As a result, historical resources that have not been previously identified may not be captured in case-by-case eligibility determinations that often occur during other CEQA reviews.

- **AB1398 "Planning and Zoning Housing Element: Rezoning of Sites: Pro Housing Local Policies" (Bloom: 2021)** - Requires that Housing Element site inventories demonstrate that sites are realistic, available, and suitable for development. Only formally identified historical resources are likely to be recognized as constraints.

- **AB2023 "Housing Element Inventory of Land: Substantial Compliance: Rebuttal Presumptions" (Quirk-Silva, Alvarez: 2024) -** Establishes shorter timelines for housing application reviews and approvals. The streamlined approval process limits the opportunity to identify and evaluate historical resources during project review.

- **AB686 "Housing Discrimination: Affirmatively Furthering Fair Housing" (Santiago, Chiu, Garcia, Gloria, Hertzberg, Wiener: 2018)** - Requires all California jurisdictions to affirmatively further fair housing, including analyzing patterns of segregation, displacement, and unequal access to opportunity, including the impacts of historic preservation programs.

ANALYSIS

Historic Context

The proposed Elmwood Commercial Historic District is associated with the historical theme of commercial development in the twentieth century and twentieth century commercial architecture. Its period of significance spans from 1907 when the first commercial building was constructed on College Avenue and spans to 1928 when initial commercial development was completed.

Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

When it designates a property as a Landmark, Historic District, or Structure of Merit, the Commission must find that the property meets one or more of the required criteria codified in the LPO, BMC Section 3.24.110 (A) (1-5). These criteria are specific and appear to align with California Register and National Register criteria for Historic District designation. Staff completed a review of all the available information and compared the evidence against the criteria for designation consideration.

Staff recommend that there is evidence to support findings for architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric pursuant to BMC Section 3.24.110 (A) (1) (c) and historic value pursuant to BMC Section 3.24.110 (A)(4).

A summary of findings is provided below:

1. **Architectural Merit**

(a) Property that is first, last, only, or most significant architectural property of its type in Berkeley or within a neighborhood or area of the city.

Evidence: The properties that comprise the proposed Elmwood Commercial Historic District are examples of twentieth century commercial architecture, and feature mostly one-part commercial block buildings, comprised of a single story and two-part commercial block buildings, that includes one to three stories of private or residential space above the public street-level storefront. Buildings represent many of the most popular architectural styles of their period. Many examples of these building types and styles can be found throughout Berkeley.

No information uncovered in the course of research for this nomination suggests that any of the buildings included within the boundary of the proposed Elmwood Commercial Historic District are the first, last, or only building of its type in this area of Berkeley. Therefore, there is no evidence to support eligibility for Landmark status according to BMC Section 3.24.110(A)(1)(a).

(b) Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work of an architect, designer or master builder in Berkeley or within their neighborhood or area of the city;

Evidence: The proposed Elmwood Commercial Historic District is comprised of a variety of twentieth century commercial architecture with an application of several popular architectural styles of their time of construction. The buildings, however, are not prototypes or represent an outstanding example of a period, style, or architectural movement. There are three buildings within the proposed Elmwood Commercial Historic District (the Strand Theater at 2966 College Avenue, The Mercantile Trust Company Building at 2959 College Avenue, and Bolfing Elmwood's Hardware at 2947 College Avenue), which have been designated as Berkeley Landmarks for their architectural and historic significance. Though several buildings, including the Berkeley Landmark buildings, are attributed to several locally prolific architects, they do not represent the best surviving examples of their work. Therefore, as a group, the Elmwood Historic District is not an outstanding example of architectural design and is not eligible for Landmark status according to criterion under BMC Section 3.24.110(A)(1)(b).

(c) Architectural examples worth preserving for the exceptional values they add as part of

the neighborhood fabric.

Evidence: The proposed Elmwood Commercial Historic District is an important example of neighborhood commercial development. Constructed between 1907 and 1928, it is an important neighborhood commercial corridor developed to serve the Elmwood neighborhood. An early example of commercial zoning in Berkeley, the proposed Elmwood Commercial Historic District is a concentration of twentieth century commercial style buildings, comprised of one-part and two-part commercial block buildings that characterize twentieth century commercial architecture. The boundary includes 28 buildings – 25 contributors and three non-contributors. Contributors, many of which were built by locally notable architect-builders, exemplify the commercial development that occurred during the period of significance and features the character-defining features of the building type, like storefronts with expansive glass and transoms above and an upper story with parapet or cornice details.

The group of buildings demonstrate a distinct pattern of development that is united in both plan, as directed by the City's early zoning efforts and by design, as reflected in their shared building type. The boundary includes a compelling and cohesive group of commercial architecture that represents a development pattern as it relates to the broader pattern of Elmwood's neighborhood development. The proposed Elmwood Commercial Historic District retains a high degree of integrity. Though some individual contributors have been updated over time and may have lost original material, the level of change is expected and inherent in commercial districts, especially at the storefront and signage. As a unified entity, the proposed Elmwood Commercial Historic District continues to convey its significance as a grouping of historically related commercial properties that were developed to serve the Elmwood neighborhood. It retains integrity of location, setting, design, materials, feeling, and association and reflects 20th century neighborhood commercial development trends and commercial property types. Therefore, the proposed Elmwood Commercial Historic District does represent a group of architectural examples worth preserving for the exceptional value it adds as part of the neighborhood fabric and does meet this criterion.

