ZONING ADJUSTMENTS BOARD

STAFF REPORT

FOR BOARD ACTION
APRIL 27, 2023

2555 College Avenue

Use Permit #ZP2022-0019 to demolish two single-story (11 feet, 9 inches) commercial structures with a combined size of 834 square feet and construct a, four-story (47 feet, 3 inches), 10,024 square-foot multifamily residential building with 11 units (one Very-Low Income), utilizing State Density Bonus.

I. Background

A. Land Use Designations:

- General Plan: Medium Density Residential
- Zoning: R-3 Multiple-Family Residential

B. Zoning Permits Required:

- **Use Permit** to demolish two non-residential buildings, under Berkeley Municipal Code (BMC) Section 23.326.070
- **Use Permit** to construct a multifamily dwelling building, under BMC Section 23.202.020
- **Administrative Use Permit** to construct an accessory structure that deviates from development standards, under BMC Section 23.304.060(C)(2)

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

- **Concession** of BMC Section 23.202.100(E)(1) to reduce the residential useable open space requirement from 2,200 square feet to 0 square feet
- **Concession** of BMC Section 23.202.100(E)(1) to increase the height limit to allow for units on the ground level, rather than maintain a basement
- **Waiver** of BMC Section 23.202.100(E)(1) to exceed the height limit of 35 feet and permit a 47-foot-3-inch tall building
- **Waiver** of BMC Section 23.202.100(E)(1) to exceed the three-story limit and permit a four-story building
- **Waiver** of BMC Section 23.202.100(E)(2) to reduce the required rear setback from 15 to 5 feet

- **Waiver** of BMC Section 23.202.100(E)(2) to reduce the required front setback from 15 to 1 foot-6 inches
- **Waiver** of BMC Section 23.202.100(E)(2) to reduce the street side setback from 10 foot maximum to 1 foot-6 inches
- **Waiver** of BMC Section 23.202.100(E)(2) to exceed the lot coverage limit of 45 percent to permit 63 percent

D. CEQA Recommendation: It is staff's recommendation that the Zoning Adjustments Board (ZAB) adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation, Monitoring, and Reporting Program (MMRP) prepared pursuant to Article 6 of the California Environmental Quality Act (CEQA) Guidelines (see Attachment #1). The CEQA determination is made by ZAB.
CEQA documents are available online:
https://ceqanet.opr.ca.gov/Project/2022110185

E. Parties Involved:

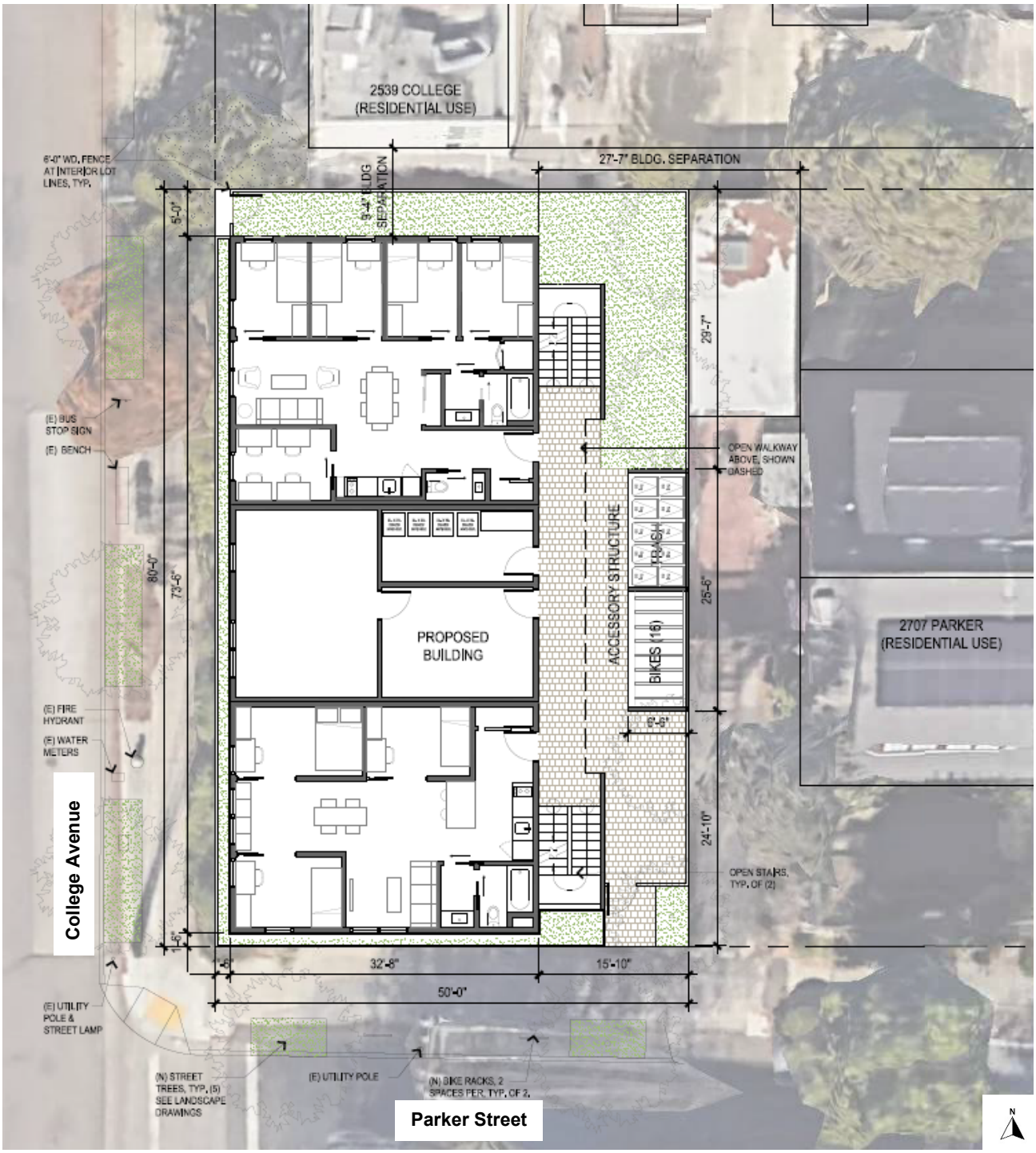
- Applicant — Isaiah Stackhouse (Trachtenberg Architects), Berkeley, CA
- Property Owner — Donald Lawson Jr., Emeryville, CA

Figure 1: Vicinity Map

**Map not to scale.*

Map Key
Yellow : R-2 Low Medium Density Residential Zoning District
Orange : R-3 Medium Density Residential Zoning District

Figure 2: Site Plan



**Map not to scale.*

Figure 3: West Elevation

Figure 4: South Elevation

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Two non-residential buildings	R-3	Medium Density Residential
Surrounding Properties	North	Multifamily building		
	South			
	West			
	East	Single-family dwelling		

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	This fee applies to net new nonresidential floor area over 7,500 square feet. The proposed project is all residential and is therefore not be subject to these fees.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable Housing Mitigations for rental housing projects (Per BMC 22.20.065)	Yes	Project would provide one Below Market Rate (BMR) units at the Very Low-Income (VLI) rate, and pay a fee to satisfy the requirements of BMC Section 22.20.065.
Creeks	No	The site is not near a mapped creek or a creek culvert.
Density Bonus	Yes	The proposed project qualifies for a 46.25 percent density bonus under State Density Bonus law (see discussion below in Section III B).
Historic Resources	No	Per a Historic Resource Evaluation completed by Preservation Architecture on March 2, 2022, the building proposed for demolition does not meet the criteria for the California Register or a City of Berkeley Landmark. See Section IV.C for additional discussion on the Landmarks review of this property.
Housing Accountability Act (Gov't Code Section 65589.5(j))	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2).[1] The project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies. See Section VI.B 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). See Section VI.A of this

[1] 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.

		report for additional discussion on the sections of SB 330 that apply to the project.
Natural Gas Prohibition (Per BMC 12.80.020)	Yes	This project is an application for new construction and was submitted after January 1, 2020, and is therefore subject to the Natural Gas Prohibition.
Rent Controlled Units	No	The existing building on the site contains a non-residential (commercial) use, and no rent-controlled units will be demolished.
Residential Preferred Parking (RPP)	No	The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	Yes	The site is located within an Environmental Management Area and is therefore subject to standard conditions of approval.
Soil/Groundwater Contamination	Yes	The project site is listed on the Cortese List (an annually updated list of hazardous materials sites pursuant to Government Code Section 65962.5) and is not eligible for CEQA categorical exemption.[2] See Section V.B for discussion on the Mitigated Negative Declaration below.
Transit	Yes	The project site is located on the corner of College Avenue and Parker Street. College Avenue is served by The Alameda-Contra Costa Transit District (AC Transit) Lines 51B, 604, 605, and 851. The site is also located a few blocks east of Telegraph Avenue, which is also serviced by AC Transit Line 6. There are several bike share stations located within one to three blocks of the subject site.

[2] Cortese List Data Resources https://calepa.ca.gov/sitecleanup/corteselist/

Table 3: Project Chronology

Date	Action
December 9, 2021	SB 330 Pre-Application submitted and deemed complete
February 9, 2022	Application submitted
March 1, 2022	Application deemed incomplete
March 29, 2022	Application resubmitted
April 28, 2022	Application deemed incomplete
May 18, 2022	Application resubmitted
June 17, 2022	Application deemed incomplete
June 22, 2022	Application resubmitted
July 21, 2022	Application deemed complete
November 3, 2022	LPC hearing
November 10 to December 12 2022	CEQA IS/MND public review period
January 17 to February 16 2023	CEQA Revised Draft IS/MND public review period
April 20, 2023	Public hearing notices mailed/posted
April 27, 2023	ZAB hearing

Table 4: Development Standards

Standard BMC Sections 23.202.100		**Existing**	**Proposed Total**	**Permitted/ Required**
Lot Area (sq. ft.)		4,000	No change	5,000
Gross Floor Area (sq. ft.)		834	10,024	max
Floor Area Ratio		0.21	N/A	N/A
Dwelling Units	Total	0	11	N/A
	Affordable	0	1	N/A
Building Height	Average (ft.)	11’-9”	47’-3”	35 max
	Stories	1	4	3 max
Building Setbacks (ft.)	Front	8’	1’-6”	15’ min
	Rear	1’-8”	5’	15’ min
	Left Side (College Ave.)	24’	1’-6”	6’ to 10’min
	Right Side	0’-7”	8’-10”	4’ to 6’ min
Lot Coverage (%)		21	63	45 max
Usable Open Space (sq. ft.)		N/A	0	200/ Unit (2,200) min

Parking	Automobile	0	0	N/A
	Bicycle	0	4 short term 16 long term	4 short term 16 long term min

= Waiver or Concession requested to modify the district standard.
Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent

II. Project Setting

A. Neighborhood/Area Description: The project site is located in a residential neighborhood five blocks south of the University of California, Berkeley campus, at the corner of College Avenue and Parker Street. The surrounding area is developed with two- to five-story multifamily buildings, two-story single-family dwelling units, and community serving uses (i.e., places of worship, parks, and schools).

B. Site Conditions: The project site is a relatively flat, 4,000 square foot rectangular shaped corner lot, with 50 feet of frontage along Parker Street (front line) and 80 feet of frontage along College Avenue (side street lot line). The north east corner project site is developed with a one-story 667 square-foot commercial building and a 167 square-foot building fronting Parker Street. The project site is completely paved with only a small pocket of vegetation and a fence along the perimeter. Historical use of the site has been for auto fuel and services since 1929 and more recently an auto repair shop. The buildings are currently vacant. Access to the site is provided via a curb cut on Parker Street. The site is identified as a former hazardous materials site on the State Water Board's GeoTracker database utilized underground storage tanks (USTs).[3] For this reason, the projects site is included on on the Cortese List, an annually updated list of hazardous materials sites pursuant to Government Code Section 65962.5.

III. Project Description

A. Proposed Project: The proposed project would demolish the existing commercial structures and construct a new multifamily building with the following primary components:

- 11 dwelling units (seven three-bedroom and four four-bedroom) for a total of 30 bedrooms
- Outdoor, long-term bike storage located in an accessory structure along the eastern property line for 16 bikes and a total of two on-site short-term bicycle racks located along Park Street;

[3] State Water Resources Control Board. GeoTracker website. Available: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0600100458

- Residential amenities on the ground floor including on-site laundry facilities and outdoor seating space located on the north east corner of the lot; and
- Two replacement street trees along College Avenue and ground level planting beds along Parker Street and College Avenue.

B. Base Project and Density Bonus: The applicant has requested a density bonus under the State Density Bonus Law. Under the City's density bonus procedures, the "base project" is seven units and three stories.[4] By providing one Very-Low Income (VLI) BMR units on site (14 percent of the 7-unit base density), the project is eligible for a 46.25 percent density bonus, or four additional units. The applicant proposes four additional units above the base density for a total of 11 dwelling units. The Density Bonus calculations are provided in more detail, below:

Table 5: Density Bonus

Base Project Units*	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units*	Proposed Project Units
7	1 VLI (14% of BP)	46.25%	4 (46.25%x7)	11

*Per Gov't Code 65915(q), all unit calculations are rounded up to the nearest whole number.
Abbreviations: % = percent; BP = base project

To accommodate the additional units, the project would use six waivers:

1) Exceed the height limit of 35 feet and propose 47 feet-3 inches in height
2) Exceed the number of stories limit of three and propose four
3) Reduce the required rear setback from 15 to 5 feet
4) Reduce the required front setback from 15 to 1 foot-6 inches
5) Reduce the street side setback from 6 feet to 10 feet, to 1 foot-6 inches
6) Exceed the lot coverage limit of 45 percent and propose 63 percent

The project is eligible for two concessions which results in identifiable and actual cost reductions. The project utilizes the following concessions:

1) Reduce the open space requirement from 2,200 square feet to 0 square feet to eliminate the costs of constructing a roof deck.
2) Increase the height limit to allow for units on the ground level, rather than maintain a basement, thereby eliminating the cost of maintaining a basement.

IV. Community Discussion

[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).

A. Neighbor/Community Concerns: 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 to a preview meeting. The meeting was held on January 21, 2022, and attended by 8 people (meeting minutes are included as Attachment 4). Later, a pre-application poster was posted on-site by the applicant on January 2022. On March 23, 2023, the City mailed public hearing notices to property owners and occupants located within a 300-foot radius of the project site and to interested neighborhood organizations. The City also posted notices at three locations in the area surrounding the project. At the time of writing this report, staff has received two communications regarding the project.

B. Landmarks Preservation Commission (LPC): The project involves the demolition of an existing commercial buildings that are over 40 years in age. Per the Historic Resource Evaluation completed by Preservation Architecture on March 2, 2022, the building proposed for demolition does not meet the criteria for the California Register or a City of Berkeley Landmark. Pursuant to BMC Section 23.326.070(C), the proposed demolition was referred to the LPC for review prior to the consideration of the Use Permit. The LPC reviewed the demolition referral on November 3, 2022, and took no action.

C. Design Review: The project is all residential and located in an R-3 district outside of the Southside Plan Area, therefore the project is not subject to review by the Design Review Committee per BMC 23.406.070(B).

V. Environmental Review

A. CEQA Approach: In accordance with the CEQA (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), an Initial Study (IS) was prepared to evaluate the potential environmental effects associated with the construction and operation of the project. The IS included a description of the proposed project, evaluated each of the environmental issue areas identified in the environmental checklist form provided on Page 36 of the IS, and recommended a Mitigated Negative Declaration (MND) with standard conditions and mitigation measures to reduce or avoid the project's potential significant adverse impacts on the environment.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Berkeley (City) is the Lead Agency for the project. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project. The City has the authority for environmental review in accordance with CEQA and certification of the environmental documentation. Any responsible agency may elect to use this environmental analysis for discretionary actions associated with the implementation of the project.

B. Initial Study/Mitigated Negative Declaration: In accordance with Section 15105(b) of the CEQA Guidelines, the project was posted for public review for no less than 30

days, from November 10, 2022 to December 12, 2022. Due to a California Emissions Estimator Model (CalEEMod) information request for data which was no longer available on the State website, the CalEEMod analysis was repeated and a Revised IS/MND was prepared and circulated for public review for a period of 30 days from January 17, 2023 to February 16, 2023. Pursuant to Section 15085 of the CEQA Guidelines, the City of Berkeley also filed a Notice of Completion and Notice of Implementation (NOI) for the Final IS/MND with the California State Clearinghouse (SCH#2022110185) . The City also posted the NOI with the County Clerk, pursuant to Section 15072 for the CEQA Guidelines, and mailed the notice to all property owners within a 500-foot radius.

A total of six comment letters/responses were received during the public review period: two from the same public agency (East Bay Municipal Utility District), one from a constituent, one from the Department of Toxic Substances Control, and two from residents along Etna Street. The two letters received from East Bay Municipal Utility District included duplicative comments on the proposed project. One comment requested CalEEMod information, which resulted in the recirculation of the IS/MND for public review. Additional comments expressed concerns about the proposed project, rather than on the adequacy of the Draft IS/MND. These comments included concerns about the project's construction impact and parking availability for existing residents. None of the comments presented substantial evidence of a fair argument that the project may have a significant impact on the environment. As mandated by Public Resources Code Section 21099(d)(1), aesthetic and parking impacts of a project in a transit priority area may not be considered significant impacts on the environment. Additionally, the project complies with State Density Bonus Law by providing on-site affordable units and is therefore legally permitted to have a total of 11 units. The Final IS/MND includes responses to all comments received, include those not relating to the analysis or conclusions of the environmental analysis. All public comments shall be considered by ZAB while making a determination on the project.

As stated in the IS/MND, potential impacts to the environment would be reduced to a less-than-significant impact with implementation of the City's standards conditions of approval and mitigation measures. Proposed mitigation measures are included in the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. CEQA Guidelines Section 15126.4(a)(2) requires mitigation measures to be fully enforceable through permit conditions, agreements, or other legally binding instrument. As the lead agency, the City of Berkeley would adopt the MMRP if the project is approved by ZAB.

VI. Issues and Analysis

A. Senate Bill (SB) 330 – Housing Crisis Act of 2019: 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 the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

   The project was deemed complete on July 21, 2022. The LPC demolition referral was heard on November 3, 2022. The April 27, 2023 ZAB hearing represents the second public hearing for the proposed project since the project was deemed complete. The City can hold up to three additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

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.

   As discussed in an historic resource evaluation prepared for the property in March 2022, 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. The demolition referral was heard at the November 3, 2022 Landmark Preservation Commission meeting, and no action was taken. Therefore, it was determined the site is not a historic resource. Further, standard conditions of approval have been included to halt work in case of any unanticipated discovery of archeological, paleontological, or tribal cultural resources.

3. Government Code Section 65950(a)(5) requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from CEQA. Should ZAB adopt the IS/MND at the January 12, 2023 public hearing, the application must be approved or disapproved by March 13, 2023.

B. Housing Accountability Act Analysis: Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that 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 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 Base Project complies with applicable, objective general plan and zoning standards. Further, 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 reduced the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above. Staff is aware of no specific adverse impacts that could occur with the construction of the Base Project or the density bonus units. Therefore, Section 65589.5(j) *does apply* to the Proposed Project. All findings discussed below are subject to the requirements of Government Code Section 65589.5.

C. Density Bonus Concessions and Waivers: The project is entitled to two concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

Concessions: A concession is a modification of a development standard that reduces the cost of providing affordable housing. The applicant is requesting two concessions for the project to eliminate the useable open space requirement and exceed the building height to accommodate the density bonus units.

The City may only deny the concession if it finds that the concession 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 concession would be contrary to State or Federal law. Staff believes such a finding cannot be made.

Waivers: 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. The applicant is requesting six waivers from the following development standards: 1) exceed the height limit of 35 feet and propose 47 feet-3 inches in height, 2) exceed the number of stories limit of three and propose four, 3)

reduce the required rear setback from 15 to 5 feet, 4) reduce the required front setback from 15 to 1 foot-6 inches, 5) reduce the street side setback from 6 feet to 10 feet, to 1 foot-6 inches; and 6) exceed the lot coverage limit of 45 percent and propose 63 percent.

The waivers are requested because they are necessary to physically accommodate the additional four units 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 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.

VII. Other Considerations

The following analyses of conformance with district purposes, and the 2002 General Plan goals and policies are provided for informational purposes only, to provide context.

A. Demolition of Non-Residential Buildings: Pursuant to BMC Section 23.326.070, main non-residential buildings may be demolished provided that the demolition will not be materially detrimental to the commercial needs of the impacted neighborhood and if the demolition is required to allow a proposed new building amongst other findings. Staff finds that the proposed demolition of the existing non-residential buildings will not be detrimental to the needs of the neighborhood, because vacant project site is located in the R-3 zoning district and the proposed residential project is more compatible with the district purposes than the existing commercial use. Staff finds that the project aligns with the residential district's objectives that promote higher density, multifamily development.

The ZAB still has the discretion to approve, deny or modify the request according to those 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 in the HAA (unavoidable impacts to health and safety).

B. Enclosed Accessory Structure: Pursuant to BMC Section 23.304.060(C)(2), the approval of an unenclosed accessory structure that deviates from development standards must not be detrimental to the light, air, privacy, and view of adjacent properties. The accessory structure deviates from the standards by maintaining a length of 25 feet, where the requirement is 24 feet. Additionally, the structure is located on the eastern property line, where the required setback is 4 feet if the structure is within 75 feet of the front lot line. The proposed structure is otherwise consistent with all other development standards applicable to accessory buildings and enclosed accessory structures in residential districts, per BMC Section 23.304.060(C)(2).

Located along the eastern property line, the proposed structure will be 9 feet in height and total 165 square-feet in area. The unenclosed accessory is compatible with the intended residential use of the lot by providing long-term bicycle parking and an area for waste management. As such, the proposed structure will not be detrimental to the general public and adjacent properties.

Because the enclosed accessory structure requires an AUP to modify the development standards, the ZAB still has the discretion to approve, deny or modify the request according to those 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 in the HAA (unavoidable impacts to health and safety).

C. Non-Detriment Findings: As required by BMC Section 23.406.040(E), the Zoning Adjustments Board (ZAB) must find that the proposed structure will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons and adjacent properties for any Use Permit in the R-3. Use Permits to demolish existing non-residential structures and to establish a multifamily building, are included in the Base Project for the density bonus, and are subject to the findings in Section 65589.5(j) of the HAA (See section III.C for discussion on the HAA.)

1) Non-Detriment: This project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or 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 of the following reasons:

2) Views: The project does not obstruct any significant view corridors as defined in BMC Section 23.502.020(V)(12)[5].

3) Shadows: According to the shadow studies submitted for the project (see Attachment 1) new shadows affect existing multifamily and single-family residential buildings directly to the north, west, and east of the proposed project, primarily during the winter and summer months a couple of hours before sunset and after sunrise, respectively. These changes in sunlight pattern are found to be reasonable given the orientation of these properties in relation to the subject building and their close proximity given the urban residential environment. These affects are not found to be detrimental because limited in duration and will not persist for extended periods throughout the year.

[5] View Corridor - A significant view of the Berkeley Hills, San Francisco Bay, Mt. Tamalpais, or a significant landmark such as the Campanile, Golden Gate Bridge, and Alcatraz Island or any other significant vista that substantially enhances the value and enjoyment of real property.

4) Privacy: The project may result in potential impacts to privacy given the scale of the scale of the infill development. Perceived impacts to privacy are subjective and cannot preclude the development of an HAA compliant project.

5) Also, the project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or 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.

D. General Plan Consistency: The following analysis of conformance with the 2002 General Plan goals and policies is provided for information purposes only.

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 H-33 – Regional Housing Needs: Encourage housing production adequate to meet City needs and the City's share of regional housing needs.
3. 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.
4. Policy H-12 – Transit-Oriented New Construction: Encourage construction of new medium- and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
5. Policy T-16 – Access by Proximity, Action B: Encourage higher density housing and commercial infill development that is consistent with General Plan and zoning standards in areas adjacent to existing public transportation services.
6. Policy T-43 – Bicycle Network, Action C: Encourage, and when appropriate, require new multi-family residential developments to provide secure locker space for resident bicycles.
7. Policy T-16-Access by Proximity: Improve access by increasing proximity of residents to services, goods, and employment centers.

   Staff Analysis: The proposed project is consistent with the above general plan policies as it is a higher density infill development that proposes 11 new dwelling units that will count towards the City's share of regional housing needs. The project is proximate to public transit, bicycle boulevards, and commercial corridors that offer various goods and services to residents.

