ZONING ADJUSTMENTS BOARD

STAFF REPORT

FOR BOARD ACTION
JANUARY 25, 2024

2587 Telegraph Avenue

Use Permit #ZP2023-0068 for a State Density Bonus project that would demolish a two-story retail building and construct an eight-story (90-feet, 3-inches) 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low-Income units (VLI), 2,903 square feet of ground floor commercial, and 78 long term and six (6) short term bicycle parking spaces.

I. Background

A. Land Use Designations:

- General Plan: Avenue Commercial (A-C)
- Zoning: Telegraph Avenue Commercial District (C-T)

B. Zoning Permits Required:

- Use Permit under Berkeley Municipal Code (BMC) Section 23.204.020(A) to construct a mixed-use residential development
- Use Permit under BMC Section 23.204.020(A) to construct a multi-family dwelling
- Use Permit under BMC Section 23.204.030(A) to create new gross floor area of 5,000 square feet or more
- Use Permit under BMC Section 23.204.110(D)(4) to allow for the height to be 65 feet and five (5) stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building

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

- Waiver of BMC Section 23.204.110(D)(1) to allow for a Floor Area Ratio (FAR) of six (6) where four (4) is the maximum allowed in the south of Dwight Way
- Waiver of BMC Section 23.204.110 (D)(4) to allow for an increase in building height - up to 90 feet and 3 inches and eight (8) stories, where 65 feet and five (5) stories is the limit

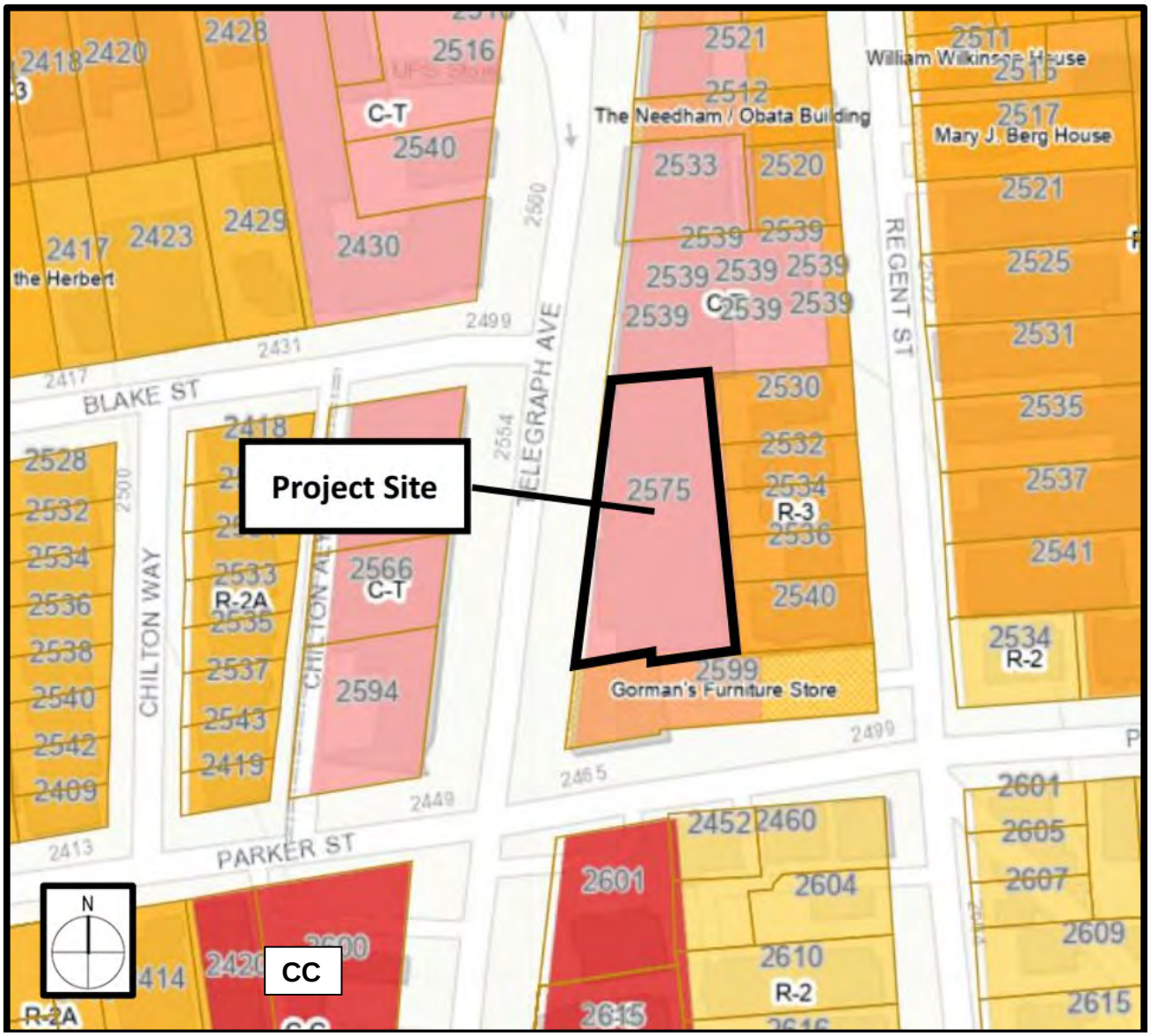
- Waiver of BMC Section 23.304.030(C)(2)(a) to reduce the required rear yard setback from ten (10) feet to five (5) feet

D. CEQA Recommendation: It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 ("Infill Development Project") of the CEQA Guidelines. The determination is made by ZAB.

E. Parties Involved:

- Applicant — Christian Cerria with Gilbane Development Company, 7 Jackson Walkway Providence, RI 02903
- Property Owner — Gilbane Development Company, 7 Jackson Walkway Providence, RI 02903

Figure 1: Zoning Map



Legend:
Zoning
C-T – Telegraph Avenue Commercial
C-C – Corridor Commercial
R-2 – Restricted Two-Family Residential
R-2A – Restricted Multiple-Family Residential
R-3 – Multiple-Family Residential District

Figure 2: Vicinity Map

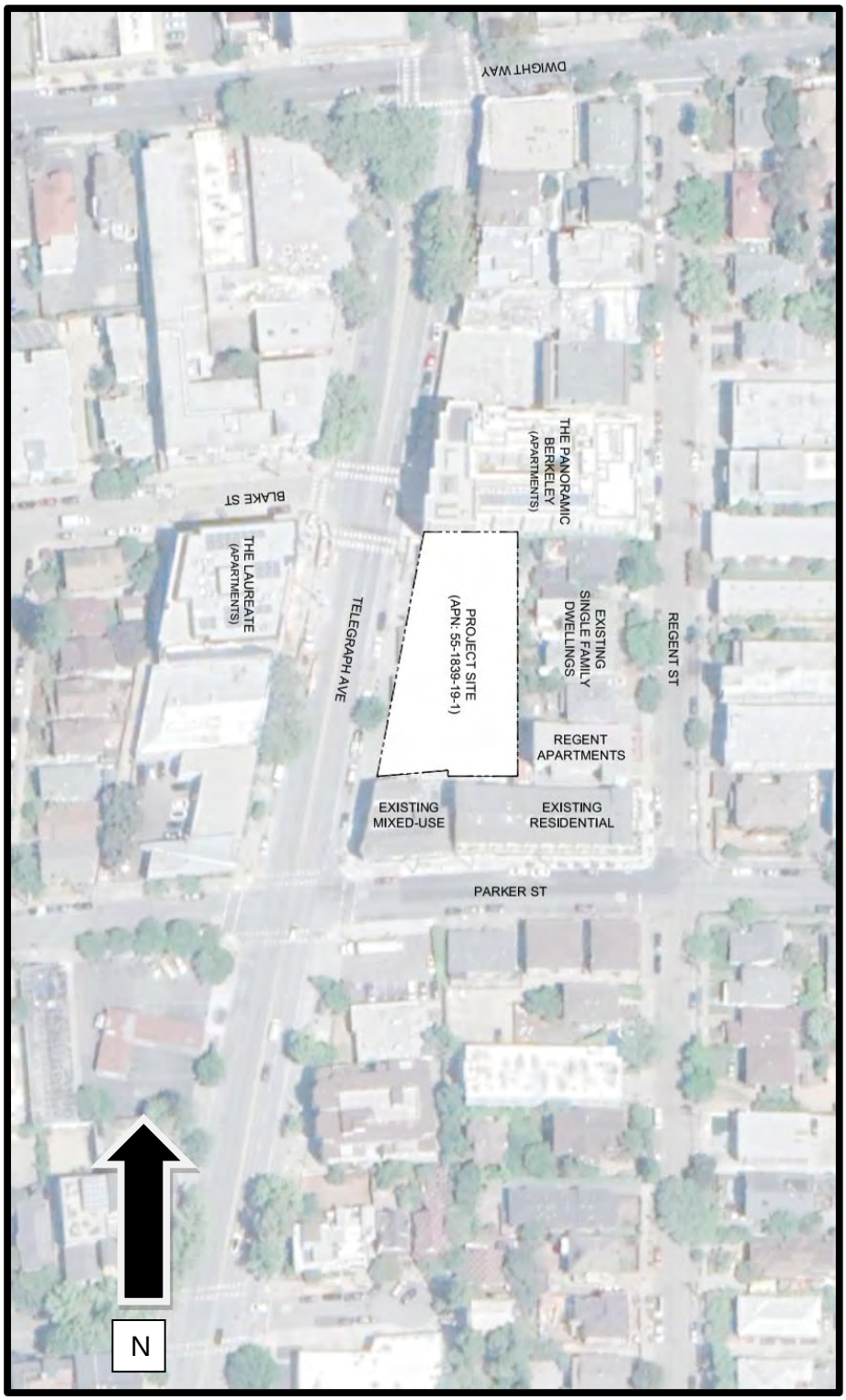


Figure 3: Proposed Site Plan

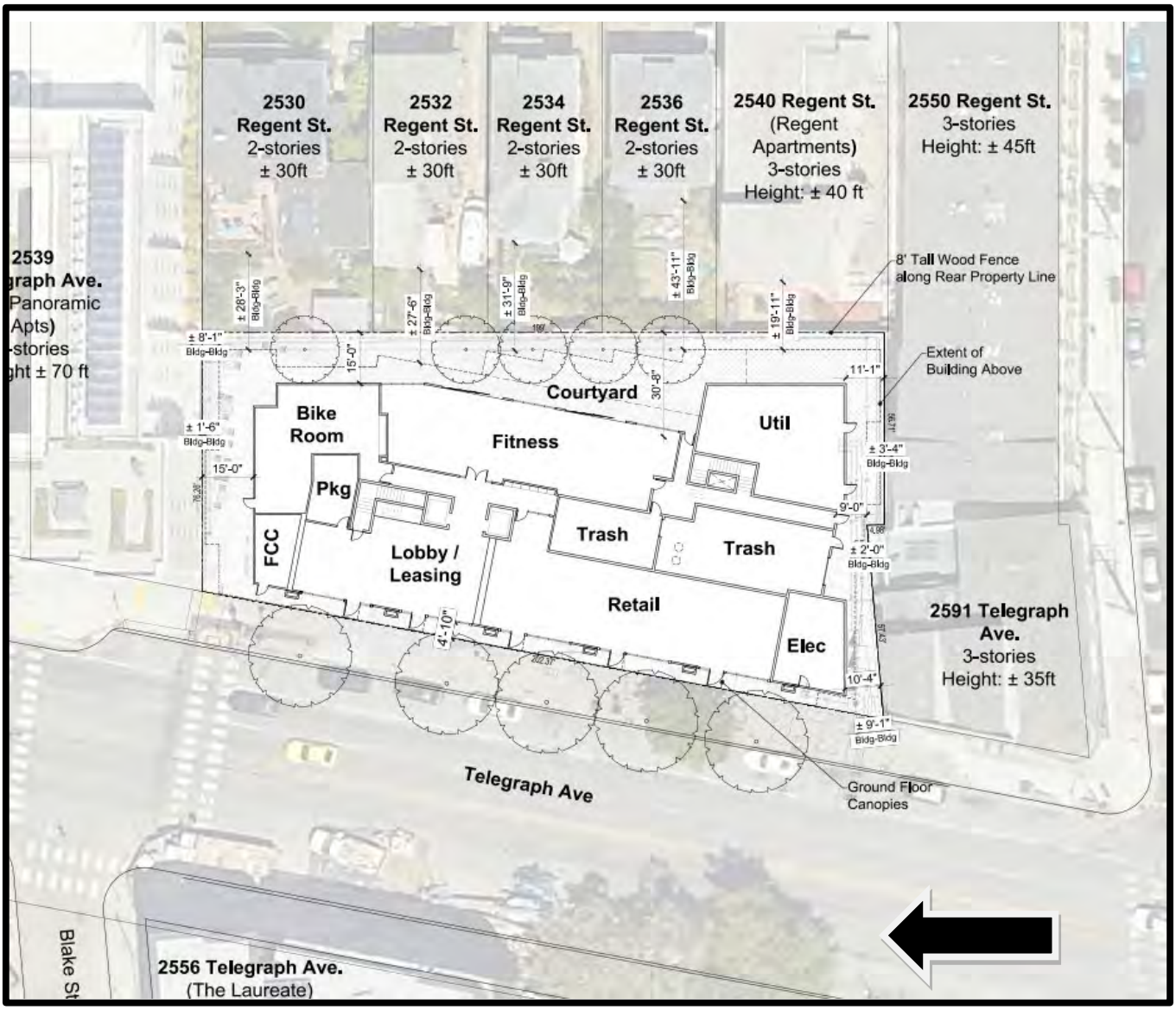


Figure 4: Proposed Front Rendering – Looking southeast from Telegraph and Blake

Figure 5: Proposed East (Rear) Elevation

Figure 6: Proposed South Elevation

Figure 7: Proposed North Elevation

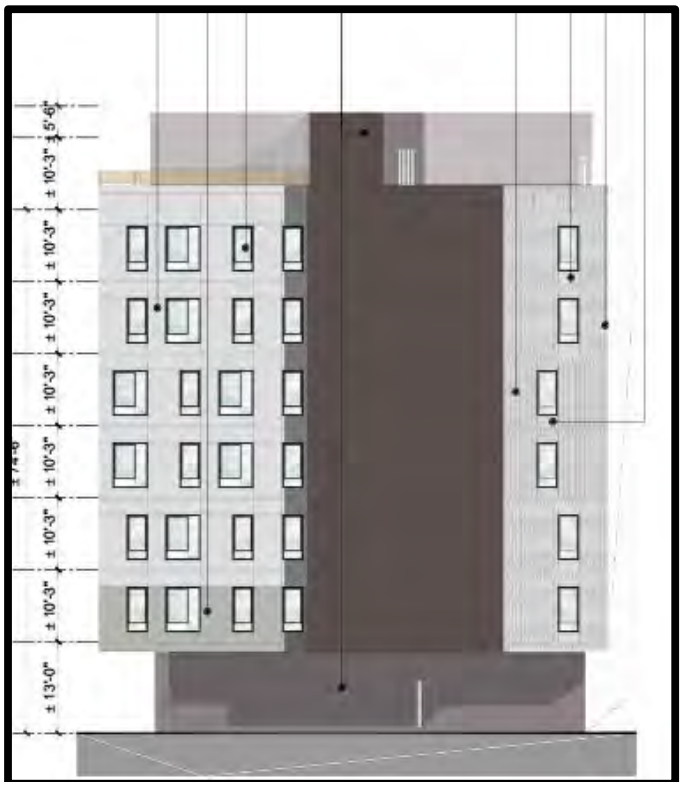


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		2-Story Retail Building	Telegraph Avenue Commercial (C-T)	Avenue Commercial (AC)
Surrounding Properties	North	Apartments – "The Panoramic"	C-T	AC
	South	Mixed Use Residential/Retail and Residential Building	C-T and (R-2) Restricted Two-Family Residential	AC and Low Medium Density Residential (LMDR)
	East	Single-family dwellings and "Regent Apartments"	Multiple-Family Residential District (R-3)	Medium Density Residential (MDR)
	West	Retail, restaurants and a Mixed-Use Residential building "The Laureate"	C-T and R-2A – Restricted Multiple-Family Residential	AC and MDR

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 includes 2,903 square feet of commercial space and is therefore not subject to this requirement.
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)[1]	Yes	The project would include five or more market rate dwelling units and is therefore subject to the affordable housing provisions of BMC 22.20.065.
Alcohol Sales/Service	No	The applicant is not proposing alcohol sales or service with this permit
Creeks	No	The project site is not located within a creek buffer
Density Bonus	Yes	The proposed project would provide 6 VLI units, or 15 percent of the Base Project units (35), and qualifies for a 50 percent density bonus, or 18 bonus units (53 allowed, 52 proposed) under State Density Bonus Law. See Section III.B for discussion.
Historic Resources	No	The building is not designated as a Landmark by the City, and is less than 40 years in age; therefore, no Landmark Preservation Commission review or hearing is required.
Housing Accountability Act[2]. (Gov't Code Section 65589.5(j))	Yes	The project is a mixed-use development that meets the definition of a "Housing Development

[1] Project vested under SB 330 on/before March 31, 2023, prior to effective date of new inclusionary housing requirements and is therefore subject to the Affordable Housing Mitigations in BMC 22.20.065 that was in effect at the time of vesting.
[2] 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

		Project" pursuant to Government Code Section 65589.5(h)(2)2. The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies. See Section III.B of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB330) [3]	Yes	The project is a project is a mixed-use project that meets the definition of a "Housing Development Project" pursuant to Government Code Section 65589.5(h)(2)2. See Section III.A of this report for additional discussion on the sections of SB330 that apply to the project.
Oak Trees	No	There are no oak trees on the project site
Rent Controlled Units	No	The are no residential units on the project site.
Residential Preferred Parking (RPP)	No	The site is not located in an RPP zone. Also, newly constructed dwellings would not be eligible to participate in the RPP program.
Seismic Hazards (SHMA)	No	The site is not located within an area susceptible to liquefaction, fault rupture, or landslides as shown on the State Seismic Hazard Zones map.
Soil/Groundwater Contamination	Yes	The project site is not listed on the Cortese List (an annually updated list of hazardous materials sites). However, it is located within the City's Environmental Management Area and abuts a lot that is on a leaky underground storage tank cleanup site (2539 telegraph Avenue). City's Toxics Management has reviewed the Phase I and II analyses. Given the presence of a recognized environmental condition and some contaminants in excess of environmental screening levels as evidenced in the Phase I and II, the City required the applicant to enter into a regulatory agreement with the San Francisco Water Resources Quality Control Board requiring oversight of the clean-up effort on the project site. Standard Conditions of Approval related to hazardous materials would also apply to the project (See Attachment 4).
Transit	Yes	The project site is served by multiple bus lines (Line 6 and 51B) and is 1 mile (a 7-minute walk) from the Downtown Berkeley Bay Area Rapid Transit (BART) Station.
Transportation Demand Management	Yes	Residential projects in the Southside Plan area are exempt from the transit benefit requirements of

uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing.

[3] Government Code §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 (5) 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 §65920)).

		BMC 23.334.030.B; however, the developer has agreed to provide unlimited local bus passes to each unit.

Table 3: Project Chronology

Date	Action
February 23, 2023	SB 330 complete preliminary housing development project application deemed complete
May 26, 2023	Use Permit Application submitted
June 26, 2023	Application deemed incomplete
July 20, 2023	Revised application materials submitted
August 18, 2023	Application deemed incomplete
September 14, 2023	Revised application materials submitted
October 12, 2023	Application deemed incomplete
October 13, 2023	Application deemed complete
December 21, 2023	DRC hearing
January 11, 2024	Public hearing notices mailed/posted
January 25, 2024	ZAB hearing

Table 4: Development Standards

Standard BMC Sections 23.204.110		**Existing**	**Proposed Total**	**Permitted/ Required**
Lot Area (sq. ft.)		18,780	Same	N/A
Gross Floor Area (sq. ft.)		14,427	112,562	N/A
Floor Area Ratio		0.77	6	4
Dwelling Units	Total	0	52	53 max. (with DB)
	Affordable	0	6	6 min to qualify for DB
Building Height	Maximum (ft.)	29	90’ 3”	65”
	Stories	2-stories	8	5
Building Setbacks (ft.)	Front	0-25	2	0
	Rear	0-8	5	10
	Left (east) Side	0	1	0
	Right (west) Side	0-5	1	0
Lot Coverage (%)		77	89	100 max.
Usable Open Space (sq. ft.)		0	5,105 (Balconies – 1,040	40 min/unit (2,080 s.f.)

Standard BMC Sections 23.204.110		Existing	Proposed Total	Permitted/ Required
			and Common UOS – 4,065)	
Percent Landscaped		0	40% of min. required. (833 sq. ft.)	832 (40% of 2,080)
Parking	Automobile	0	0	0 min
	Bicycle Long Term	0	78	78 min (1 space per 3 bedrooms)
	Bicycle Short Term	0	6	6 min (1 space per 40 bedrooms)
Abbreviations: s.f.= square; ft. = feet; DB = Density Bonus;min.=minimum; max.=maximum; % = percent				

II. Project Setting

A. Neighborhood/Area Description: The project site is located at 2587 Telegraph Avenue, north of Parker Street, south of Dwight Way and west of Regent Street. The project is located within the Telegraph Avenue Commercial (C-T) zoning district and within the Southside Area Plan. The project site is surrounded by a variety of commercial, retail and residential (in mixed uses buildings) uses to the north, south and west across Telegraph Avenue. The mixed-use residential buildings range in height from three (3) to six (6) stories. Directly to the east of the site, there are smaller apartment projects and single-family residences ranging in height from two (2) to three (3) stories. Bus stops are located to the north at Telegraph Avenue and Dwight Way, and to the south at Telegraph Avenue and Parker Street. The project is located 1 mile from the Downtown Berkeley BART station.

B. Site Conditions: The project site is located on the east side of Telegraph Avenue. The parcel has 202 feet of frontage along Telegraph Avenue, and the width of the lot ranges between about 76 feet on the northern end to 115 feet on the southern end. The 18,870 square foot lot contains an existing 14,427 square foot commercial structure which contains six (6) commercial spaces. Some street parking is located in front of the project site on Telegraph Avenue. There is no vehicular access into the property. The project site does not contain protected, culverted, or historic creek beds and is not subject to seismic hazards.

III. Project Description

A. Proposed Project: The proposed project would involve the demolition of a two-story retail building and construction of a new eight-story (90-foot,3-inches) 112,562 square-foot mixed-use residential development with 52 dwelling units, including six (6) Very Low Income (VLI) units, 2,903 square feet of ground floor commercial, and 73 long term and six (6) short term bicycle parking spaces. No vehicle parking spaces are proposed. The major components of the proposed mixed-use building are as follows:

- 52 dwelling units (Units are a mix of 1-6 bedrooms with 232 bedrooms total)
- 2,903 square feet of ground floor commercial space
- 5,105 square feet of useable open space provided as roof decks, lounge areas and private balconies
    - 2,633 square foot courtyard on the ground floor
    - 1,020 square foot shared balcony on the third floor
    - Two roof terraces on the eighth floor (750 square feet and 740 square feet)
- 2,044 square foot fitness room
- Study pods on each floor
- 350 square foot amenity room on eighth floor
- 78 Long-Term and six (6) Short-Term bike parking spaces
- Five (5) new street trees on Telegraph

B. Base Project and Density Bonus Project: The applicant has requested a density bonus under the State Density Bonus Law. Under the City's density bonus procedures, the "base project"[4] includes 35 residential units and five stories. By providing six (6) Very-Low Income (VLI) units on site (15 percent of the 35-unit base density), the project is eligible for a 50 percent density bonus, or eighteen (18) units; however, the applicant chose to include seventeen (17) bonus units. The resulting proposed project would be an eight-story building with 52 dwelling units.

Table 5: Density Bonus – California Government Code 65915

Base Project Units*	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units*	Proposed Project Units
35	6 VLI (15% of BP)	50%	18 allowed (50%x35)	52 (Includes 17 additional units)

[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, §65915(f).