2. **Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;**

   Evidence: The proposed Elmwood Commercial Historic District does not appear to meet the LPO Landmark designation criterion for cultural value. The early development and construction of the proposed Elmwood Commercial Historic District is an early example of neighborhood commercial development. Though developed specifically to serve the Elmwood neighborhood and developed as a result of the City's interest in separating property uses, its development does not represent a significant social or cultural movement of the City.

3. **Educational value: Structures worth preserving for their usefulness as an educational force;**

   Evidence: There is no documented history associated with the proposed Elmwood Commercial Historic District to suggest it is the principal source of important information. National Register Bulletin 15 emphasizes that a site or structure would meet the criteria for Educational Value or Information if it is a principal source of important information, and the importance of a site or structure is determined by how much it can address data gaps or alternative theories. It does not meet the Landmark designation criterion for educational value.

4. **Historic Value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States.**

History may be social, cultural, economic, political, religious or military;

Evidence: The proposed Elmwood Commercial Historic District is associated with the history of commercial development in the City of Berkeley. Prior to this development, commercial development was concentrated in the City's downtown or dispersed throughout the City, without plan. Per the National Register Bulletin 15, a property must retain the essential physical features from its historic period for it to be eligible for its association with a historical pattern. As previously described, the proposed Elmwood Commercial Historic District, as the city's first zoned neighborhood commercial corridor, expresses an important aspect of the City of Berkeley's planning and development history. The collection of buildings reflects the trends of twentieth century commercial development that characterize the surrounding residential neighborhood and served essential neighborhood needs like banking, groceries, and entertainment without having to travel to the city's downtown. The approximately two-block grouping of buildings continue to reflect the development pattern established by early zoning laws as reflected by its intact integrity of location, setting, design, materials, feeling and association as a neighborhood commercial corridor, which it continues to serve as in the present-day. For these reasons, the proposed Elmwood Commercial Historic District is eligible as a City of Berkeley Landmark for its historic value under BMC Section 3.24.110(A)(4).

5. **Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.**

   Evidence: Not Applicable. The proposed historic district is not listed on the National Register, as described in Section 470A of Title 16 of the United States Code.

Environmental Review

The proposed designation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15308 of the CEQA Guidelines ("Actions by Regulatory Agencies for Protection of the Environment") because the Landmarks Preservation Ordinance (BMC 3.24) is a local ordinance to ensure the maintenance, restoration, enhancement, and/or protection of historic structures, which are part of the environment under CEQA (Pub. Res. Code § 21084.1).

Attachments

1. Elmwood Historic District Findings and Features to be Preserved
2. Landmark Application date received March 2, 2026
3. Elmwood Owners in Agreement and Petitions
4. Addendum to Elmwood Historic District application date received April 27, 2026
5. Public Correspondence

Attachment 4

NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL

LPC APPEAL: ELMWOOD COMMERCIAL HISTORIC DISTRICT, LANDMARK APPLICATION LMIN2026-0001

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that on **THURSDAY, NOVEMBER 12, 2026** at **6:00 P.M.** a public hearing will be conducted to consider an appeal of a decision by the Landmarks Preservation Commission for Landmark Application **#LMIN2026-0001 to deny designating the Elmwood Commercial Historic District.**

The hearing will be held on November 12, 2026 at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Allison Riemer, Senior Planner at (510) 981-7433

A copy of the agenda material for this hearing will be available on the City's website at https://berkeleyca.gov/ as of November 5, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

_____
Mark Numainville, City Clerk

Mailed by: October 29, 2026
Noticed Pursuant To: Noticed Pursuant to: Berkeley Municipal Code Section 23.404.040(B), Public Hearing Notice

NOTICE CONCERNING YOUR LEGAL RIGHTS*: If you object to a decision by the City Council to approve or deny (Code Civ. Proc. 1094.6(b)) or approve (Gov. Code 65009(c)(5) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6,*

no lawsuit challenging a City decision to deny or approve a Board or Commission decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Board or Commission decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available by request from the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.



This attachment is on file and available for review at the City Clerk Department, or can be accessed from the City Council Website. Copies of the attachment are available upon request.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

or from:

The City of Berkeley's Website
http://www.berkeleyca.gov

Communications

All communications submitted to the City Council are public record. Communications are not published directly to the City's website. Copies of individual communications are available for viewing at the City Clerk Department and through Records Online.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

Records Online
https://records.cityofberkeley.info/

To search for communications associated with a particular City Council meeting using Records Online:

1. Select Search Type = “Public – Communication Query (Keywords)”
2. From Date: Enter the date of the Council meeting
3. To Date: Enter the date of the Council meeting (this may match the From Date field)
4. Click the “Search” button
5. Communication packets matching the entered criteria will be returned
6. Click the desired file in the Results column to view the document as a PDF