VIII. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

A. **ADOPT** the IS/MND and MMRP

B. **APPROVE** Use Permit #ZP2022-0019 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (Attachment 1) and Final I/SMND and MMRP (Attachment 2)

Attachments:
1. Findings and Conditions
2. Final IS/MND and MMRP
3. Project Plans, received June 22, 2022
4. Notice of Public Hearing
5. Community Meeting Notes – January 21, 2022
6. Correspondence received

Staff Planner: Katrina Lapira, klapira@cityofberkeley.info, (510) 981-7488

FINDINGS AND CONDITIONS
APRIL 27, 2023

2555 College

Use Permit #ZP2022-0019 to demolish two single-story (11 feet, 9 inches) commercial structures with a combined size of 834 square feet and construct a, four-story (47 feet, 3 inches), 10,024 square-foot multifamily residential building with 11 units (one Very-Low Income), utilizing State Density Bonus.

PERMITS REQUIRED

- Use Permit to demolish two non-residential buildings, under BMC Section 23.326.070
- Use Permit to construct a multifamily dwelling building, under BMC Section 23.202.020
- Administrative Use Permit to construct an accessory structure within an interior setback, under BMC Section 23.304.060(C)(2)

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Concession of BMC Section 23.202.100(E)(1) to reduce the residential useable open space requirement from 2,200 square feet to 0 square feet
- Concession of BMC Section 23.202.100(E)(1) to increase the height limit to allow for units on the ground level, rather than maintain a basement
- Waiver of BMC Section 23.202.100(E)(1) to exceed the height limit of 35 feet and permit a 47-foot-3-inch tall building
- Waiver of BMC Section 23.202.100(E)(1) to exceed the three-story limit and permit a four-story building
- Waiver of BMC Section 23.202.100(E)(2) to reduce the required rear setback from 15 to 5 feet
- Waiver of BMC Section 23.202.100(E)(2) to reduce the required front setback from 15 to 1 foot-6 inches
- Waiver of BMC Section 23.202.100(E)(2) to reduce the street side setback from 10 foot maximum to 1 foot-6 inches
- Waiver of BMC Section 23.202.100(E)(2) to exceed the lot coverage limit of 45 percent to permit 63 percent

I. CEQA FINDINGS

1. The Notice of Intent (NOI) to adopt an Initial Study and Mitigated Negative Declaration (IS/MND) was published for public review for a period of 30 days from January 17, 2023 to February 16, 2023The IS/MND was filed with the Alameda County Clerk-Recorder and was submitted to the State Clearinghouse (SCH #2022110185) for distribution to interested state and regional agencies. A total of six comment letters were received on the IS/MND and responses to those comments were provided in the Final IS/MND. No substantive changes to environmental analysis resulted.

The Zoning Adjustments Board has considered the IS/MND together with comments received during the public review process, and finds, on the basis of the whole record before it, that: (1) no potentially significant effects were identified that could not be reduced to less than

significant levels by implementation of the mitigation measures and/or the City's standard conditions of approval, (2) there is no substantial evidence the project will have a significant effect on the environment, and (3) the Final IS/MND reflects the lead agency's independent judgment and analysis. The record of proceedings upon which this decision is based is located at the Permit Service Center, 1947 Center Street, 2nd Floor, Berkeley, California 94704.

II. HOUSING ACCOUNTABILTY ACT FINDINGS

A. 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: (A) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (B) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

B. Because the project complies with applicable, objective general plan and zoning standards, §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.

III. DENSITY BONUS FINDINGS

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

A. Under the City's methodology for implementing density bonuses, the "base project" consists of 7 units;

B. The project will provide at least one qualifying unit in the seven-unit "base project", as more fully set forth in Conditions 46 to 50;

C. The project is entitled to a density increase of 46.25 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element per the requirements of Government Code Section 65915(b) and (f), two concessions or incentives to provide for affordable housing costs, and waivers of development standards to accommodate the bonus units. This equates to a density bonus of four units above the base project, for a total of up to 11 units.

2. 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:

- Reduce the open space requirement from 2,200 square feet to 0 square feet to eliminate the costs of constructing a roof deck.
- Increase the height limit to allow for units on the ground level, rather than maintain a basement, thereby eliminating the cost of maintaining a basement.

3. 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 rents, 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) approval of the concession would not be contrary to State or Federal law.

4. In accordance with Government Code Section 65915(e), the Zoning Adjustments Board hereby grants the following waivers to accommodate the density bonus units:

- Concession to reduce the residential useable open space requirement from 2,200 square feet to 0 square feet
- Concession to increase the height limit to allow for units on the ground level, rather than maintain a basement, thereby eliminating the cost of maintaining a basement
- Waiver to exceed the height limit of 35 feet and permit a 47-foot-3-inch tall building
- Waive to exceed the number of stories limit of three and permit a four-story building
- Waiver to reduce the required rear setback from 15 to 5 feet
- Waiver to reduce the required front setback from 15 to 1 foot-6 inches
- Waiver to reduce the street side setback from 6 to 10 feet to 1 foot-6 inches
- Waiver to exceed the lot coverage limit of 45 percent and permit 63 percent

These waivers and concessions are required because State law requires the City to modify development standards as necessary to accommodate the density bonus units and facilitate project feasibility, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

5. 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: 1) approval of the requested waivers is required to construct the proposed project at the density permitted under State law; 2) approval of requested waivers 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) approval of the requested waivers would not be contrary to State or Federal law.

IV. FINDINGS FOR APPROVAL

6. As required by Section 23.326.070(D) of the BMC, the Zoning Adjustments Board finds that the proposed demolition of the existing building at 2555 College Avenue will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City, and one of the following findings that the demolition of the structure: (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 un-abatable attractive nuisance to the public; or (4) is required for the furtherance of specific plans or projects sponsored by the City or other local district or authority.

The most recent use of the existing buildings is auto repair, which is vacant. The demolition of this building allows for the development of a new, 10,024 square-foot multifamily residential building. The demolition of the non-residential buildings and proposed construction of the new multifamily building conform to the adjacent uses permitted in the R-3 District.

Because the demolition of the non-residential structure is required in order to authorize construction of the proposed new building and new use, the ZAB finds the proposed demolition satisfies BMC Section 23.326.070(D)(2)(a). Further, the non-residential building is not eligible for the California Register or a City of Berkeley Landmark or Structure of Merit designation, and

the LPC considered the referral and took no action. The proposed provides new dwelling units, and thus is compatible with adjacent residential uses.

V. OTHER FINDINGS FOR APPROVAL

1. As required by Section 23.406.040(E) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, is not detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use nor is 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:

   A. The project is a medium-density development in proximity to residential uses of a similar density, universities (school uses), transit, commercial districts, and amenities that is compatible with the purposes of the zoning district and the surrounding uses and buildings. The project site is located within the Multiple-Family Residential District (R-3). The project provides 11 new dwelling units sized from three- to four-bedrooms. One of the units are deed restricted as affordable housing units for very-low-income residents. The proposal also includes 16 long-term bicycle parking spaces in an accessory structure located on the ground floor and four short-term bicycle parking spaces within the public right-of-way along Parker Street. The Project site is well served by public transportation, with a bus stop along College Avenue and stops within a half mile of the site to the east and west. The Project adds additional dwelling units and supportive amenities, furthering the residential use that is compatible with the residential district and neighborhood.
   B. New shadows impact existing multifamily and single-family residential buildings directly to the north, west, and east of the proposed project, primarily during the winter and summer months a couple of hours before sunset and after sunrise, respectively. These changes in sunlight pattern are found to be reasonable given the orientation of these properties in relation to the subject building and their close proximity given the urban residential environment. These affects are not found to be detrimental because limited in duration and will not persist for extended periods throughout the year.
   C. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or 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.
2. As required by Section 23.304.060(C)(2) of the BMC, the Zoning Adjustments Board finds that the proposed accessory structure within an interior setback will generally not be detrimental to adjacent properties and the general public. The accessory structure deviates from the standards by maintaining a length of 25 feet, where the requirement is 24 feet. Additionally, the structure is located on the eastern property line, where the required setback is 4 feet if the structure is within 75 feet of the front lot line. The proposed structure is otherwise consistent with all other development standards applicable to accessory buildings and enclosed accessory structures in residential districts, per BMC Section 23.304.060(C)(2). Located along the eastern property line, the proposed structure will be 9 feet in height and total 165 square-feet in area. The unenclosed accessory is compatible with the intended residential use of the lot by providing long-term bicycle parking and an area for waste management. As such, the proposed structure will not be detrimental to the general public and adjacent properties.

VI. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans
The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use 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.

2. Compliance Required (BMC Section 23.102.050)
All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and 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.

3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)
A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
B. 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 must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)
All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)
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 ZAB 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 must apply for and receive City approval of a new permit.

6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)
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 Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)
No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)
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. However, 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 (ZAB), or City Council referral.

9. Indemnification Agreement
The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

VII. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.406.040.E, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. Project Liaison. The applicant shall include in all building permit plans and post onsite the name 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 #

11. Final Design Review. The Project requires approval of a Final Design Review application by the Design Review Committee.

12. 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 Use Permit. The new address(es) shall be assigned and entered into the City's database prior to the applicant's submittal of a building permit application.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

13. Fee Deferrals. All zoning project application fees that were deferred at the time of application submittal shall be paid in full.

14. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.

15. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

16. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. Environmental Site Assessments:
   1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:

- All new commercial, industrial and mixed use developments and all large improvement projects.
- All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
- EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf

2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:
1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:
1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:
1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if

on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/

Prior to Issuance of Any Building (Construction) Permit

17. Percent for Public Art: Consistent with BMC §23C.23, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

18. Affordable Housing Mitigation Fee: Consistent with BMC §22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, and they shall pay this fee.

19. 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.

20. 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.

21. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS). A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans.

22. Water Efficient Landscaping. Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.

23. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).

24. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

25. 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.

Prior to Demolition or Start of Construction:

During Construction:

26. Construction Hours. Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

27. Public Works - Implement BAAQMD-Recommended Measures during Construction. For all proposed projects, BAAQMD 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‘s 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 Air District‘s phone number shall also be visible to ensure compliance with applicable regulations.

28. Construction and Demolition Diversion. 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 second page of the original 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.

29. Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least

25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.

30. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 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 consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

31. 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 MBTA and CFGC, 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.

32. Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological 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 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall 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 qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

33. Human Remains (*Ongoing throughout demolition, grading, and/or construction*). 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. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

34. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*). 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 paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist 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 paleontologist 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.

35. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*).
A. *Qualified Paleontologist.* The project applicant shall retain a Qualified Paleontologist prior to excavations or ground disturbance that will exceed three feet in depth. The Qualified Paleontologist shall direct all mitigation measures related to paleontological resources. A

qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).

B. *Paleontological Worker Environmental Awareness Program (WEAP).* Prior to ground disturbance, the applicant shall incorporate information on paleontological resources into the Project's Worker Environmental Awareness Training (WEAP) materials, or a stand-alone Paleontological Resources WEAP shall be submitted to the Department of Planning and Development at the City of Berkeley. The Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The Paleontological WEAP training shall be fulfilled simultaneously with the overall WEAP training, or at the first preconstruction meeting at which a Qualified Paleontologist attends prior to ground disturbance. Printed literature (handouts) shall accompany the initial training. Following the initial WEAP training, all new workers and contractors must be trained prior to conducting ground disturbance work.

C. *Paleontological Monitoring.* The extent of required paleontological monitoring for the project shall be determined by the Qualified Paleontologist based on an evaluation of the previously undisturbed geologic units exposed during ground disturbing activity. The Qualified Paleontologist shall conduct and initial spot check and evaluation of geologic conditions for ground disturbing activity for excavations between 5-10 feet below ground surface (BGS). The evaluation shall be based on field evidence including lithology of geologic units and results of microscreening or other inspections for fossil resources. If the paleontologist determines that geologic units exposed between 5-10 feet BGS have high paleontological sensitivity, then full-time monitoring shall be conducted for the duration of ground disturbing activity. If sediments between 5-10 feet BGS are determined to not be paleontological sensitive, spot checks should be conducted again for ground disturbance between 10-15 feet BGS and again for ground disturbance between 15-20 feet BGS, and again to the full depth of ground disturbance. If spot checks indicate low or no paleontological sensitivity, or if full time monitoring results in no fossil discoveries once the full depth of ground disturbance has been reached, paleontological monitoring can be discontinued for the remainder of project activity. Monitoring shall be reinstated if any new ground disturbances are required to depths exceeding previous depths of previous work, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.

D. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:

    1) *Salvage of Fossils.* If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the Construction Contractor may be requested to supply heavy equipment and an operator to assist in the rapid removal of a large fossil

specimen(s) or sediment sample(s). Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically- sensitive Quaternary old alluvial deposits.

2) *Preparation and Curation of Recovered Fossils.* Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the UCMP), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.

E. *Final Paleontological Mitigation Report.* Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the Department of Planning and Development at the City of Berkeley. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

36. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin 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 City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, 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.

37. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of 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 area(s) shall be covered; no other area shall drain onto this area. 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 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 must be designed to reduce/limit the potential for runoff to contact pollutants.
F. All on-site storm drain inlets/catch basins must 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 Dept.
G. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
H. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
I. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water 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.
J. 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.
K. 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.

38. Public Works. 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.

39. Public Works. 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.

40. Public Works. 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.

41. Public Works. 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 by 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.

42. Public Works. 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.

43. Public Works. 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

44. Compliance with Conditions and Environmental Mitigations. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program.

45. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated June 22, 2022, except as modified by conditions of approval.

46. Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that the physical improvements required in Section 23.334.030(C) and 23.322.090 (bike parking) have been installed. The property owner shall also provide documentation that the programmatic measures required in 23.334.030(A) and 23.334.030(B) will be implemented.

A. Consistent with 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, such that potential renters or buyers shall have the option of renting or buying a dwelling unit at a price lower than would be the case if there were a single price for both the dwelling unit and the parking space(s).
B. Consistent with 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 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 employees.
    1. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit, up to a maximum of two benefits per dwelling unit.
    2. Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited monthly local bus pass.

C. Consistent with Section 23.334.030(C), 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, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

Property owners may be required to pay administrative fees associated with compliance with this Condition.

A. At least 90 days prior to issuance of a certificate of occupancy, the property owner shall do one of the following if necessary to ensure that car share spaces are provided at this site: 1) purchase 2 cars for the use of a vehicle sharing service provider, or VSSP (e.g., City CarShare or Zipcar), or 2) provide a monthly subsidy to offset the costs to a VSSP to provide for the management of the cars at this site.

B. Prior to issuance of a certificate of occupancy, the property owner shall provide one of the following: 1) a signed agreement with a VSSP to manage shared vehicles at the site, or 2) a plan to provide on-site management. If the vehicle sharing spaces are managed by a VSSP, these spaces shall be accessible to all VSSP members in the same manner and during the same hours as other vehicles offered by the VSSP.

BELOW MARKET RATE UNITS

47. Number of Below Market Rate Units. The project shall provide one below market rate rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement and shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.

48. Regulatory Agreement. Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915 and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged for comparable units in the development. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.

49. In addition, the following provisions shall apply:

A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h).

B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate

level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.

C. BMR units will be provided for the life of the project under Section 22.20.065.

50. Determination of Area Median Income (AMI).

- The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.
- The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

Unit Size	**AMI Standard**
Studio unit	AMI for a one person household
One-bedroom unit	AMI for a two person household
Two-bedroom unit	AMI for a three person household
Three-bedroom unit	AMI for a four person household

51. 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.

At All Times:

52. Transportation Demand Management Compliance. The property owner shall submit to the Planning Department periodic TDM Compliance Reports in accordance with Administrative Regulations, subject to the review and oversight of the Zoning Officer. Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).

53. 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.

54. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.

55. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.

56. Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

57. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.

58. Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

59. 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 project planner shall notify the Finance Department, Customer Service Center, to 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, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.

Final Initial Study/Mitigated Negative Declaration

2555 College Housing Project

Berkeley, CA

April 2023

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2555 College Housing Project

City of Berkeley, CA

Final Initial Study/Mitigated Negative Declaration

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Table of Contents

Section 1 Introduction

1.1 CEQA PROCESS

Pursuant to Section 15085 of the California Environmental Quality Act (CEQA) Guidelines, the City of Berkeley (the CEQA Lead Agency) submitted a Notice of Completion for the proposed 2555 College Housing (project), Notice of Implementation (NOI), and Draft Initial Study/Mitigated Negative Declaration (IS/MND), to the California State Clearinghouse on November 10, 2022. The NOI was also filed with the County Clerk and mailed to all property owners located within a 500-foot radius of the project. In accordance with Section 15105(b) of the CEQA Guidelines, the project was posted for public review for no less than 20 days, from November 10, 2022 to December 12, 2022.

Due to a CalEEMod information request for data which was no longer available on the State website, the CalEEMod analysis was repeated and a Revised Draft IS/MND was recirculated for public review from January 17, 2023 to February 16, 2023. Public comments were received during both public review periods. All public comments are copied in this document and included in Appendix A.

This document incorporates comments from the general public and agencies and contains responses by the Lead Agency to those comments. No new significant environmental impacts were identified, and no revisions are required for the recirculated Revised Draft IS/MND.

Section 2 Comments on the Revised Draft IS/MND and Responses

2.1 INTRODUCTION

Pursuant to CEQA Guidelines Section 15088, a lead agency is not required to prepare written responses received on an IS/MND. However, prior to approving a project, the decision-making body must consider the proposed IS/MND together with any comments received during the public review process. For this reason, the City has elected to prepare the following written responses.

This section includes response to comments received on the Draft IS/MND public review period (November 10, 2022 to December 12, 2022) and Revised Draft IS/MND public review period (January 17, 2023 to February 16, 2023). This Response to Comments document and the Revised Draft IS/MND comprise the Final IS/MND for the proposed project.

2.2 PUBLIC COMMENTS ON THE REVISED DRAFT IS/MND (JANUARY 17, 2023 TO FEBRUARY 16, 2023)

Topical Response: Non-CEQA Related Comments

The lack of parking is expressed as a concern in several comments. As noted on pages 24 and 25 of the Initial Study, Public Resources Code Section 21099(d)(1) has mandated that aesthetic and parking impacts shall not be considered significant impacts on the environment for an infill site in a transit priority area.

In addition, whereas the project is complying with State Density Law (found in California Government Code Sections 65915 – 65918) by providing on-site affordable units, the project is legally permitted to increase the unit count to 11. This law provides for reduced parking requirements, and incentives and concessions such as reduced setback and minimum square footage requirements. The Density Bonus is a state mandate. A developer who meets the requirements of the state law is entitled to receive the density bonus and other benefits as a matter of right.

While the commenters' statements and suggestions related to the proposed project are noted, they do not address the analysis or conclusions of the Revised Draft IS/MND. Nonetheless, all comments will be forwarded to the City of Berkeley Board of Zoning Appeals for their consideration.

Comment Letter 1: East Bay Municipal Utility District, January 26, 2023

This comment letter is a duplicative of the comment letter received from the East Bay Municipal Utility District (EBMUD) on December 5, 2022. Refer to Responses 6a to 6i on pages 11 to 20 for responses to each of these comments.

Comment Letter 2: Department of Toxic Substances Control, February 9, 2023

Comment 2a:

1. *A State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of Health and Safety Code section 101480 should provide regulatory concurrence that the Project site is safe for construction and the proposed use.*

Response to Comment 2a:

As discussed in Section 9, Hazards and Hazardous Materials of the Revised Draft IS/MND, the site has been the subject of numerous studies, and implementation of Mitigation HAZ-2, the Berkeley Toxics Management Division (TMD) will provide oversight of a vapor intrusion mitigation system, site demolition, and construction. Berkeley TMD must provide regulatory concurrence that the project site is safe for construction and the residential use prior to issuance of the building permit.

Comment 2b:

2. *Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.*

Response to Comment 2b:

As discussed on page 91 of the Revised Draft IS/MND, demolition and construction activities would be required to comply with BAAQMD Regulation 11, Rule 2, which governs the proper handling and disposal of asbestos-containing material for demolition, renovation, and manufacturing activities in the Bay Area, and California Occupational Safety and Health Administration (CalOSHA) regulations regarding lead-based materials. California Code of Regulations (CCR) Section1532.1 requires testing, monitoring, containment, and disposal of lead-based materials, such that exposure levels do not exceed CalOSHA standards. The project also would be required to comply with the standard COAs and managed by the City's TMD. This

includes preparing environmental site assessments, a soil and groundwater management plan, building materials survey for lead and asbestos prior to demolition, and a hazardous materials business plan. In addition, implementation of Mitigation Measure HAZ-1 would require the contractor to develop and implement a Health and Safety plan for construction workers. This Plan shall be submitted to and approved by the Berkeley TMD prior to issuance of a grading permit.

Comment 2c:

3. *If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material.*

Response to Comment 2c:

As noted in Response to Comment 1a, Berkeley TMD will monitor compliance with laws, conditions of approval and mitigation measures regarding hazardous soils. A soil and groundwater management plan is required to manage hazardous materials found in soils and groundwater during development, along with other requirements identified in the standard Toxic COAs listed in Section 9 of the Revised Draft IS/MND.

Comment 2d:

4. *If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision).*

Response to Comment 2d:

This project is on an urban infill redevelopment site. This area of Berkeley has not been under agricultural use for over 100 years.

Comment Letter 3: Sara Weinberg, February 9, 2023

I am writing in response to your letters dated November 10, 2022 and January 17, 2023 (Notice Of Intent To Adopt An Initial Study/Mitigated Negative Declaration).

The Applicant, Panoramic Interests, proposes to demolish two existing single story structures on the site and construct a 10,024 square foot (sf), four-story residential building containing 11 housing units, including seven 3-bedroom units and four 4-

bedroom units one of which will be reserved for very-low-income households. The Project would provide 18 bicycle parking spaces. The IS/MND states that the Project would have no adverse impacts.

As an business owner, homeowner and resident in the neighborhood, I respectfully disagree.

The IS/MND fails to address:

1. *The impact of construction crew and equipment, including parking*
2. *Parking for residents.*

Please re-consider the impact of this project.

Response to Comment Letter 3

Please see Topical Response: Non-CEQA Related Comments on page 3, regarding parking.

As discussed on pages 49 to 51 of the Revised Draft IS/MND, the potential for construction related air quality impacts on nearby sensitive receptors was analyzed. The Bay Area Air Quality Management District (BAAQMD) considers the potential exposure of receptors to toxic air contaminants (TACs) during construction activities to be low. However, implementation of Mitigation Measure AQ-1 requires that all offroad construction equipment used on the project site must be equipped with Tier 4 engines or Tier 2 or higher engines combined with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type as certified by the California Air Resources Board (CARB) to achieve a Tier 4 final level of diesel particulate matter control. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. Compliance with Mitigation Measure AQ-1 and the City of Berkeley standard COAs would reduce the potential exposure of sensitive receptors to construction diesel particulate emissions to a less-than-significant level.

Comment Letter 4: Christine Schoefer, Armin Wulf, and Micheline Bogey, February 14, 2023

We are writing in response to your letters dated November 10, 2022 and January 17, 2023 (Notice Of Intent To Adopt An Initial Study/Mitigated Negative Declaration).

The Applicant, Panoramic Interests, proposes to demolish two existing single story structures on the site and construct a 10,024 square foot (sf), four-story residential building containing 11 housing units, including seven 3-bedroom units and four 4-bedroom units one of which will be reserved for very-low-income households. The

Project would provide 18 bicycle parking spaces. The IS/MND states that the Project would have no adverse impacts.

As owners/residents in the neighborhood, we know that this is not so. As proposed, this project's impact would be detrimental in the short and in the long run.

The IS/MND fails to address several essential issues:

1. *The health impacts of construction*
2. *The impact of construction crew and equipment, including parking*
3. *Parking for residents.*

Just a few steps away from the site is the Mark Twain apartment/condo complex. Built in the 1950's, this complex provides gated parking for residents. How is it possible that seventy years later, with neighborhood streets more congested than ever, a multi-unit, four story residential building can be planned without providing any parking for cars?

This plan is absolutely untenable. It serves neither the neighbors not the greater good of the city of Berkeley.

Response to Comment Letter 4

Please see Topical Response: Non-CEQA Related Comments regarding parking, and Response to Comment 2, regarding construction related air quality impacts.

2.3 COMMENTS AND RESPONSES ON DRAFT IS/MND (NOVEMBER 10, 2022 TO DECEMBER 12, 2022)

Comment Letter 5: East Bay Municipal Utility District, December 5, 2022

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Initial Study/Mitigated Negative Declaration for the 2555 College Housing Project located in the City of Berkeley (City). EBMUD has the following comments.

Comment 5a. WATER SERVICE

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project

sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code

EBMUD's Berryman Pressure Zone, with a service elevation between 200 and 400 feet, will serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the project. Engineering and installation of water services and off-site pipeline improvements require substantial lead time, which should be provided for in the project sponsor's development schedule.