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

IV. Community Discussion

A. Neighbor/Community Concerns: Prior to submitting this application to the city, the applicant invited interested neighborhood organizations as well as owners and occupants within 300 feet of the project to a project preview meeting. The meeting was held prior to May 2023, and attended by four people. Based on meeting notes provided by the applicant, the summary of concerns was about lack of privacy, increased light from buildings, reduced sunlight to houses and rear yards, and noise levels affecting single family homes directly east of the site. The pre-application poster was installed by the applicant in May, 2023. On January 11, 2024, the City mailed public hearing notices to property owners and occupants, interested neighborhood organizations, and the City posted notices within the neighborhood in three locations. At the time of this writing, staff has not received any communications regarding the project.

B. Landmarks Preservation Commission: The project would demolish a commercial building that is less than 40 years in age; therefore, no Landmark Preservation Commission review or hearing is required.

C. Committee Review: The Design Review Committee (DRC) conducted Preliminary Design Review at a meeting held on December 21, 2023 where it forwarded a favorable recommendation to the ZAB and provided the following direction for Final Design Review (FDR): MOTION: (Gaffney, Mitchell) VOTE (6-0-0-1) (Kahn recused).

Recommendations

- *Further develop the West façade so it doesn't feel so massive; this may mean bringing some bays down to grade, and raising others; southern most tower could read more separately.*
- *Study materials on the West side and bring more information about reflectivity and heat gain.*
- *Visually raise the ground floor, or at least bring study of how this building transitions with adjacent structures.*
- *Study the first floor and accurately show the grade change in the elevations. Call out the height to the bays.*
- *Windows on the west façade should have more logic, but also less repetition.*
- *Study a stronger top building feature.*
- *Introduce more color and detail on the east façade.*
- *DRC supports tall green landscape buffer in the back, but consider an alternate tree species and plan for additional screening as well.*
- *Ask neighbors what would make the building more palatable and report back at FDR.*
- *Consider permeable pavers, if recommended by Public Works.*

- *Although a ZAB issue, there was support for more retail, even if it reduced the lobby area.*
- *If supported by Public Works, there was a recommendation to continue new street trees to Parker.*
- *Provide an alternate for the coast iris at FDR.*

Details to Provide at FDR

- *Windows*
- *All exterior details*
- *Parapets*
- *Awnings*
- *Railings*
- *Storefront*
- *Landscape at Eastern edge*
- *More specific planting plan*

V. Issues and Analysis

A. CEQA Exemption: The project site is located within the City's Environmental Management Area; however, it is not listed on a Cortese List. Consistent with guidelines published by the Bay Area Air Quality Management District,[5] the City requires development projects that include both demolition and construction to substantiate a categorical exemption by providing an air quality assessment that indicates compliance with criteria air pollutant screening thresholds. An air quality assessment report was prepared by the project consultant anticipating no significant air quality impact from with project construction pollutants, in support of the categorical exemption. (See Attachment 5 – Air Quality Assessment.)

In addition, Phase I and Phase II reports were submitted by the applicant which indicate Recognized Environmental Conditions on the site and exceedances of residential environmental screen levels. Staff is including a Condition of Approval that requires oversight of this site condition by the San Francisco Bay Regional Water Quality Control Board (RWQCB) (See Attachment 1 – Findings and Conditions). The applicant has entered into an Oversight Agreement with the San Francisco Bay RWQCB to oversee further study of potential water contamination at the project site, and to determine the project's impact to groundwater. (See Attachment 4 – San Francisco Bay RWQCB Oversight Agreement.) Also, standard Conditions of Approval related to hazardous materials would apply.

Since the age of the existing non-residential building (proposed to be demolished) is less than 40 years, the demolition is not subject to an LPC referral, pursuant to BMC 23.326.070. The existing building, constructed in 1986 (37 years of age in 2023), does

[5] Bay Area Air Quality Management District. 2022. California Environmental Quality Act Air Quality Guidelines. Available: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines

not appear to exhibit any qualities of "exception significance." and no further evaluation of its eligibility as a potential historic resource is required.

The project is also categorically exempt from CEQA under Section 15332 ("Infill Development Projects"). The project meets all of the requirements of this exemption, as follows:

A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
C. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
D. The project would not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions would address potential impacts related to traffic, noise, air quality, and water quality.
E. The site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

Therefore, Staff recommends a determination that the project is categorically exempt from CEQA, pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") and Section 15332 ("Infill Development Projects").

B. Senate Bill (SB) 330 – Housing Crisis Act of 2019: The Housing Crisis Act, also known as SB 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. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for 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 (5) 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 January 25, 2024 ZAB hearing represents the second public hearing for the proposed project since the project was deemed complete. The City can hold up to three (3) 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 the historic resource evaluation submitted with the application on May 26, 2023, the property does not appear to be historically significant because the building is less than 40 years old 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 building was permitted in 1982, but due to construction and weather delays, was not completed until July 1985 for the shell and 1986 for tenant improvements. 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. The project was deemed complete on October 13, 2023. Should ZAB determine the application is categorically exempt from CEQA at the January 25, 2024 public hearing, the application must be approved or disapproved by March 25, 2024.

C. Housing Accountability Act Analysis: 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 reduce 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. All findings discussed below are subject to the requirements of Government Code Section 65589.5.

As described in Table 4 above, the project complies with the applicable zoning standards. While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings. The ZAB still has the discretion to approve, deny or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

D. Density Bonus Concessions and Waivers: The project is entitled to three (3) concessions (or incentives), under Government Code Section 65915(d) for providing at least 15 percent of total units to very low-income households, 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.

- **No concessions requested**

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 waivers from the following development standards:

- Waiver of BMC Section 23.204.110 (D)(4) to allow for an increase in building height up to 90 feet and 3 inches and eight (8) stories, where 65 feet and five (5) stories is the limit
- Waiver of BMC Section 23.204.110(D)(1) to allow for a floor area ratio of six (6) where four (4) is the maximum south of Dwight Way
- Waiver of BMC Section 23.304.030(C)(2)(a) to reduce the required rear yard setback from ten (10) feet to five (5) feet

The waivers are requested because it is necessary to physically accommodate the additional 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-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.

VI. Other Considerations

The following analyses of conformance with district purposes, use permit findings for non-detriment, and the 2002 General Plan goals and policies are provided for informational purposes only, to provide context; they are not required because the proposed project is HAA-compliant.

A. Demolition of Non-Residential Buildings: Pursuant to BMC Section 23.326.070 the demolition of 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 nonresidential buildings will not be detrimental to the commercial needs of the neighborhood, as the project involves redevelopment of an underdeveloped lot with a new mixed-use building with ground floor commercial space that would be compatible with existing development patterns along Telegraph Avenue. Staff finds that the project aligns with the General Plan and C-T zoning district goals and objectives to promote appropriate new mixed-use infill development that would be compatible with the area.

B. General Non-Detriment: BMC Section 23.406.040 states that before the ZAB approves an application for a Use Permit, it must find that the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the 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. A discussion of the project's potential impact to sunlight, air or views follows:

1. The project approval 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. Shadows: According to the shadow studies submitted for the project (see plans, Attachment 2), new shadows would be cast on existing residential and commercial buildings throughout the year. During the summer months new shadows would shade existing residential units and non-residential uses to the west of the project in the morning hours, to the north around noon, and southeast and east of the project in the evening hours. New shadows would also be cast on existing residential and commercial uses to the northwest in the morning, to the north around noon, and to the east in the afternoon during winter months.

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 existing urban residential environment. These effects are not found to be detrimental because they are limited in duration and will not persist for extended periods of time throughout the year.

Shadow impacts on adjacent residential uses are to be expected because the subject site is located in the C-T district, which allows heights of up to 65 feet with a use permit and roof top projections beyond the base height with an administrative use permit. The additional height above the district limits would cast shadows in the affected directions further than if the project were limited to the base district height standards. Staff recommends that shadow impacts from the project would be reasonable and not detrimental.

3. Air: Staff believes the proposal would be consistent with the existing development and building-to-building separation pattern – or air – in this C-T neighborhood because the buildings would provide adequate setbacks and separation on front rear and sides of the building. The C-T zone does not require setbacks unless the project is abutting or confronting a residential district.

4. Views: The proposed project would not result in additional obstruction of significant views in the neighborhood because the area is generally flat, developed with two- to six-story buildings and there are limited significant views as defined in BMC Section 23.502.020 (Defined Terms) available to residences in the area.

C. Findings for Use Permits in C-T District: Pursuant to BMC 23.204.110(E), in order to approve any Use Permit in the district, the ZAB must find that the project:

1. Is compatible with the purposes of the district. The project is consistent with the following district purposes:

- Implement the General Plan's designation of Avenue Commercial for this area;
- Implement the Southside Plan's designation for the Telegraph Avenue Commercial Subarea;
- Regulate development in the Telegraph Avenue area to satisfy the needs of the population groups using the district, especially the University population and the surrounding resident population;
- Encourage the availability of a variety of goods and services which serve residents in the district and the University population but do not generate a high volume of vehicular traffic;
- Allow for uses which maintain the cultural quality of the district giving it its regional appeal without generating substantial vehicular traffic;
- Discourage uses which, because of size, the type of the products sold, vehicular traffic generated or other considerations, are more appropriately located elsewhere in the city;

- Encourage a mix of goods and services which will prevent the dominance of any one type of use and which will produce variations within the same category of uses;
- Encourage the establishment and maintenance of uses which will satisfy the needs of all age groups and attract a range of users and interests;
- Encourage the creation of additional housing in the district which is affordable, including housing for those who work or study nearby;
- Encourage those uses and structural architecture that reinforce, and discourage those uses and architecture that interrupt, the pedestrian orientation of the district;
- Encourage mixed commercial and residential uses;
- Encourage the redevelopment of single-story structures that are not historically significant resources with housing and mixed-use development;
- Protect and enhance historically and architecturally significant buildings by ensuring that new development and alterations complement their existing architectural character;
- Encourage the establishment and survival of small, locally-owned businesses, thereby contributing to the vitality and diversity of the district;
- Discourage the type of commercial use whose establishment will contribute to the displacement of businesses that supply neighboring residents with essential goods and services;
- Ensure that new buildings, additions and renovations harmonize with and enhance the unique character of the district;
- Provide environmental protection for the residents of mixed residential commercial structures and surrounding residents from such detriments as noise, fumes and litter;
- Preserve the ethnic diversity of the resident population and users of the district and of the types of businesses providing ethnically diverse goods and services in the district;
- Protect and encourage the development of properties accessible to the disabled for both residential and commercial use;

2. Encourages and maintains the present street frontage of the district;

3. Does not interfere with the continuity of retail or compatible service facilities at the ground level;

4. Does not interrupt a continuous wall of building facades;

5. Is compatible in design and character with the district and the adjacent residential neighborhoods;

6. Does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; and

7. Complies with the Southside Plan's adopted Mitigation Monitoring Program (MMP). (Ord. 7810-NS § 6, 2022: Ord. 7787-NS § 2 (Exh. A), 2021)

Staff Analysis: The proposed 52 new residential units (including six VLI units), and 2,903 square feet of commercial space would reinforce the City's effort to redevelop underutilized sites in a way that would increase the quality of the built environment and provide new housing and commercial opportunities. The project would further the purposes of the district by increasing the neighborhood population with new residents of mixed income. The proposed ground floor commercial space and new street trees would enhance the street level façade and extend the existing ground-level activation on Telegraph Avenue.

E. Increased Height. The project includes a Use Permit to increase the allowed height to 65 feet and five (5) stories. In order to approve the use permit for the increased height, the ZAB must determine that the project will not result in a significant reduction in sunlight on Telegraph Avenue. The shading studies for the project show that the proposed building would add shade on Telegraph Avenue in the morning hours, but by noon, the building would not result in shade on Telegraph. Therefore, the reduction in sunlight resulting from the increased height of the building is considered not significant.

F. Rooftop Projections: The project would include a stair and elevator shaft on the top of the building that exceed the height allowed. Pursuant to BMC Section 23.304.050(A) mechanical penthouses, elevator equipment rooms, and cupolas, domes, turrets, and other architectural elements that exceed the height limit require approval of an Administrative Use Permit. For the ZAB to approve the Administrative Use Permit, these features cannot provide floor area that would represent more than 15 percent of the average floor area of all of the building's floors and cannot be used as habitable space or for any commercial purpose. The total floor area of the project's stair and elevator shafts are a total of approximately 582 square feet that would be approximately 12.5 percent of the average floor area of the project. Therefore, the rooftop projections are below the required standard of 15 percent.

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

1. Policy LU-3–Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.

2. Policy LU-7–Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.

3. Policy UD-16–Context: The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the

built environment is largely defined by an aggregation of historically and architecturally significant buildings.

4. Policy UD-24–Area Character: Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

   Staff Analysis: The project would be compatible with surrounding land uses, which includes mixed use residential, apartments and commercial uses to the north, south and west and apartments and single-family residential uses to the east. The height of the building is consistent with other buildings in the area, which range from 2-story to 6-story. The proposed project architecture is an improvement to the existing building and the design and scale are in keeping with other mixed-use residential buildings on Telegraph Avenue. The project would reinforce the City's effort to redevelop underutilized sites in a way that would increase the quality of the built environment and provide new housing and commercial opportunities.

5. Policy LU-23–Transit-Oriented Development: Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.

   Staff Analysis: The project would help to encourage transit use and reduce greenhouse gas emissions from motor vehicles by locating housing in proximity to transit, the university, jobs, and basic goods and services without providing vehicle parking. Several transit lines have stops within a block of the project and the Downtown Berkeley BART station is located 0.4 miles from the project site, which has connecting service throughout the Bay Area.

6. Policy H-19–Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

   Staff Analysis: The project would provide six (6) dwelling units for very low-income households in addition to increasing the City's housing supply by adding new dwelling units in close proximity to the university and transit.

7. Policy EM-5–"Green" Buildings: Promote and encourage compliance with "green" building standards. (Also see Policies EM-8, EM-26, EM-35, EM-36, and UD-6.)

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

   Staff Analysis: The proposed project would be constructed to the latest building codes which include green building standards. Roof-top solar would be provided and gas appliances would not be allowed.

H. Plan Consistency: The Southside Plan, adopted in 2011, also contains several policies applicable to the project, including the following:

1. Policy LU-A1.A: Encourage a variety of housing types to be built in the Southside, including houses, condominiums, townhouses, apartment buildings, group living quarters, and loft-style housing, and encourage owner-occupied housing, rental housing, cooperatives, and co-housing.

2. Policy LU-A1.B.: Require that new housing developments include units that are affordable to households that qualify as low income through the City's inclusionary housing ordinance or other regulatory mechanism in a manner consistent with State law.

3. Policy LU-F14: Mixed-use buildings with housing above retail uses are the preferred land use throughout this [Telegraph Commercial] subarea.

   Staff Analysis: The project would include redevelopment of an underutilized lot and construction of a mixed-use building which provides 52 dwelling units, including six (6) units for very low-income households, and a commercial ground floor.

4. Policy LU-F18: Encourage and support transit and other alternatives to automobile use in the Southside.

   Staff Analysis: Consistent with the policies of the Southside Plan the project would provide no off-street parking, thereby encouraging other modes of transportation including transit and cycling.

VI. 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. **FIND** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines ("Infill Development Project"); and

B. **APPROVE** Use Permit pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:
1. Findings and Conditions
2. Project Plans, received January 5, 2024
3. Notice of Public Hearing
4. Regulatory Agreement with the California Water Boards
5. Air Quality Assessment
6. Mitigation Monitoring and Reporting Program

Staff Planner: Lisa Gordon and Nilu Karimzadegan

FINDINGS AND CONDITIONS
JANUARY 25, 2024

2587 Telegraph Avenue

Use Permit #ZP2023-0068 for a State Density Bonus project that would demolish a two-story retail building and construct an eight-story (90-feet, 3-inches) 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low-Income units (VLI), 2,903 square feet of ground floor commercial, and 78 long term and six (6) short term bicycle parking spaces.

PERMITS REQUIRED

- Use Permit under BMC Section 23.204.020(A) to construct a mixed-use residential development
- Use Permit under BMC Section 23.204.020(A) to construct a multi-family dwelling
- Use Permit under BMC Section 23.204.030(A) to create new gross floor area of 5,000 square feet or more
- Use Permit under BMC Section 23.204.110(D)(4) to allow for the height to be 65 feet and five (5) stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Waiver of BMC Section 23.204.110(D)(1) to allow for a floor area ratio of six (6) where four (4) is the maximum south of Dwight Way
- Waiver of BMC Section 23.204.110 (D)(4) to allow for an increase in building height - up to 90 feet and 3 inches and eight (8) stories, where 65 feet and five (5) stories is the limit
- Waiver of BMC Section 23.304.030(C)(2)(a) to reduce the required rear yard setback from ten (10) feet to five (5) feet

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines ("Infill Development").

The project meets all of the requirements of this exemption, as follows:

A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
C. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.

D. The project will not result in significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality.
E. The site can be adequately served by all required utilities and public services.

2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect a historical resource.

II. 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 35 units;
B. The project will provide at least six (6) Very-Low Income qualifying units in the 35-unit "base project", as more fully set forth in the Below Market Rate Conditions;
C. The project is entitled to a density increase of 50% over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three (3) concessions or incentives. This equates to a density bonus of 18 units above the Base Project, for a total of 53-units; however, the developer only proposes 52-units.

2. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:
A. Waiver of BMC Section 23.204.110 (D)(4) to allow for an increase in building height - up to 90 feet and 3 inches and eight (8) stories, where 65 feet and five (5) stories is the limit;
B. Waiver of BMC Section 23.204.110(D)(1) to allow for a floor area ratio of six (6) where four (4) is the maximum south of Dwight Way; and
C. Waiver of BMC Section 23.304.030(C)(2)(a) to reduce the required rear yard setback for when a lot abuts or confronts a lot in a residential district from ten (10) feet to five (5) feet.

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

3. 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 approval of waivers is required 1) 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.

III. FINDINGS FOR APPROVAL

4. 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.

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. The project includes construction of 52 dwelling units.

5. As required by Section 23.406.040.E.1 of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the 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:

A. The project approval 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 will 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.

B. Shadows: According to the shadow studies submitted for the project (see plans, Attachment 2), new shadows will be cast on existing residential and commercial buildings throughout the year. During the summer months new shadows will shade existing residential units and non-residential uses to the west of the project in the morning hours, to the north around noon, and southeast and east of the project in the evening hours.

New shadows will also be cast on existing residential and commercial uses to the northwest in the morning, to the north around noon, and to the east in the afternoon during winter months. These changes in sunlight pattern will not be detrimental because they are limited in duration and will not persist for extended periods throughout the year.

C. Air: The project will be consistent with the existing development and building-to-building separation pattern – or air – in this C-T neighborhood because the buildings provide adequate setbacks and separation on front rear and sides of the building. The C-T zone does not require setbacks unless the project is abutting or confronting a residential district.

D. Views: The proposed project will not result in additional obstruction of significant views in the neighborhood because the area is generally flat, developed with two- to six-story buildings

and there are limited significant views as defined in BMC Section 23.502.020 (Defined Terms) available to residences in the area.

IV. OTHER FINDINGS FOR APPROVAL

6. Pursuant to BMC Section 23.326.070 the demolition of 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. The proposed demolition of the existing nonresidential buildings will not be detrimental to the commercial needs of the neighborhood, as the project will redevelop an underdeveloped lot with a new mixed-use building with ground floor commercial that will be compatible with existing development patterns along Telegraph Avenue.

7. Pursuant to BMC Section 23.204.110(E), the Zoning Adjustments Board finds that the proposed project is:

A. Compatible with the purposes of the District in that it creates additional housing for those who work or study in the area. The project includes ground floor commercial space that, which should activate the street front and cater to the needs of the District's population.

B. Encourages and maintains the present street frontage of the district; the existing building fronts Telegraph Avenue and does not include an existing driveway or vehicular access to Telegraph Avenue. The proposed project maintains the existing street frontage. The ground floor retail will enhance the street level activity and the new building will improve the overall streetscape in the area. The project will, therefore, not interfere with the continuity of retail or compatible service facilities at the ground level and does not interrupt a continuous wall of building facades.

C. Is compatible in design and character with the district and the adjacent residential neighborhoods; the project will reinforce the City's effort to redevelop underutilized sites in a way that will increase the quality of the built environment and provide new housing and commercial opportunities. DRC's favorable recommendation regarding the design demonstrates that the project is compatible with the adjacent commercial and residential development.

D. Does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; located in a transit rich area and 1 mile from the Downtown Berkeley BART station, future project residents and clients are expected to not own vehicles. The proposed project, therefore, will not be expected to generate traffic or parking demand significantly beyond the capacity of the Commercial District or significantly increase impacts on adjacent residential neighborhoods.

E. Complies with the Southside Plan's adopted Mitigation Monitoring Program (MMP): This permit includes standard conditions of approval related to Archaeological and Cultural Resources and Public Works Conditions that ensures that the proposed project will comply with the Mitigation Monitoring Program adopted for the Southside Plan.

8. Pursuant to BMC Section 23.204.110(D)(4) the ZAB finds that the increased height approved will not result in a significant reduction in sunlight on Telegraph Avenue sidewalks.

9. Pursuant to BMC Section 23.304.050(A), the ZAB finds that the architectural projections that exceed the height limit are permissible as they represent no more than 15% of the average floor area of all of the building's floors and no tower or similar structure will be used as habitable

space or for any commercial purpose, other than that which may accommodate the mechanical needs of the building.

V. 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 for the Southside Area Plan 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. Pay Transparency Acknowledgement (BMC Section 13.104.030)
Prior to the issuance of a building permit for any Project subject to this Chapter:

A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.
B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

10. Pay Transparency Attestations Following Project Completion (BMC Section 13.104.040)
Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City.

11. Posting of Wage Theft Ordinance (BMC Section 13.104.050)
Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the Berkeley Municipal Code; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including

office address, telephone number, and email address of the Labor Commissioner of the State of California.

12. Conditions of Approval (BMC Section 13.104.060)
The requirements of Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under Chapter 23B.60.

13. Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

VI. 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:

14. 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 #

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

16. 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.

17. Construction Noise Reduction Program. The applicant shall develop a site specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.
B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.
E. Prohibit unnecessary idling of internal combustion engines.
F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

18. Damage Due to Construction Vibration**.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall

undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair.

19. Compliance with Conditions and Environmental Mitigations. The building permit application is subject to verification of compliance to the adopted **Mitigation Monitoring and Reporting Program** (Attachment 6 of the Staff Report) The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit $10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

20. Soil/Groundwater Contamination. The project proponent shall provide documentation of from compliance from the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) with the SFBRWQCB Oversight Agreement, dated December 4, 2023 prior to the commencement of any ground disturbing activity. (See Staff Report Attachment 4).

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

21. Construction Noise Management - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.

22. Construction Phases. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s)

directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.

23. 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.

24. 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.

25. 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. **Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)

B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

C. **Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

D. **Soil and Groundwater Management Plan**. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. **Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

ii. 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. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

iv. 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.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. **Hazardous Materials Business Plan.** A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: http://cers.calepa.ca.gov/ for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. **Petroleum Storage.** An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: http://cers.calepa.ca.gov/. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

26. 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.

27. 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).

28. 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.

29. Required Parking Spaces for Persons with Disabilities. Per BMC Section 23.322.040.H of the Zoning Ordinance, "If the number of required off-street parking spaces in a non-residential district is reduced as allowed by this chapter, the number of required parking spaces for persons with disabilities shall be calculated as if there had been no reduction in required spaces."

Prior to Demolition or Start of Construction:

30. Construction Meeting. The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.

During Construction:

31. Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

32. Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.

33. Project Construction Website. The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant:

- Contact information (i.e. “hotline” phone number, and email address) for the project construction manager
- Calendar and schedule of daily/weekly/monthly construction activities
- The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

34. 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.

35. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or

B. Consistent with the assumptions included in the *Air Quality Assessment* prepared by ESA on November 2023 (Refer to Attachment 5 of the Staff Report), all off road equipment shall be equipped with Tier 4 engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction consistent with equipment list included in the *Air Quality Assessment*, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
- A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

44. 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 private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c)

Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).

H. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.

I. 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.

J. 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.

K. Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.

L. 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.

M. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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:

51. 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.

52. 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 January 5, 2024 except as modified by conditions of approval.

53. Bike Parking. Secure and on-site bike parking for at least 6 Short-Term and 78 Long-Term bicycles shall be provided for the life of the building.

54. 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(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.
C. Property owners may be required to pay administrative fees associated with compliance with this Condition.

BELOW MARKET RATE UNITS

55. Affordable Housing Mitigation Fee (AHMF). Consistent with BMC 22.20.065 and fee resolution No. 68,074-N.S., 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, or provide an alternative to the fee payment as permitted by the BMC. Payment of the AHMF may be reduced if paid prior to the building permit per resolution No. 68,074-N.S., and shall be paid no later than prior to the issuance of a certificate of occupancy for the project.

As indicated on the development application, the applicant shall not provide any below market rate rental dwelling units ("BMR Units") and will be required to pay the AHMF as calculated in BMC Section 22.20.065(D). The applicant may elect to avoid the AHMF by providing, for the life of the project, a number of units equal to 20 percent of the total units in the project at rental rates affordable to Low-Income and Very Low-Income Households in accordance with the BMC. The applicant may also elect to provide BMR units below 20 percent of total units for a reduced AHMF as calculated in BMC Section 22.20.065(D). The applicant must contact and coordinate with the Department of Health, Housing and Community Services (HHCS) via email to affordablehousing@berkeleyca.gov for review and approval. The final number of affordable onsite units must be declared prior to issuance of the first building permit for the project.

56. Number of Below Market Rate Units. The project shall provide 6 (Very Low-Income) 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.

57. Number of Below Market Rate Units. Should the Applicant elect to provide BMR units prior to receiving a building permit for the Project, they are entitled to eliminate or receive a proportional reduction in the AHMF consistent with BMC Section 22.20.065. The BMR Units shall be designated in the Regulatory Agreement; comply with the City's BMR administrative guidelines; 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. Any additional BMR units the applicant may choose to provide must also conform with these conditions.

58. Affordable Housing: 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 should they elect to provide BMR units to avoid or reduce their AHMF obligation. The Regulatory Agreement shall include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for very low income BMR Units shall be 50 percent of Area Median Income (AMI), and their maximum housing payment shall be 30 percent of 50 percent of AMI. The maximum qualifying household income for Low Income BMR units shall be 80 percent of Area Median Income (AMI), and their maximum housing payment shall be 30 percent of 80 percent

of AMI for Low-Income households, 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 Department of Health, Housing and Community Services (HHCS) via email to affordablehousing@berkeleyca.gov for review and approval.

59. Affordable Housing: Below Market Rate Program. In addition, affordable units must adhere to the administrative guidelines for the City's Below Market Rate program. These guidelines can be found online at https://berkeleyca.gov/community-recreation/affordable-housing-berkeley/below-market-rate-rental-information-owners-and.The guidelines are updated annually by HHCS and posted online. Please note the following key provisions from the guidelines:

A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to

B. California Health & Safety Code Section 50052.5 (h).

C. Rent shall include a reasonable allowance for utilities, as published and updated by the

D. 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.

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

F. Determination of Area Median Income (AMI):

- The AMI 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

60. Affordable Housing. 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, then are required in the foregoing provisions

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61. Affordable Housing. Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023. (A) Residential housing projects for the construction of five or more Dwelling Units; (B) Residential housing projects for the construction of one to four new Dwelling Units, when such Units are added to an existing one to four-unit property, which has been developed after August 14, 1986, and the resulting number of units totals five or more. All Units in such a property are subject to the requirements of this chapter; (C) Residential housing projects proposed on lots whose size and zoning designation is such to allow construction of five or more Dwelling Units.

62. Affordable Housing – Density Bonus. If a density bonus was granted for the project, the regulatory agreement shall reflect the number of qualifying units set forth in Section 65915(f)(4) that are needed to support the bonus that was granted.

63. 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.

64. 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.

65. Solar Photovoltaic (Solar PV). A solar PV system, on the solar zone specified in Section 110.10 of the 2019 Energy Code, shall be installed (subject to the exceptions in Section 110.10) as specified by the Berkeley Energy Code (BMC Chapter 19.36). Location of the solar PV system shall be noted on the construction plans.

66. 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.

At All Times:

67. Transportation Demand Management Compliance. A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).

68. 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.

69. 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.

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

71. 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.

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

73. 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.

74. 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.

75. Tenant Notification. The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.

76. Transit Subsidy Condition. If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

77. Periodic Review and Reporting. The City may require periodic review of this approved project to verify compliance with permit requirements and conditions of approval. The permit holder or property owner is responsible for complying with any periodic reporting, monitoring, or assessments requirement. This permit is subject to the provisions of BMC Section 23.404.080 (Permit Revocation) if violations of the permit requirements are found by the Zoning Officer.

TABLE OF CONTENTS

ARCHITECTURE

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LANDSCAPE

CIVIL

PROJECT DESCRIPTION

The proposed project at 2587 Telegraph Ave considers the demolition of the existing building on site to construct an 8-story student housing building. This density bonus project will have approx. 2,900 SF of retail proposed on the ground floor and 52 units on the upper floors. Amenity usable open spaces are on the ground floor (outdoor courtyard and indoor/outdoor fitness), 3rd floor (as an outdoor deck) and 8th floor (as an amenity lounge connected to two rooftop terraces.)

Note: This project will comply with Berkeley's Natural-Gas Free Design code, BMC12.80.

PROJECT TEAM

DEVELOPER

Gilbane Development Company
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PLANNING CONSULTANT

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Berkeley, CA 94704
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ZONING CODE INFORMATION	
SITE INFORMATION	
Address	2587 Telegraph Avenue
APN	55-1839-19-1
Parcel Area	18,780 sf / 0.43 ac
General Plan Designation	Avenue Commercial (AC)
Zoning District	Telegraph Commercial (C-T)
Area Plan	Southside Area Plan, Telegraph Commercial
ENVIRONMENTAL CONSIDERATIONS	
Landmark/Structure of Merit	No
Landslide Zone	No
Liquefaction Zone	No

PROJECT DEVELOPMENT DATA				
	PERMITTED / REQUIRED	**BASE PROJECT**	**PROPOSED PROJECT**	**NOTES**
BUILDING / PARCEL INFO				
Building Footprint	-	16,381 sf	16,708 sf	
Lot Coverage	100% Max	87%	89%	
F.A.R.	4.0 Max	4.0	6.0	**DENSITY BONUS WAIVER REQUESTED**
AREAS				
Commercial Gross Floor Area	-	2,500 sf	2,903 sf	
Mechanical Gross Floor Area	-	1,093 sf	3,266 sf	
Residential Gross Floor Area	-	71,517 sf	106,393 sf	
Total Gross Floor Area	-	75,110 sf	112,562 sf	
Usable Open Space	40 sf/du	Required = 1,400 sf Provided = 1,990 sf	Required = 2,080 sf Provided = 5,105 sf	Balconies = 1,040 sf Common UOS = 4,065 sf
Area/Percentage of Uncovered Usable Open Space	75% of Usable Open Space	1,990 sf = 100%	3,800 sf = 75%	
Landscaped Open Space	40% of Usable Open Space	Required = 560 sf Provided = 560 sf	Required = 832 sf Provided = 833 sf	
HEIGHT				
Number of Stories	5 Stories for Base Project	5	8	**DENSITY BONUS WAIVER REQUESTED** *(Use Permit per BMC Section 23.204.110(D)(4)(a), Table 23.204-33)*
Max. Building Height	65'	± 58'-6"	± 90'-3"	
SETBACKS				
Front Yard	No Minimum	Min. 0'-2" Max. 5'-2"	Min. 0'-2" Max. 5'-0"	
Rear Yard (Abuts R-3 Zone to the East)	10 ft	Min. 10'-0" Max. 15'-7"	Min. 5'-0" Max. 28'-0"	**DENSITY BONUS WAIVER REQUESTED**
Interior Sides	No Minimum	Min. 1'-0" Max. 15'-2"	Min. 1'-0" Max. 15'-0"	
UNITS				
Residential Density	N/A	81 du/ac	121 du/ac	
Total Bedroom Count	-	141 bedrooms	232 bedrooms	3
Total Unit Count	N/A	35 du	52 du	
BMR Unit Count	-	6 du	6 du	
Average Unit Size	-	2,043 sf	2,046 sf	
PARKING				
Residential Car Parking	0 spaces	0 spaces	0 spaces	
Commercial Car Parking	0 spaces	0 spaces	0 spaces	
Bike Parking (Commercial)	0 spaces	0 spaces	0 spaces	
Bike Parking (Long-Term Residential)	1 space per 3 bedrooms	Required = 47 spaces Provided = 47 spaces	Required = 77 spaces Provided = 78 spaces	3
Bike Parking (Short-Term Residential)	1 space per 40 bedrooms	Required = 4 spaces Provided = 4 spaces	Required = 6 spaces Provided = 6 spaces	

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code:
The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. See Plan Set Sheet A1.6 for corresponding features.

SYMBOL LEGEND

3 Minor unit modifications *(1/1/2024)*

The Land referred to herein below is situated in the City of Berkeley, in the County of Alameda, State of California and is described as follows:
Lots B, C, and D, Parcel Map 3778 in the City of Berkeley, County of Alameda, State of California, as shown on Map filed June 8, 1982 in Book 133, Page 98 of Parcel Maps, in the office of the Recorder of said County.
APN: 055-1839-019-01

DENSITY BONUS CALCULATIONS TABLE

Base Project Residential Area	Base Unit Count	Base Avg Unit Size	% VLI Units	VLI Unit Count	% Density Bonus	Density Bonus Units Count	Total Proposed Project Units
71,517 gsf	35	2,043 SF	15%	6	50%	17	52

BASE PROJECT BUILDING SUMMARY

Residential: 4 levels of Type III Residential + 1 Level Type I Podium

Unit Name	Unit Type	# of Bdrms.	Unit Area (+/-)	Level 1 (Type I)	Level 2 (Type I)	Level 3 (Type I)	Level 4 (Type III)	Level 5 (Type III)	Studio	4Bd	5Bd	6Bd	Total Bedroom Count	% of Units	Total Unit Area (+/-)
S1	Studio	1	470 nrsf	0	1	1	1	0	3				3	9%	1,410 nrsf
D1	4bd / 4ba	4	1,610 nrsf	0	4	4	4	4		16			92	66%	25,760 nrsf
D2	4bd / 4ba	4	1,720 nrsf	0	1	1	1	1		4					6,880 nrsf
D3	4bd / 4ba	4	2,040 nrsf	0	1	1	1	0		3					6,120 nrsf
E1	5bd / 5ba	5	2,095 nrsf	0	1	1	1	1			4		40	23%	8,380 nrsf
E2	5bd / 5ba	5	2,145 nrsf	0	1	1	1	1			4				8,580 nrsf
F1	6bd / 6ba	6	2,510 nrsf	0	0	0	0	1				1	6	3%	2,510 nrsf
Total				0	9	9	9	8	3	23	8	1	141	100%	69,640 nrsf

35	Total Units
141	Total Bedrooms
2,043 SF	Avg. Unit Size

BASE PROJECT GROSS AREA SUMMARY

Levels	Residential [1]	Commercial	Utility / Mech [2]
Level 1	8,457 gsf	2,500 gsf	1,093 gsf
Level 2	15,765 gsf	0 gsf	0 gsf
Level 3	15,765 gsf	0 gsf	0 gsf
Level 4	15,765 gsf	0 gsf	0 gsf
Level 5	15,765 gsf	0 gsf	0 gsf
Project Totals	71,517 gsf	2,500 gsf	1,093 gsf
Total Bldg. Gross Area	75,110 gsf		

Note 1: Residential gross area for level 2 and above excludes elevator shafts, elevator vestibule, staircases, trash room and private open space.
Note 2: Utility/Mechanical includes building storage, maintenance, bike room, and M/E/P rooms.

BASE PROJECT OPEN SPACE SUMMARY

Useable Open Space Required	40 gsf/du
Total Useable Open Space Required	1,400 gsf
Level 1 Courtyard	1,990 gsf
Total Useable Open Space Provided	1,990 gsf

BASE PROJECT PARKING SUMMARY

VEHICLE PARKING	
Residential Parking Required	0 spaces
Residential Parking Provided	0 spaces
Commercial Parking Required	0 spaces
Commercial Parking Provided	0 spaces

BIKE PARKING	
Long-term Parking Required	1 sp per 3 bdrms = 47 spaces
Long-term Parking Provided	47 spaces
Short-Term Parking Required	1 sp per 40 bdrms = 4 spaces
Short-term Parking Provided	4 spaces

DENSITY BONUS BUILDING SUMMARY

Residential: 5 levels of Type III Residential + 3 Levels Type I Podium

Unit Name	Unit Type	# of Bdrms.	Unit Area (+/-)	Level 1 (Type I)	Level 2 (Type I)	Level 3 (Type I)	Level 4 (Type III)	Level 5 (Type III)	Level 6 (Type III)	Level 7 (Type III)	Level 8 (Type III)	Studio	4Bd	5Bd	6Bd	Total Bedroom Count	% of Units	Total Unit Area (+/-)
S1	Studio	1	400 nrsf	0	1	1	0	0	0	0	0	2				4	8%	800 nrsf
S2	Studio	1	451 nrsf	0	1	1	0	0	0	0	0	2						902 nrsf
D1	4bd / 4ba	4	1,584 nrsf	0	1	1	2	2	2	2	2		12			92	44%	19,008 nrsf
D1.1	4bd / 4ba	4	1,608 nrsf	0	1	0	0	0	0	0	0		1					1,608 nrsf
D1.2	4bd / 4ba	4	1,701 nrsf	0	1	0	0	0	0	0	0		1					1,701 nrsf
D1.3	4bd / 4ba	4	1,559 nrsf	0	0	1	1	1	1	1	1		6					9,354 nrsf
D2	4bd / 4ba	4	1,752 nrsf	0	1	1	0	0	0	0	0		2					3,504 nrsf
D3	4bd / 4ba	4	1,535 nrsf	0	0	1	0	0	0	0	0		1					1,535 nrsf
E1	5bd / 5ba	5	2,007 nrsf	0	1	1	1	1	1	1	1			7		70	27%	14,049 nrsf
E2	5bd / 5ba	5	2,023 nrsf	0	0	0	1	1	1	1	1			5				10,115 nrsf
E2.1	5bd / 5ba	5	2,115 nrsf	0	1	0	0	0	0	0	0			1				2,115 nrsf
E2.2	5bd / 5ba	5	2,022 nrsf	0	0	1	0	0	0	0	0			1				2,022 nrsf
F1	6bd / 6ba	6	2,636 nrsf	0	0	0	1	1	1	1	1				5	66	21%	13,180 nrsf
F2	6bd / 5ba	6	2,145 nrsf	0	1	1	1	1	1	1	0				6			12,870 nrsf
Total				0	9	9	7	7	7	7	6	4	23	14	11	232	100%	92,763 nrsf

52	Total Units
232	Total Bedrooms
2,046 SF	Avg. Unit Size

3

DENSITY BONUS GROSS AREA SUMMARY

Levels	Residential [1]	Commercial	Utility / Mech [2]
Level 1	6,137 gsf	2,903 gsf	3,266 gsf
Level 2	14,745 gsf	0 gsf	0 gsf
Level 3	14,604 gsf	0 gsf	0 gsf
Level 4	14,486 gsf	0 gsf	0 gsf
Level 5	14,486 gsf	0 gsf	0 gsf
Level 6	14,486 gsf	0 gsf	0 gsf
Level 7	14,486 gsf	0 gsf	0 gsf
Level 8	12,963 gsf	0 gsf	0 gsf
Project Totals	106,393 gsf	2,903 gsf	3,266 gsf
Total Bldg. Gross Area	112,562 gsf		

Note 1: Residential gross area for level 2 and above excludes elevator shafts, elevator vestibule, staircases, trash room and private open space.
Note 2: Utility/Mechanical includes building storage, maintenance, bike room and M/E/P rooms.

DENSITY BONUS OPEN SPACE SUMMARY

Useable Open Space Required	40 gsf/du
Total Useable Open Space Required	2,080 gsf

Levels	Private Balconies	Shared Balconies	Common Open Space
Level 1	0 gsf	0 gsf	2,575 gsf
Level 2	333 gsf	0 gsf	0 gsf
Level 3	449 gsf	1,020 gsf	0 gsf
Level 4	756 gsf	0 gsf	0 gsf
Level 5	756 gsf	0 gsf	0 gsf
Level 6	756 gsf	0 gsf	0 gsf
Level 7	756 gsf	0 gsf	0 gsf
Level 8	756 gsf	0 gsf	1,490 gsf
Totals	5,582 gsf		4,065 gsf
Balcony Area counted towards Useable Open Space requirement			1,040 gsf
Total Useable Open Space Provided			5,105 gsf

DENSITY BONUS PARKING SUMMARY

VEHICLE PARKING	
Residential Parking Required	0 spaces
Residential Parking Provided	0 spaces
Commercial Parking Required	0 spaces
Commercial Parking Provided	0 spaces

BIKE PARKING	
Long-term Parking Required	1 sp per 3 bdrms = 77 spaces
Long-term Parking Provided	78 spaces
Short-Term Parking Required	1 sp per 40 bdrms = 6 spaces
Short-term Parking Provided	6 spaces

3

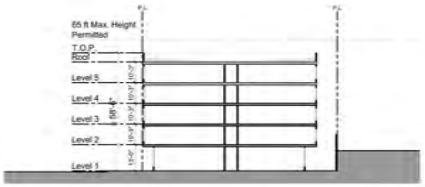
SYMBOL LEGEND

3 Minor unit modifications *(1/1/2024)*

Level 5

Levels 2 - 4

Level 1

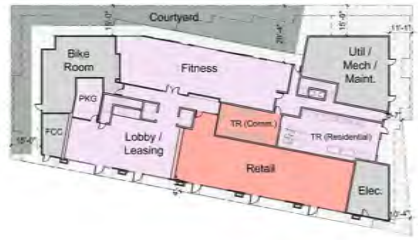


Schematic Section

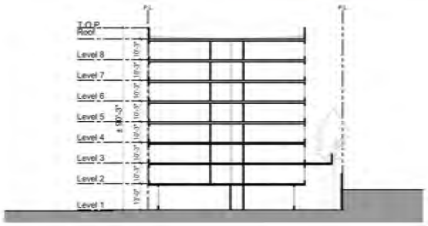
BASE PROJECT

Level 3

Level 2



Level 1



Schematic Section

DENSITY BONUS PROJECT

Level 8

Levels 4-7

Legend

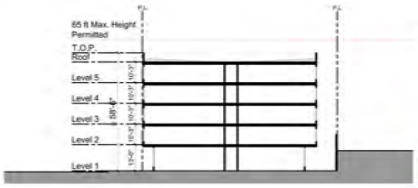
- Residential Area
- Commercial Area
- Mechanical Area
- Private Open Space Area
- Common Open Space Area

Level 5

Levels 2 - 4

Level 1

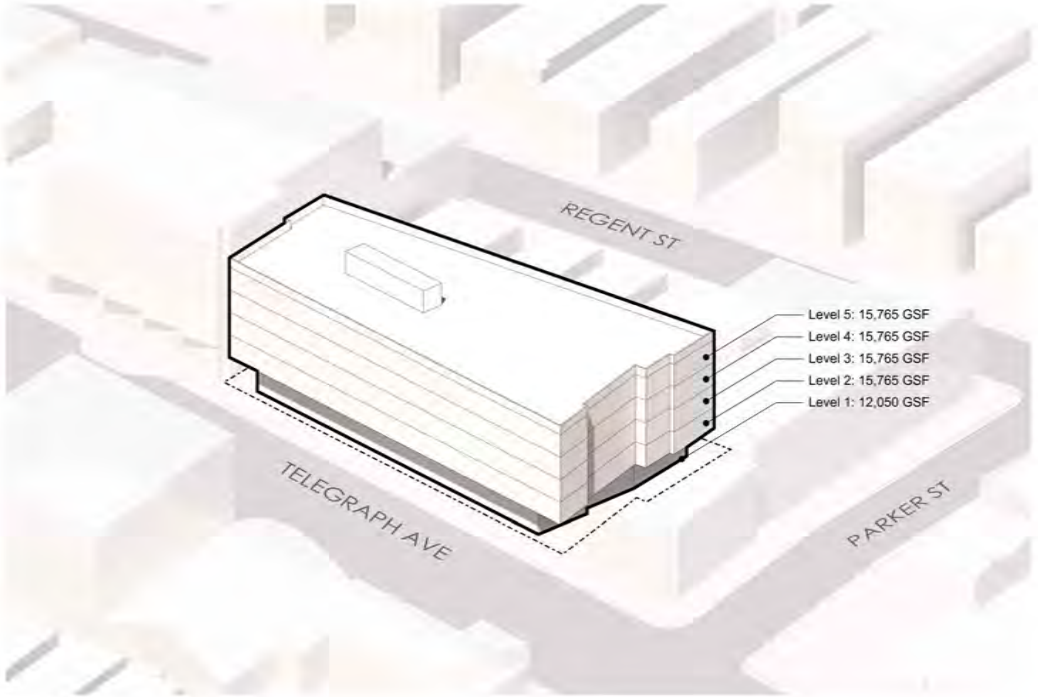
Building Plans



Schematic Section

Legend

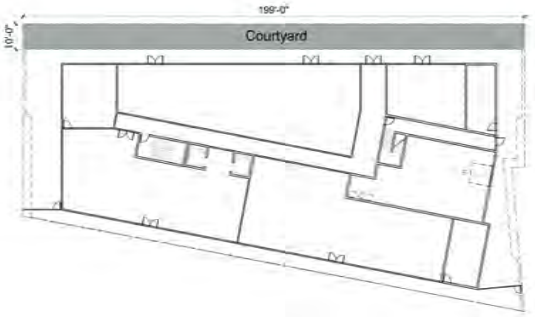
- Residential Area
- Commercial Area
- Mechanical Area
- Private Open Space Area
- Common Open Space Area



Massing Diagram

Base Project FAR Calculations Summary

Levels	Areas
Level 1	12,050 SF
Level 2	15,765 SF
Level 3	15,765 SF
Level 4	15,765 SF
Level 5	15,765 SF
Total Building Area	**75,110 SF**
Total Site Area	**18,780 SF**
Base Project FAR	**4.0**



Level 1

Base Project Open Space Summary

Usable Open Space Required	40 GSF/DU
Total Usable Open Space Required	1,400 GSF
Level 1 Courtyard	1,990 GSF
Total Usable Open Space Provided	**1,990 GSF**

Legend

- Private Usable Open Space
- Common Usable Open Space

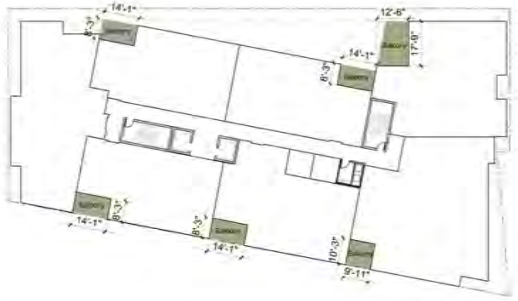
Notes

For information regarding areas of usable open space that are landscaped vs hardscaped, refer to Landscape sheets.