Response to Comment 5a

The units within the project would be required to be individually metered or sub-metered in conformance with State Water and Civil codes. The City acknowledges that water service would be provided to the project only after the applicant has provided evidence of conformance. When project plans are finalized, the applicant would be expected to contact EBMUD's New Business Office to request a water service estimate.

Comment 5b. WASTEWATER SERVICE

EBMUD's Main Wastewater Treatment Plant (MWWTP) and interceptor system are anticipated to have adequate dry weather capacity to accommodate the proposed wastewater flows from this project and to treat such flows provided that the wastewater generated by the project meets the requirements of the EBMUD Wastewater Control Ordinance. However, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EBMUD's WWFs. Additionally, the seven wastewater collection system agencies that discharge to the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows.

A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board

(SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents.

To ensure that the proposed project contributes to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed project: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnected from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

Response to Comment 5b

The commenter notes that many parts of the EBMUD wastewater system are infiltrated by rainwater during storms. As described in Section 19, Utilities and Service Systems, of the Revised Draft IS/MND, the project would be required to comply with the City of Berkeley's Private Sewer Lateral (PSL) Ordinance (Berkeley Municipal Code (BMC) Chapter 17.24). The PSL Ordinance is consistent with the requirements of EBMUD's Regional Private Sewer Lateral Ordinance and includes regulations for the inspection, testing, repair, replacement, and ongoing maintenance of private sewer laterals. Under the PSL Ordinance, the project applicant would be required to upgrade or verify the condition of private sewer laterals within the site before approval of project building permits. The Ordinance also requires that the project eliminate wet-weather infiltration and inflow to avoid impacts related to significant increases in wastewater flow during storms.

Comment 5c. WATER CONSERVATION

The project presents an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

Response to Comment 5c

The commenter recommends that the proposed project must meet California water conservation law to obtain EBMUD water service. As discussed in the Revised Draft IS/MND, the project would be subject to the California Code of Regulations concerning water-efficient landscapes (23 CCR §§ 490-495) and to the Water Conservation Act of 2009. The project is an urban infill redevelopment project consistent with the Urban Water Management Plan that must comply with the California Green Building Code, including low-flow toilets and other water-efficient fixtures to achieve a 20-percent reduction in indoor water use, and will generate a negligible (0.00001 percent) demand on existing potable water resources.

Comment Letter 6: Phyllis Fox, December 12, 2022

Comment 6a

I have reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) for the 2555 College Housing Project, Berkeley, CA (Project). The Applicant, Panoramic Interests, proposes to demolish two existing structures on the site and construct a 10,024 square foot (sf), four-story residential building containing 11 housing units, including one unit for very-low-income households, including seven 3-bedroom units and four 4-bedroom units. The Project would also provide 18 bicycle parking spaces. The IS/MND concludes that the Project would have no impacts. This is incorrect.

I reviewed the IS/MND and supporting files supplied by the City of Berkeley. In my opinion, the IS/MND is substantially deficient and does not fulfill its mandate as an informational document under CEQA to inform the public of potential impacts. Further, the Project will result in significant impacts that have not been identified and/or adequately mitigated. My review and analysis of the IS/MND indicate that the Project description is incomplete and fundamentally flawed.

Response to Comment 6a

The City, as the lead agency prepared the Draft and Revised Draft IS/MND consistent with the mandates in the CEQA Guidelines. Specifically, the document includes all of the required components list in CEQA Guidelines Section15063 and Section 15071. In addition, consistent with CEQA Guidelines Section 15064, the document clearly identifies the thresholds of significance, evaluates potential impacts to the environment, and clearly articulates the impact determination supported by substantial evidence in the whole of the record.

Comment 6b

Further, the IS/MND fails as an informational document under CEQA for failing to evaluate all impacts, including construction health risks, parking impacts, and noise impacts of the occupied building. Further, the IS/MND fails to support construction and operational emissions and the City failed to supply supporting information in response to a public records act request.

Response to Comment 6b

Please see Topical Response: Non-CEQA Related Comments regarding parking, Response to Comment 2, regarding construction related air quality impacts, and Response to Comment 5e.

Comment 6c

I have over 40 years of experience in the field of environmental engineering, including air emissions and air pollution control; greenhouse gas (GHG) emission inventory and control; water quality and water supply investigations; hazardous waste investigations; risk of upset modeling; environmental permitting; nuisance investigations (odor, noise); environmental impact reports (EIRs), including CEQA/NEPA documentation; risk assessments; and litigation support. I have MS and PhD degrees in environmental engineering from the University of California at Berkeley and am a licensed professional engineer in California. My resume is included as Exhibit 1 to these comments.

I have prepared comments, responses to comments and sections of CEQA and NEPA documents on air quality, greenhouse gas emissions, water supply, water quality, hazardous waste, public health, risk assessment, worker health and safety, odor, risk of upset, noise, land use, traffic, and other areas for well over 500 CEQA and NEPA documents. This work includes EIRs, EISs, Initial Studies (ISs), Negative Declarations (NDs), and Mitigated Negative Declarations (MNDs). My work has been specifically cited in two published CEQA opinions: Berkeley Keep Jets Over the Bay Committee, City of San Leandro, and City of Alameda et al. v. Board of Port Commissioners (2001) 111 Cal. Rptr. 2d 598, and Communities for a Better

Environment v. South Coast Air Quality Management Dist. (2010) 48 Cal. 4th 310; and has supported the record in many other CEQA and NEPA cases. I have also presented expert testimony in many California Energy Commission (CEC) cases and before the hearing boards of numerous air districts and other regulatory agencies across the United States.

Response to Comment 6c

This comment does not specifically address the analysis or conclusions of the Revised IS/MND. Pursuant to CEQA Guidelines Section 15088, the lead agency shall respond to comments raising significant environmental issues.

Comment 6d

Improper Public Notice

The lead agency, the City of Berkeley, posted a "Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for 2555 College Housing Project" (NOI) on telephone poles throughout the affected neighborhood. The City also notified affected neighbors by mail. These notifications stated as follows:

> **CEQA Project Status:** An Initial Study-Mitigated Negative Declaration (IS-MND) has been prepared for this project pursuant to the provisions of CEQA. The IS-MND determined that the proposed project would have no impact and therefore a Mitigated Negative Declaration is proposed. The Draft IS/MND and all related analyses are available on the City's website at: https://aca.cityofberkeley.info/CitizenAccess/Default.aspx. Click on Zoning tab; enter permit number ZP2022-0011; select permit ZP2022-0011; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials. A physical copy of the Draft IS/MND will also be available for in person review at the address shown below.

The permit number, ZP2022-0011, in these notifications is incorrect. The correct permit number is ZP2022-0019. I discovered this problem on November 10, 2022 and notified the planner, Katrina Klapira, on November 11, 2022. As Ms. Klapira was on vacation, I was contacted on November 14, 2022 by Jim Bondi, Associate Management Analyst, who corrected the permit number and sent me the IS/MND. In addition to an incorrect permit number, the posted and mailed notifications also incorrectly reported the comment due date as 5:00 PM December 10, 2022, which is a Saturday. The correct date, December 12, 2022, was reported in the IS/MND. Due to these two errors in community notification, the City is obligated to extend the public comment period to allow all affected parties adequate time to comment on the IS/MND.

The following summarize my incomplete comments that could be prepared in the inadequate review time, due to the City's error in providing the correct project number. The review period in this case should be extended a minimum of 30 additional days to allow all affected parties to participate as the IS/MND was not available for review due to the City's error.

Response to Comment 6d

The City recognizes that the incorrect project number was printed on the NOI circulated between November 10, 2022 and December 12, 2022. The City subsequently revised the NOI to include the correct project number and circulated a Revised Draft IS/MND between January 17, 2023 and February 16, 2023.

Comment 6e

CONSTRUCTION IMPACTS

Construction Health Impacts Are Not Addressed

The IS/MND did not evaluate the public health impacts of diesel particulate matter (DPM) emissions during Project construction. Diesel particulate matter is a potent human carcinogen and is also chronically and acutely toxic and is emitted in large amounts by construction equipment.

Instead of analyzing health impacts from Project construction, the IS/MND dismisses construction health impacts by asserting that locations where sensitive receptors may "congregate," such as hospitals, schools, and daycare centers, are 0.3 miles or more distant from the site. However, under CEQA, there is no requirement that sensitive receptors must "congregate" as in hospitals, schools, and daycare centers to be evaluated for health impacts. Any location with a sensitive receptor, such as a home, apartment building, business, or even pedestrians and passerbys on bicycles and in vehicles on local sidewalks and roads are sensitive receptors:

> Children, the elderly, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution are considered sensitive receptors. Locations where sensitive receptors may congregate include hospitals, schools, daycare centers, and other locations as determined by CARB (California Health and Safety Code § 42705.5(a)(5)).

There are many "sensitive receptors" much closer to the Project site than the Emerson Elementary School, 0.5 miles southeast. The nearest sensitive receptors are residents of the apartment buildings at 2540, 2535, 2550, 2598, and 2601 College Avenue. The building at 2540 College Average shares a boundary with the Project site and is less than 5 feet away. Further, a single family home is located at 2707 Parker Street, about 6 feet to the east of the Project site and shares a boundary with it. In addition, many single family homes, some housing residents with respiratory issues, are very nearby. In addition, numerous pedestrians -- students and residents, including children and seniors, some with asthma and other respiratory diseases -- routinely pass within feet of the construction site on a daily basis. Further, the surrounding neighborhood, bounded by Dwight Way to the north, Derby St. to the south, Warren St. to the east, and Benvenue St. to the

west, is a densely populated residential neighborhood with many sensitive receptors, including young children and elderly.

In fact, the noise analysis in the IS/MND discloses nearby sensitive receptors: "The closest residence is adjacent to the project site…existing residential receptors that would be located approximately 100 feet from the center of construction activity…The closest sensitive receptors to the site include residential properties adjacent to the site." All of these sensitive receptors must be evaluated for health impacts, as well as noise and other impacts during both construction, which will last for a year, and Project occupation.

The IS/MND justifies not evaluating health impacts of construction by arguing as follows:

> reduce pollutants generated during construction. Emissions generated during project construction would be less than significant due to the temporary nature of activities and minor use of emissions-generating equipment, as well as distance between the site and potential receptors. Therefore, project effects on sensitive receptors would be less than significant.

This is wrong because short-term, 1-hour average (e.g., "temporary") emissions of diesel particulate matter (DPM) from construction equipment is acutely toxic. Acute impacts are evaluated over a 1-hour period. Thus, the "temporary" nature, an entire year, is irrelevant. Further, the "minor use" of construction equipment is not minor as virtually all of the equipment will be routinely used for longer than 1 hour on many days. Further, the Project site is in a densely populated residential neighborhood and is surrounded by sensitive receptors. The health impacts of construction emissions on residents in this neighborhood must be evaluated and any significant impacts mitigated by requiring Tier 4 Final construction equipment. The IS/MND fails as an informational document under CEQA for failing to evaluate health impacts of construction and for failing to mitigate them.

Response to Comment 6e

As noted on pages 49 to 51 of the Revised Draft IS/MND , implementation of Mitigation Measure AQ-1 requires all offroad construction equipment to be equipped with Tier 4 engines or Tier 2 or higher engines combined with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type as certified by the California Air Resources Board (CARB) to achieve a Tier 4 final level of diesel particulate matter control. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. The Revised Draft IS/MND determined that implementation of Mitigation Measure AQ-1 and the City of Berkeley standard COAs would reduce the potential exposure of sensitive receptors to construction diesel particulate emissions to a less-than-significant level.

Comment 6f

Construction Parking Is Not Addressed

The IS/MND states that the "…peak number of construction personnel is expected to be approximately 10 workers per day" and work would occur from 7:00 AM to 7:00 PM weekday and when needed, 9:00 AM to 8:00 PM on weekends and holidays. The IS/MND is silent on parking for the construction workforce, which presumably would occupy inadequate neighborhood parking for permanent residents. The IS/MND should be modified to prohibit construction worker parking on neighborhood street and to require construction parking in nearby commercial parking garages or site access by public transportation.

Response to Comment 6f

Please see Topical Response: Non-CEQA Related Comments regarding parking. As noted on pages 19 and 37of the Revised Draft ID/MND, Public Resources Code Section 21099(d)(1) has mandated that aesthetic and parking impacts shall not be considered significant impacts on the environment for an infill site in a transit priority area. Further, as stated on pages 30 and 124 of the Revised Draft IS/MND, the City's standard condition of approval "Transportation Construction Plan" requires the applicant to secure the City Traffic Engineer's approval of a TCP. In addition to other requirements of the Traffic Engineer, this plan must 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. .

Comment 6g

NOISE

Project Design Will Contribute to Noise and Other Nuisance Impacts

The proposed building is bounded on the east side by single-family residences, including a home at 2707 Etna Street immediately adjacent to the east side of the site. The proposed Project design locates sources of noise and other nuisance sources, such as barbecue smoke, on the east side of the Project. These facilities include the building entrance, an exterior wooden staircase, bike parking and trash, and an entertainment space adjacent to the east boundary. These are all noise sources based on my direct experience, especially the exterior unenclosed staircase, where students congregate, talk loudly, and party. The IS/MND failed to evaluate the impact of noise from these facilities on adjacent neighbors, thus failing as an informational document under CEQA. All of these facilities should be enclosed with noise-reducing construction materials or eliminated.

The ground-floor level will contain an outdoor gathering space, which likely will host outdoor parties that generate nuisance noise and outdoor cooking fumes.

Based on my experience living in this neighborhood, outdoor student parties typically include barbecuing, which emits large amounts of toxic fumes, posing a significant health risk to adjacent neighbors, including some with pre-existing respiratory conditions. Further, all of these eastside amenities are major sources of noise. The IS/MND does not include any analysis of noise impacts on occupants of 2707 Parker Street and other Parker and Etna residents from these facilities nor of air quality impacts from outdoor cooking, thus failing as an informational document under CEQA.

Based on my experience living adjacent to similar buildings packed with students, noise is a key issue that should be analyzed for all Project components. The unenclosed exterior staircase, for example, could host many late night gatherings, resulting in significant noise impacts. These impacts were not evaluated in the IS/MND, which fails as an informational document under CEQA. These facilities should be enclosed in structures designed to eliminate nuisance noise. Alternatively, the staircase, bike parking, outdoor gathering space, and garbage could be located within an enclosed, noise-proofed basement unit.

Response to Comment 6g

Noise impacts are evaluated on page 112 of the Revised Draft IS/MND. Outdoor activities such as parties, gatherings in the stairwell, and in the planned open space could be sources of nuisance noise for nearby neighbors. However, the City's Municipal Code Chapter 13.40 addresses community noise, which finds that "every person is entitled to an environment in which the noise is not detrimental to their life, quality of life, health, or enjoyment of property." This code prohibits amplified sound on private property after 8:00 p.m. This code also applies to the operation or playing of any radio, television set, phonograph, drum, musical instrument, or similar device which produces or reproduces sound in such a manner as to violate the exterior or interior noise standards specified in the chapter. Loud or raucous yelling, shouting, whistling, or singing so as to cause a noise disturbance is prohibited. The violation of any of the provisions of Chapter 13.40 is considered a public nuisance and may require abatement. Any violation of this chapter may be charged as either a misdemeanor or an infraction. The Revised Draft IS/MND determined that required compliance with the provisions of Chapter 13.40 would result in a less than significant.

The comment concerning barbeque odors is addressed on page 51 of the Revised Draft IS/MND. While occasional backyard grilling can emit odors and localized smoke, BAAQMD Regulation 5-110.1 adopted November 20, 2019, exempts "Fires set only for cooking of food for human beings" from regulation. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people and the impact would be less than significant.

Comment 6h

AIR QUALITY

Construction Emissions Are Unsupported

Emissions from Project construction could result in significant air quality and public health impacts. The IS/MND used the CalEEMod model to estimate construction emissions. It is standard practice in CEQA cases to include the complete CalEEMod input and output files as an attachment to the CEQA document to support construction emissions. The IS/MND itself states that "The detailed results of the CalEEMod emissions model are available upon request."

This IS/MND did not include the CalEEMod input and output files. Thus, I requested them from the City. The City responded with a summary of the results of the CalEEMod analysis. The summary is not responsive as it did not include the CalEEMod input and output assumptions and supporting files. Thus, I filed a second request for this missing information. As of this writing, I have not received the CalEEMod input and output files. Thus, the construction emissions are unsupported. These construction comments are based on my experience and information that I can extract from the incomplete information in the IS/MND.

Construction Air Quality Mitigation Is Unenforceable

The IS/MND lists eight construction fugitive dust mitigation measures (A-H) and two diesel particulate matter (DPM) controls. The IS/MND is silent on how these measures would be enforced, thus failing as an informational document under CEQA. Construction emits two types of particulate matter: fugitive dust PM10 and PM2.5 and diesel particulate matter (DPM).

Fugitive Dust Mitigation

The BAAQMD-recommended fugitive dust mitigation measures A - H are not adequate PM2.5/PM10 mitigation as they are not enforceable on the applicant unless a licensed professional engineer is present on site to verify compliance in real time. This is critically important due to the proximity of numerous sensitive receptors to the construction site. The IS/MND does not explain how compliance with these measures will be determined in real time during construction and specifically does not require any verification.

The IS/MND requires that a "Construction Emissions Minimization Plan" shall be prepared that includes an equipment inventory and a contractor certification statement. This document will be prepared outside of CEQA review and submitted to the Public Works Department for review. This document should be an appendix to the IS/MND and available for public review. Thus, the IS/MND fails as an informational document under CEQA for failing to provide this critical information.

Diesel Particulate Matter (DPM) Mitigation

Construction equipment emits diesel particulate matter (DPM), which is a potent human carcinogen. DPM is also acutely and chronically toxic. It thus poses potentially significant health risks to numerous nearby sensitive receptors present on all Project boundaries. Due to the proximity of sensitive receptors, a construction health risk assessment should have been conducted as part of the CEQA review. Instead, the IS/MND states that the DPM health risk assessment (HRA) "…shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits…", thus skipping public review under CEQA, which violates CEQA. Alternatively, the IS/MND allows the applicant to skip the HRA and instead use "…Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type…" Both of these options are inconsistent with CEQA and will not mitigate public health impacts of DPM emissions.

The HRA must be included in the CEQA document and made available for public review. Submitting it to the Land Use Planning Division for review and approval prior to the issuance of building permits, without any public review, does not satisfy CEQA. The HRA must be included in the CEQA document.

Based on my 40+ years of experience reviewing CEQA documents and evaluating health impacts of similar projects, construction DPM emissions from this project will result in significant acute health impacts to both construction workers and adjacent residential receptors, requiring mitigation. Acceptable mitigation should include the use of construction equipment with Tier 4 final engines or lower tier engines combined with diesel particulate traps to achieve a Tier 4 final level of DPM control.

Equipping construction equipment with "Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS)" will not mitigate this impact to a less than significant level. The DPM emissions, for example, from Tier 2 engines are a factor of ten times higher than from Tier 4 engines, which are readily available and should be required for this project due to the proximity of sensitive receptors. This IS/MND assertion is wholly unsupported and is inconsistent with my decades of experience conducting construction HRAs.

Response to Comment 6h

The commenter notes that the CalEEMod model results are available upon request and requests the CalEEMod input and output assumptions and supporting files. While summary results were available, the State archives for the online model were inadvertently deleted; therefore, a new report was generated and included as Appendix A to the Revised Draft IS/MND. As noted in Appendix A of the Revised Draft IS/MND, the CalEEMod input assumptions assume that two individuals would

reside in each bedroom; thereby reflecting a higher residential density that is typical of urban areas. Please refer to Response to Comment 5e regarding construction related air quality impacts.

Comment 6i

PARKING

The IS/MND is silent on the impact of Project construction and operation on parking on City streets in the surrounding residential areas. Instead, it indicates that the Project would provide bicycle parking for building residents. The proposed bike parking is inadequate as discussed below. Further, bike parking does not alleviate the applicant from addressing car, motorcycle and other on-road vehicle parking by Project residents and their visitors unless there is a Berkeley regulation that prohibits on-street car parking for this type of Project. None is cited in the IS/MND. Absent an existing enforceable regulation prohibiting on-street parking, the City should designate the impacted area within at least 1 mile of the Project site as ineligible for on-street parking permits.

On-street parking is extremely limited in the surrounding area. I often provide parking in my backyard to neighbors who cannot find nearby on-street parking. Unless on-street vehicle parking is explicitly prohibited in existing City regulations for construction workers and Project residents, parking impacts will be significant and unmitigated. Even though bicycle parking is provided, my experience as a home owner in this neighborhood since 1987 is that bicycle owners also generally own motorcycles and/or cars. Thus, absent an enforced regulation prohibiting on-street parking by Project residents and their visitors, parking impacts will be significant and unmitigated. The IS/MND fails as an informational document under CEQA for failing to address this important issue.

Inadequate Bicycle Parking

The IS/MND is ambiguous as to bicycle parking. First, it states the Project would provide 18 bicycle parking spaces, 16 covered long-term and two short-term spaces on sidewalk-mounted bicycle racks. Elsewhere, it states the Project would provide 20 bicycle parking spaces: 16 covered long-term and four short-term spaces on sidewalk-mounted bicycle racks. Regardless, this number of spaces (16 or 20) is inadequate because the Project can house more students than the indicated number of bicycle parking spaces.

The Project includes 11 housing units for students: seven 3-bedroom units and four 4-bedroom units or (7)(3) + (4)(4) = 37 students assuming one per bedroom. Thus, a minimum of 37 bike parking spaces would be required. The proposed 18 to 20 bike parking spaces is inadequate.

Further, many more spaces are likely to be required. Due to the high rents in Berkeley and limited availability of housing, students generally share bedrooms. My experience is that 2 to 4 students typically occupy a bedroom due to the high cost of rent. Living rooms also serve as bedrooms. Thus, many more than 37 students could require bike parking. For example, assuming 2 students per bedroom, 74 students could live in the building. In sum, the bicycle parking spaces are inadequate and should be increased or an occupancy condition imposed limiting each bedroom to no more than the number of provided bike parking spaces.

In sum, this Project does not qualify for an IS/MND as it has significant impacts that cannot be fully mitigated. Further, the IS/MND is inadequate as a CEQA document.

Response to Comment 6i

Please see Topical Response: Non-CEQA Related Comments regarding parking.