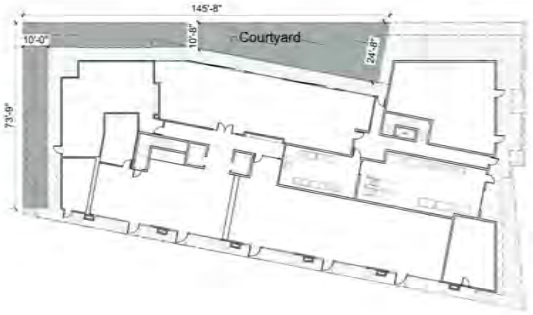
Level 3

Level 8

Level 2



Levels 4-7

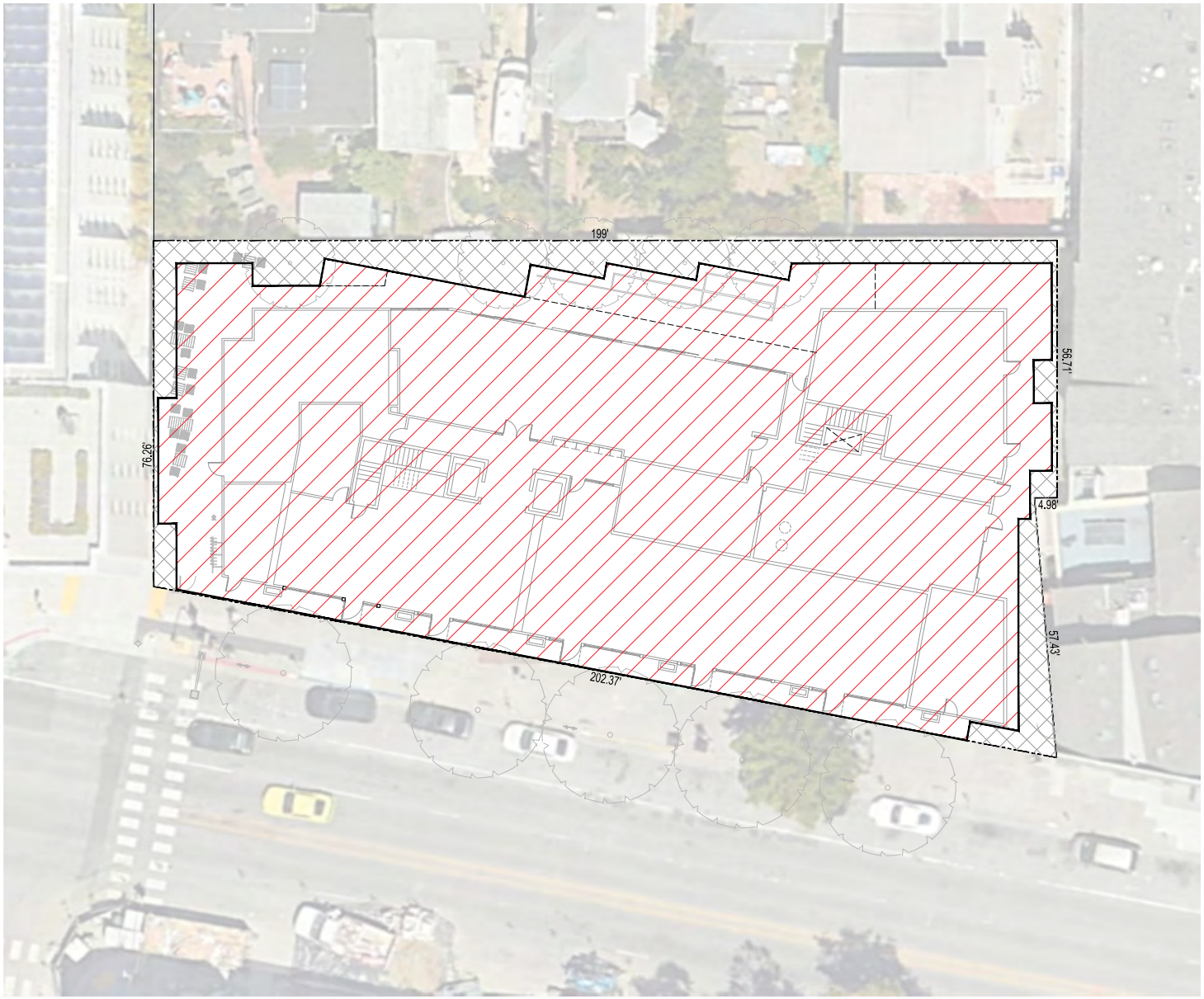


Level 1

Density Bonus Project Open Space Summary

Usable Open Space Required	40 GSF/DU
Total Usable Open Space Required	2,080 GSF

Levels	Private Balconies	Shared Balconies	Common Open Space
Level 1	0 GSF	0 GSF	2,575 GSF
Level 2	333 GSF	0 GSF	0 GSF
Level 3	449 GSF	1,020 GSF	0 GSF
Level 4	756 GSF	0 GSF	0 GSF
Level 5	756 GSF	0 GSF	0 GSF
Level 6	756 GSF	0 GSF	0 GSF
Level 7	756 GSF	0 GSF	0 GSF
Level 8	756 GSF	0 GSF	1,490 GSF
Totals	**5,582 GSF**		**4,065 GSF**
Balcony Area counted towards UOS requirement			1,040 GSF
Total Usable Open Space Provided			**5,105 GSF**



Lot Coverage Calculations

Maximum Building Boundary Area = 16,708 SF
Lot Size = 18,779 SF
Lot Coverage = 89 %

Legend

Maximum Building Boundary Area (Lot Coverage)

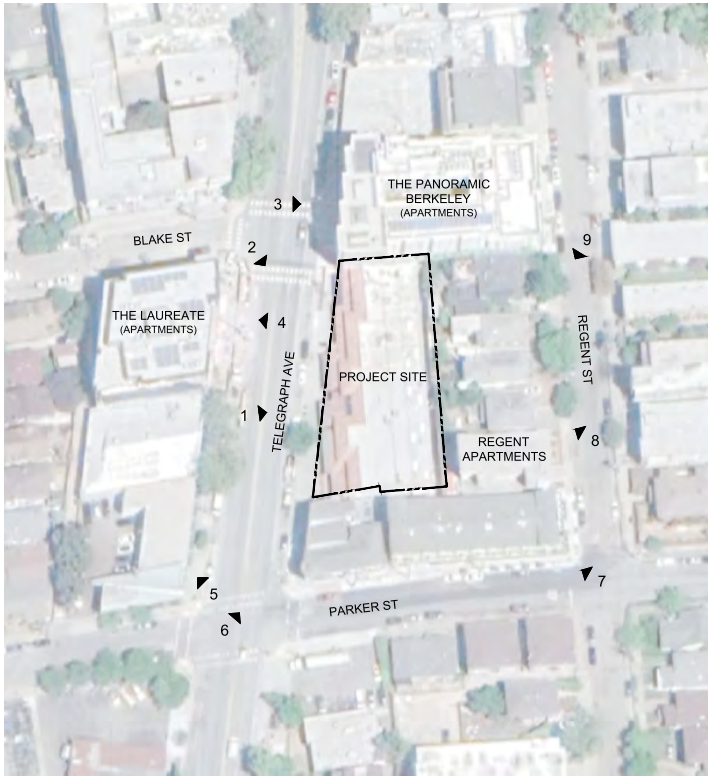
Uncovered Lot Area


1. View from Telegraph Ave looking at the project site


2. View from Telegraph Ave and Blake St looking SE


3. View of The Panoramic Berkeley


4. View of The Laureate



Key Map


5. View from Telegraph Ave and Parker St looking NW

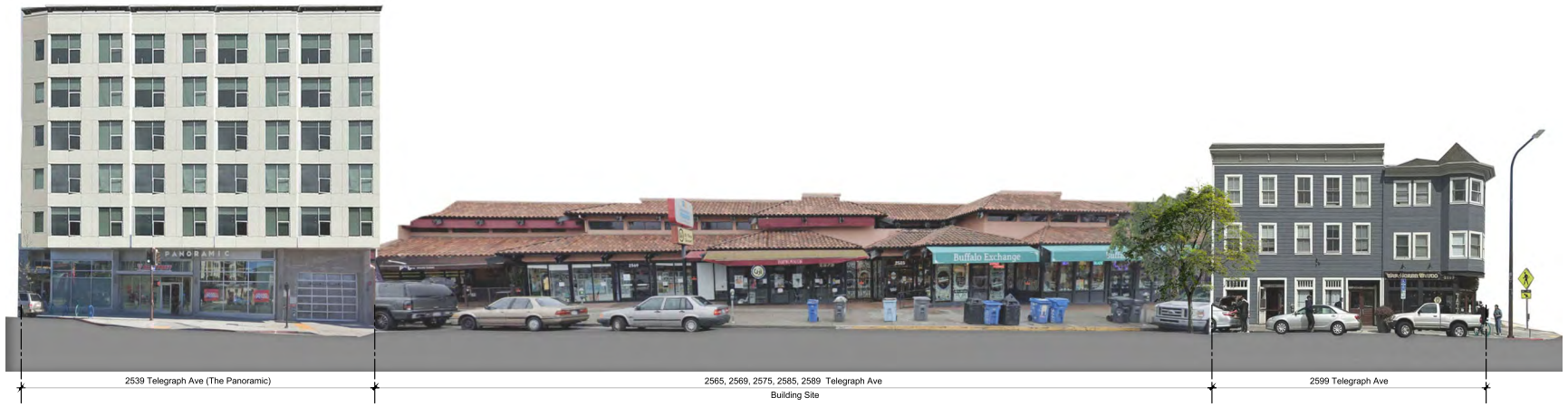

6. View from Telegraph Ave and Parker St looking NE


7. View from Parker St and Regent St looking NW

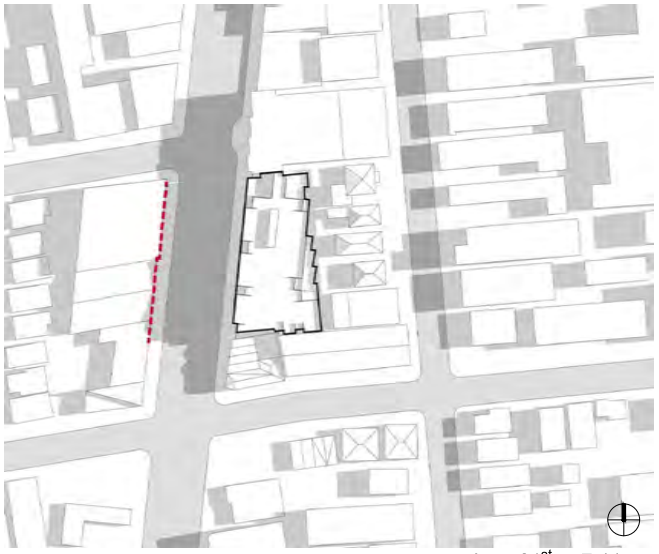

8. View in front of 2540 Regent St looking North


9. View in front of 2530 Regent St looking South

STREETSCAPE ELEVATION - PROPOSED

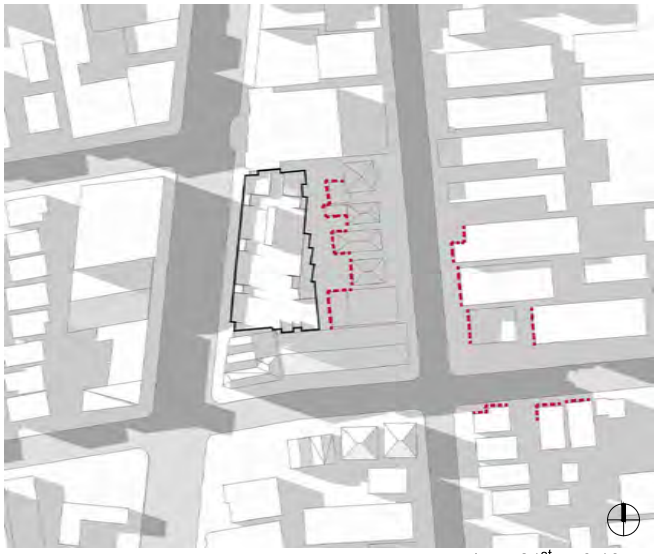


STREETSCAPE ELEVATION - EXISTING



June 21st at 7:44 am

June 21st at 12:00 pm

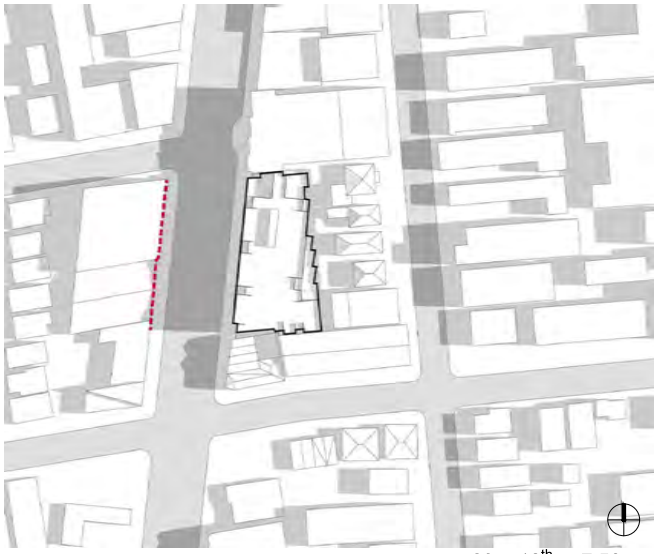


June 21st at 6:10 pm

Perspective View Jun 21st at 7:44 am

Perspective View Jun 21st at 12:00 pm

Perspective View Jun 21st at 6:10 pm



May 12th at 7:56 am

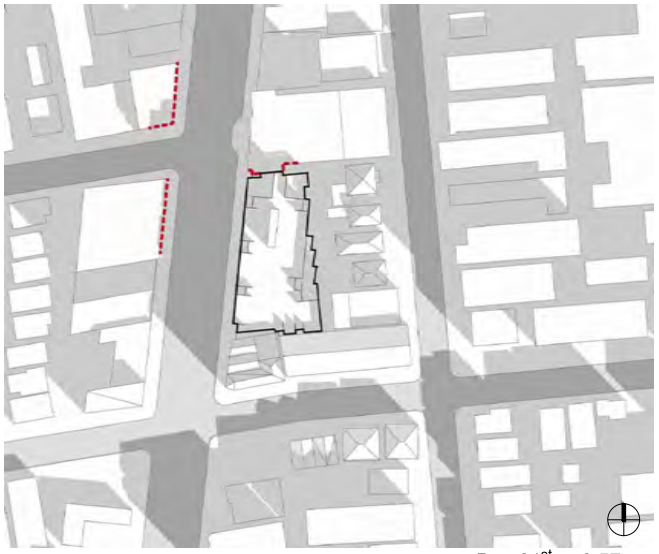
May 12th at 12:00 pm

May 12th at 5:44 pm

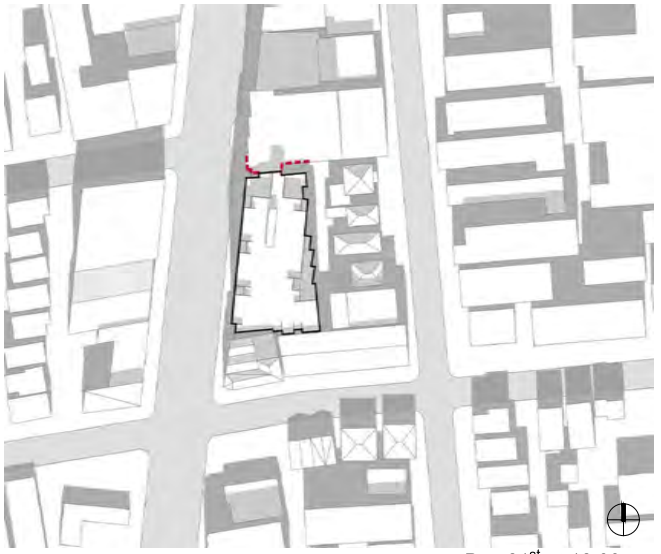
Perspective View May 12th at 7:56 am

Perspective View May 12th at 12:00 pm

Perspective View May 12th at 5:44 pm



Dec 21st at 8:57 am



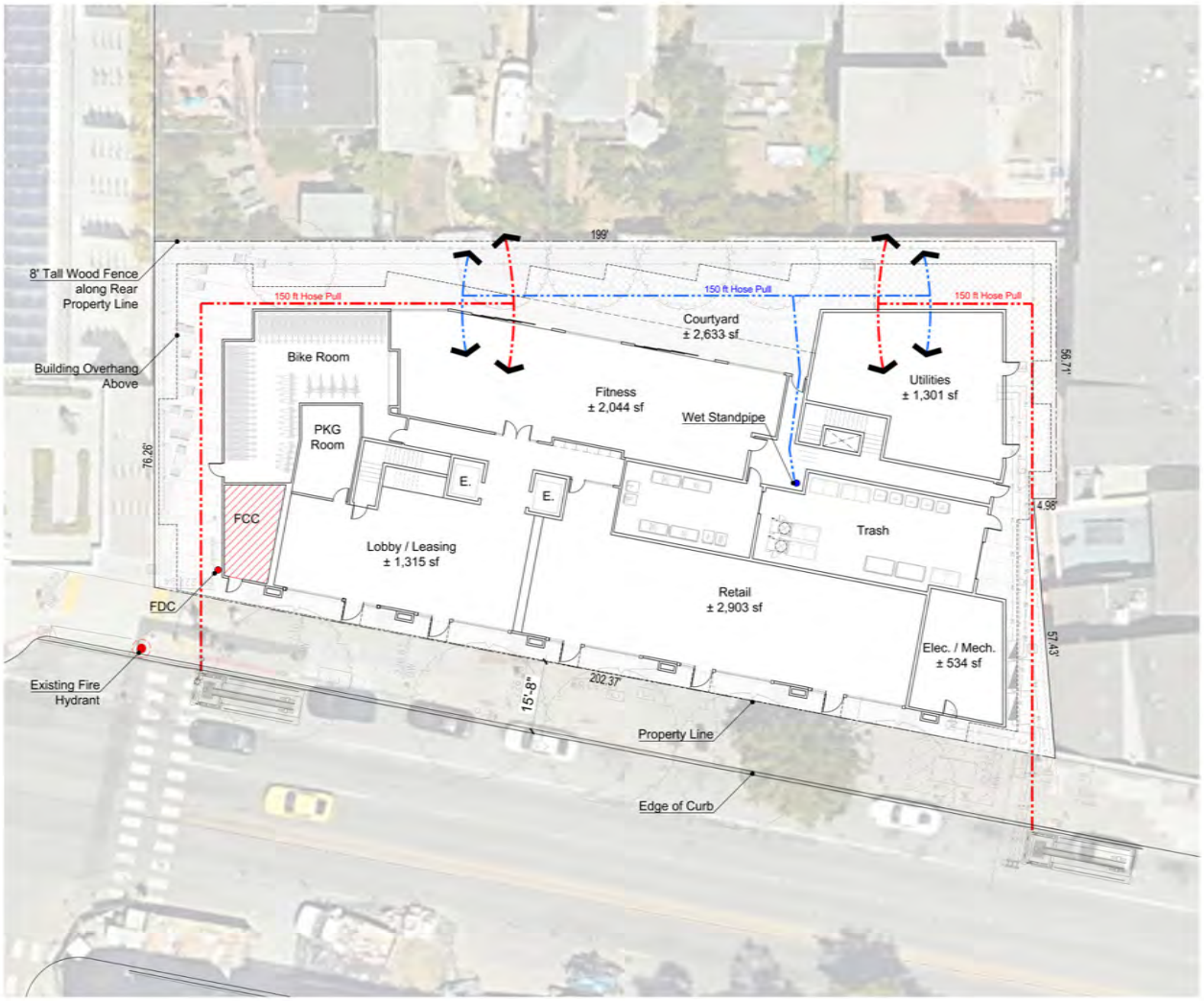
Dec 21st at 12:00 pm

Dec 21st at 2:49 pm

Perspective View Dec 21st at 8:57 am

Perspective View Dec 21st at 12:00 pm

Perspective View Dec 21st at 2:49 pm



Legend

- FCC Room
- FDC
- 150' hose pull radius and travel distance
- Wet standpipes at stairs
- 150' max. hose pull radius from wet standpipe
- Existing Fire Hydrant

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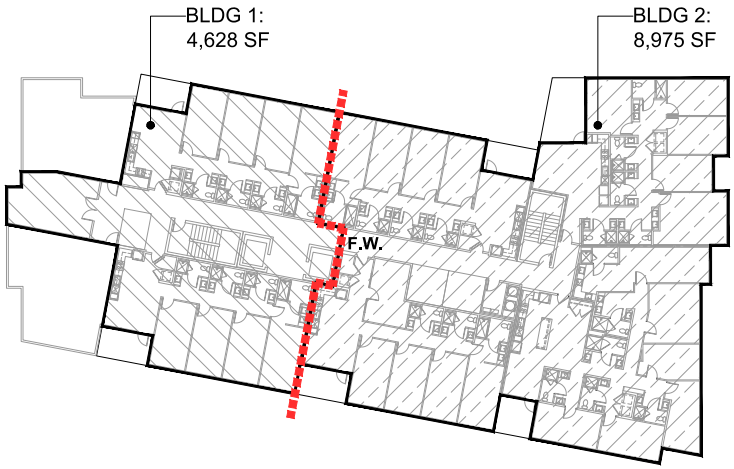
2587 TELEGRAPH
BERKELEY, CA # 2022-0918

SB330 PROJECT SUBMITTAL
JANUARY 2, 2024

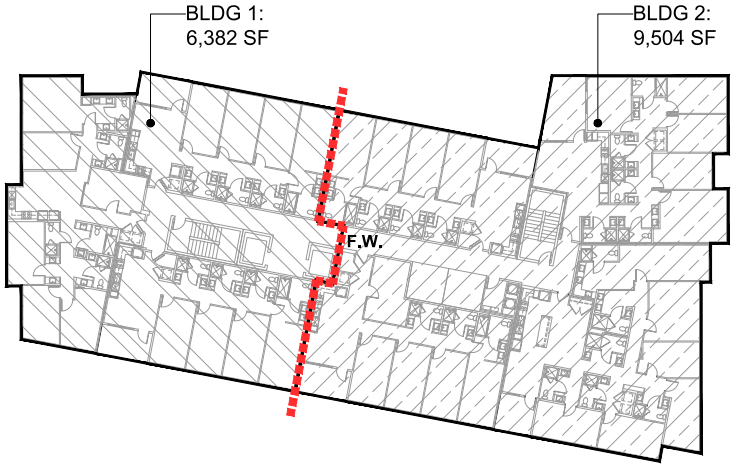
0 8 16 24

FIRE ACCESS DIAGRAM

A0.13



Level 8



Levels 4-7

Construction Type: Type IIIA

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IIIA R-2 = 65 feet, 4 Stories
Allowable building heights with Sprinkler Increase: Type IIIA R-2 = 85 feet, 5 Stories

Allowable Building Area (CBC Section 506.2.3)
$A_a = [A_t + (NS \times I_f)] \times S_a$
A_a = Allowable area (square feet)
A_t = Tabular allowable area factor per Table 506.2
NS=Tabular allowable area factor per Table 506.2 for a nonsprinklered building
I_f = Frontage Increase (not taken)
S_a = Number of building stories above grade plane, not to exceed 2

CBC 506.3.3 Frontage Increase:
$I_f = [F/P - 0.25] W/30 = 0$ (Frontage Increase not taken)

$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24{,}000 + (24{,}000 \times 0)] \times 2$
$A_a = 48{,}000$ SF

Allowable building area = 48,000 SF per building

Fire-Resistance Rating Requirements in Type IIIA Construction

Exterior Bearing Walls:	2 Hour (CBC Table 601)
Exterior Nonbearing Walls:	1 Hour (CBC Table 602)
Fire Walls:	3 Hour (CBC Table 706.4)
Stair Enclosure:	2 Hour (CBC Section 713.4)

Building 1 Area Calculations

Level	Area
Level 4	6,382 SF
Level 5	6,382 SF
Level 6	6,382 SF
Level 7	6,382 SF
Level 8	4,628 SF
Total	30,156 SF

30,156 SF < 48,000 SF

Building 2 Area Calculations

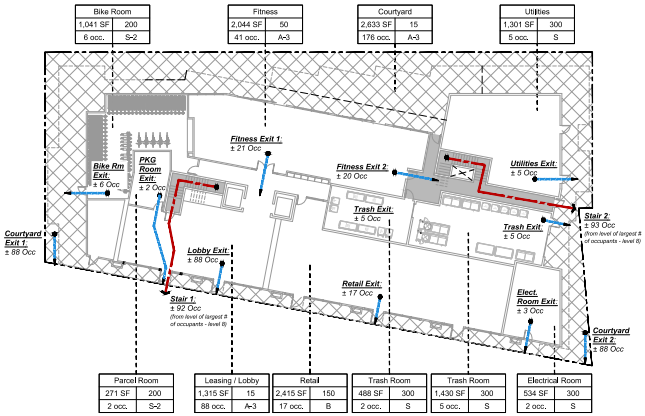
Level	Area
Level 4	9,504 SF
Level 5	9,504 SF
Level 6	9,504 SF
Level 7	9,504 SF
Level 8	8,975 SF
Total	46,991 SF

46,991 SF < 48,000 SF

Level 2

Levels 4-7

Levels 8



Level 1

Level 3

NOTES:

1. Egress width shall comply with CBC Section 1005.1
2. Required stair width = Occupant load × 0.2" (CBC 1005.3.1 exception 1)
3. Width of stair shall not be less than 44 inches per CBC1009.
   Exception 1: Stairways serving an occupant load of less than 50 shall have a width of not less than 36".
4. 44" Stair Provides clearance for 220 occupants
5. Required door width = occupant load × 0.15" (CBC 1005.3.2 exception 1) (36" min. width doors provided at exits throughout)
6. See plan for summary of occupant load at each egress component.
   Typical 3'-0" door provides 34.25" of clearance for 228 occupants.
7. Exterior exit stairways shall comply with CBC Section 1026.
8. Roof access door shall not lock occupants on roof.
9. Exit elevators shall comply with CBC Section 1009.2.1

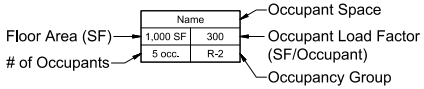
LEGEND:

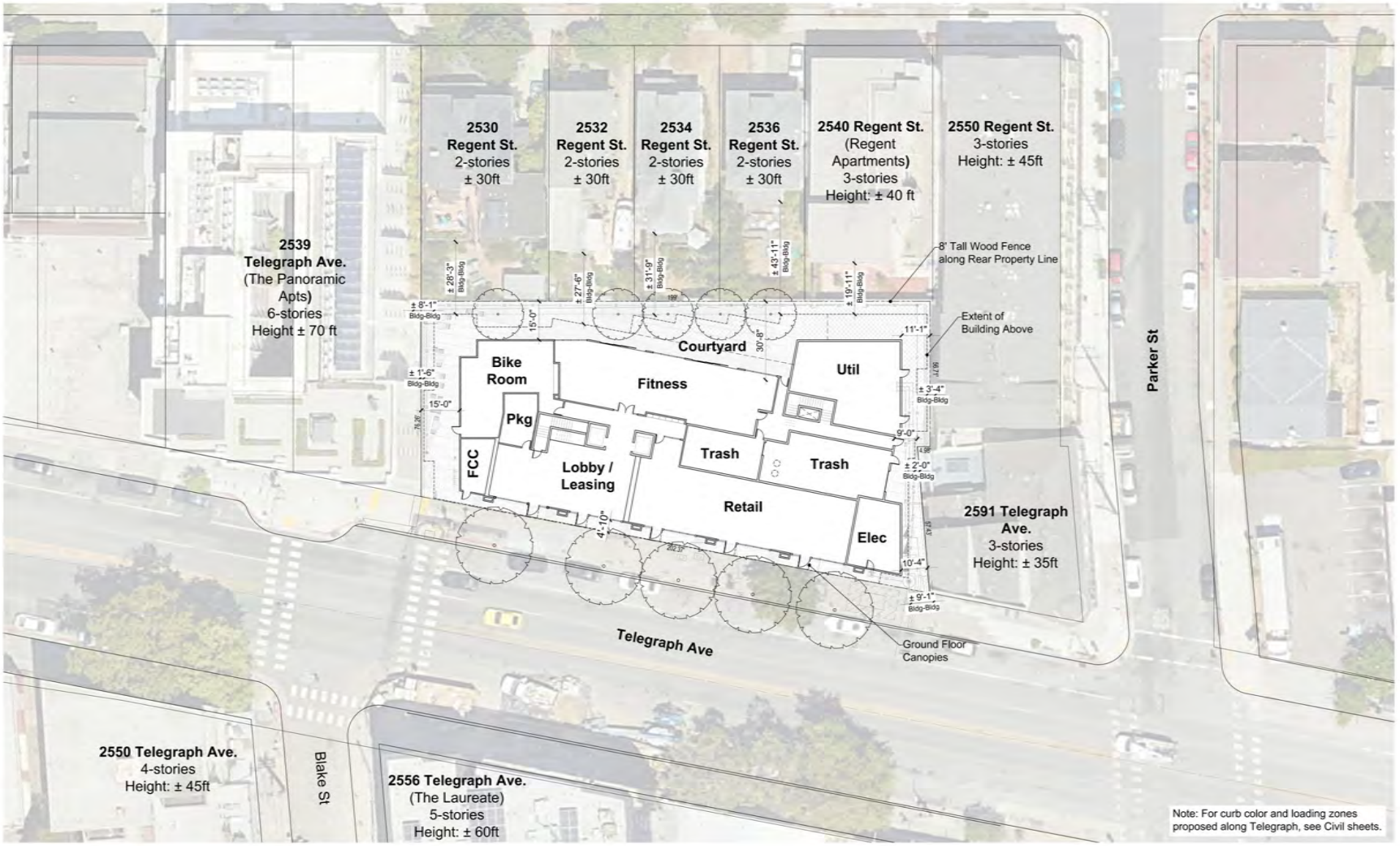
Exit Path
(Access to a Public Way per CBC Sec. 102

Stair Exit Path
(Access to a Public Way per CBC Sec. 102

Public Way as defined by CBC Sec. 202.

2-Hr Stair Enclosure





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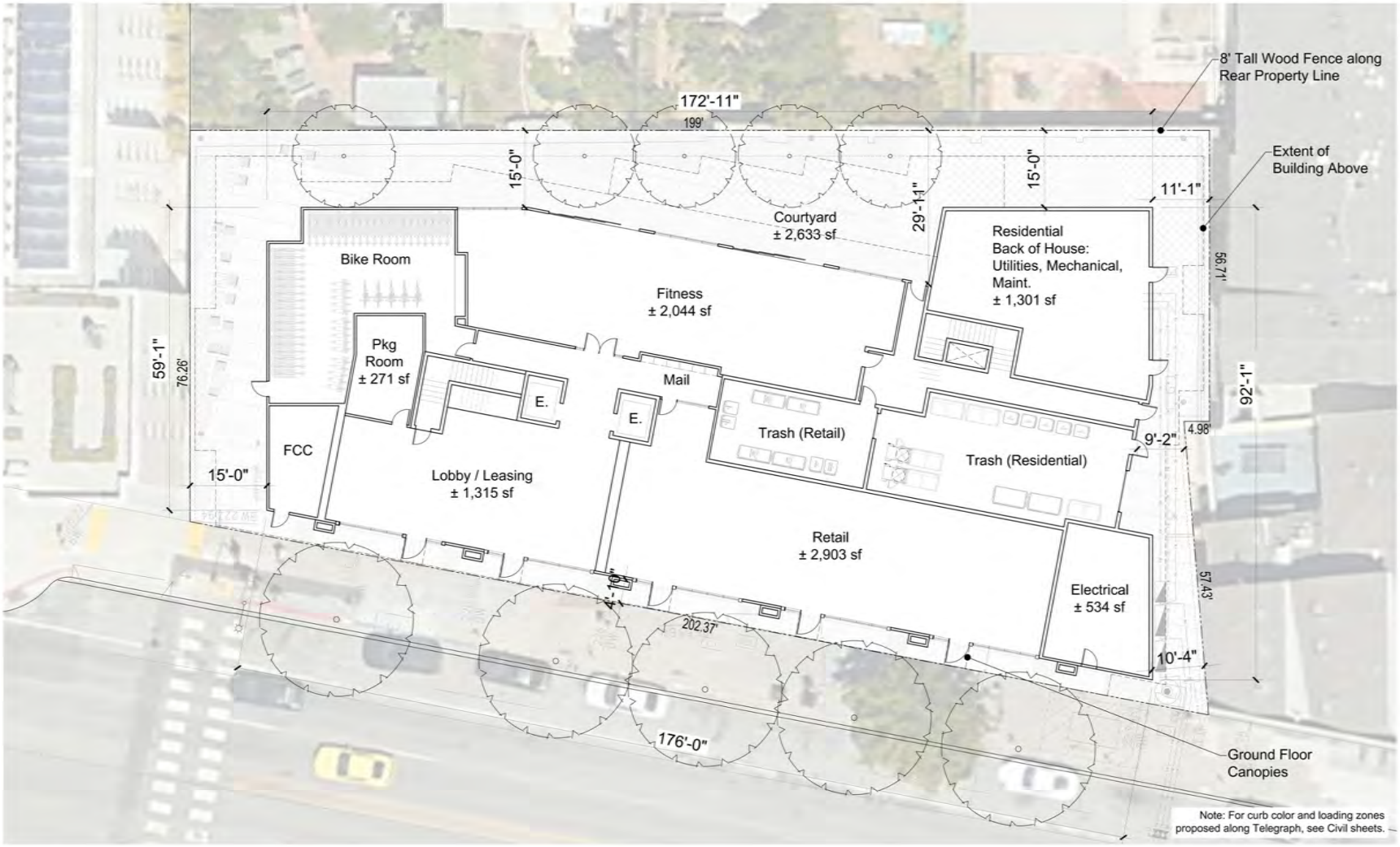
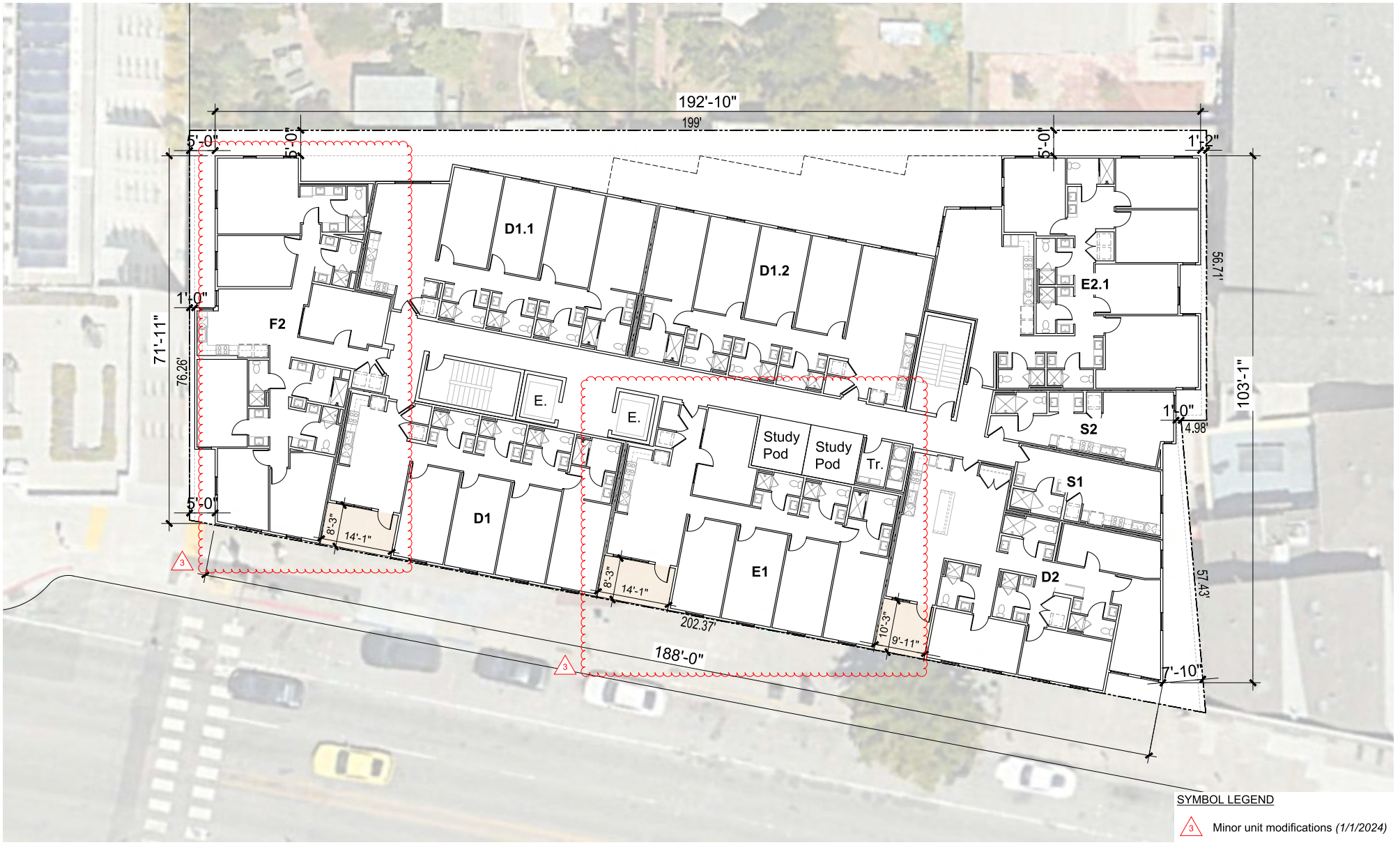
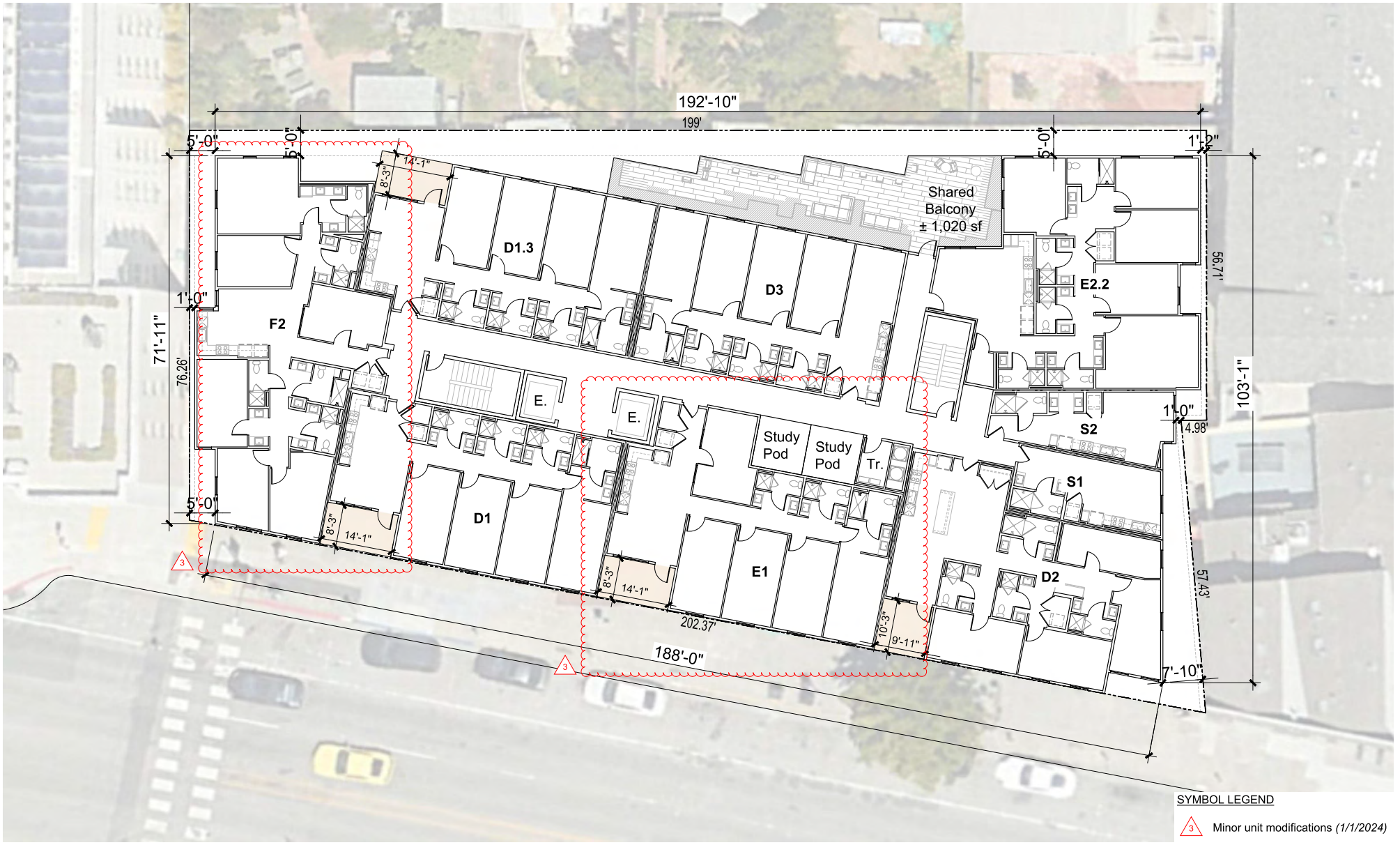
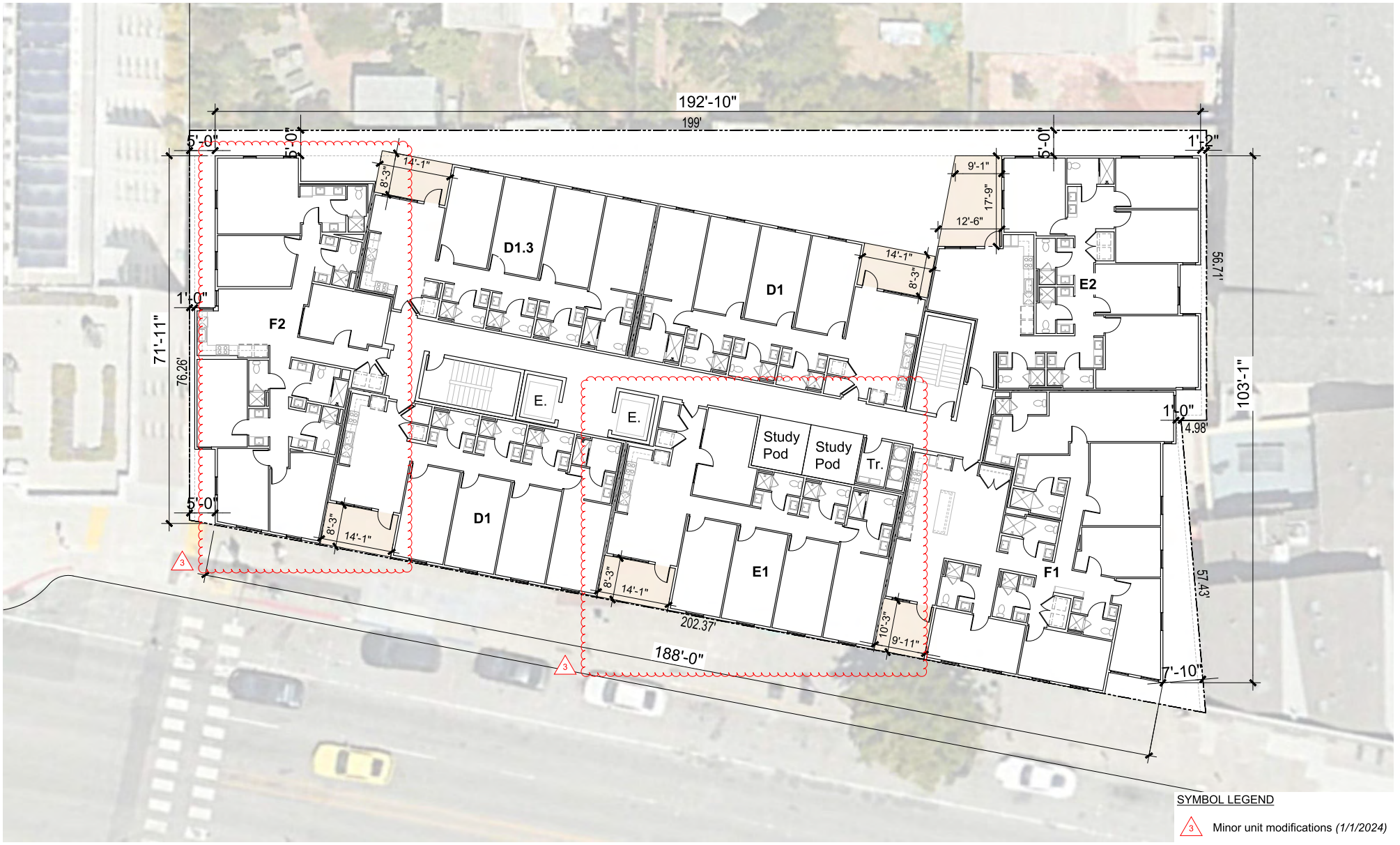

8' Tall Wood Fence along Rear Property Line
Extent of Building Above
172'-11"
199'
15'-0"
15'-0"
29'-11"
11'-1"
Courtyard
± 2,633 sf
Residential
Back of House:
Utilities, Mechanical,
Maint.
± 1,301 sf
56.71'
Bike Room
Fitness
± 2,044 sf
59'-1"
76.26'
Pkg
Room
± 271 sf
Mail
E.
E.
92'-1"
4.98'
9'-2"
Trash (Retail)
Trash (Residential)
FCC
15'-0"
Lobby / Leasing
± 1,315 sf
Retail
± 2,903 sf
Electrical
± 534 sf
57.43'
4'-10"
202.37'
10'-4"
176'-0"
Ground Floor Canopies
Note: For curb color and loading zones proposed along Telegraph, see Civil sheets.