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Appendix A

COMMENT LETTERS

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Appendix A

CalEEMod Calculations

2555 College Berkeley Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	2555 College Berkeley
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.90
Precipitation (days)	2.80
Location	Berkeley, CA, USA
County	Alameda
City	Berkeley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1537
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	11.0	Dwelling Unit	0.09	11,000	200	—	74.0	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-5	Use Advanced Engine Tiers
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-12	Sweep Paved Roads
Transportation	T-1	Increase Residential Density
Transportation	T-4	Integrate A ordable and Below Market Rate Housing
Transportation	T-15	Limit Residential Parking Supply
Transportation	T-31-A*	Locate Project in Area with High Destination Accessibility
Transportation	T-32*	Orient Project Toward Transit, Bicycle, or Pedestrian Facility
Transportation	T-33*	Locate Project near Bike Path/Bike Lane
Transportation	T-34*	Provide Bike Parking
Energy	E-12-A	Install Alternative Type of Water Heater in Place of Gas Storage Tank Heater in Residences
Energy	E-15	Require All-Electric Development
Water	W-5	Design Water-Efficient Landscapes
Waste	S-4*	Recycle Demolished Construction Material

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	1.59	1.32	14.0	11.9	0.05	0.61	5.50	6.11	0.56	2.62	3.18	—	8,076	8,076	0.45	1.13	15.8	8,439
Mit.	0.68	0.31	9.40	10.4	0.05	0.15	2.26	2.30	0.15	1.05	1.09	—	8,076	8,076	0.45	1.13	15.8	8,439
% Reduced	57%	77%	33%	13%	—	76%	59%	62%	74%	60%	66%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.73	31.1	6.00	7.33	0.01	0.28	0.14	0.36	0.26	0.03	0.28	—	1,403	1,403	0.06	0.02	0.02	1,410
Mit.	0.60	31.1	3.68	8.30	0.01	0.17	0.14	0.31	0.16	0.03	0.19	—	1,403	1,403	0.06	0.02	0.02	1,410
% Reduced	17%	—	39%	-13%	—	40%	—	13%	40%	—	32%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.24	0.63	1.98	2.37	< 0.005	0.09	0.07	0.16	0.08	0.02	0.11	—	464	464	0.02	0.01	0.08	468
Mit.	0.12	0.52	0.83	2.62	< 0.005	0.04	0.05	0.09	0.03	0.01	0.05	—	464	464	0.02	0.01	0.08	468
% Reduced	53%	16%	58%	-11%	—	59%	31%	47%	59%	39%	55%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.11	0.36	0.43	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	76.9	76.9	< 0.005	< 0.005	0.01	77.5
Mit.	0.02	0.10	0.15	0.48	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	76.9	76.9	< 0.005	< 0.005	0.01	77.5
% Reduced	53%	16%	58%	-11%	—	59%	31%	47%	59%	39%	55%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2023	1.59	1.32	14.0	11.9	0.05	0.61	5.50	6.11	0.56	2.62	3.18	—	8,076	8,076	0.45	1.13	15.8	8,439
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.73	31.1	6.00	7.33	0.01	0.28	0.14	0.36	0.26	0.03	0.28	—	1,403	1,403	0.06	0.02	0.02	1,410
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.24	0.63	1.98	2.37	< 0.005	0.09	0.07	0.16	0.08	0.02	0.11	—	464	464	0.02	0.01	0.08	468
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.04	0.11	0.36	0.43	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	—	76.9	76.9	< 0.005	< 0.005	0.01	77.5

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.68	0.31	9.40	10.4	0.05	0.15	2.26	2.30	0.15	1.05	1.09	—	8,076	8,076	0.45	1.13	15.8	8,439
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.60	31.1	3.68	8.30	0.01	0.17	0.14	0.31	0.16	0.03	0.19	—	1,403	1,403	0.06	0.02	0.02	1,410
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.12	0.52	0.83	2.62	< 0.005	0.04	0.05	0.09	0.03	0.01	0.05	—	464	464	0.02	0.01	0.08	468
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.02	0.10	0.15	0.48	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	76.9	76.9	< 0.005	< 0.005	0.01	77.5

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.27	0.53	0.13	1.75	< 0.005	—	—	—	—	—	—	11.2	260	271	1.14	0.01	1.03	305
Mit.	0.20	0.47	0.09	1.38	< 0.005	—	—	—	—	—	—	11.2	184	195	1.14	0.01	0.72	228
% Reduced	26%	12%	31%	21%	—	—	—	—	—	—	—	—	29%	28%	< 0.5%	27%	30%	25%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.20	0.47	0.14	1.17	< 0.005	—	—	—	—	—	—	11.2	245	257	1.14	0.02	0.10	290
Mit.	0.14	0.40	0.10	0.79	< 0.005	—	—	—	—	—	—	11.2	174	185	1.14	0.01	0.10	217
% Reduced	33%	13%	33%	33%	—	—	—	—	—	—	—	—	29%	28%	< 0.5%	28%	8%	25%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.22	0.48	0.13	1.35	< 0.005	—	—	—	—	—	—	11.2	236	247	1.14	0.01	0.47	281
Mit.	0.16	0.43	0.09	1.01	< 0.005	—	—	—	—	—	—	11.2	168	179	1.14	0.01	0.34	211
% Reduced	28%	12%	32%	25%	—	—	—	—	—	—	—	—	29%	28%	< 0.5%	27%	27%	25%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.09	0.02	0.25	< 0.005	—	—	—	—	—	—	1.86	39.1	41.0	0.19	< 0.005	0.08	46.5
Mit.	0.03	0.08	0.02	0.18	< 0.005	—	—	—	—	—	—	1.86	27.8	29.7	0.19	< 0.005	0.06	34.9
% Reduced	28%	12%	32%	25%	33%	—	—	—	—	—	—	—	29%	28%	< 0.5%	27%	27%	25%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.21	0.20	0.12	1.13	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.02	—	236	236	0.01	0.01	0.95	241
Area	0.06	0.33	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.67	1.67	< 0.005	< 0.005	—	1.67
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	21.0	21.0	< 0.005	< 0.005	—	21.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.65
Waste	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Vegetation	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.27	0.53	0.13	1.75	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	11.2	260	271	1.14	0.01	1.03	305
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20	0.19	0.14	1.17	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.02	—	223	223	0.02	0.01	0.02	227
Area	0.00	0.28	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	21.0	21.0	< 0.005	< 0.005	—	21.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.65
Waste	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Vegetation	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.20	0.47	0.14	1.17	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	11.2	245	257	1.14	0.02	0.10	290
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.18	0.13	1.04	< 0.005	< 0.005	0.07	0.07	< 0.005	0.01	0.01	—	213	213	0.01	0.01	0.39	217
Area	0.03	0.31	< 0.005	0.31	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.82	0.82	< 0.005	< 0.005	—	0.83
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	21.0	21.0	< 0.005	< 0.005	—	21.2

Water	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.65
Waste	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Vegetation	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.22	0.48	0.13	1.35	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	11.2	236	247	1.14	0.01	0.47	281
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.03	0.02	0.19	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35.3	35.3	< 0.005	< 0.005	0.06	36.0
Area	0.01	0.06	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.14	0.14	< 0.005	< 0.005	—	0.14
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	3.47	3.47	< 0.005	< 0.005	—	3.51
Water	—	—	—	—	—	—	—	—	—	—	—	0.12	0.24	0.36	0.01	< 0.005	—	0.77
Waste	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	6.06
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Vegetation	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.04	0.09	0.02	0.25	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	1.86	39.1	41.0	0.19	< 0.005	0.08	46.5

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.14	0.13	0.08	0.76	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	159	159	0.01	0.01	0.64	162
Area	0.06	0.33	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.67	1.67	< 0.005	< 0.005	—	1.67
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	22.5	22.5	< 0.005	< 0.005	—	22.7
Water	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.64
Waste	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08

Vegetatio	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.20	0.47	0.09	1.38	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	11.2	184	195	1.14	0.01	0.72	228
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.14	0.13	0.10	0.79	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	150	150	0.01	0.01	0.02	153
Area	0.00	0.28	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	22.5	22.5	< 0.005	< 0.005	—	22.7
Water	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.64
Waste	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Vegetatio n	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.14	0.40	0.10	0.79	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	11.2	174	185	1.14	0.01	0.10	217
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.13	0.12	0.09	0.70	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	143	143	0.01	0.01	0.26	146
Area	0.03	0.31	< 0.005	0.31	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.82	0.82	< 0.005	< 0.005	—	0.83
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	22.5	22.5	< 0.005	< 0.005	—	22.7
Water	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.64
Waste	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Vegetatio n	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.16	0.43	0.09	1.01	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	11.2	168	179	1.14	0.01	0.34	211
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.02	0.13	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.7	23.7	< 0.005	< 0.005	0.04	24.2
Area	0.01	0.06	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.14	0.14	< 0.005	< 0.005	—	0.14
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	3.73	3.73	< 0.005	< 0.005	—	3.76

Water	—	—	—	—	—	—	—	—	—	—	—	0.12	0.23	0.36	0.01	< 0.005	—	0.77
Waste	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	6.06
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Vegetation	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Total	0.03	0.08	0.02	0.18	< 0.005	NaN	NaN	NaN	NaN	NaN	NaN	1.86	27.8	29.7	0.19	< 0.005	0.06	34.9

3. Construction Emissions Details

3.1. Demolition (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	0.54	4.99	5.91	0.01	0.21	—	0.21	0.20	—	0.20	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.21	0.21	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.14	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.45	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	90.0	90.0	< 0.005	< 0.005	0.41	91.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.21	0.08	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	—	167	167	0.01	0.03	0.36	175
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.30	2.30	< 0.005	< 0.005	< 0.005	2.34
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.57	4.57	< 0.005	< 0.005	< 0.005	4.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.76	0.76	< 0.005	< 0.005	< 0.005	0.79

3.2. Demolition (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	0.17	2.31	5.54	0.01	0.06	—	0.06	0.05	—	0.05	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.13	0.13	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.06	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.04	0.04	0.03	0.45	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	90.0	90.0	< 0.005	< 0.005	0.41	91.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.21	0.08	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	—	167	167	0.01	0.03	0.36	175
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.30	2.30	< 0.005	< 0.005	< 0.005	2.34
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.57	4.57	< 0.005	< 0.005	< 0.005	4.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.76	0.76	< 0.005	< 0.005	< 0.005	0.79

3.3. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.54	5.02	5.57	0.01	0.27	—	0.27	0.25	—	0.25	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.72	0.72	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.22	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	45.0	45.0	< 0.005	< 0.005	0.20	45.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.58	0.16	8.97	3.54	0.05	0.13	0.52	0.65	0.13	0.17	0.31	—	7,173	7,173	0.41	1.12	15.6	7,533
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.12
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	19.7	19.7	< 0.005	< 0.005	0.02	20.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.02	0.02	< 0.005	< 0.005	< 0.005	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.25	3.25	< 0.005	< 0.005	< 0.005	3.41

3.4. Site Preparation (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.08	0.42	5.99	0.01	0.02	—	0.02	0.02	—	0.02	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36

Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.22	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	45.0	45.0	< 0.005	< 0.005	0.20	45.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.58	0.16	8.97	3.54	0.05	0.13	0.52	0.65	0.13	0.17	0.31	—	7,173	7,173	0.41	1.12	15.6	7,533
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.12
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	19.7	19.7	< 0.005	< 0.005	0.02	20.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.02	0.02	< 0.005	< 0.005	< 0.005	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.25	3.25	< 0.005	< 0.005	< 0.005	3.41

3.5. Grading (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.52	1.28	12.6	11.4	0.02	0.60	—	0.60	0.55	—	0.55	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	—	5.32	5.32	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56

Dust From Material Movemen	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.33	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	67.5	67.5	< 0.005	< 0.005	0.31	68.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.04	0.01	0.59	0.23	< 0.005	0.01	0.03	0.04	0.01	0.01	0.02	—	471	471	0.03	0.07	1.02	495
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.35	0.35	< 0.005	< 0.005	< 0.005	0.35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.58	2.58	< 0.005	< 0.005	< 0.005	2.71
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.45

3.6. Grading (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.16	0.84	9.79	0.02	0.03	—	0.03	0.03	—	0.03	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	—	2.07	2.07	—	1.00	1.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.33	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	67.5	67.5	< 0.005	< 0.005	0.31	68.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.04	0.01	0.59	0.23	< 0.005	0.01	0.03	0.04	0.01	0.01	0.02	—	471	471	0.03	0.07	1.02	495
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.35	0.35	< 0.005	< 0.005	< 0.005	0.35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.58	2.58	< 0.005	< 0.005	< 0.005	2.71
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.45

3.7. Building Construction (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	0.16	1.62	1.92	< 0.005	0.08	—	0.08	0.07	—	0.07	—	357	357	0.01	< 0.005	—	359
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.30	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.35	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	71.3	71.3	< 0.005	< 0.005	0.32	72.5
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	32.2	32.2	< 0.005	< 0.005	0.08	33.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.31	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	66.1	66.1	< 0.005	< 0.005	0.01	67.0
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	32.2	32.2	< 0.005	< 0.005	< 0.005	33.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.01	0.01	0.01	0.08	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	18.2	18.2	< 0.005	< 0.005	0.04	18.5
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.83	8.83	< 0.005	< 0.005	0.01	9.24
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	3.02	3.02	< 0.005	< 0.005	0.01	3.06
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.46	1.46	< 0.005	< 0.005	< 0.005	1.53
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	0.28	2.36	7.97	0.01	0.12	—	0.12	0.11	—	0.11	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	0.28	2.36	7.97	0.01	0.12	—	0.12	0.11	—	0.11	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.08	0.65	2.18	< 0.005	0.03	—	0.03	0.03	—	0.03	—	357	357	0.01	< 0.005	—	359

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.12	0.40	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.35	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	71.3	71.3	< 0.005	< 0.005	0.32	72.5
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	32.2	32.2	< 0.005	< 0.005	0.08	33.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.31	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	66.1	66.1	< 0.005	< 0.005	0.01	67.0
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	32.2	32.2	< 0.005	< 0.005	< 0.005	33.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	18.2	18.2	< 0.005	< 0.005	0.04	18.5
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.83	8.83	< 0.005	< 0.005	0.01	9.24
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	3.02	3.02	< 0.005	< 0.005	0.01	3.06
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.46	1.46	< 0.005	< 0.005	< 0.005	1.53
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.53	4.61	5.32	0.01	0.22	—	0.22	0.20	—	0.20	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.69	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	146	146	< 0.005	0.01	0.02	148
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.01	2.01	< 0.005	< 0.005	< 0.005	2.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Paving (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	0.45	3.62	5.42	0.01	0.17	—	0.17	0.16	—	0.16	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.69	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	146	146	< 0.005	0.01	0.02	148
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.01	2.01	< 0.005	< 0.005	< 0.005	2.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	0.93	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	31.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.42	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30

Architect Coatings	—	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.06	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	13.2	13.2	< 0.005	< 0.005	< 0.005	13.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Architectural Coating (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	0.93	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	31.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.42	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.06	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	13.2	13.2	< 0.005	< 0.005	< 0.005	13.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.18	0.18	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.21	0.20	0.12	1.13	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.02	—	236	236	0.01	0.01	0.95	241

Total	0.21	0.20	0.12	1.13	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.02	—	236	236	0.01	0.01	0.95	241
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.20	0.19	0.14	1.17	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.02	—	223	223	0.02	0.01	0.02	227
Total	0.20	0.19	0.14	1.17	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.02	—	223	223	0.02	0.01	0.02	227
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.03	0.03	0.02	0.19	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35.3	35.3	< 0.005	< 0.005	0.06	36.0
Total	0.03	0.03	0.02	0.19	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35.3	35.3	< 0.005	< 0.005	0.06	36.0

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.14	0.13	0.08	0.76	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	159	159	0.01	0.01	0.64	162
Total	0.14	0.13	0.08	0.76	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	159	159	0.01	0.01	0.64	162
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.14	0.13	0.10	0.79	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	150	150	0.01	0.01	0.02	153
Total	0.14	0.13	0.10	0.79	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	150	150	0.01	0.01	0.02	153
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	0.02	0.02	0.02	0.13	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.7	23.7	< 0.005	< 0.005	0.04	24.2
Total	0.02	0.02	0.02	0.13	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.7	23.7	< 0.005	< 0.005	0.04	24.2

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0	< 0.005	< 0.005	—	21.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0	< 0.005	< 0.005	—	21.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0	< 0.005	< 0.005	—	21.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	21.0	21.0	< 0.005	< 0.005	—	21.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	3.47	3.47	< 0.005	< 0.005	—	3.51
Total	—	—	—	—	—	—	—	—	—	—	—	—	3.47	3.47	< 0.005	< 0.005	—	3.51

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	22.5	22.5	< 0.005	< 0.005	—	22.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	22.5	22.5	< 0.005	< 0.005	—	22.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	22.5	22.5	< 0.005	< 0.005	—	22.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	22.5	22.5	< 0.005	< 0.005	—	22.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	3.73	3.73	< 0.005	< 0.005	—	3.76
Total	—	—	—	—	—	—	—	—	—	—	—	—	3.73	3.73	< 0.005	< 0.005	—	3.76

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	0.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.06	0.06	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.67	1.67	< 0.005	< 0.005	—	1.67
Total	0.06	0.33	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.67	1.67	< 0.005	< 0.005	—	1.67
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	0.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	0.28	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.14	0.14	< 0.005	< 0.005	—	0.14
Total	0.01	0.06	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.14	0.14	< 0.005	< 0.005	—	0.14

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	0.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipment	0.06	0.06	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.67	1.67	< 0.005	< 0.005	—	1.67
Total	0.06	0.33	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.67	1.67	< 0.005	< 0.005	—	1.67
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	0.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	0.28	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.14	0.14	< 0.005	< 0.005	—	0.14
Total	0.01	0.06	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.14	0.14	< 0.005	< 0.005	—	0.14

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.65
Total	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.65
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.65
Total	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.65
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.12	0.24	0.36	0.01	< 0.005	—	0.77
Total	—	—	—	—	—	—	—	—	—	—	—	0.12	0.24	0.36	0.01	< 0.005	—	0.77

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.64

Total	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.64
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.64
Total	—	—	—	—	—	—	—	—	—	—	—	0.75	1.42	2.17	0.08	< 0.005	—	4.64
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	0.12	0.23	0.36	0.01	< 0.005	—	0.77
Total	—	—	—	—	—	—	—	—	—	—	—	0.12	0.23	0.36	0.01	< 0.005	—	0.77

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Total	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6

Total	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	6.06
Total	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	6.06

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Total	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Total	—	—	—	—	—	—	—	—	—	—	—	10.5	0.00	10.5	1.05	0.00	—	36.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	6.06
Total	—	—	—	—	—	—	—	—	—	—	—	1.73	0.00	1.73	0.17	0.00	—	6.06

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Native	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	NaN	NaN	NaN	NaN	NaN	NaN	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/15/2023	6/29/2023	5.00	10.0	Remove old garage
Site Preparation	Site Preparation	6/30/2023	7/1/2023	5.00	1.00	—
Grading	Grading	7/2/2023	7/4/2023	5.00	2.00	—
Building Construction	Building Construction	7/5/2023	11/22/2023	5.00	100	—
Paving	Paving	11/23/2023	11/30/2023	5.00	5.00	—
Architectural Coating	Architectural Coating	12/1/2023	12/8/2023	5.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40

Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Final	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Tier 4 Final	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	1.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Tier 4 Final	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 4 Final	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Tier 4 Final	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	1.00	7.00	84.0	0.37

Building Construction	Cranes	Diesel	Tier 4 Final	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Forklifts	Diesel	Tier 4 Final	1.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	1.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	2.30	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	99.0	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT

Grading	—	—	—	—
Grading	Worker	7.50	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	6.50	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	7.92	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	1.18	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.58	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	2.30	20.0	HHDT

Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	99.0	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	6.50	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	7.92	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	1.18	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.58	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	22,275	7,425	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	2,000	—
Site Preparation	—	1,000	0.50	0.00	—
Grading	100	—	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	59.8	54.0	45.0	20,763	280	252	210	97,003

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	40.2	36.3	30.2	13,952	188	170	141	65,183

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0

Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
22275	7,425	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	37,526	204	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	40,279	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	390,619	2,777

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	390,619	1,404

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	2.88	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	2.88	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Native	6.00	—	—

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Native	6.00	—	—

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	7.10	annual days of extreme heat
Extreme Precipitation	7.50	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	2	1	1	3
Sea Level Rise	1	1	1	2
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	3.12
AQ-PM	40.2
AQ-DPM	74.8
Drinking Water	4.21

Lead Risk Housing	40.2
Pesticides	0.00
Toxic Releases	59.3
Traffic	16.1
Effect Indicators	—
CleanUp Sites	64.9
Groundwater	77.5
Haz Waste Facilities/Generators	94.9
Impaired Water Bodies	23.9
Solid Waste	0.00
Sensitive Population	—
Asthma	10.9
Cardio-vascular	10.6
Low Birth Weights	10.9
Socioeconomic Factor Indicators	—
Education	3.52
Housing	94.4
Linguistic	42.8
Poverty	63.9
Unemployment	57.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	43.66739381
Employed	73.4377005

Median HI	41.57577313
Education	—
Bachelor's or higher	99.74335943
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—
Auto Access	2.810214295
Active commuting	99.69203131
Social	—
2-parent households	42.08905428
Voting	46.52893622
Neighborhood	—
Alcohol availability	4.516874118
Park access	81.35506224
Retail density	96.59951238
Supermarket access	94.25125112
Tree canopy	61.52957783
Housing	—
Homeownership	4.914667009
Housing habitability	32.15706403
Low-inc homeowner severe housing cost burden	60.33619915
Low-inc renter severe housing cost burden	32.54202489
Uncrowded housing	73.51469267
Health Outcomes	—
Insured adults	95.90658283
Arthritis	98.3
Asthma ER Admissions	90.6

High Blood Pressure	98.8
Cancer (excluding skin)	89.7
Asthma	72.9
Coronary Heart Disease	97.8
Chronic Obstructive Pulmonary Disease	97.7
Diagnosed Diabetes	98.7
Life Expectancy at Birth	97.6
Cognitively Disabled	94.6
Physically Disabled	97.9
Heart Attack ER Admissions	91.3
Mental Health Not Good	83.6
Chronic Kidney Disease	98.6
Obesity	97.0
Pedestrian Injuries	73.2
Physical Health Not Good	98.5
Stroke	97.8
Health Risk Behaviors	—
Binge Drinking	14.4
Current Smoker	88.4
No Leisure Time for Physical Activity	94.4
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	95.8
Elderly	55.7
English Speaking	36.9
Foreign-born	74.2

Outdoor Workers	89.1
Climate Change Adaptive Capacity	—
Impervious Surface Cover	13.2
Traffic Density	35.5
Traffic Access	87.4
Other Indices	—
Hardship	10.3
Other Decision Support	—
2016 Voting	52.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	25.0
Healthy Places Index Score for Project Location (b)	89.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

Measure Title	Co-Benefits Achieved
CE-3: Post a Clear, Visible Enforcement and Complaint Sign	Social Equity

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

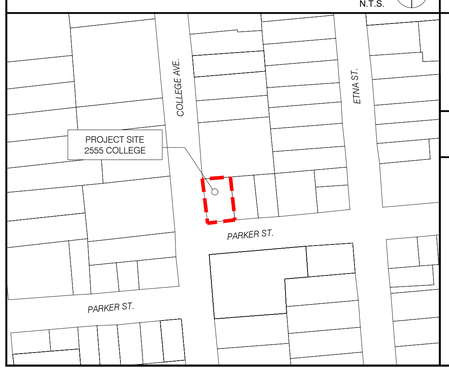
Screen	Justification
Land Use	Added project specifics that over-ride defaults, increased population from the default 32 to reasonable worst case 74. 37 bedrooms occupied by 2 people each = 74 total people.
Construction: Construction Phases	Add project specifics
Operations: Hearths	All electric building
Operations: Energy Use	All electric building

VIEW ALONG COLLEGE LOOKING NORTHEAST

VICINITY MAP

N

N.T.S.



PROJECT DIRECTORY

OWNER/APPLICANT:
Patrick Kennedy
PANORAMIC INTERESTS
1321 Mission Street
San Francisco, CA 94103

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 2555 College Ave.
Berkeley, CA 94704 (APN: 055 184702000)

SCOPE OF WORK:

REMOVAL OF EXISTING 1 STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A A NEW RESIDENTIAL BUILDING WITH 11 DWELLING UNITS, WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY

(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: R-3

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

TRACHTENBERG
ARCHITECTS

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

PANORAMIC
2555 COLLEGE AVENUE

Berkeley, CA

12.06.2021 SB-330 APPLICATION
01.27.2022 ZONING APPLICATION
03.29.2022 ZONING COMPLETENESS
05.18.2022 ZONING COMPLETENESS
06.22.2022 ZONING COMPLETENESS

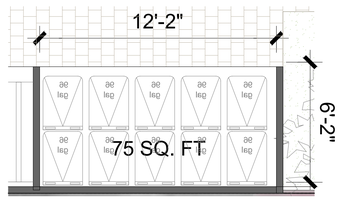
JOB: 2121

SHEET:

GENERAL
INFORMATION

A0.0

REFUSE AND RECYCLING



Waste and Recycling Calculation

# of Beds		Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3	Waste (40%)		Recycling (40%)	Organics (20%)
30		1.25	38	3.13 cy	625 gal	1.25 cuft	250 gal	125 gal

Space Calculation	Container Quanities			Space Required		150% Additional	
	Waste	Recycling	Organics	Factor/container	Space/ Container	Required	Provided
2 cy bin (404 gal)				28 sf	sf		
96 gallon cart	4	4	2	7 sf	70 sf		
64 gallon cart				6 sf	sf		
Total capacity	384 gal	384 gal	192 gal		70 sf	70 sf	79

ZONING CODE DATA

ZONING INFORMATION

	BASE ZONING ALLOWABLE / REQUIRED	PROPOSED WITH UP + 50% DENSITY BONUS
ZONING	R-3	R-3
TOTAL LOT SIZE (SQ. FT.)	4,000	4,000
TOTAL LOT SIZE (ACRES)	0.09	0.09
FLOOR AREA RATIO (FAR)	NA	0.00
BASE FLOOR AREA	NA	10,024
HEIGHT - FEET	35'	47'-3" W/ WAIVER
HEIGHT - STORIES	3	4
LOT COVERAGE	45%	63%
FOOTPRINT	1,800	2,506
SETBACKS		
FRONT	15'	1'-6" W/ WAIVER
REAR	15'	5' W/ WAIVER
STREET SIDE	VARIES; 6' TO 10'	1'-6" W/ WAIVER
INTERIOR SIDE	VARIES; 4' TO 6'	VARIES; 0' TO 8'-10"
PARKING	N/A	N/A
OPEN SPACE (SEE TABLE & A0.3)	200 SF/UNIT	CONCESSION
F.A.R.	N/A	N/A

* SEE DENSITY BONUS SHEET A0.3 WAIVERS AND CONCESSIONS

DWELLING UNIT TABLE

	3-BED	4-BED	TOTAL
LEVEL 4	2	1	3
LEVEL 3	2	1	3
LEVEL 2	2	1	3
GROUND LEVEL	1	1	2
TOTAL UNITS	7	4	11
TOTAL BEDROOMS	14	16	30

PROJECT AREAS

	RESIDENTIAL AREA	MECHANICAL	TOTAL AREA
LEVEL 4	2,506		2,506
LEVEL 3	2,506		2,506
LEVEL 2	2,506		2,506
GROUND LEVEL	2,169	337	2,506
TOTAL	9,687	337	10,024

BICYCLE PARKING CALCULATIONS

	SF OR BEDROOMS	BIKES	PER	REQ'D
RESIDENTIAL (LONG TERM)	30	1	3	10
RESIDENTIAL (SHORT TERM)	30			2
LONG TERM TOTAL PROVIDED				16
SHORT TERM TOTAL PROVIDED				4

OPEN SPACE CALCULATIONS

	UNITS	SF / UNIT	TOTAL
RESIDENTIAL UNITS	11	200	2,200
TOTAL OPEN SPACE REQUIRED			2,200
PROPOSED CONCESSION			2,200

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

	PROPOSED	ALLOWABLE
AVERAGE AREA OF FLOORS	2,506	2,506
TOTAL AREA OF ROOFTOP ARCHITECTURAL ELEMENTS	0	-
% AREA OF ROOFTOP ARCHITECTURAL FEATURES	0.0%	15.0%

ZONING MAP

TRACHTENBERG
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06.22.2022 ZONING COMPLETENESS

JOB: 2121

SHEET:

ZONING CODE INFORMATION

A0.1

DENSITY BONUS TABLE

	Base Project	Base	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
	sq. ft. - see calculation below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
	6,376	7.00	7	14%	0.98	1.00	46.25%	3.2375	4	11

	Base Project Res. Area	Floor	Proposed Project Res. Area
		Fourth	2,506
	1,642	Third	2,506
	1,642	Second	2,506
	1,642	First	2,506
	1,450	Basement	
Total Floor Area:	**6,376**		**10,024**

	Base Project # of Units	Floor	Proposed Project # of Units
		Fourth	3
	2	Third	3
	2	Second	3
	3	First	2
		Basement	
Total Units:	**7**		**11**
Average Unit Size	**911**		**911**

#VLI	%VLI	%DB	#DB	#Concessions
1	5%	20.00%	9	1
1	6%	22.50%	9	1
1	7%	25.00%	9	1
1	8%	27.50%	9	1
1	9%	30.00%	10	1
1	10%	32.50%	10	2
1	11%	35.00%	10	2
1	12%	38.75%	10	2
1	13%	42.50%	10	2
1	**14%**	**46.25%**	**11**	**2**
2	15%	50.00%	11	3

#Concessions

1. Reduce open space requirement to eliminate cost of roof deck.
2. Increase height limit to allow basement spaces in the Base Project to move to the ground level of the Proposed Project to eliminate the cost of the basement.