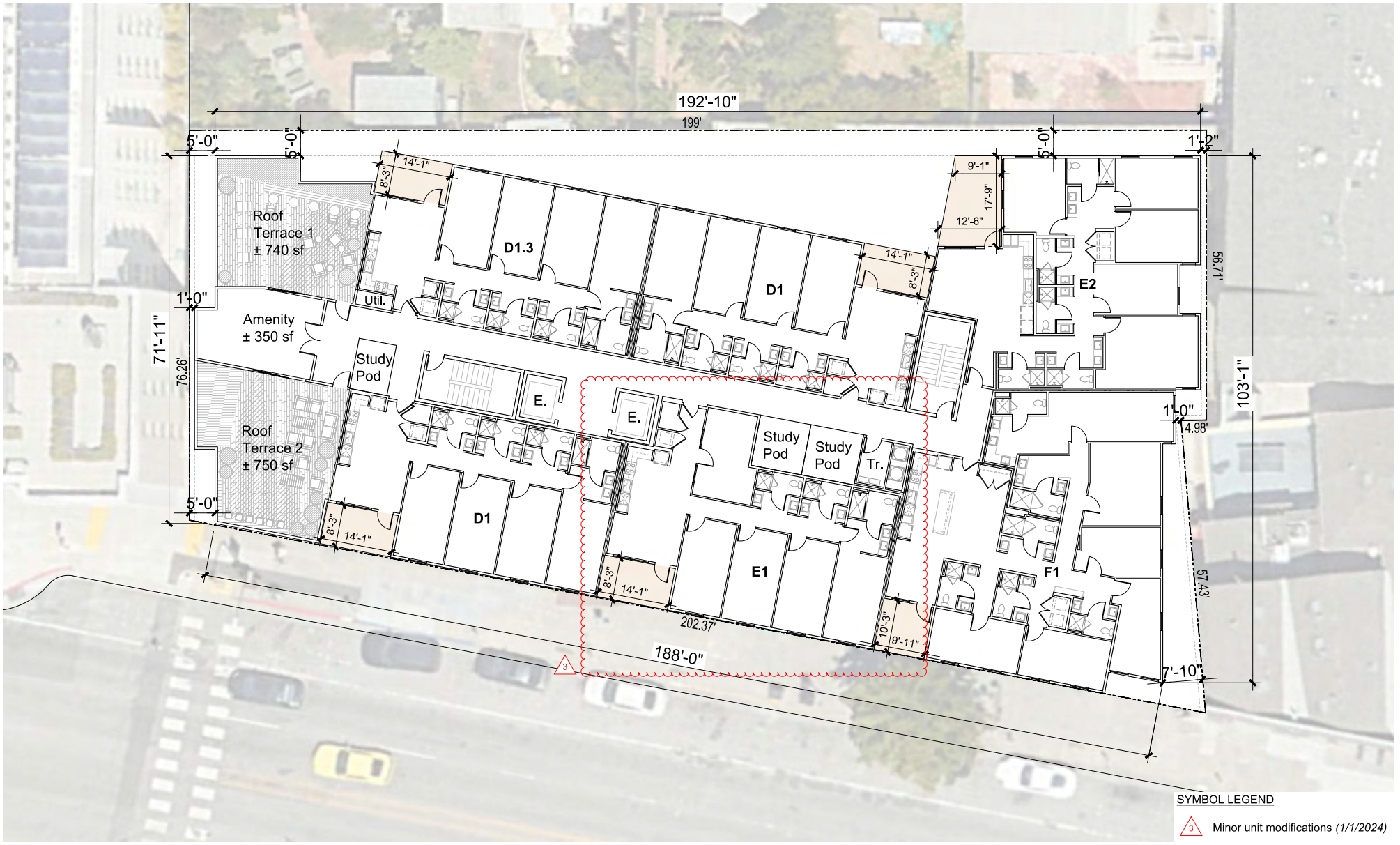

192'-10"
199'
5'-0"
5'-0"
5'-0"
1'-2"
71'-11"
76.26'
1'-0"
5'-0"
F2
D1.1
D1.2
E2.1
56.71'
103'-1"
E.
E.
Study Pod
Study Pod
Tr.
S2
1'-0"
4.98'
S1
D1
E1
D2
8'-3"
14'-1"
8'-3"
14'-1"
202.37'
10'-3"
9'-11"
57.43'
188'-0"
7'-10"
3
3
SYMBOL LEGEND
3 Minor unit modifications (1/1/2024)


192'-10"
199'
5'-0"
1'-0"
14'-1"
8'-3"
D1.3
D3
Shared
Balcony
± 1,020 sf
1'-2"
56.71'
E2.2
71'-11"
76.26'
1'-0"
F2
E.
E.
Study
Pod
Study
Pod
Tr.
S2
1'-0"
4.98'
103'-1"
S1
5'-0"
D1
E1
D2
202.37'
10'-3"
9'-11"
188'-0"
57.43'
7'-10"
SYMBOL LEGEND
3
Minor unit modifications (1/1/2024)



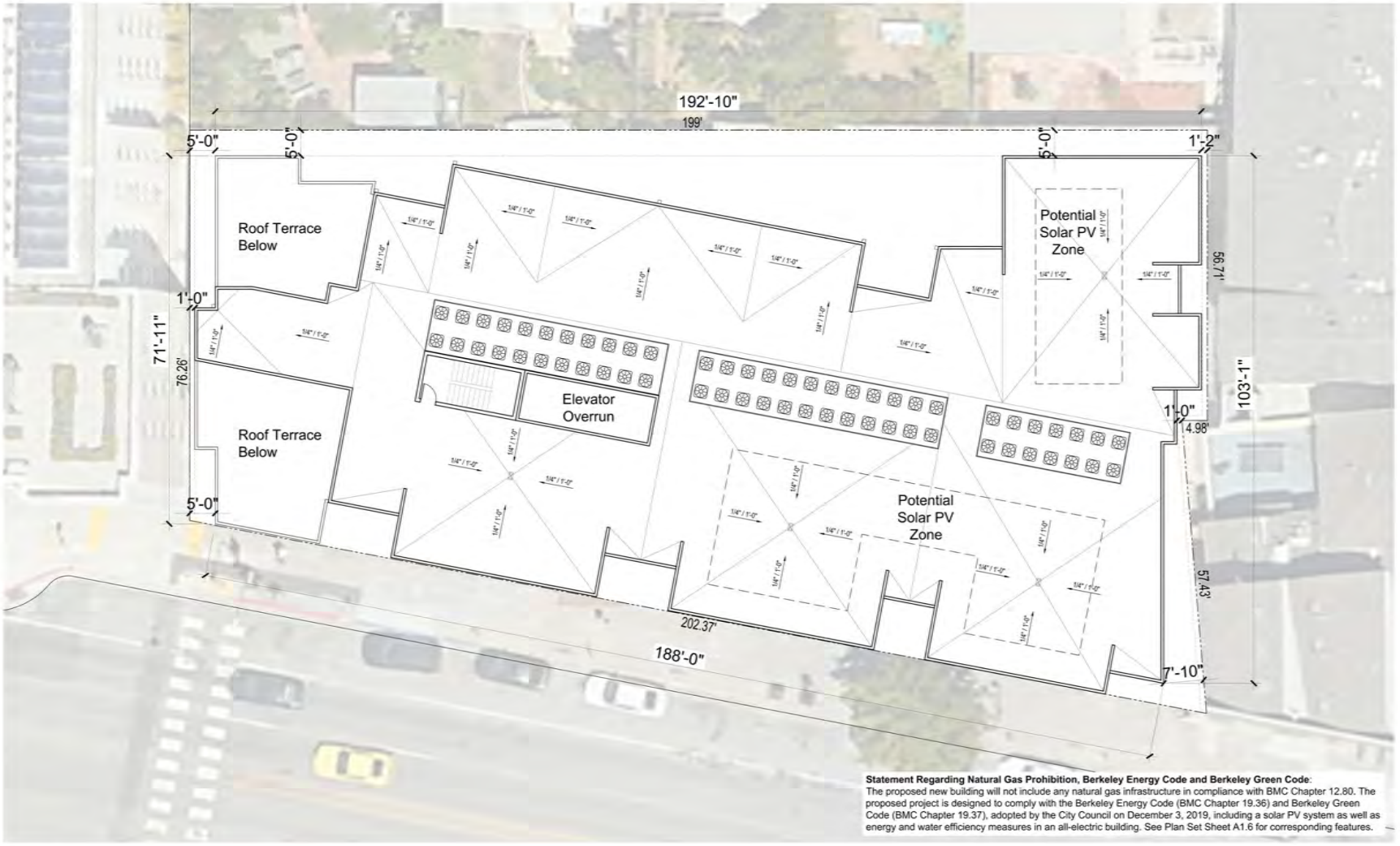
SYMBOL LEGEND

3 Minor unit modifications *(1/1/2024)*



SYMBOL LEGEND

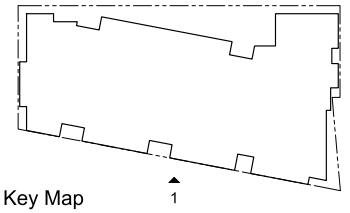
3 Minor unit modifications *(1/1/2024)*



Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code:
The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. See Plan Set Sheet A1.6 for corresponding features.

LEGEND

1. Profiled Panel - Type 1 (Silver)
2. Profiled Panel - Type 2 (Medium Gray)
3. Flat Panel - Type 1 (Silver)
4. Flat Panel - Type 2 (Medium Gray)
5. Vinyl Window*
6. Glass Railing
7. Metal Railing
8. Plaster (Dark Gray)
9. Plaster (Medium Gray)
10. Plaster (Light Gray)
11. Storefront
12. Privacy Screen
13. Masonry Veneer (Dark Ironspot)
14. Wood-like Cladding
15. Concrete Wall
16. Metal Canopy
17. Commercial Exhaust Airducts**

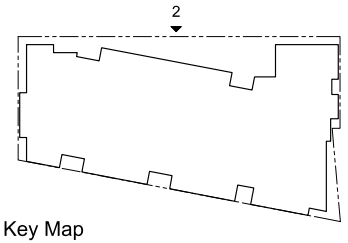


1. West Elevation

* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.

LEGEND

1. Profiled Panel - Type 1 (Silver)
2. Profiled Panel - Type 2 (Medium Gray)
3. Flat Panel - Type 1 (Silver)
4. Flat Panel - Type 2 (Medium Gray)
5. Vinyl Window*
6. Glass Railing
7. Metal Railing
8. Plaster (Dark Gray)
9. Plaster (Medium Gray)
10. Plaster (Light Gray)
11. Storefront
12. Privacy Screen
13. Masonry Veneer (Dark Ironspot)
14. Wood-like Cladding
15. Concrete Wall
16. Metal Canopy
17. Commercial Exhaust Airducts**



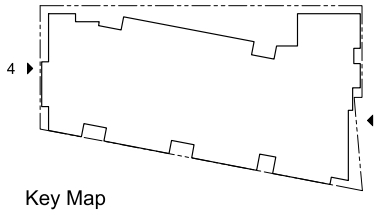
Key Map

2. East Elevation

* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.

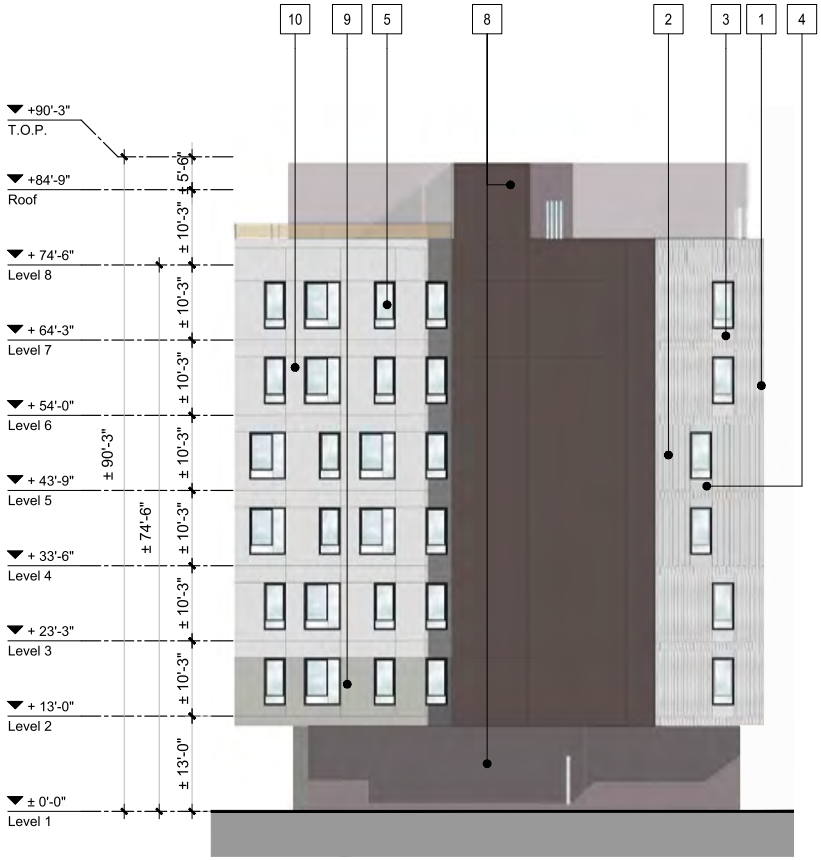
LEGEND

1. Profiled Panel - Type 1 (Silver)
2. Profiled Panel - Type 2 (Medium Gray)
3. Flat Panel - Type 1 (Silver)
4. Flat Panel - Type 2 (Medium Gray)
5. Vinyl Window*
6. Glass Railing
7. Metal Railing
8. Plaster (Dark Gray)
9. Plaster (Medium Gray)
10. Plaster (Light Gray)
11. Storefront
12. Privacy Screen
13. Masonry Veneer (Dark Ironspot)
14. Wood-like Cladding
15. Concrete Wall
16. Metal Canopy
17. Commercial Exhaust Airducts**



Key Map

3. South Elevation



4. North Elevation

* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.

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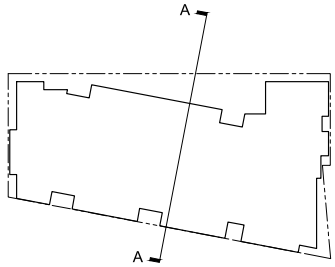
BUILDING ELEVATIONS

A2.2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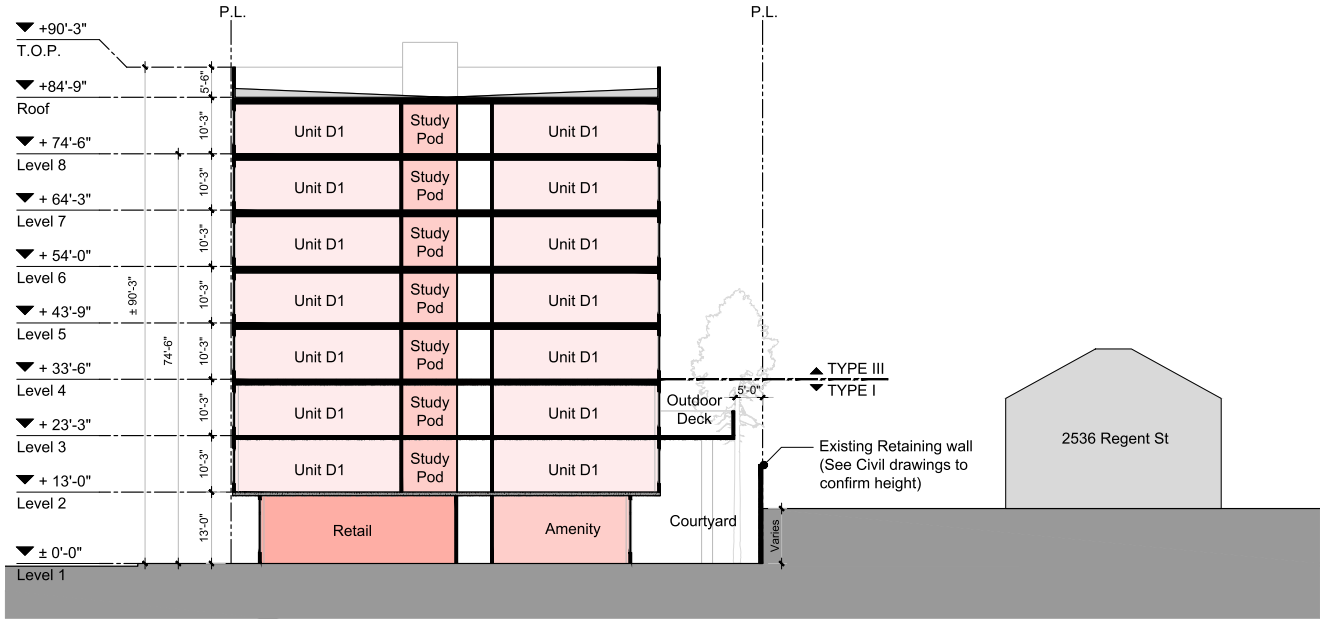
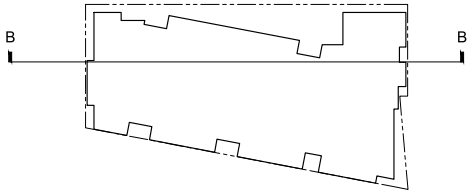
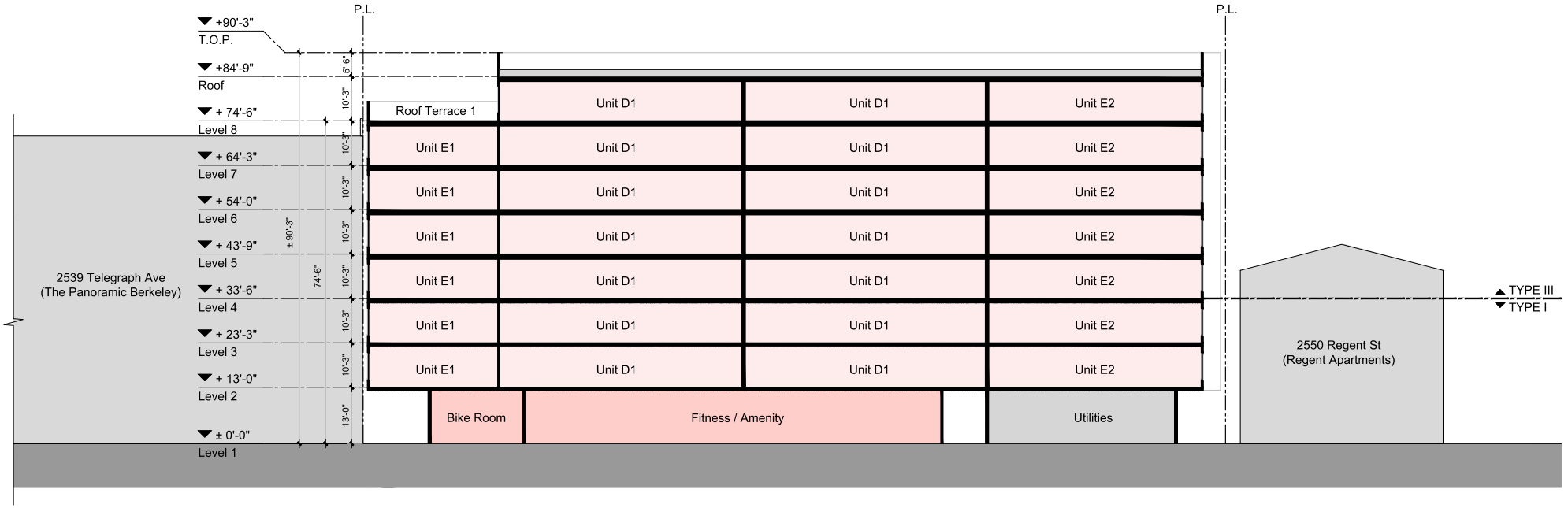

P.L.
P.L.
+90'-3"
T.O.P.
+84'-9"
Roof
+ 74'-6"
Level 8
+ 64'-3"
Level 7
+ 54'-0"
Level 6
+ 43'-9"
Level 5
+ 33'-6"
Level 4
+ 23'-3"
Level 3
+ 13'-0"
Level 2
± 0'-0"
Level 1
5'-6"
10'-3"
10'-3"
10'-3"
10'-3"
10'-3"
10'-3"
10'-3"
13'-0"
± 90'-3"
74'-6"
Unit D1
Study Pod
Unit D1
Retail
Amenity
Courtyard
Outdoor Deck
5'-0"
TYPE III
TYPE I
Existing Retaining wall (See Civil drawings to confirm height)
Varies
2536 Regent St

Section AA

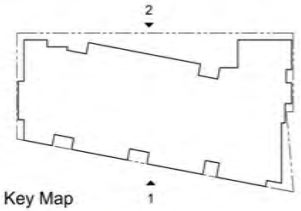

B
B

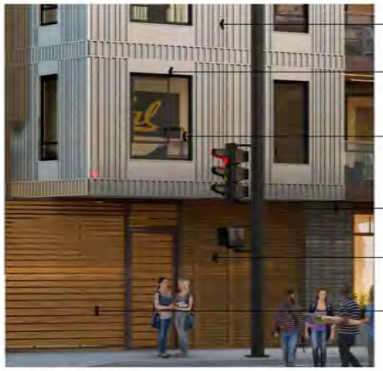

P.L.
P.L.
+90'-3"
T.O.P.
+84'-9"
Roof
+ 74'-6"
Level 8
+ 64'-3"
Level 7
+ 54'-0"
Level 6
+ 43'-9"
Level 5
+ 33'-6"
Level 4
+ 23'-3"
Level 3
+ 13'-0"
Level 2
± 0'-0"
Level 1
5'-6"
10'-3"
10'-3"
10'-3"
10'-3"
10'-3"
10'-3"
10'-3"
± 90'-3"
74'-6"
13'-0"
Roof Terrace 1
Unit D1
Unit D1
Unit E2
Unit E1
Unit D1
Unit D1
Unit E2
Unit E1
Unit D1
Unit D1
Unit E2
Unit E1
Unit D1
Unit D1
Unit E2
Unit E1
Unit D1
Unit D1
Unit E2
Unit E1
Unit D1
Unit D1
Unit E2
Unit E1
Unit D1
Unit D1
Unit E2
Bike Room
Fitness / Amenity
Utilities
2539 Telegraph Ave
(The Panoramic Berkeley)
2550 Regent St
(Regent Apartments)
TYPE III
TYPE I

Section BB

1. West Elevation

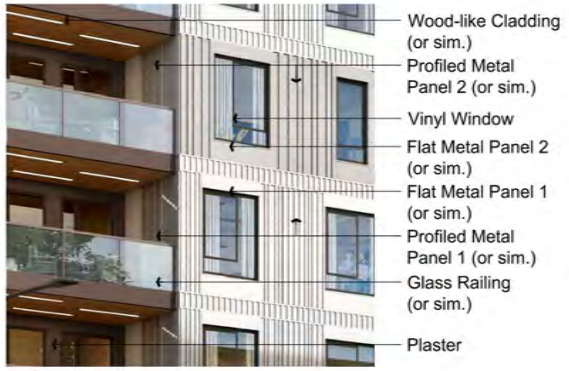
2. East Elevation





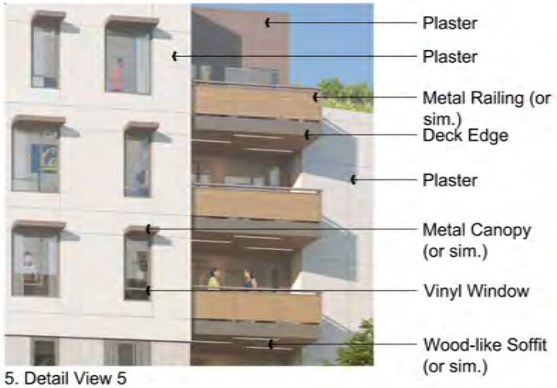
1. Detail View 1

2. Detail View 2



3. Detail View 3

4. Detail View 4

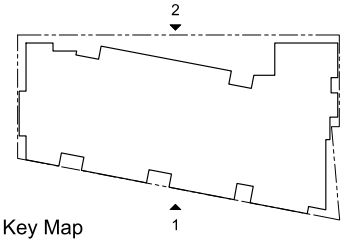


5. Detail View 5

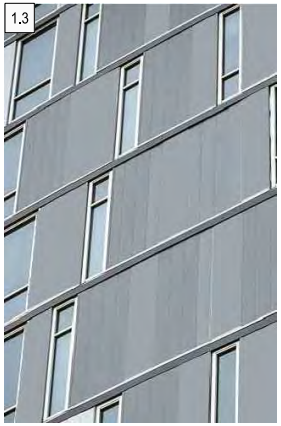
6. Detail View 6

1. West Elevation

2. East Elevation



Key Map



1.1

Profiled Metal Panel 1

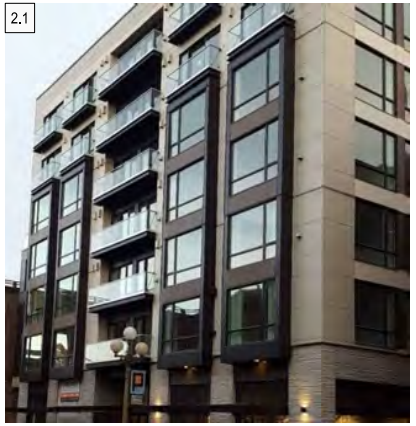
1.2

Profiled Metal Panel 2

1.3 1.4

Flat Metal Panel 1

Metal Panel (Profiled / Flat) or similar



2.1

Vinyl Window

2.2

Storefront

Window / Storefront or similar

3.1

Plaster 1

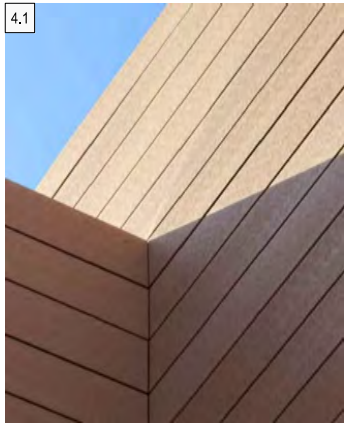
3.2

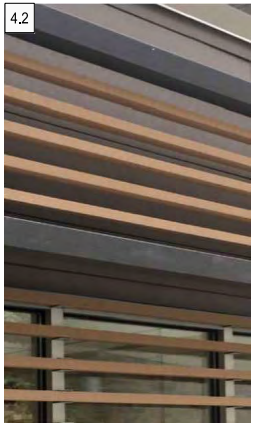
Plaster 2

3.3

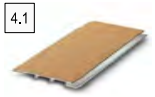
Plaster 3

Paint Swatches





4.1



Wood-like Cladding

4.2

Privacy Screen

4.3

Metal Railing

Wood-like Cladding / Screening or similar

5.1

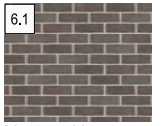
Metal Solar Shade

5.2

Metal Canopy

Metal Canopy or similar

6.1



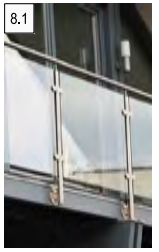
Masonry Veneer

Masonry Veneer or similar

7.1

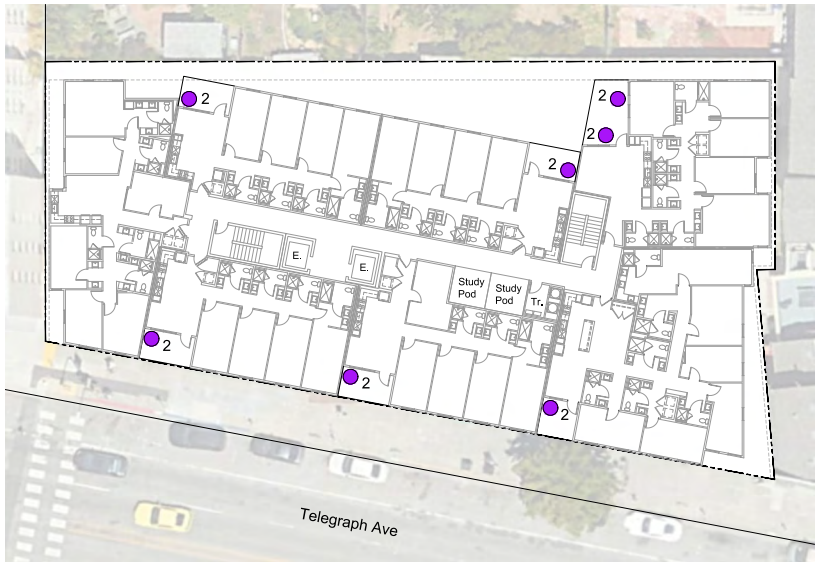
Concrete Wall

8.1

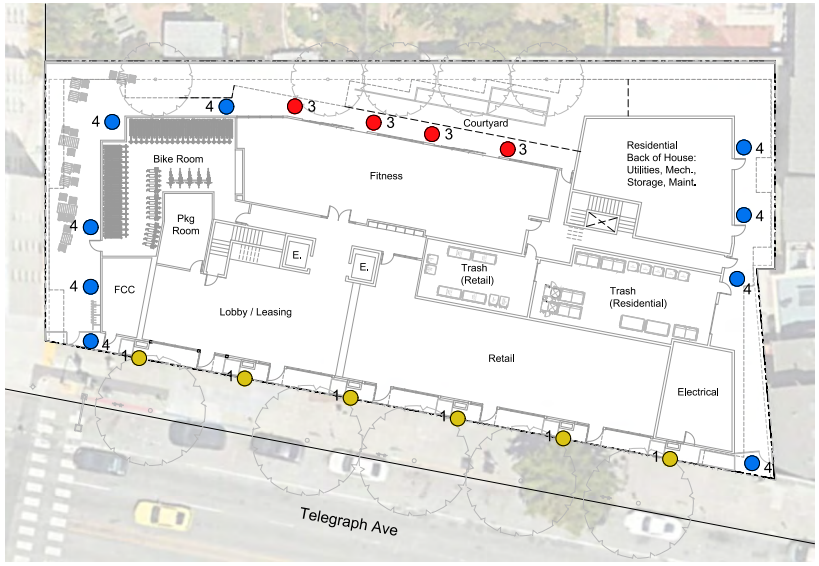


Glass Railing or sim.