BASE PROJECT ZONING COMPLIANCE CHECKS

	Required	Proposed
Height Feet	35'	35'
Height Stories	3	3
Lot Coverage	45%	43%
Setback Front	15'	15'
Setback Rear	15'	15'
Setback Street Side	6' TO 10'	10'
Setback Side Interior	4' TO 6'	6'

PROPOSED PROJECT ZONING COMPLIANCE

	Proposed	Notes
Height Feet	47'-3"	Waiver
Height Stories	4	Waiver
Lot Coverage	63%	Waiver
Setback Front	1'-6"	Waiver
Setback Rear	5'	Waiver
Setback Street Side	1'-6"	Waiver
Setback Side Interior	8'-10"	Waiver

Base Project - Open Space

	Units	Ratio	Total Area	Provided
Units	7	200	1400	1500

Base Project -Bicycle Parking

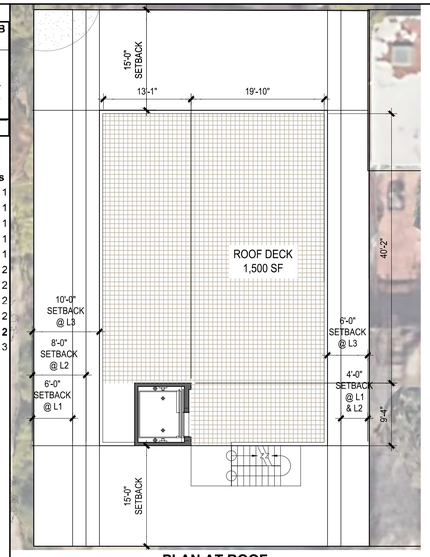
	Bedrooms	Ratio	Total Req.	Provided
Res. (Long)	35	0.33	12	14
Res (Short)	35	0.025	2	2

Proposed Project - Open Space

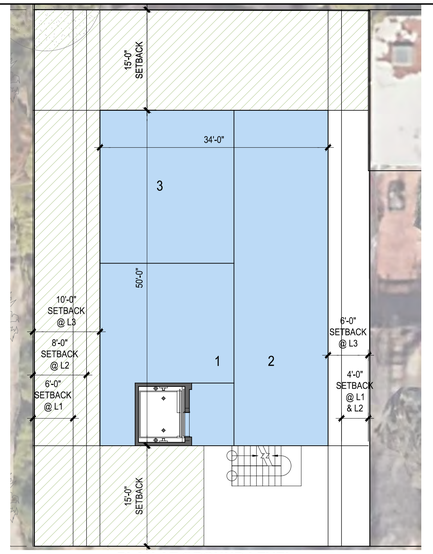
	Units	Ratio	Total Area	Provided
Units	11	200	2200	Concession

Proposed Project -Bicycle Parking

	Bedrooms	Ratio	Total Req.	Provided
Res. (Long)	46	0.33	15	16
Res (Short)	46	0.025	2	2

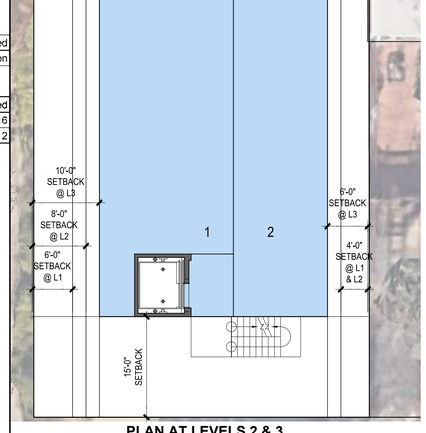


PLAN AT ROOF

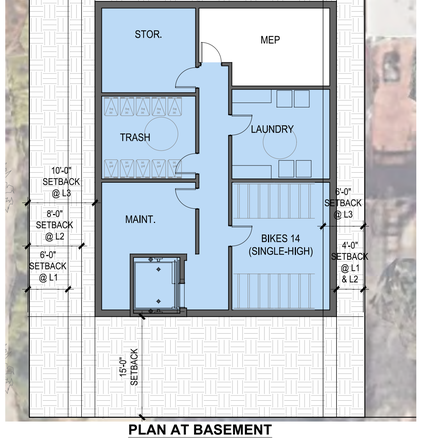


PLAN AT GROUND LEVEL

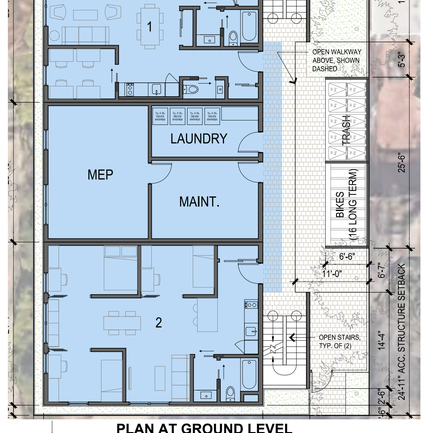
PLAN AT LEVELS 2-4



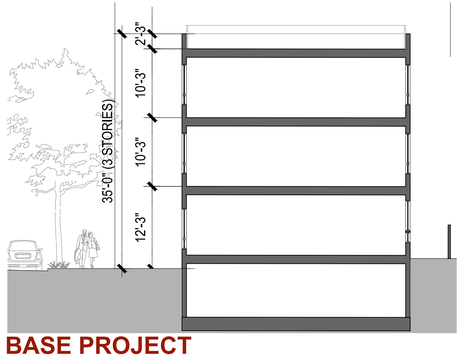
PLAN AT LEVELS 2 & 3



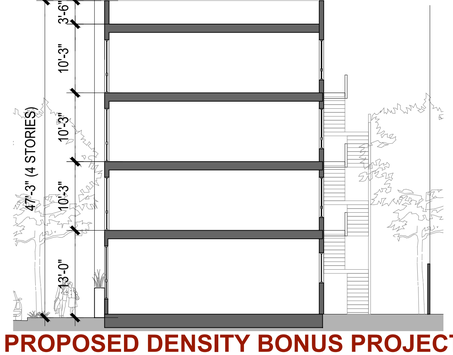
PLAN AT BASEMENT



PLAN AT GROUND LEVEL



BASE PROJECT



PROPOSED DENSITY BONUS PROJECT

2 4 8 16
SCALE: 3/32" = 1'-0" @ 24X36

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JOB: 2121

SHEET:

DENSITY BONUS DIAGRAMS

A0.3

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

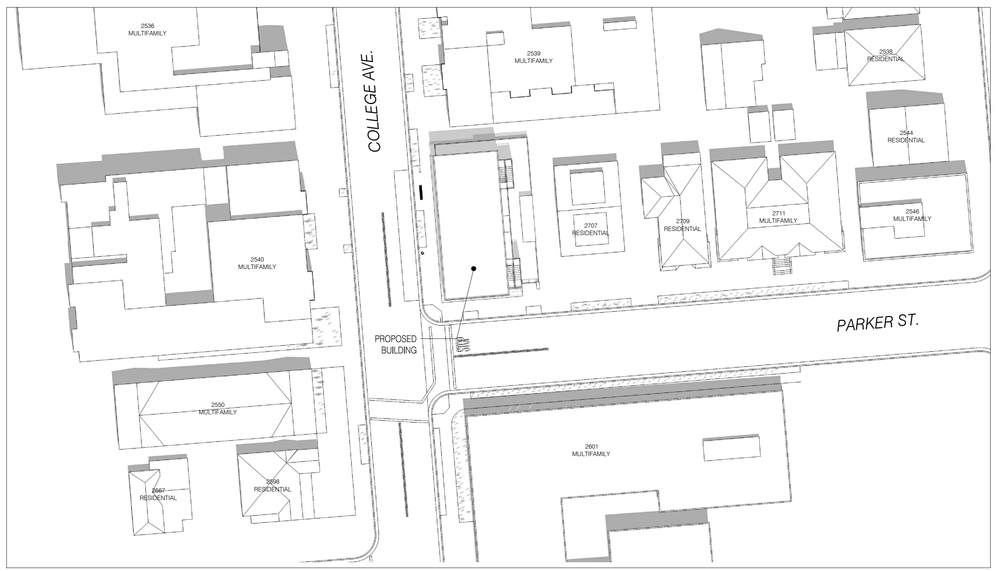
NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS

2 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36

N



3 SHADOW STUDY - JUNE 21: NOON

1:100 @ 11X17 1:50 @ 24X36

N

1 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36

N

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JOB: 2121

SHEET:

SHADOW STUDIES JUNE 21ST

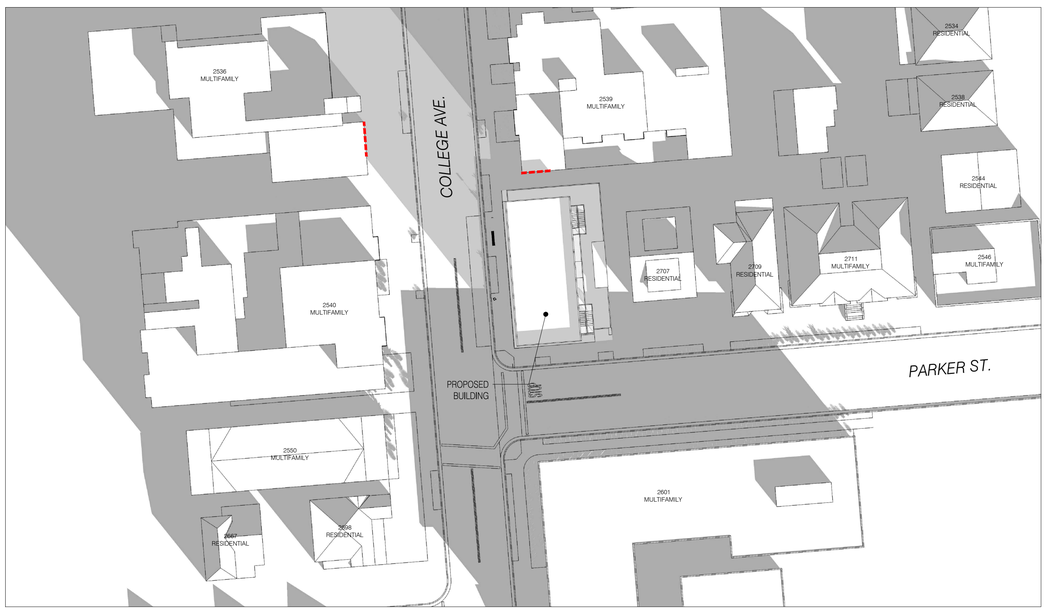
A0.4A

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

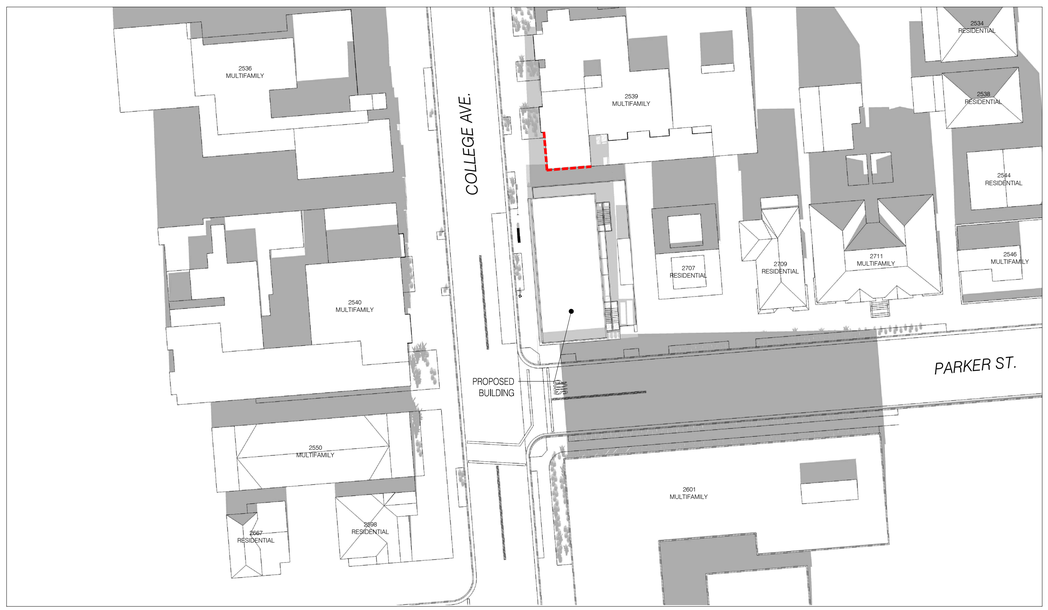
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY - DECEMBER 21: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36

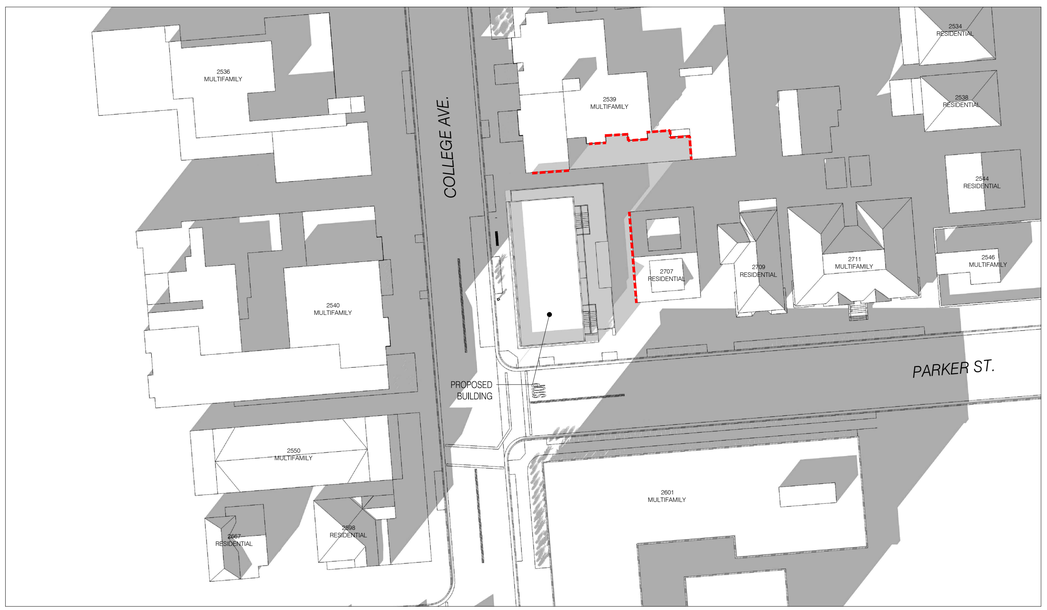
N



3 SHADOW STUDY - DECEMBER 21: NOON

1:100 @ 11X17 1:50 @ 24X36

N



1 SHADOW STUDY - DECEMBER 21: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36

N

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JOB: 2121

SHEET:

SHADOW STUDIES DECEMBER 21ST

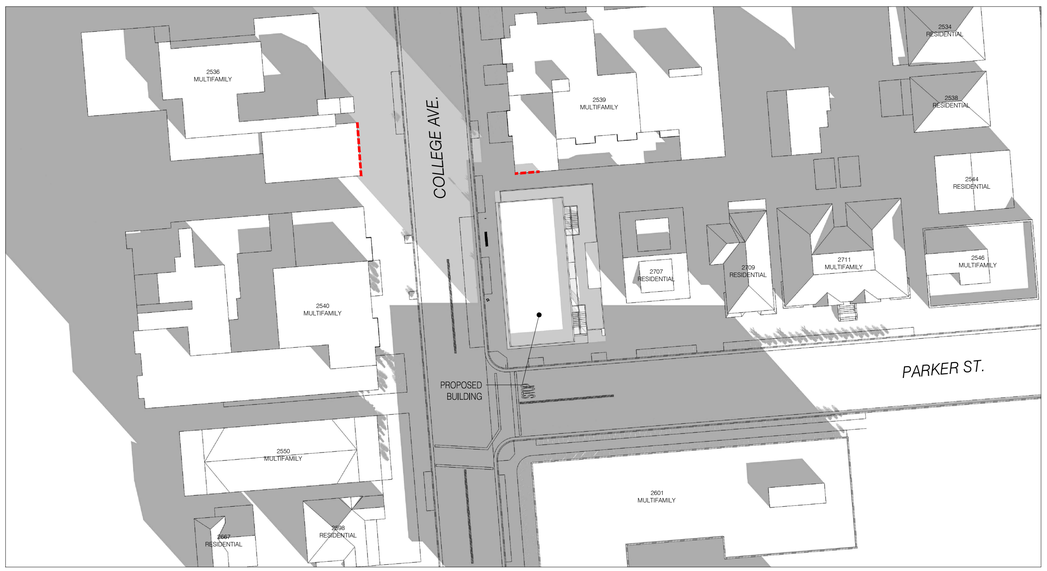
A0.4B

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

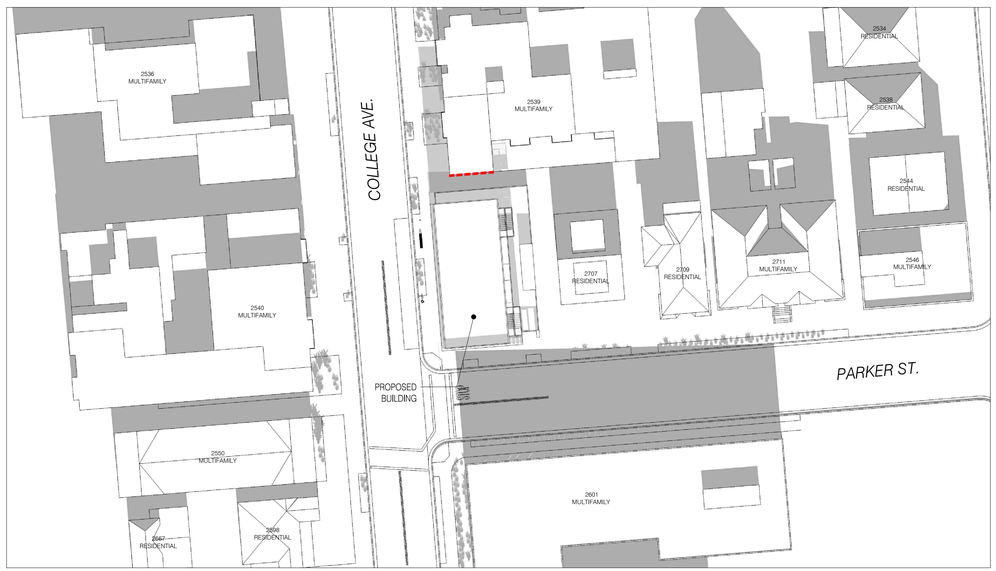
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY - JAN 14: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36

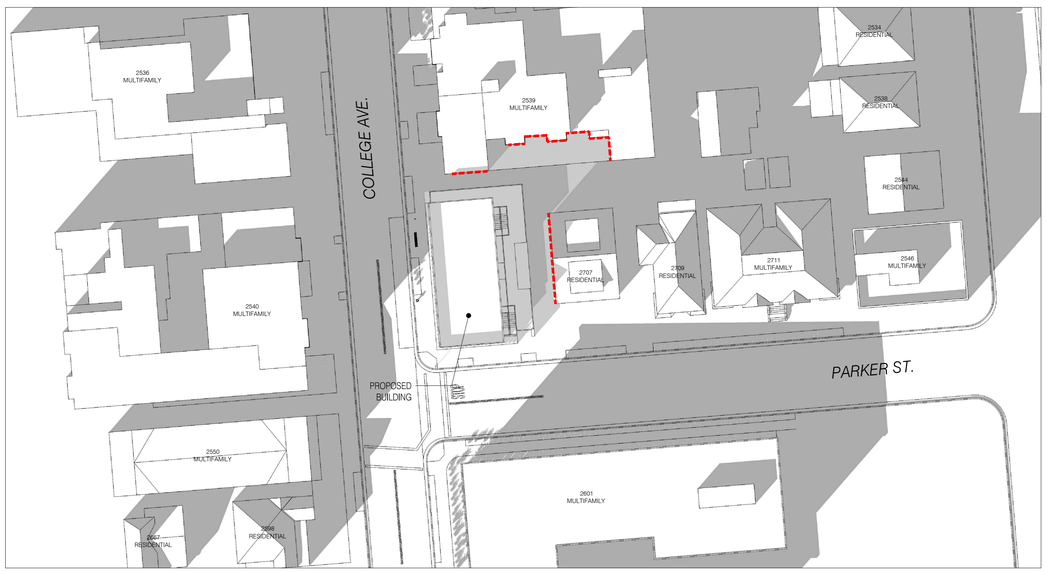
N



3 SHADOW STUDY - JAN 14: NOON

1:100 @ 11X17 1:50 @ 24X36

N



1 SHADOW STUDY - JAN 14: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36

N

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JOB: 2121

SHEET:

SHADOW STUDIES
JANUARY 14TH

A0.4C

3 SHADOW STUDY AXONOMETRIC - JUNE 21: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET

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SHEET:

SHADOW STUDIES
JUNE 21ST

A0.4D

2 SHADOW STUDY - DEC 21: 2 HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36

3 SHADOW STUDY - DEC 21: NOON
1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY - DEC 21: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

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JOB: 2121

SHEET:

SHADOW STUDIES
DECEMBER 21

A0.4E

2 SHADOW STUDY AXONOMETRIC - JAN 14: 2 HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36

3 SHADOW STUDY AXONOMETRIC - JAN 14: NOON

1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY AXONOMETRIC - JAN 14: 2-HRS AFTER SUNRISE