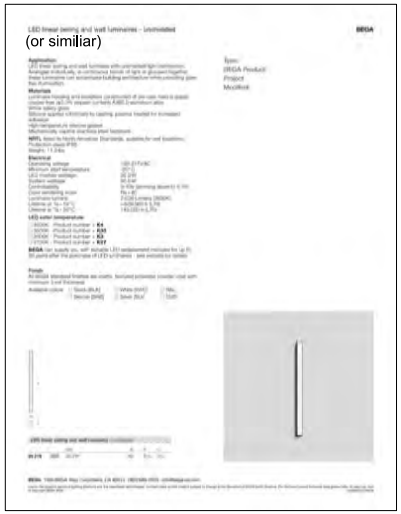
Miscellaneous



Typical Residential Level



Ground Level



1. Exterior Wall Sconce (horizontal)*
Lobby/Leasing, Retail

2. Exterior Wall Sconce (downlight)*
Private balconies

3. Exterior Wall Sconce (downlight)*
Ground floor Fitness/Amenity

4. Exterior Wall Sconce (downlight)*
FCC, Bike Room, Back of House, Trash, Mechanical Room

*Note: Preliminary light fixture selection, intended for design concept and not final product.


BAR-HORSE TATTOO

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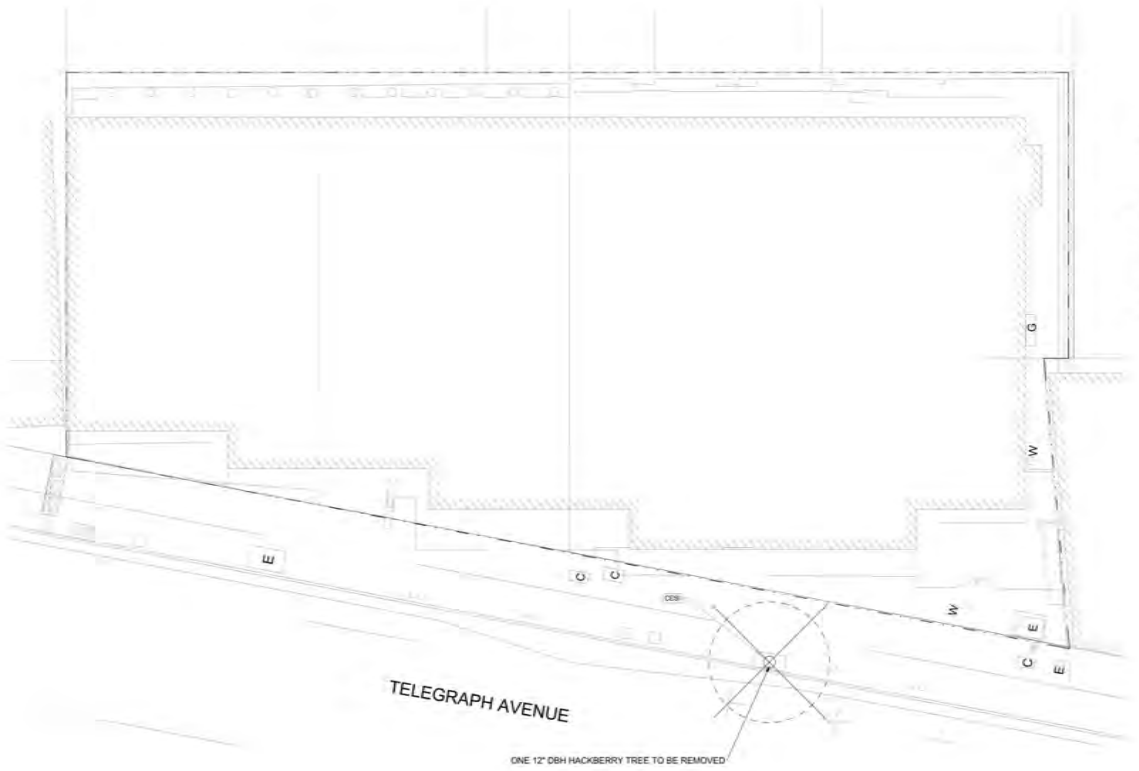
RENDERINGS
VIEW LOOKING FROM TELEGRAPH AVE & BLAKE ST

A6.1


WAFFLES
EGGS
PANINIS
COFFEE



EXISTING TREES TO BE REMOVED

SYMBOL	BOTANIC NAME	COMMON NAME	DBH	HEALTH
CESI	CELTIS SINENSIS	CHINESE HACKBERRY	12"	FAIR

TREE REMOVAL RECOMMENDATION

WE RECOMMEND REMOVAL OF THE ONE EXISTING STREET TREE AND PLANTING FIVE NEW STREET TREES. THE EXISTING TREE IS A CELTIS SINENSIS IN FAIR CONDITION. THIS SPECIES RESPONDS POORLY TO DROUGHT STRESS AND IS OFTEN INFESTED BY APHIDS RESULTING IN STICKY DISCHARGE AND POOR OVERALL HEALTH OF THE TREE. IN ADDITION, THE TREE IS HEAVING THE SIDEWALK. REPAIRING THE SIDEWALK WOULD FURTHER STRESS THE EXISTING TREE. THE SPECIES PROPOSED FOR NEW STREET TREES IS PLATANUS X HISPANICA 'COLUMBIA', 'PYRAMIDALIS' OR 'BLOODGOOD' TO MATCH THE NEW STREET TREES AT THE NEIGHBORING DEVELOPMENT (OR ANOTHER SPECIES RECOMMENDED BY THE CITY ARBORIST).

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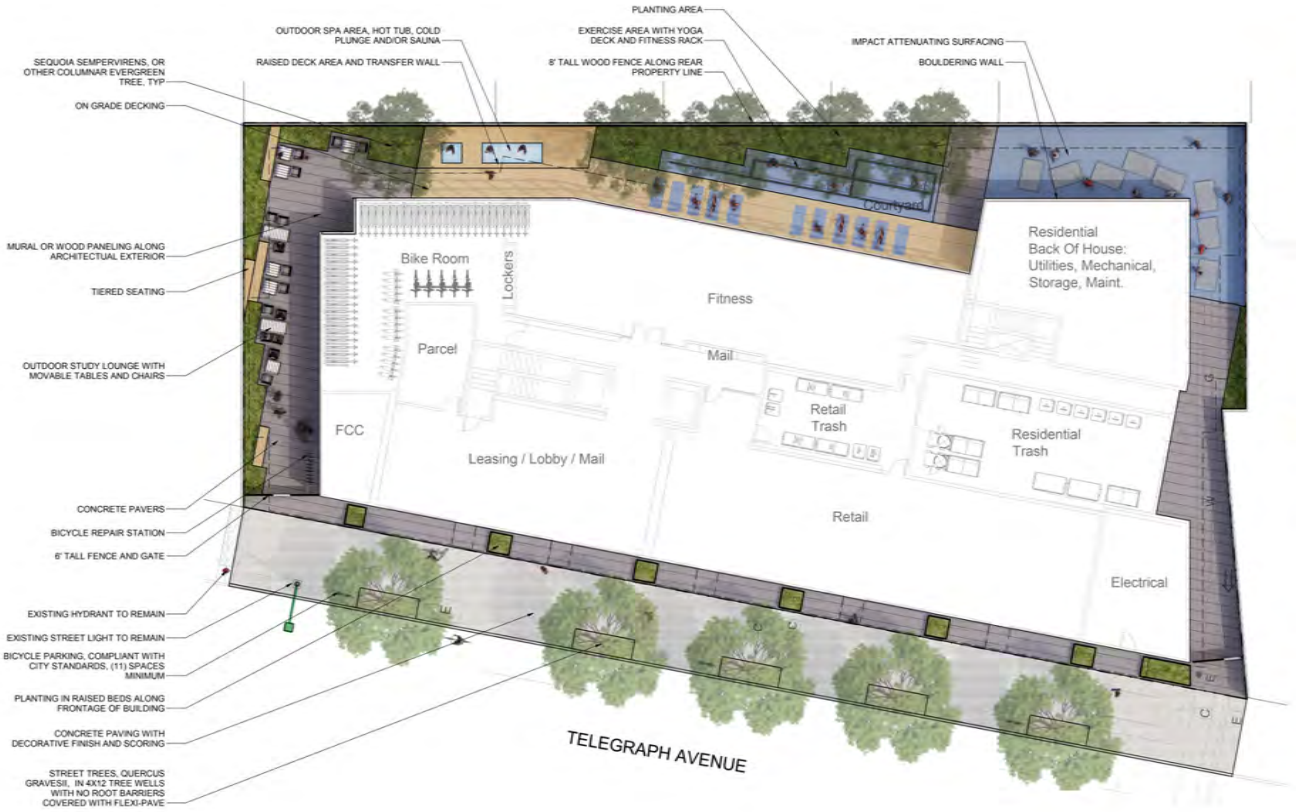
TREE REMOVAL PLAN | L1.00




OUTDOOR STUDY LOUNGE WITH SEATING AND DECORATIVE WALLS


FOREST FLOOR THEMED PLANTING


SPA AREA


FITNESS RACK

YOGA DECK


BOULDERING WALL

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REDWOOD UNDERSTORY


INTERIOR COURTYARD


PIXELATED PLANTING


PLANTERS AND ACCESSORIES


WOOD AND STEEL FURNISHINGS

REDWOOD GARDEN DECK
TRANQUIL, SHELTERED OUTDOOR SPACE FOR STUDYING AND SMALL GROUP GATHERING, COMBINING THE AMBIANCE OF A REDWOOD FOREST WITH THE INTIMACY OF AN ENCLOSED COURTYARD.

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LANDSCAPE PLAN - LEVEL 3 | L1.02

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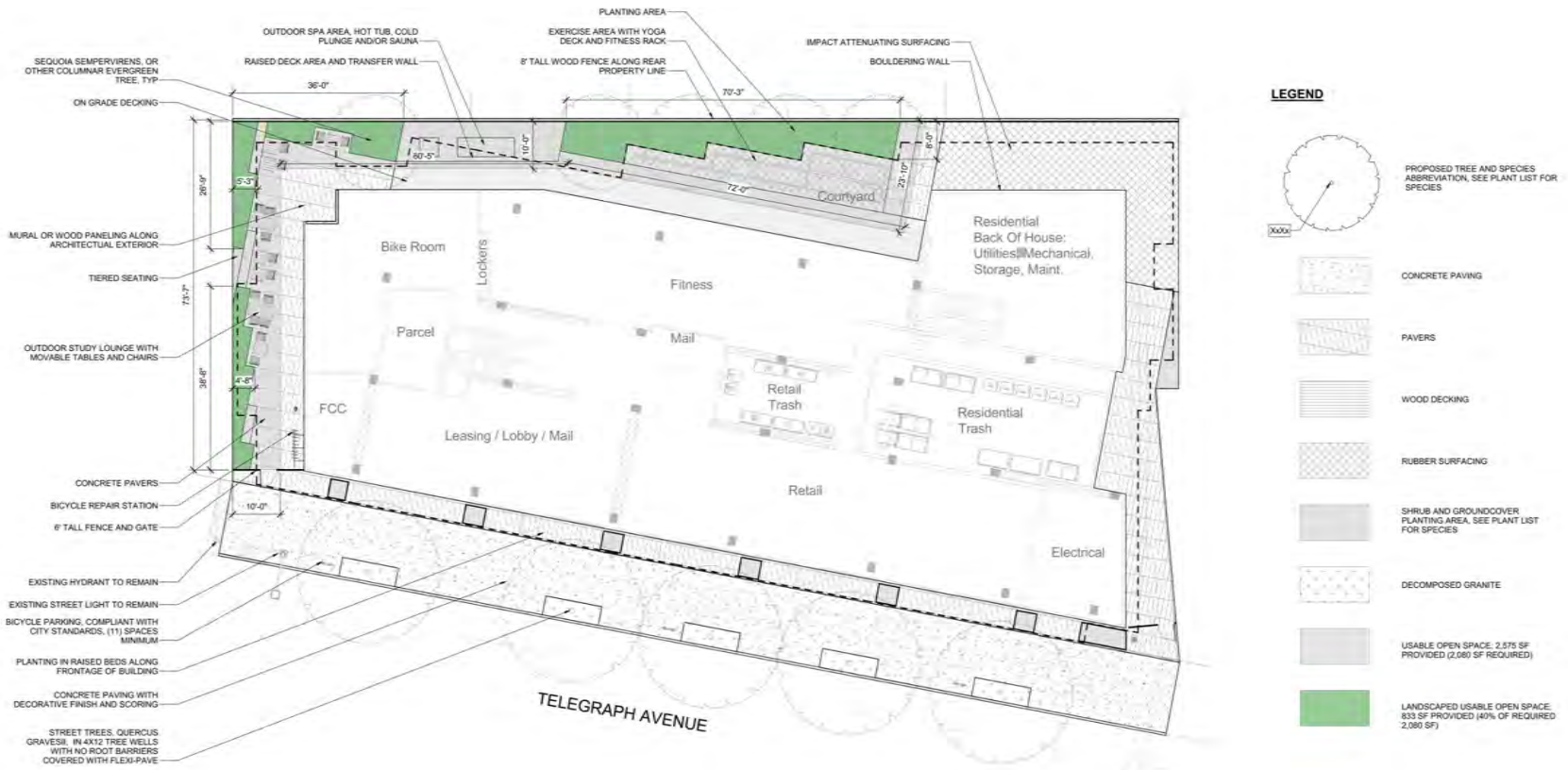
LANDSCAPE PLAN - LEVEL 8 | L1.03



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USABLE OPEN SPACE LANDSCAPE PLAN

L1.04

PLANT LIST - TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE	CA NATIVE	INVASIVE	BENEFICIAL	SPECIES HOSTED
TREE											
QuGr	5	QUERCUS GRAVESII	CHISOS RED OAK	24" BOX	30'-0"	LOW	DEVIL MOUNTAIN NURSERY	No	No	N/A	
SeSe	5	SEQUOIA SEMPERVIRENS 'SANTA CRUZ'	COAST REDWOOD	48" BOX	20'-0"	HIGH	WUCOLS	Yes	No	BUTTERFLIES AND MOTHS	HOLCOCERA ICERYAEELLA

PLANT LIST - SHRUBS AND GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE	CA NATIVE	INVASIVE	BENEFICIAL	SPECIES HOSTED
SUCCULENT										
	DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	1'-6"	LOW	WUCOLS	Yes	No	HUMMINGBIRDS	
	DUDLEYA PULVERULENTA	CHALK LIVEFOREVER	1 GAL	2'-0"	LOW	WUCOLS	Yes	No	HUMMINGBIRDS	
SHRUB										
	CEANOTHUS 'SKYLARK'	CALIFORNIA LILAC	5 GAL	4'-0"	LOW	WUCOLS	Yes	No	INSECTS, BEES, BUTTERFLIES	NYMPHALIS CALIFORNICA
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	1 GAL	3'-0"	LOW	WUCOLS	Yes	No	BEES, BUTTERFLIES AND MOTHS	
	MIMULUS X AURANTIACUS 'CHERRY'	CHERRY MONKEY FLOWER	1 GAL	3'-0"	VERY LOW	WUCOLS	Yes	No	HUMMINGBIRDS AND INSECTS	EUPHYDRYAS CHALCEDONA
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5 GAL	5'-0"	LOW	WUCOLS	Yes	No	POLLINATORS	ANDROPOLIA AEDON
	RHAMNUS CALIFORNICUS 'EVE CASE'	COFFEEBERRY	15 GAL	6'-0"	LOW	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	STRYMON MELINU
	RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	15 GAL	6'-0"	LOW	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	HYALOPHORA EURYALUS
PERENNIAL										
	ACHILLEA MILLEFOLIUM 'CAMEO'	YARROW	1 GAL	1'-6"	LOW	WUCOLS	Yes	No	INSECTS, BUTTERFILES, BEES	HYLES LINEATA
	CAMISSONIA CHEIRANTHIFOLIA	BEACH PRIMROSE	1 GAL	1'-0"	LOW	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	HYLES LINEATA
	DATURA WRIGHTII	SACRED DATURA	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	MOTHS, BEETLES, SNAILS	MANDUCA SEXTA
	ERIGERON 'WAYNE RODERICK'	WAYNE RODERICK DAISY	1 GAL	2'-0"	MODERATE	WUCOLS	Yes	No	BEES AND BUTTERFLIES	ARGYOTAENIA FRANCISCANA
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	1'-0"	MODERATE	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	
	IRIS DOUGLASIANA 'LIGHT LAVENDER/BLUE'	DOUGLAS IRIS	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	BUTTERFLIES	
GROUNDCOVER										
	BERBERIS REPENS	CREEPING BARBERRY	5 GAL	1'-6"	LOW	WUCOLS	Yes	No	BIRDS AND BEES	
	FRAGERIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	2'-6"	MODERATE	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	NEMATOCAMPA RESISTARIA
	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET LESSINGIA	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	INSECTS	CHLOSYNE GABII
	OXALIS OREGANA	REDWOOD SORREL	1 GAL	1'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	5'-0"	LOW	WUCOLS	Yes	No	BEES, BUTTERFLIES, HUMMINGBIRDS	POLYGONIA GRACILIS
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW	WUCOLS	Yes	No	HUMMINGBIRDS, BEES AND BUTTERFLIES	ANSTENOPTILIA MARMARODACTYLA
GRASS										
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'-0"	LOW	WUCOLS	Yes	No	BUTTERFLIES	
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	BUTTERFLIES	
FERN										
	BLECHNUM SPICANT	DEER FERN	1 GAL	2'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	DRYOPTERIS ARGUTA	CALIFORNIA WOOD FERN	1 GAL	3'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	DRYOPTERIS FILIX-MAS	MALE FERN	5 GAL	3'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	6'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	

TOTAL NATIVE PERCENTAGE: 96%. NOTE: NON NATIVE STREET TREE RECOMMENDED BY ARBORIST

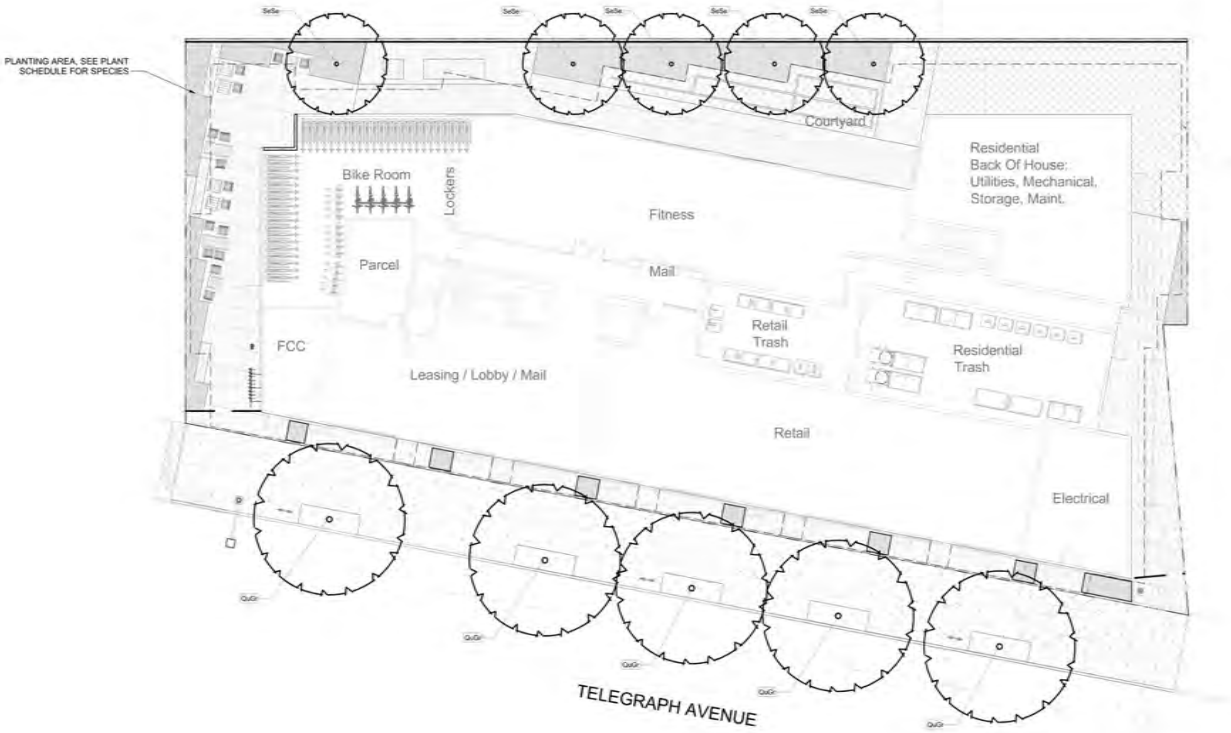
PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS AND SHOULD BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
5. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. WHEN PROPOSING SUBSTITUTIONS, ENSURE THAT THE PROPOSED VARIETY IS SIMILAR IN GROWTH HABIT AND SIZE TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRI' COULD SUB FOR 'RED ELF.' RHAPHIOLEPSIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
6. CONTRACT GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
7. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
8. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
9. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK IN 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
10. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY, CONTRACTOR TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
11. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
12. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS AND WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. AMEND SOIL PER SOIL REPORT RECOMMENDATIONS TO ACHIEVE 6% MINIMUM ORGANIC MATTER.
13. APPLY 3" MINIMUM MULCH DEPTH TO ALL PLANTING AREAS. PER SPECIFICATIONS, SUBMIT MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
14. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
15. REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.
16. FOR BEST RESULTS, NATIVE PLANT MATERIALS SHOULD NOT HAVE THEIR ROOTS DISTURBED. FOR PLASTIC CANS, REMOVE BOTTOM OF CAN, PLACE IN PLANT PIT AND CUT SIDES TO REMOVE. CUT METAL CANS IN THREE PLACES MINIMUM AND CAREFULLY SLIDE ROOT BALL INTO PLANT PIT, FOR LARGE MATERIAL, USE BOTTOM SUPPORT AS NECESSARY.