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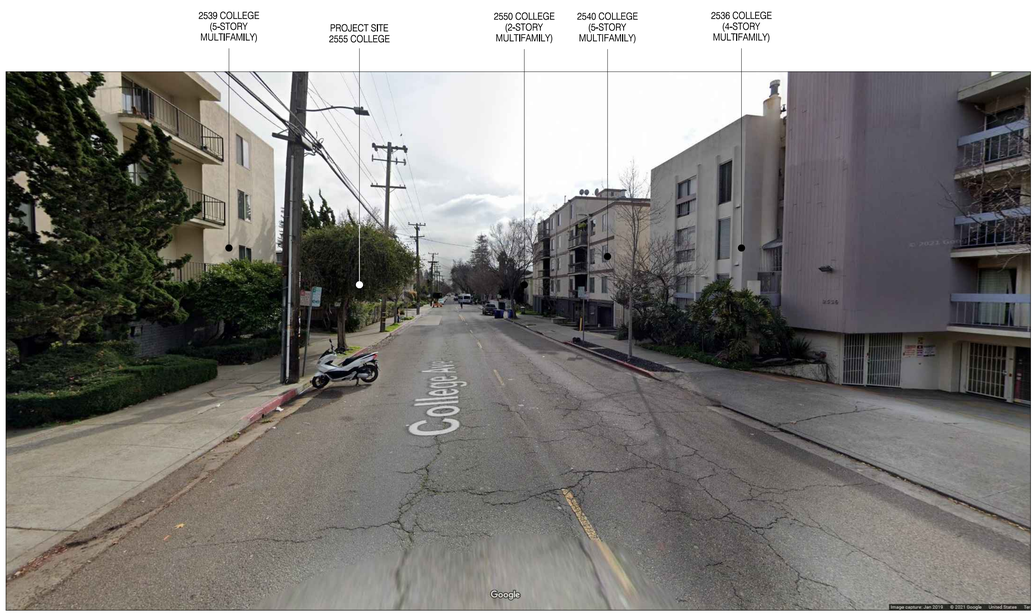
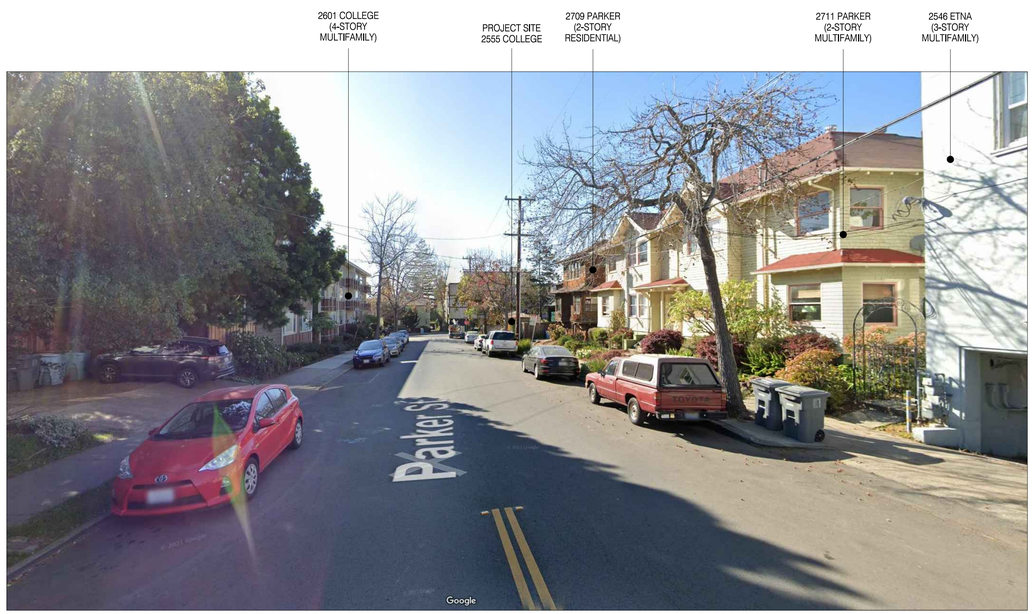
SHEET:

SHADOW STUDIES
JAN 14

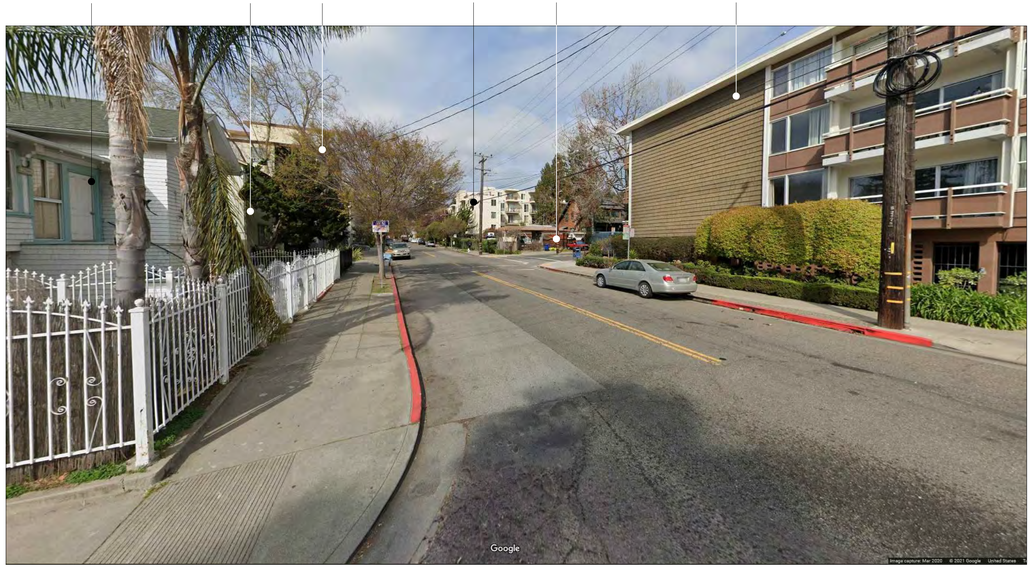
A0.4F



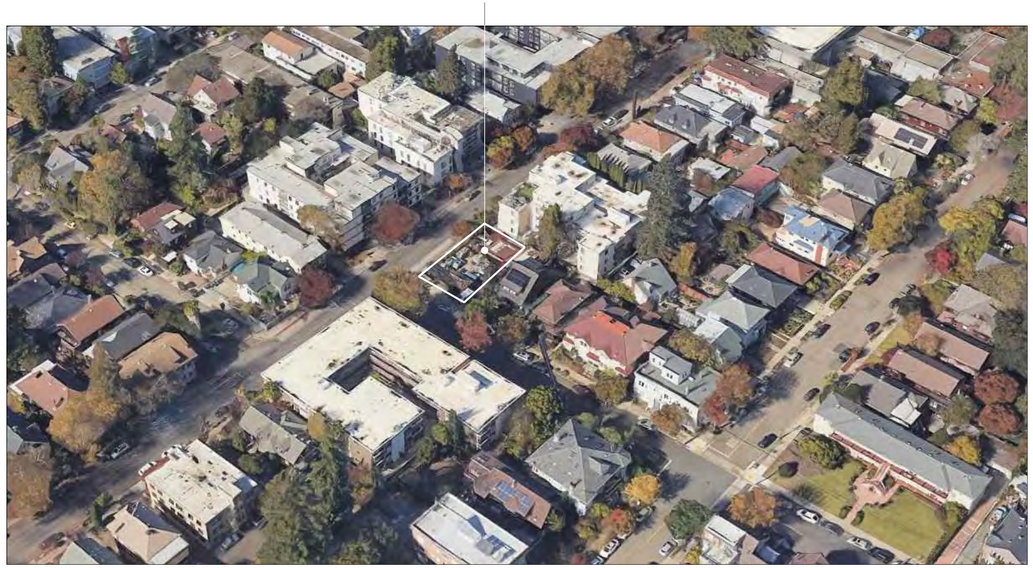
4 - VIEW FROM COLLEGE LOOKING SOUTH



2 - VIEW FROM PARKER LOOKING WEST



3 - VIEW FROM COLLEGE LOOKING NORTH



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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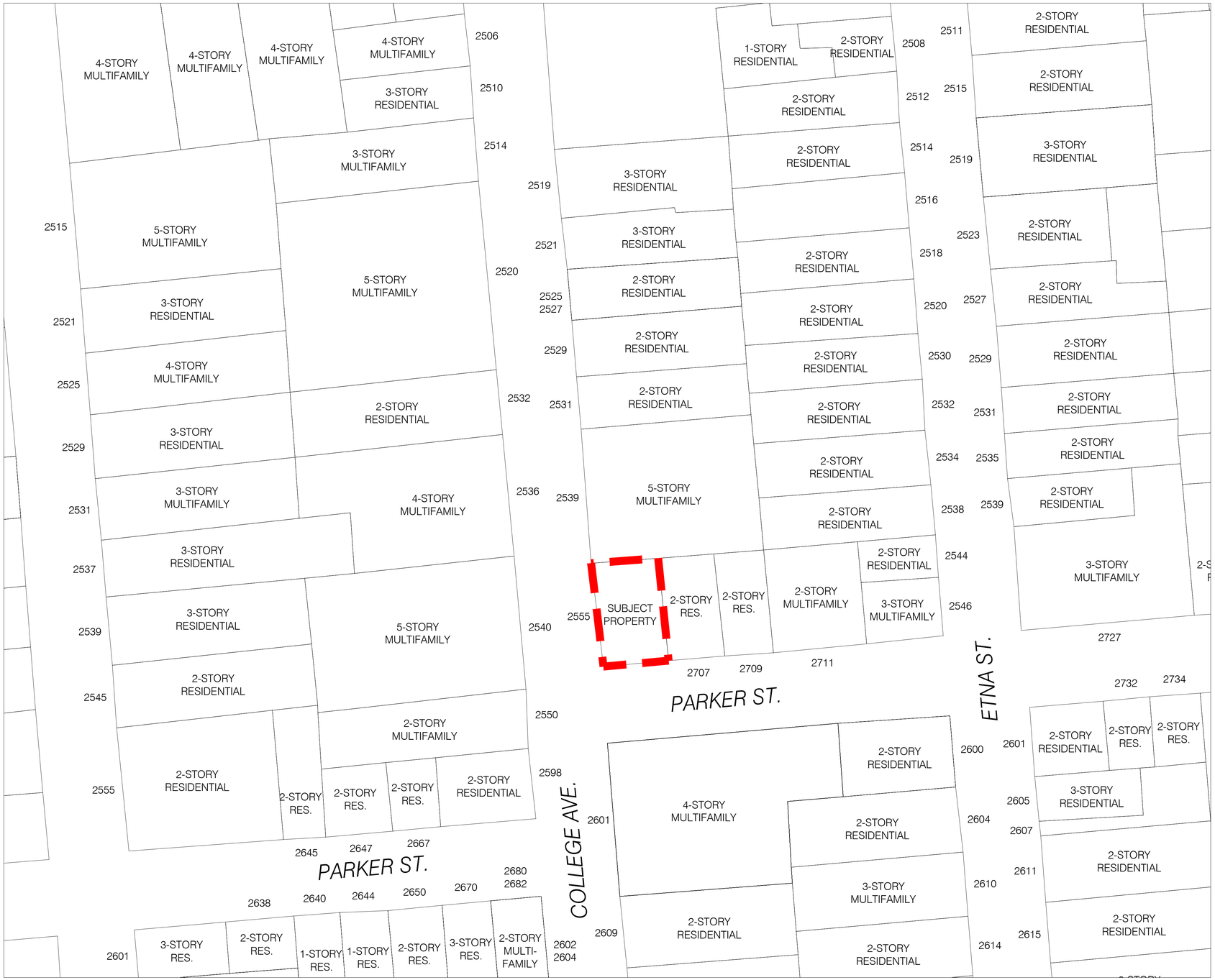
JOB: 2121

SHEET:

SITE CONTEXT PHOTOS

A0.5



1 - VICINITY MAP
NTS

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JOB: 2121

SHEET:

VICINITY MAP

A0.6

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY. PRELIMINARY TITLE REPORT ORDER NO. 0227026371-MN, DATED JULY 29, 2021, AT 7:30 AM., REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

DONALD LAWSON AND CAROLYN LAWSON, HIS WIFE, IN JOINT TENANCY

THE ESTATE OR INTEREST IN THE LAND IS:

FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF-INTERSECTION OF THE NORTHERN LINE OF PARKER STREET, WITH-THE EASTERN LINE OF COLLEGE AVENUE, RUNNING THENCE EASTERLY ALONG SAID LINE OF PARKER STREET 30 FEET; THENCE AT RIGHT ANGLES NORTHERLY 80 FEET; THENCE AT RIGHT ANGLES WESTERLY 50 FEET TO THE EASTERLY LINE OF COLLEGE AVENUE; THENCE SOUTHERLY ALONG THE LAST NAMED LINE 80 FEET TO THE POINT OF BEGINNING.

BEING THE WESTERN 50 FEET OF THE SOUTH 80 FEET OF LOT 10 IN BLOCK 3 AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE PROPERTY OF JOHN KEARNEY NEAR THE STATE UNIVERSITY", ETC. FILED SEPTEMBER 12, 1876 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

APN: 055-1847-020-00

EXCEPTIONS

[1] ANY EASEMENTS OR LESSER RIGHTS WHICH MAY BE CLAIMED AS TO A PORTION OF SAID LAND BY THE OWNERS OR USERS, INCLUDING ANY RIGHTS INCIDENTAL THERETO WHICH MAY BE ASCERTAINED BY MAKING INQUIRY OF SUCH OWNERS OR USERS, OF POLES AND POLELINES, AFFECTS A WESTERLY AND SOUTHERLY PORTION, AS DISCLOSED BY OFF-RECORD INFORMATION (EXC. 5 – NOT PLOTTABLE).

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN THIS SHEET.
2. THE STREET ADDRESS OF THE PROPERTY IS 2555 COLLEGE AVENUE, BERKELEY, CA 94704
3. FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NO SHADING) DEFINED AS "AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FLOOD INSURANCE RATE MAP NO. 06001C0057G, EFFECTIVE DATE AUGUST 3, 2009.
4. THE LAND AREA OF THE SUBJECT PROPERTY IS: 4,000 SQUARE FEET +/- OR 0.092 ACRES MORE OR LESS.
6. (A/B) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING DEPARTMENT ZONING MAP, THE PROPERTY IS ZONED "R-1", DEFINED AS "MULTIPLE FAMILY RESIDENTIAL DISTRICT". PER THE CITY'S MUNICIPAL CODE, THE SETBACK, HEIGHT AND PARKING REQUIREMENTS ARE AS FOLLOWS:

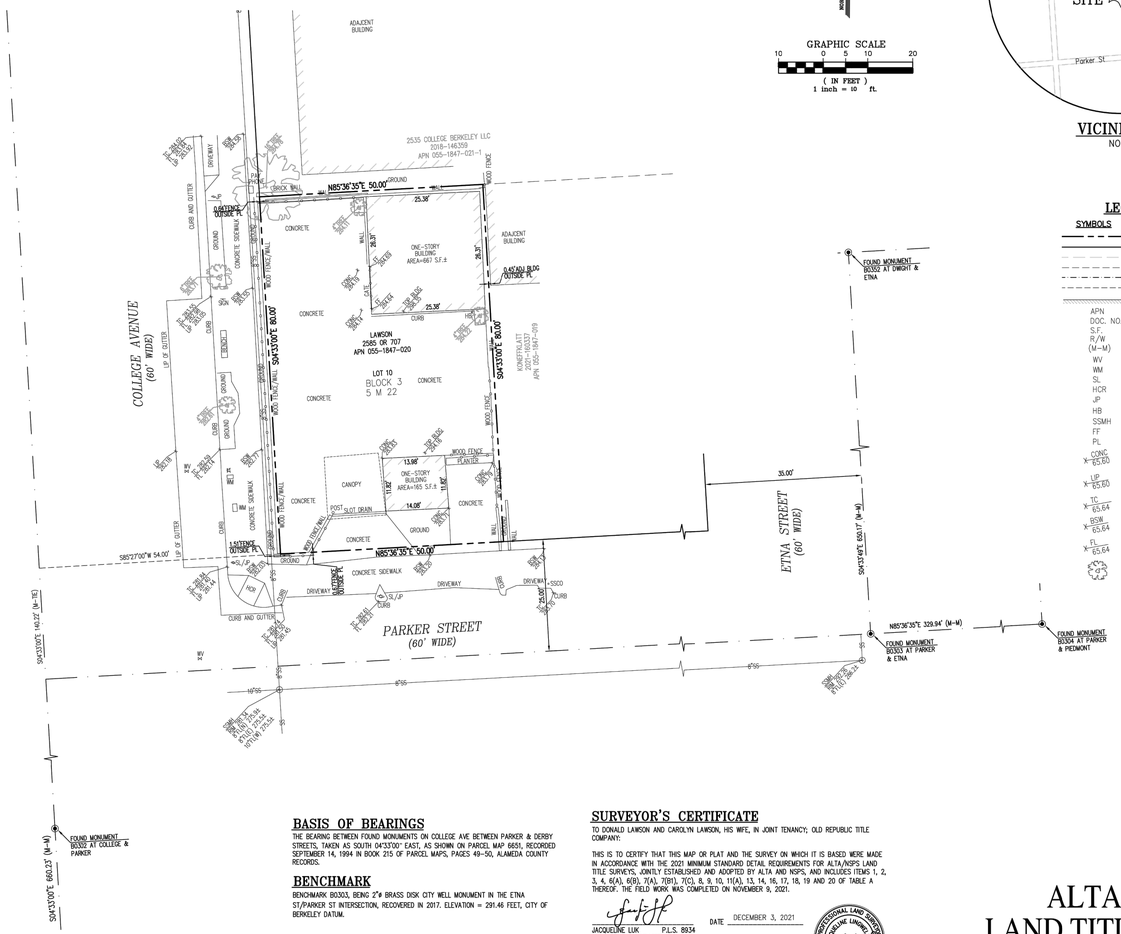
   MINIMUM FRONT YARD: 15 FEET
   MINIMUM REAR YARD: 15 FEET
   MINIMUM SIDE YARD: 4 FEET

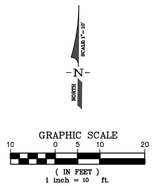
   MAXIMUM BUILDING HEIGHT: 35 FEET

   PARKING REQUIREMENTS: ONE PER DWELLING UNIT
7. (A/B1/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDINGS AT GROUND LEVEL, AND NUMBER OF STORIES ARE SHOWN ON THIS SHEET.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON THIS SHEET.
9. THERE ARE NO REGULAR PARKING SPACES ON THE PROPERTY
10. (A) WALLS AND FENCES ADJACENT TO PROPERTY BOUNDARIES ARE SHOWN ON THIS SHEET.
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON THIS SHEET.
13. NAMES OF ADJOINING OWERS ARE SHOWN ON THIS SHEET.
14. DISTANCES TO THE NEAREST INTERSECTING STREETS ARE SHOWN ON THIS SHEET.
16. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE ARE NO OFFSITE EASEMENTS.
19. THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $2,000,000.

NOTES

1. DATE OF FIELD SURVEY: NOVEMBER 9, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY.
2. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF BERKELEY (510) 981-6337
   SANITARY SEWER: CITY OF BERKELEY (510) 981-6337
   WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT (800) 397-3172
   ELECTRICITY/NATURAL GAS: PACIFIC GAS & ELECTRIC CO. (800) 743-5002
3. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES.
4. THE SURVEYED PROPERTIES ARE THE SAME AS THE PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORTS.
5. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THE PROPERTY HAS ACCESS TO AND FROM COLLEGE AVENUE, A PUBLIC RIGHT OF WAY AND PARKER STREET, A PUBLIC RIGHT OF WAY.
7. THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.





VICINITY MAP
NO SCALE

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	OLD LOT LINE
	ADJOINER LOT LINE
	MONUMENT LINE
	TIE LINE
	BUILDING LINE
APN	ASSESSOR'S PARCEL NUMBER
DOC. NO.	DOCUMENT NUMBER
S.F.	SQUARE FEET
R/W	RIGHT OF WAY
(M-M)	MONUMENT TO MONUMENT
WV	WATER VALVE
WM	WATER METER
SL	STREET LIGHT
HCR	HANDICAP RAMP
JP	JOINT POLE
HB	HOSE BIB
SSMH	SANITARY SEWER MAN HOLE
FF	FINISHED FLOOR
PL	PROPERTY LINE
CONC. X 65.60	TOP OF CONCRETE ELEVATION
LIP X 65.60	LIP OF GUTTER ELEVATION
TC X 65.64	TOP OF CURB ELEVATION
BSW X 65.64	BACK OF SIDEWALK ELEVATION
FL X 65.64	FLOW LINE ELEVATION
	TREE

SURVEYOR'S CERTIFICATE

TO DONALD LAWSON AND CAROLYN LAWSON, HIS WIFE, IN JOINT TENANCY; OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2021.

JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.
WWW.LUKASSOCIATES.COM
P.L.S. 8934

DATE DECEMBER 3, 2021

PROFESSIONAL LAND SURVEYOR JACQUELINE LUK L.S. 8934 STATE OF CALIFORNIA

ALTA / NSPS LAND TITLE SURVEY

OF
2555 COLLEGE AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, STATE OF CALIFORNIA

DECEMBER 2021

PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

1 – SITE SURVEY
1/32"=1'-0" @ 11x17 1/16"=1'-0" @ 24x36

0 4 8 16

N

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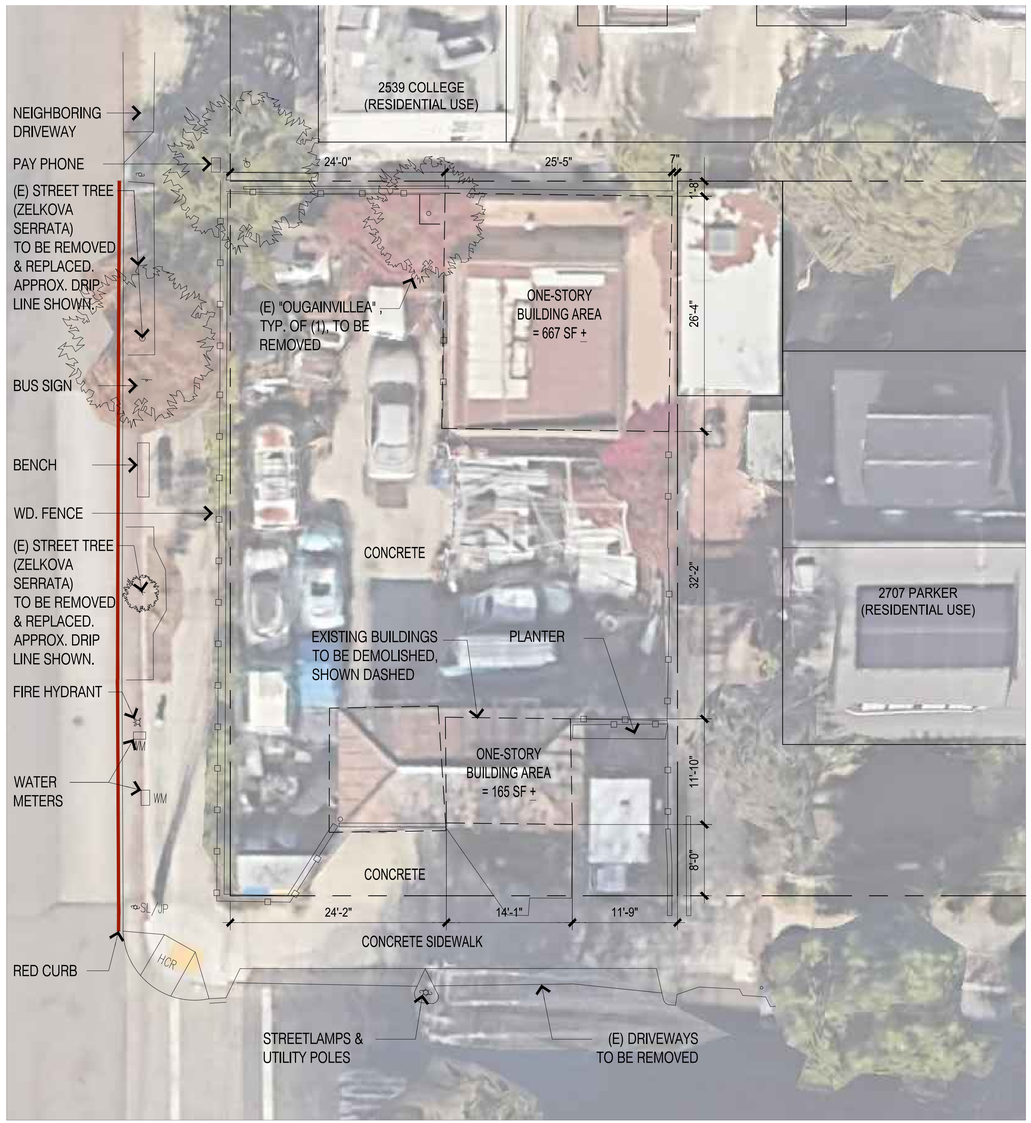
JOB: 2121

SHEET:

SITE SURVEY

A1.1

2 - PROPOSED SITE PLAN
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



1 - EXISTING SITE PLAN
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36

0 4 8 16

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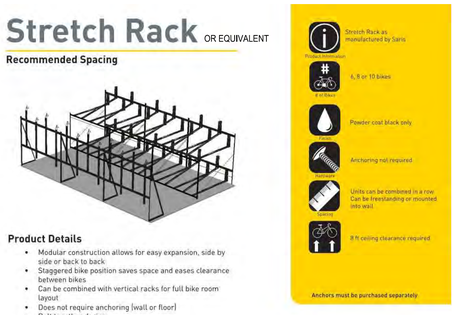
JOB: 2121

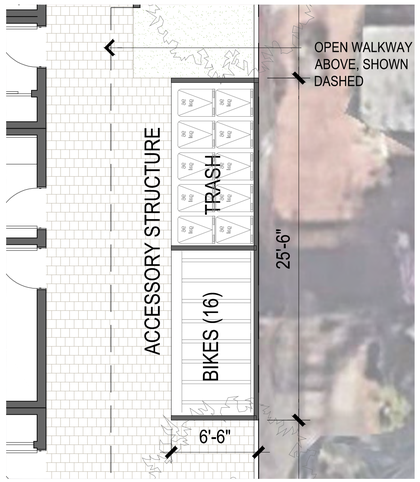
SHEET:

EXISTING & PROPOSED SITE PLAN

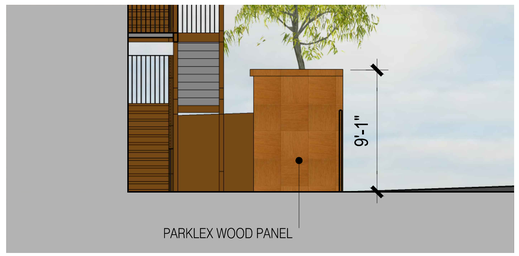
A1.2



6 - INT. BIKE RACK CUT SHEET

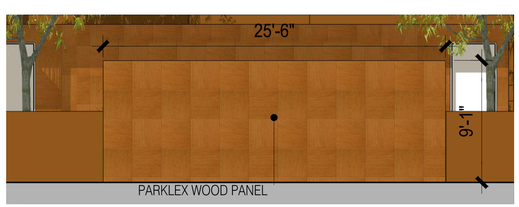


2 - ACCESSORY STRUCTURE PLAN
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

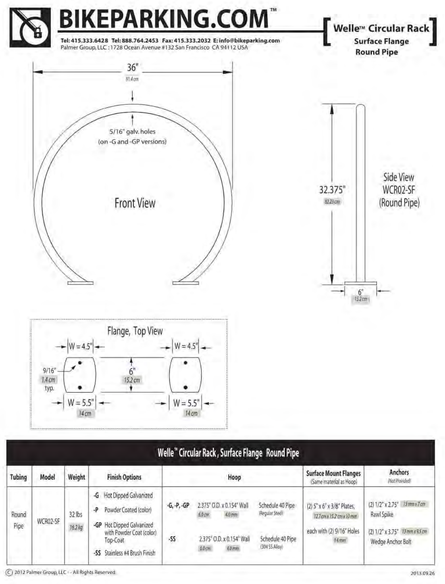


3 - ACCESSORY STRUCT SOUTH ELEV.
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

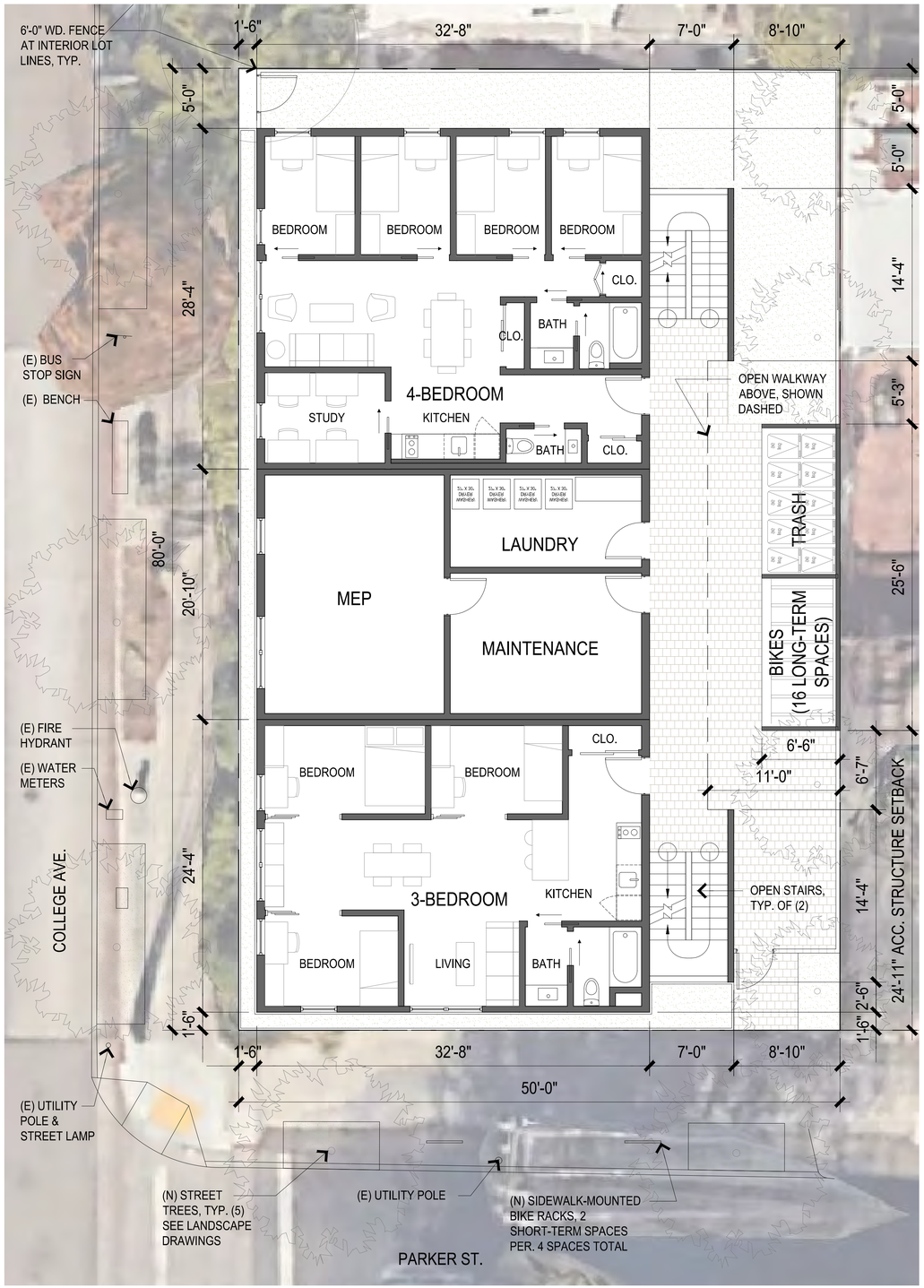
4 - ACCESSORY STRUCT WEST ELEV.
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36



5 - ACCESSORY STRUCT EAST ELEV.
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36



7 - EXT. BIKE RACK CUT SHEET



1 - GROUND LEVEL PLAN
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

0 4 8 16

N

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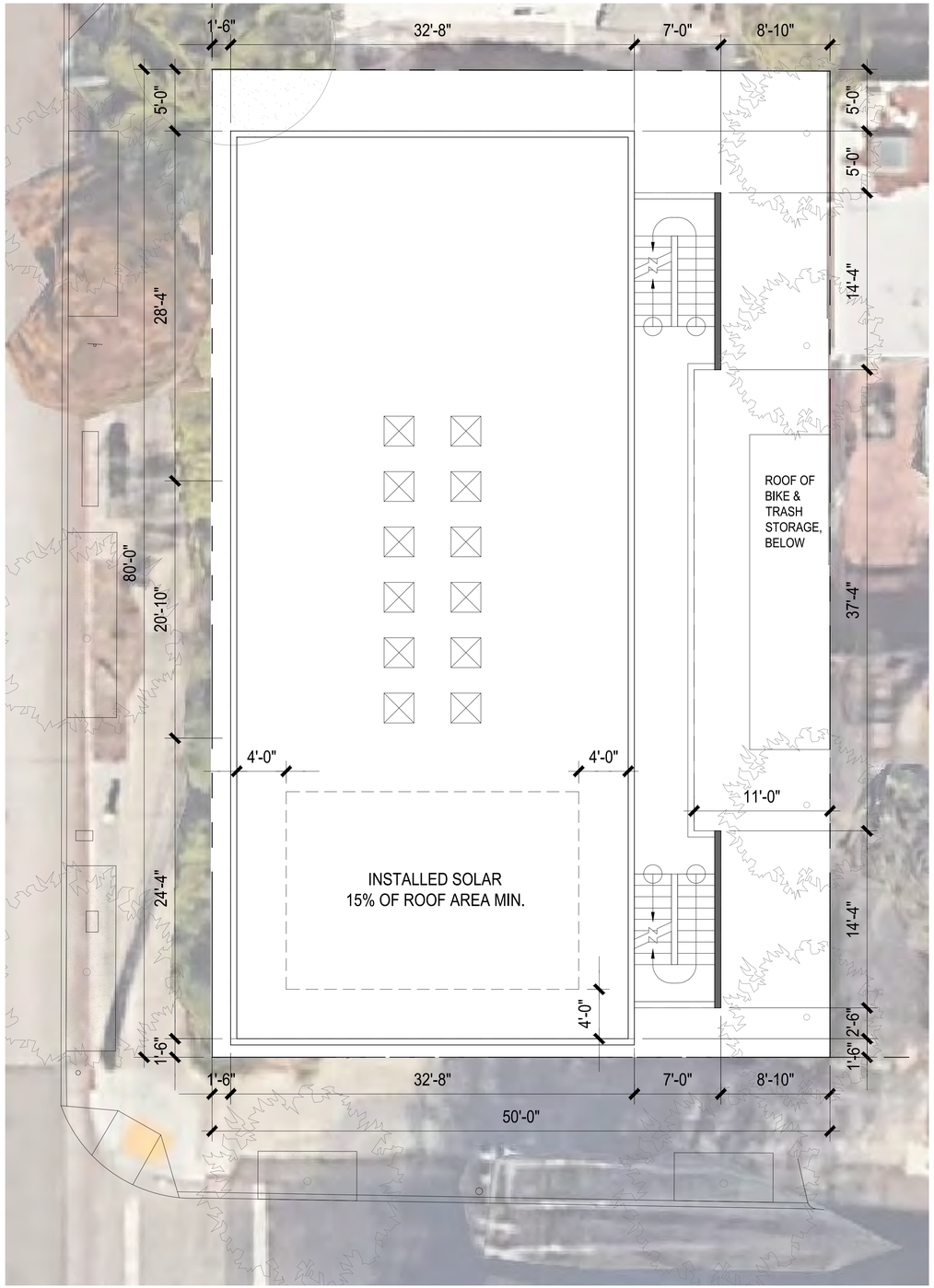
03.29.2022 ZONING COMPLETENESS
05.18.2022 ZONING COMPLETENESS
06.22.2022 ZONING COMPLETENESS

JOB: 2121

SHEET:

FLOOR PLANS

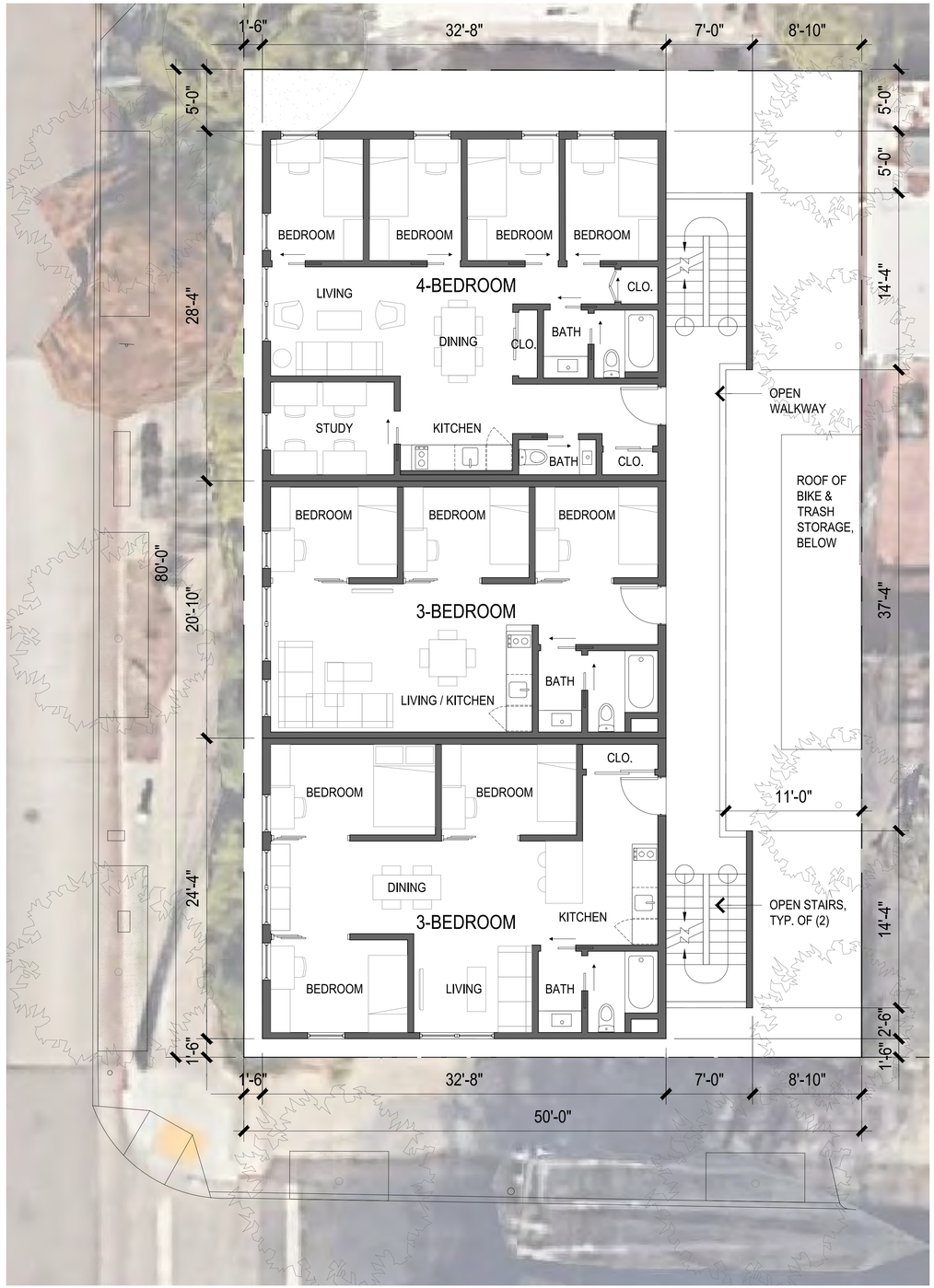
A2.1



2 / - PLAN AT ROOF

3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

0 4 8 16



1 / - PLAN AT LEVELS 2-4

3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

0 4 8 16

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JOB: 2121

SHEET:

FLOOR PLANS

A2.2

1 - WEST ELEVATION

1/8"=1'-0" @ 11X17 1/4" = 1'-0" @ 24X36

0 2 4 8

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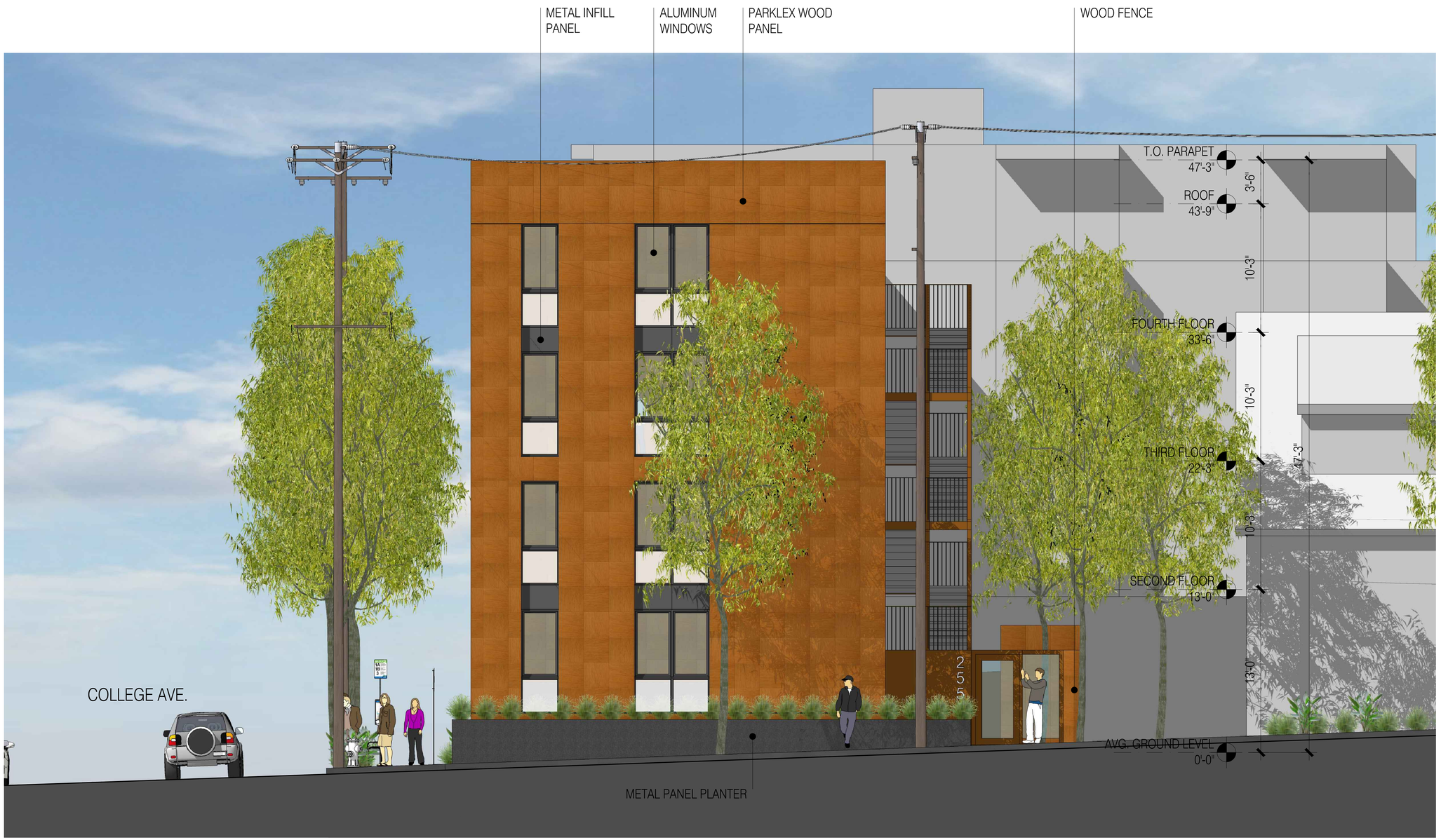
JOB: 2121

SHEET:

BUILDING ELEVATIONS

A3.1



1 - SOUTH ELEVATION
1/8"=1'-0" @ 11X17 1/4" = 1'-0" @ 24X36

0 2 4 8

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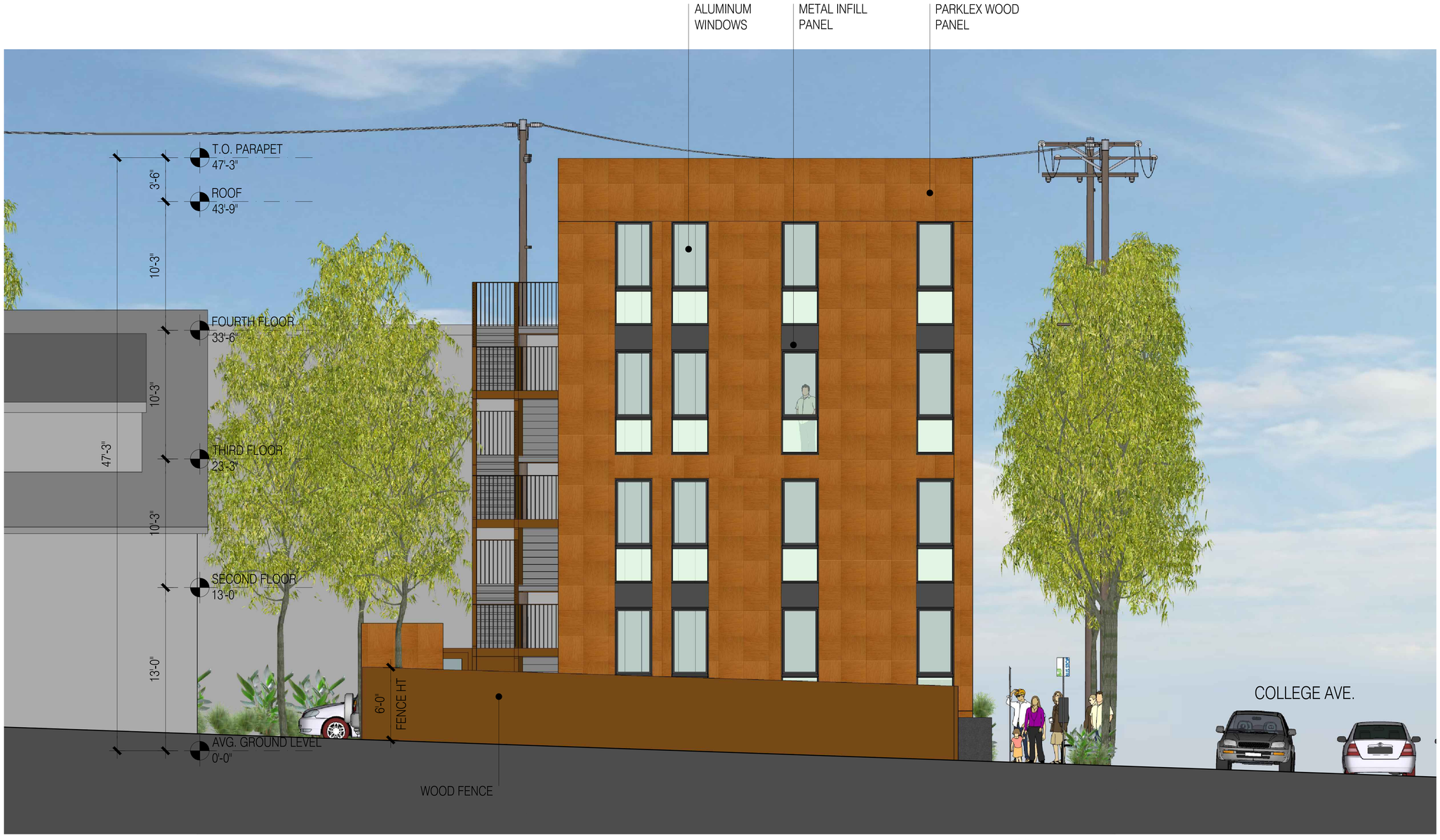
JOB: 2121

SHEET:

BUILDING ELEVATIONS

A3.2



1 - NORTH ELEVATION

1/8"=1'-0" @ 11X17 1/4" = 1'-0" @ 24X36

0 2 4 8

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JOB: 2121

SHEET:

BUILDING ELEVATIONS

A3.3

1 - EAST ELEVATION

1/8"=1'-0" @ 11X17 1/4" = 1'-0" @ 24X36

0 2 4 8

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SHEET:

BUILDING ELEVATIONS

A3.4

2 - STREET STRIP ELEVATION @ PARKER STREET

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

1 - STREET STRIP ELEVATION @ COLLEGE AVENUE

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

STREET STRIP ELEVATIONS

A3.5

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1 - VIEW FROM COLLEGE LOOKING NORTH

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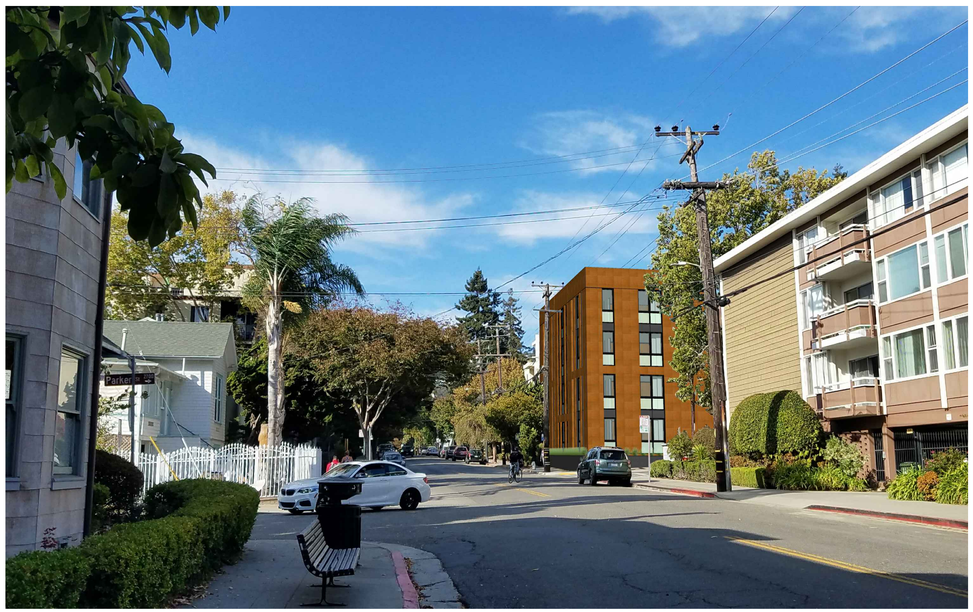
SHEET:

CONCEPTUAL
RENDERING

A3.6

4 - COLLEGE AVE. LOOKING NORTH - EXISTING

2 - PARKER STREET LOOKING WEST - EXISTING



3 - COLLEGE AVE. LOOKING NORTH - PROPOSED

1 - PARKER STREET LOOKING WEST - PROPOSED

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JOB: 2121

SHEET:

PHOTO CONTEXT VIEWS

A3.7

1 - COLLEGE AVE. LOOKING SOUTH - EXISTING

2 - COLLEGE AVE. LOOKING SOUTH - PROPOSED

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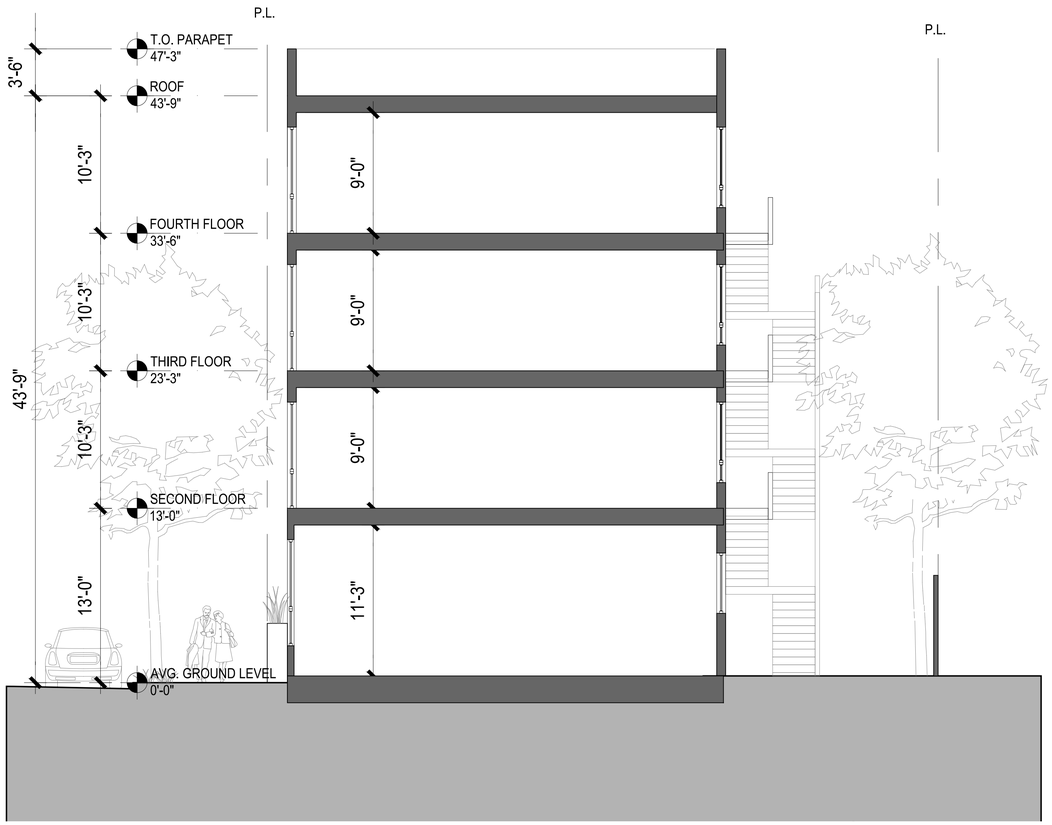
JOB: 2121

SHEET:

PHOTO CONTEXT VIEWS

A3.8



1 - E-W SECTION

3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

0 4 8 16

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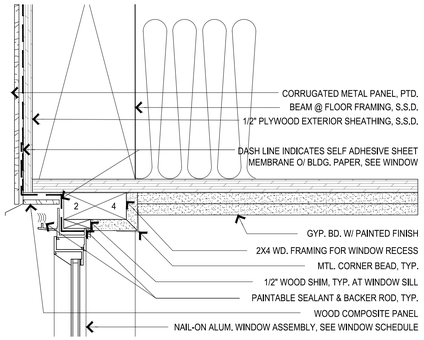
JOB: 2121

SHEET:

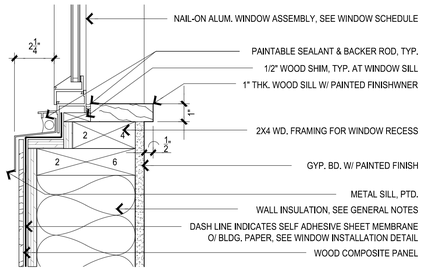
SECTIONS

A4.1



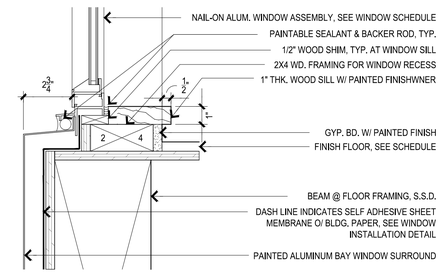
6 A4.3 TYP. HEAD @ WD. COMP. PANEL

6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



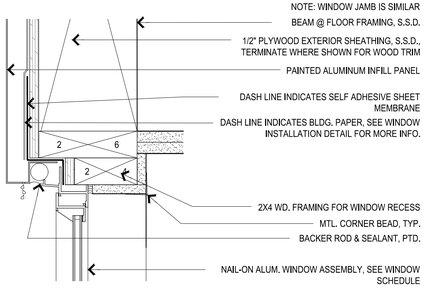
5 A4.3 TYP. SILL @ WD. COMP. PANEL

6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



4 A4.2 TYP. SILL AT FILL PANEL

6"=1'-0" @ 11X17 3"=1'-0" @ 24X36

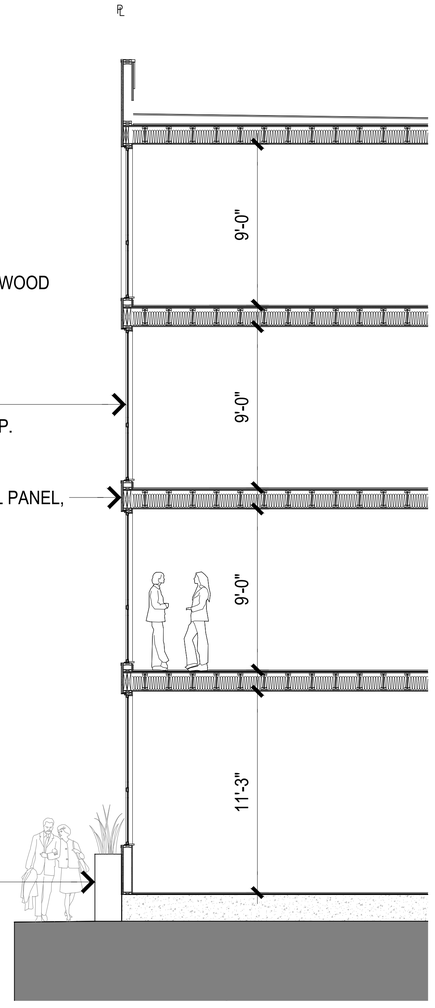


3 A4.2 HEAD @ FILL PANEL

3"=1'-0"

2 A4.2 WEST ELEVATION DETAIL

3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



1 A4.2 SECTION @ WEST FACADE

3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36

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SHEET:

WALL SECTIONS

A4.2


PARKLEX WOOD PANELS


METAL INFILL PANEL


METAL PANEL

1 - WEST ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 4 8 16

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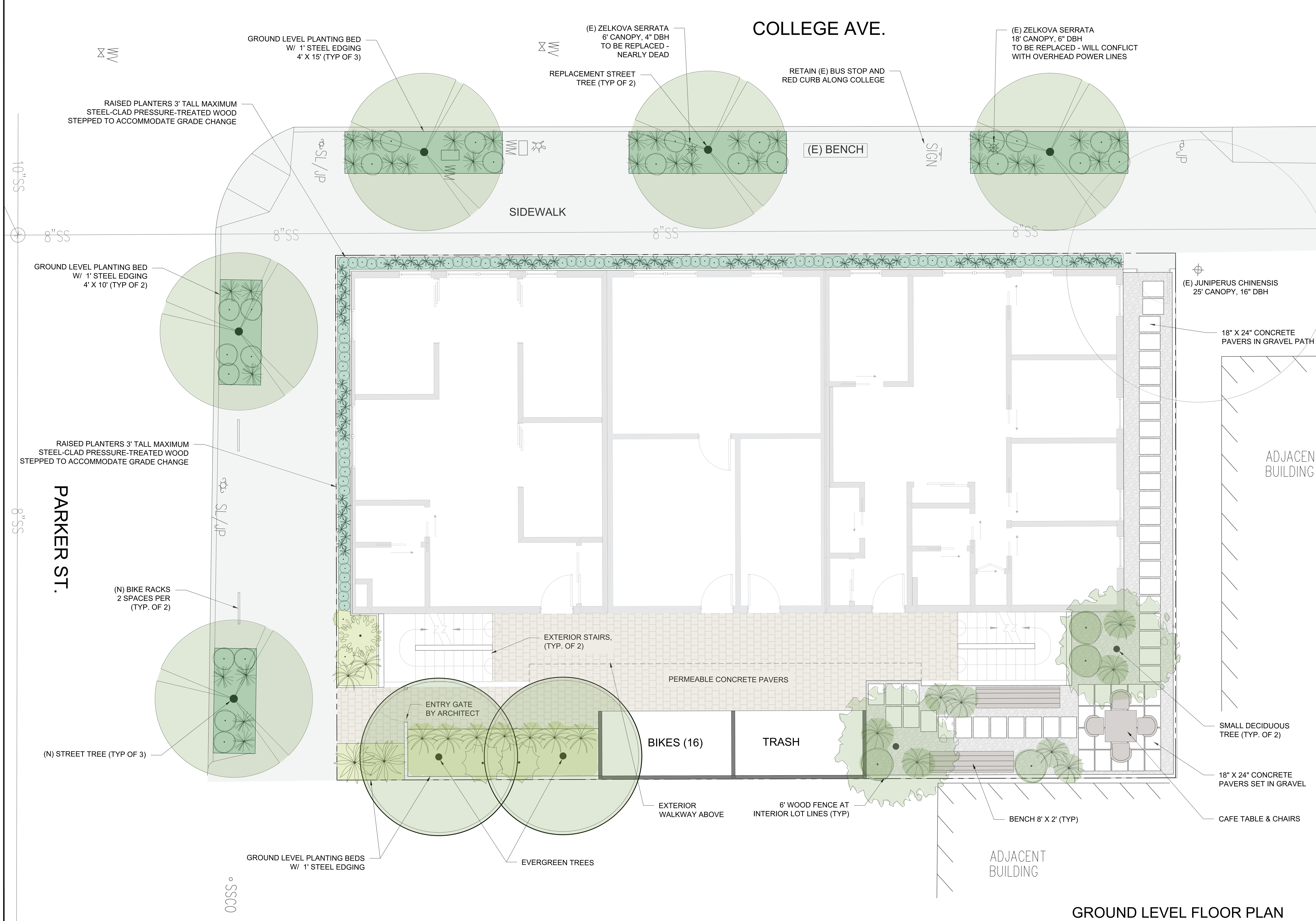
SHEET:

MATERIAL BOARD

MAT



PANORAMIC
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2554 COLLEGE AVE.
BERKELEY, CA

The Garden Route
Sustainable Landscape Architecture & Construction

REVISIONS

No.	Date	Title
1	2022.03.25	ZONING RESUBMITTAL

Registration and Signature

LANDSCAPE CONCEPT

OWNER/CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON PLAN. LANDSCAPE ARCHITECT IS NOT A PROFESSIONAL SURVEYOR AND INTENDS THESE PLANS ONLY AS AN APPROXIMATION OF ACTUAL SITE CONDITIONS AND AS A GUIDE FOR NEW CONSTRUCTION.

Lead Associate: J. Mathers
Principal: R. Radford
Job Name: 2555 College
APN: 055 184702000

1/4" = 1'-0"

SHEET NO.
L.1

STEEL-CLAD STREETSIDE RAISED PLANTERS

SIDEWALK TREE PLANTERS WITH STEEL EDGING

INTERIOR COURTYARD:

CONCRETE PAVERS SET IN LOW-WATER USE GRAVEL GARDEN

MODERN DURABLE FURNITURE

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	WATER USE	HEIGHT	WIDTH	NATIVE
HYDROZONE 1: STREET TREE PLANTERS						
Callistemon citrinus	lemon bottlebrush	T	LOW	20 - 25'	15'	
Melaleuca ericafolia	heath melaleuca	T	LOW	15 - 25'	20'	
Aloe striata	coral aloe	Su	LOW	1 - 3'	1 - 2'	
Drymocallis glandulosa	sticky cinquefoil	P	LOW	1 - 2'	1 - 2'	Y
Echeveria x imbricata	hen and chicks	Su	LOW	1'	1'	
Juncus patens	common rush	P	LOW	1 - 2'	2 - 5'	Y
Sisyrinchium bellum	blue-eyed grass	P	LOW	1 - 2'	1 - 2'	Y
HYDROZONE 2: SIDEWALK RAISED PLANTERS						
Baumea rubiginosa 'Variegata'	variegated striped rush	P	MED	1 - 3'	1 - 3'	
Epilobium canum	California fuschia	P	LOW	1 - 3'	3 - 6'	Y
Eriogonum latifolium	coast buckwheat	P	LOW	1'	3 - 4'	Y
Juncus patens	common rush	P	LOW	1 - 2'	2 - 5'	Y
Senecio 'Skyscraper'	Skyscraper Senecio	Su	LOW	2 - 3'	1 - 2'	
HYDROZONE 3: ENTRY GATE GARDEN						
Agonis flexuosa	peppermint tree	T	LOW	25 - 35'	15 - 25'	
Eriogonum latifolium	coast buckwheat	P	LOW	1'	3 - 4'	Y
Iris douglasiana	Douglas' iris	P	LOW	1 - 2'	2 - 4'	Y
Phormium cultivars	New Zealand flax	P	LOW	2 - 4'	2 - 4'	
Prostanthera ovalifolia 'Variegata'	variegated mint bush	S	LOW	4 - 6'	3 - 5'	
Ribes sanguineum var. glutinosum	pink-flowering currant	S	LOW	5 - 12'	5 - 12'	Y
HYDROZONE 4: REAR COURTYARD						
Cercis occidentalis	western redbud	T	LOW	10 - 20'	10 - 15'	Y
Berberis eurybracteata 'Soft Caress'	Soft Caress barberry	S	LOW	3 - 4'	3 - 4'	
Festuca californica	California fescue	G	LOW	1 - 3'	2'	Y
Iris douglasiana	Douglas' iris	P	LOW	1 - 2'	2 - 4'	Y
Juncus patens	common rush	P	LOW	1 - 2'	2 - 5'	Y

PLANT TYPES: G - GRASS P - PERENNIAL S - SHRUB Su - SUCCULENT T - TREE V - VINE

HEATH MELALEUCA
Melaleuca ericafolia

PEPPERMINT TREE
Agonis flexuosa

WESTERN REDBUD
Cercis occidentalis

WELO CALCULATIONS

Hydrozone # / Description	Hydrozone Area (sq ft)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	HA x PF/IE
Regular Landscape Areas					
1 - street tree planters	260	0.3	DRIP	0.81	96.30
2 - sidewalk raised planters	178	0.4	DRIP	0.81	87.90
3 - entry gate garden	105	0.3	DRIP	0.81	38.89
4 - rear courtyard	140	0.3	DRIP	0.81	51.85
Subtotals	**683**				**274.94**
Special Landscape Areas (SLA)					
none	0				
Total Landscape Area (LA)	683				
ETo =	**41.8**	Oakland			

ETWU must be < MAWA Estimated Total Water Use (gal/yr) = ETWU = ETo x 0.62 x [(PF x HA/IE) + SLA]	**ETWU**	**7,125**
Maximum Applied Water Allowance (gal/yr) = MAWA MAWA [residential formula] = ETo x 0.62 x [(0.55 x LA)+(0.45 x SLA)]	**MAWA**	**9,735**

VARIEGATED STRIPED RUSH
Baumea rubiginosa 'Variegata'

COMMON RUSH
Juncus patens

SKYSCRAPER SENECIO
Senecio 'Skyscraper'

COAST BUCKWHEAT
Eriogonum latifolium

PINK-FLOWERING CURRANT
Ribes sanguineum

CORAL ALOE
Aloe striata

PANORAMIC
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2554 COLLEGE AVE.
BERKELEY, CA

THE GARDEN ROUTE
Sustainable Landscape Architecture & Construction
151 Haskins Way - Suite E
South San Francisco, CA 94080
PHONE 800-551-1123 / FAX 650-583-3466

REVISIONS

No.	Date	Title
1	2022.03.25	ZONING RESUBMITTAL

Registration and Signature

LANDSCAPE PALETTE & INSPIRATION IMAGES

Lead Associate: J. Mathers
Principal: R. Radford
Job Name: 2555 College
APN: 055 184702000

SHEET NO.
L.2

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2555 College Avenue

Use Permit #ZP2022-0019 to demolish two single-story (11 feet, 9 inches) commercial structures with a combined size of 834 square feet and construct a, four-story (47 feet, 3 inches), 10,024 square-foot multifamily residential building with 11 units (one Very-Low Income), utilizing State 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.

When: Thursday, April 27, 2023, 7:00 PM.
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please see the Agenda for details: *https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/2023-03-30_ZAB_Agenda.pdf*

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: Medium Density Residential
- Zoning: R-3 Multiple-Family Residential

B. Zoning Permits Required:

- Use Permit to demolish two non-residential buildings, under Berkeley Municipal Code

(BMC) Section 23.326.070
- Use Permit to construct a multifamily dwelling building, under BMC Section 23.202.020
- Administrative Use Permit to construct an accessory structure that deviates from development standards, under BMC Section 23.304.060(C)(2)

C. Concessions and Waivers – Pursuant to State Density Bonus Law (CA Gov't Code Section 65915)

- Concession of BMC Section 23.202.100(E)(1) to reduce the residential useable open space requirement from 2,200 square feet to 0 square feet
- Concession of BMC Section 23.202.100(E)(1) to increase the height limit to allow for units on the ground level, rather than maintain a basement
- Waiver of BMC Section 23.202.100(E)(1) to exceed the height limit of 35 feet and permit a 47-foot-3-inch tall building
- Waiver of BMC Section 23.202.100(E)(1) to exceed the three-story limit and permit a four-story building
- Waiver of BMC Section 23.202.100(E)(2) to reduce the required rear setback from 15 to 5 feet
- Waiver of BMC Section 23.202.100(E)(2) to reduce the required front setback from 15 to 1 foot-6 inches
- Waiver of BMC Section 23.202.100(E)(2) to reduce the street side setback from 10 foot maximum to 1 foot-6 inches
- Waiver of BMC Section 23.202.100(E)(2) to exceed the lot coverage limit of 45 percent to permit 63 percent

D. CEQA Recommendation: Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation, Monitoring, and Reporting Program (MMRP) prepared pursuant to Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

E. Parties Involved:
- Applicant Isaiah Stackhouse (Trachtenberg Architects), Berkeley, CA
- Property Owner Donald Lawson Jr., Emeryville, CA

Further Information:
All application materials are available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.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, Katrina Lapira, at (510) 981-7488or klapira@cityofberkeley.info.

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

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@cityofberkeley.info. 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, which is released around noon one day before the public hearing; or
- **Correspondence received after 5:00 PM two days before** 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@cityofberkeley.info) 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 fourteen (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 ninety (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 ninety (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.

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

Neighborhood Meeting Attendance Sheet (Online)

2555 College Ave.
Berkeley, CA 94704
January 21, 2022

NAME	ADDRESS	EMAIL
Jason Lan		
Barbara Lloyd		
Steve Konefklatt	2707 Parker St Berkeley, CA 94704	
Eric Panzer		ehpanzer@gmail.com
Claudia		
Colette		
Naomi Janowitz		nhjanowitz@me.com
Nora Li Homes	2601 College Berkeley, CA 94704	nora.li@gobhg.com

Neighborhood Meeting Notes

Jason L.	Lives @ the south-side by Parker What is the estimated time of construction?
Steven K.	Lives next door and has lived there for 40 years Rooftop solar concerns Rooftop solar on the new proposed building
Nora H.	Realtor Likes to see the lot developed Concerns about driving and parking availability for target market

From: Steven KoneffKlatt
To: James, Ashley
Subject: 2555 College
Date: Friday, March 04, 2022 4:15:11 PM

I am the uphill neighbor for this project. I live in a 1908 built home. This building project next door to me is a big deal. My family and I have lived here for 40 years. Please put me on a list so I may be contacted when anything happens to this project.

Respectfully,

Steve KoneffKlatt

2707 Parker St
Berkeley Ca 94704
510-333-5489

Received
FEB 14 2023
Land Use Planning

January 31, 2023

To: klapira@cityofBerkeley.info
From Nancy Perry and Robert Heath, 2713 Parker St. Berkeley
Dear Ms. Lapira,
My husband and I want to register, in the strongest possible way, our objection to the part of the plan for the corner of Parker and College that eliminates the parking for 11 new housing units, parking that was promised in the first announcement.

My estimate is that parking spots will be needed for anywhere from 11 to 38 additional cars. I base the number on 1 car per housing unit to one car per room of the units that will most likely be occupied by Cal students. Even if the building somehow caused only 8-10 new cars to need parking space in the area it would be untenable. Our parking situation is already full.

I've attached a few pictures of the parking on this block. Some of the houses have no off-street parking and no ability to build any spots because of the way the houses were situated on the lots 100+ years ago.

I recall that the first version of this project did include underground parking. I remember being relieved at the time. Now I see that you get some kind of cost reduction incentive for "eliminating the cost of the basement." You don't call it the PARKING, but the basement.

You eliminated the parking.

You also get a cost reduction concession for eliminating the rooftop open space . Why should we, the building's neighbors care about you, the builder, getting cost reductions? We would like you to build only what you can afford, and only what makes sense for the street. You've asked for a waiver to make the building a full story higher than originally planned while eliminating the parking. And you keep calling the "very-low-income households" aspect 14% when you might more honestly say ONE unit. Finally, 16 bicycle spaces might be nice for the tenants of the building, but they do nothing for the residents of the immediate blocks around the building. There is a thread of disingenuousness that runs through your presentation.

Other pressures on our parking are 2 churches, one that has no parking, a mosque that has no parking, a theatre that has no parking, and Cal football games and other Cal activities like attendance at the Greek Theatre.

I don't want to be rude or aggressive, but I want this plan scrapped and the parking, at least 10-12 spots built into the plan. This building will make money for someone, so please don't try to appeal to your neighbors to make unreasonable concessions.
Don't build there if you can't do it well and reasonably.
Respectfully,
Nancy Perry and Robert Heath

Nancy Perry

Addendum to letter to land use planning, city of Berkeley

The day after I completed the letter enclosed here, I happened to bump into a man named Michael Thomas on the property. He's from the development project. I offered my complaint about the parking and he explained that there was a plan to deny the new tenants the parking permit that all the rest of us have. He actually said this like it's a solution!

What kind of person wants tenants to start a new life in a situation that is bound - eventually - to create resentment and animosity? Don't think that getting tenants who don't own cars will hold up as a solution; eventually someone will have a partner who has a car. That person may move in or not, but will eventually start parking on the block, and then will want a permit. You should be wary of inviting the litigation that might follow.

Student/tenants who park on the block illegally may have parents who will pay their fines as a cost of living in a crowded area. Or they may, again, see litigation as their solution.

If you can't build the parking, don't build the building, please.

Nancy Perry


STOP