STATEMENT OF COMPLIANCE TO MWELO FOR DESIGN PLANS

THIS PROJECT COMPLIES WITH WATER EFFICIENT LANDSCAPING AS SPECIFIED IN THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER EFFICIENCY REVIEW: SECTION 31 REGULATIONS AND MWELO COMPLIANCE, AND ALL APPLICABLE MEASURES IN THE BAY FRIENDLY BASICS CHECKLIST.

LANDSCAPE ARCHITECTURE SIGNATURE



PLANT LEGEND

PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

SHRUB AND GROUNDCOVER PLANTING AREA, SEE PLANT LIST FOR SPECIES

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PLANTING PLAN - LEVEL 1 | L1.06

PLANT LEGEND

PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

SHRUB AND GROUNDCOVER PLANTING AREA, SEE PLANT LIST FOR SPECIES

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PLANTING PLAN - LEVEL 3 & 8 | L1.07

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2587 Telegraph

Address: [illegible] **Date:** [illegible]

Earthwork & Soil Health

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or. • Submit receipts for sheet mulching materials and/or. • (Optional) Submit photos of trees being chipped for mulch (if applicable).	Cubic yardage, mulch, & sheet mulching receipts, to be submitted by contractor during construction
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis, compost specs, and delivery ticket to be submitted by contractor during construction

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☐	☒	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into their planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines*, Practices 2.1. Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien; *California Native Plants for the Garden*; East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates*; Sunset,*Western Garden Book*.	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Plant legend included on sheet L1.05. Signed statement of installed plants to be submitted after installation

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Bay-Friendly Basics Landscape Checklist

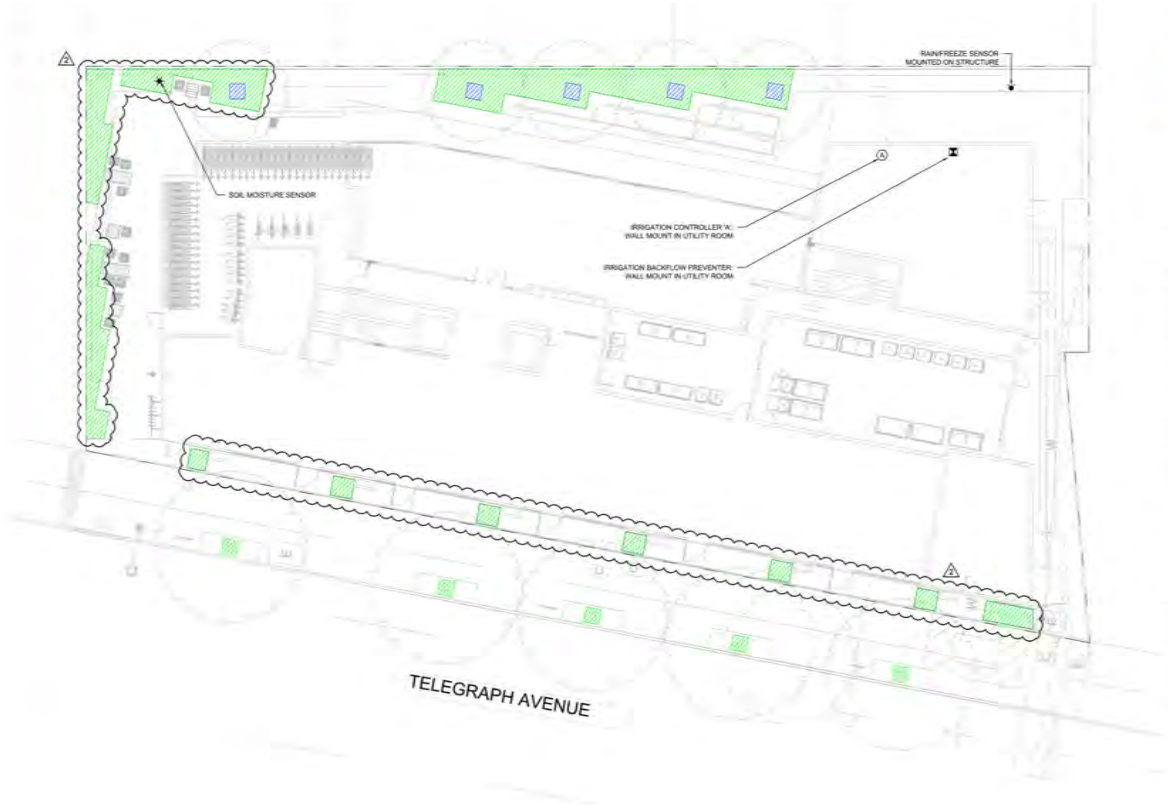
Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Plant legend included on sheet L1.05. Signed statement of installed plants to be submitted after installation
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a pubished plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Plant legend included on sheet L1.05. Signed statement of installed plants to be submitted after installation

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines*, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included on project
			Irrigation		
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	Irrigation controller included on sheet L2.02. Signed statement to be submitted after installation
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	No spray heads to be used on project.

Bay-Friendly Basics. Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 80 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.



IRRIGATION HYDROZONE LEGEND

	LOW WATER USE PLANTS	444 SF
	MODERATE WATER USE PLANTS	1011 SF
	HIGH WATER USE PLANTS	45 SF
	TOTAL IRRIGATED LANDSCAPE	1500 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): **41.80** ETAF for MAWA is **0.55**

Hydrozone # / Planting Description	Water Use Designation (WU)	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas - Controller 'A'								
Mixed Landscape	Low	0.22	DRIP	0.81	0.25	444	111	2877
Mixed Landscape	Moderate	0.62	DRIP	0.81	0.83	1011	837	18369
Mixed Landscape	High	0.90	DRIP	0.81	1.11	45	50	1296
					Totals	1500	798	20422
						('SLA')	(EA)	
Special Landscape Areas								
					Totals	0	0	0
						(SLA)	(EA)	
							ETWU Total	20422
						Maximum Allowed Water Allowance (MAWA)		21301

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(Bx)	798
Total Area	(Ax)	1500
Average ETAF	B / A	0.53

All Landscape Areas		
Total ETAF x Area	(Bx+Cx)	798
Total Area	(Ax+Cx)	1500
Sitewide ETAF=(B+D)/(A+C)		0.53

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION DESIGN INTENT

THE IRRIGATION SYSTEM WILL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SHRUB & GROUNDCOVER AREAS TO BE IRRIGATED WITH LINE SOURCE OR POINT SOURCE DRIP IRRIGATION, AS APPROPRIATE TO PLANT TYPE AND SPACING. TREES WILL RECEIVE SUPPLEMENTARY DEEP WATERING USING PRESSURE-COMPENSATING BUBBLERS. CONTROL OF THE SYSTEM IS TO BE BY 'SMART' CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME CLIMATE DATA FROM A CLOUD MANAGEMENT SERVICE, AN ON-SITE SOIL MOISTURE SENSOR WILL ALSO PROVIDE REAL-TIME INFORMATION TO THE CONTROLLER, USING THE ATTACHED FLOW SENSOR, THE CONTROLLER WILL BE CAPABLE OF DETECTING LEAKS OR UNSCHEDULED WATER FLOWS, AND TAKE APPROPRIATE ACTION INCLUDING SHUTTING DOWN A WATERING ZONE, OR SHUTTING DOWN THE ENTIRE SYSTEM BY CLOSING THE MASTER CONTROL VALVE. TROUBLE MESSAGES WILL BE SENT DIRECTLY TO MAINTAINERS, WHO IN TURN CAN MONITOR, PROGRAM AND MANAGE THE SYSTEM VIA ANY WEB-ENABLED DEVICE. ALL SPECIFIED EQUIPMENT TO BE COMMERCIAL QUALITY PROVEN PRODUCTS. SELECTED FOR DURABILITY AND MINIMUM MAINTENANCE REQUIREMENT. IRRIGATION SYSTEM DESIGN, INSTALLATION & MAINTENANCE COMPLY WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY STANDARDS, AND REQUIREMENTS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT.

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IRRIGATION PLAN - LEVEL 1

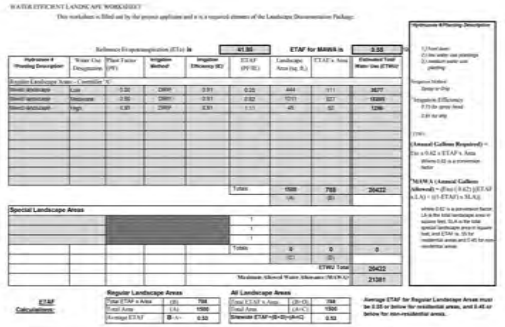
L2.01

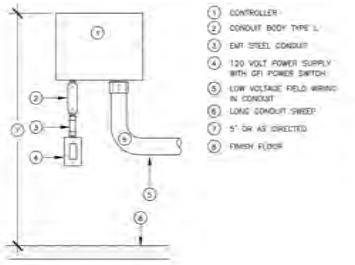
1 L2.02 HYDROZONE PLAN - LEVEL 3
SCALE: 1" = 10' 0"

2 L2.02 HYDROZONE PLAN - LEVEL 8
SCALE: 1" = 10' 0"

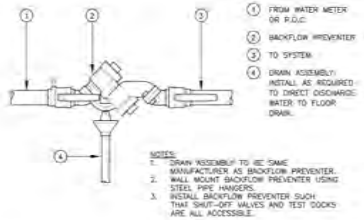
IRRIGATION HYDROZONE LEGEND

	LOW WATER USE PLANTS	444 SF
	MODERATE WATER USE PLANTS	1011 SF
	HIGH WATER USE PLANTS	45 SF
	TOTAL IRRIGATED LANDSCAPE	1500 SF

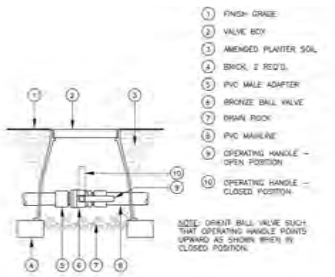




1 CONTROLLER - INDOOR WALL MOUNT
SCALE: NTS



2 WALL MOUNTED BACKFLOW PREVENTER
SCALE: NTS



3 MAINLINE ISOLATION BALL VALVE
SCALE: NTS

PRELIMINARY IRRIGATION LEGEND

MODEL	DESCRIPTION	PSI	GPM
HDB-20	HUNTER PRESSURE COMPENSATING EMITTER INSTALL ON FLEX RISER	30	.2 GPH
PCB-25-R	HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ON FLEX RISER	30	0.25
PZWS-16-25-CV-R	HUNTER ROOT ZONE WATERING SYSTEM	30	0.25
ICA-W-BLX-100	ITS / BASELINE CONTROLLER - WALL MOUNT ASSEMBLY, WITH AVAILABLE FROM IMPERIAL TECHNICAL SERVICES (925) 687-0190		
BL-S315B	BASELINE SOIL MOISTURE SENSOR		
RAIN-CLIK	HUNTER RAIN/FREEZE SENSOR		
825YA - 1"	FEBCO BACKFLOW PREVENTER - INSTALL WITH		
BL-WHM150-HO	BASELINE HYDROMETER - NORMALLY OPEN		
T-113-E	NIBCO GATE VALVE - LINE SIZE		

DRIP OR SUBSURFACE IRRIGATION CONTROL VALVE ASSEMBLY, TO INCLUDE:

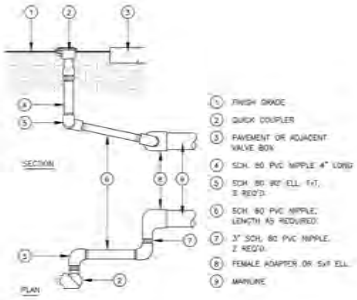
11000 SERIES	WEATHERMATIC REMOTE CONTROL VALVE
PR-100-0-40	JAIN 40# PRESSURE REGULATOR - ZONES UP TO 5 GPM
PR-100-M-60	JAIN 60# PRESSURE REGULATOR - ZONES HIGHER THAN 8 GPM
1BYA-1A-150	JAIN FILTER
XCDMF	RAIN BIRD QUICK COUPLING VALVE

MAINLINE: PURPLE SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER. ALL MAINLINE TO BE SIZE 1-1/2" UNLESS OTHERWISE NOTED ON PLAN.

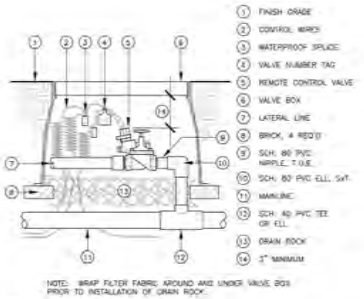
LATERAL LINE: PURPLE CLASS 200 SDR-PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER.

SLEEVE: SCH 40 PVC, SIZE AS NOTED ON PLAN.

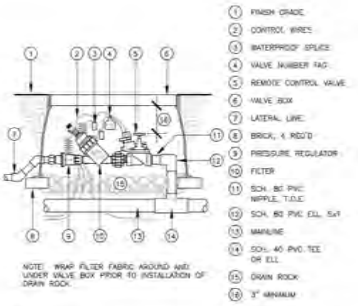
SUBSURFACE DRIP IRRIGATION: TORO DL2000 MODEL RCP-216-E EMITTER LINE WITH TORO TRI-LOC FITTINGS, 0.5 GPH EMITTER FLOW, 18" EMITTER SPACING; APPROX. 18" LINE SPACING; 1-4" SOIL COVER IN SHRUB/GROUNDCOVER AREAS.



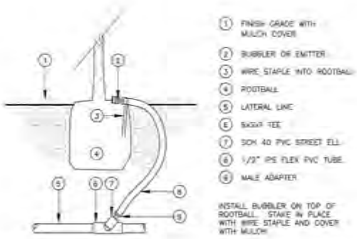
4 QUICK COUPLING VALVE
SCALE: NTS



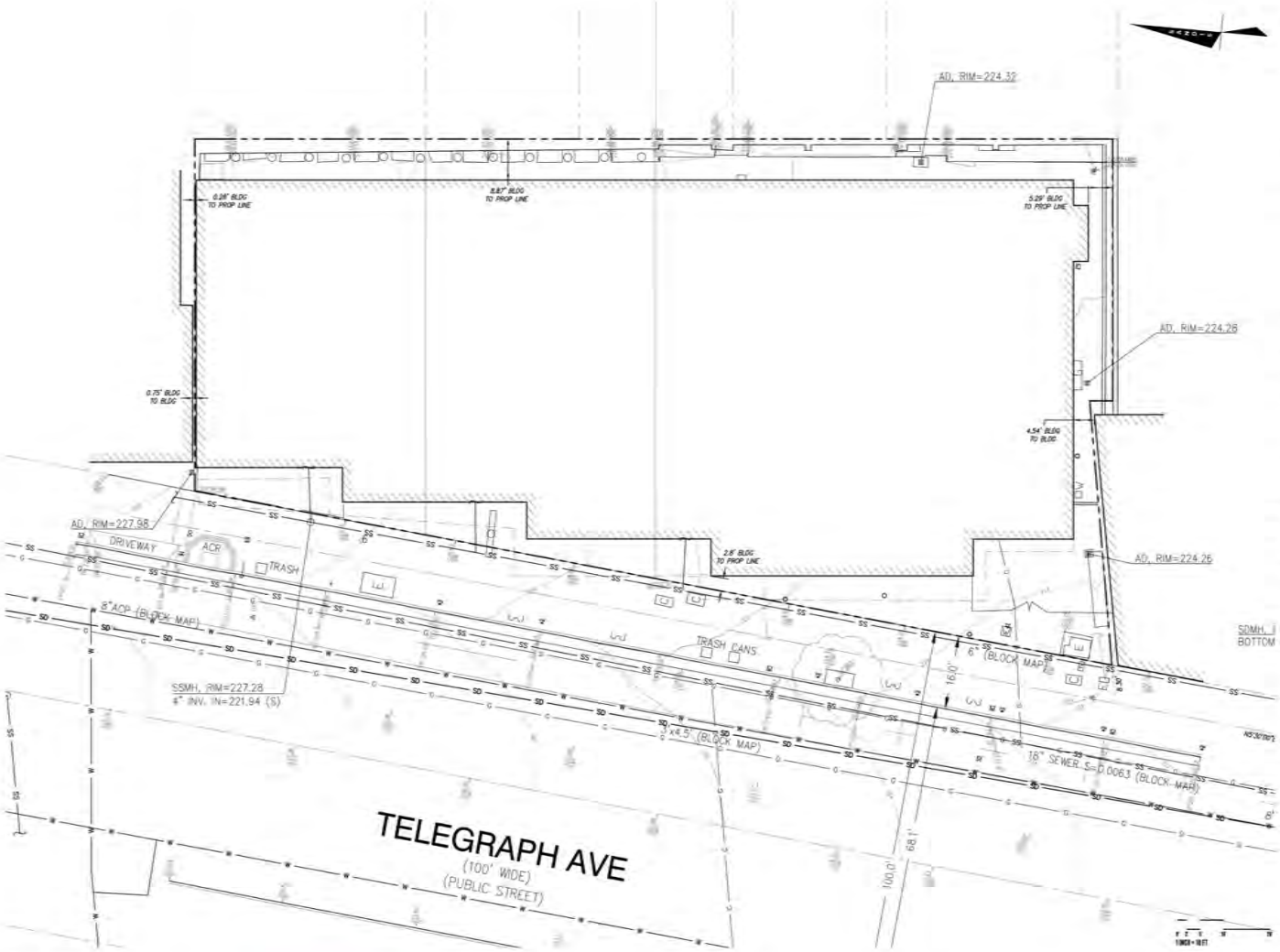
5 REMOTE CONTROL VALVE
SCALE: NTS



6 DRIP ZONE REMOTE CONTROL VALVE
SCALE: NTS



7 BUBBLER OR EMITTER ON FLEX RISER
SCALE: NTS



LEGEND

SYMBOLS & ABBREVIATIONS

BENCHMARK

EASEMENT NOTE

BOUNDARY NOTE

HORIZONTAL CONTROL NOTE

SURVEY NOTES

UNDERGROUND UTILITY NOTE

MONUMENT PRESERVATION NOTICE

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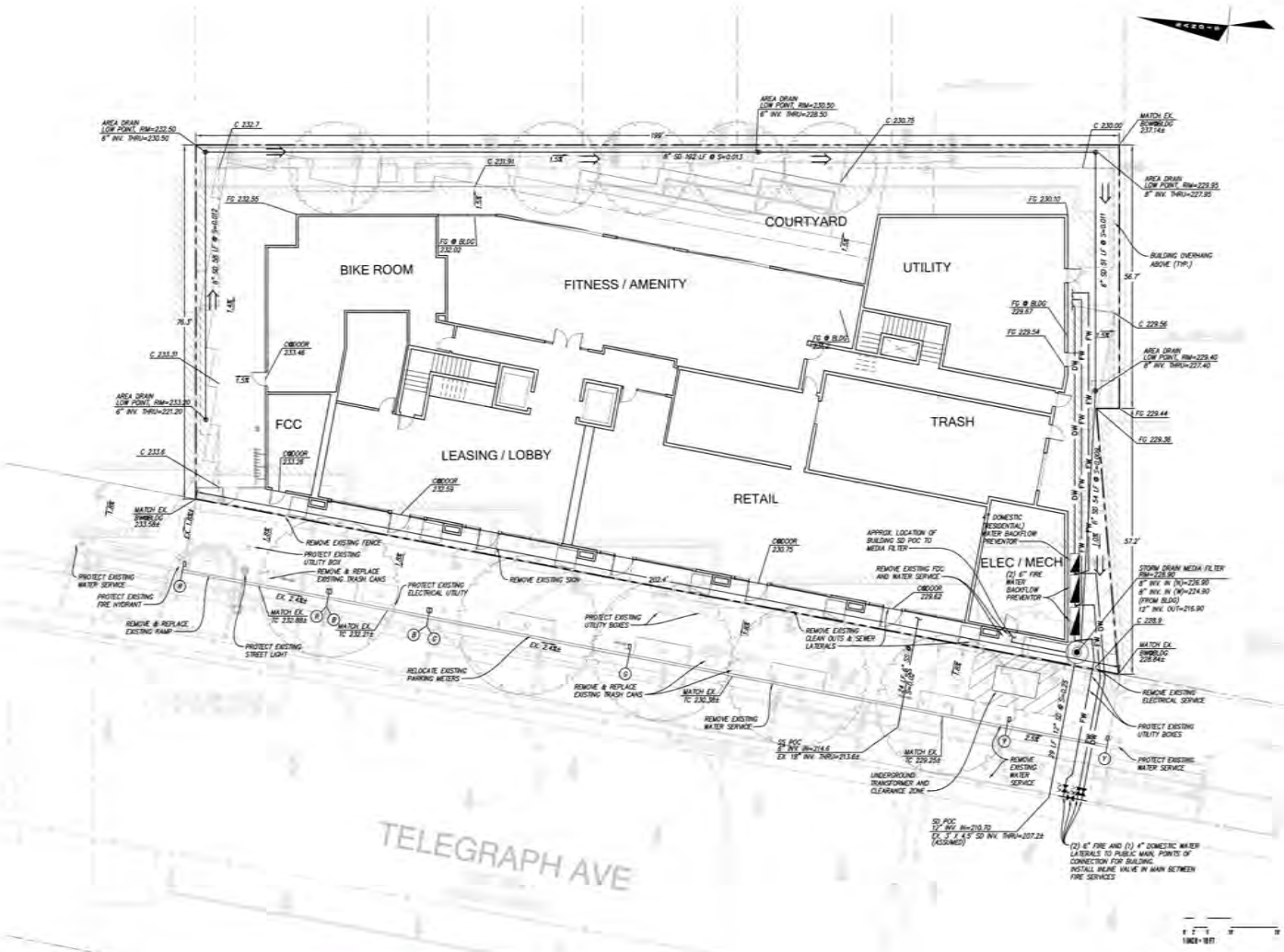
TOPOGRAPHIC SURVEY

C0.1



LEGEND

- PROPERTY LINE
- OVERLAND RELEASE PATH
- CONCRETE SIDEWALK
- PLANTING AREA – SEE L/S PLANS
- *** SEE LANDSCAPE PLANS FOR OTHER HATCH PATTERNS NOT DEFINED ***
- LIMIT OF CURB PAINT, WITH COLOR RED (R), BLUE (B), YELLOW (Y), OR GREEN (G)

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING TO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

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SITE, GRADING, AND UTILITY PLAN

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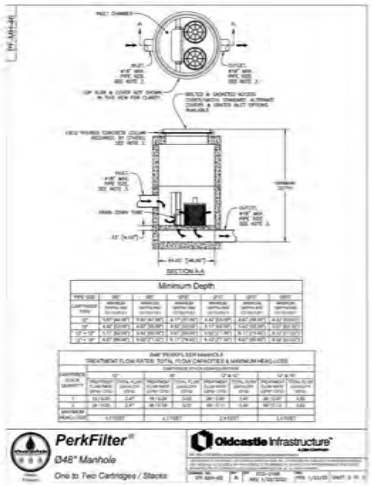

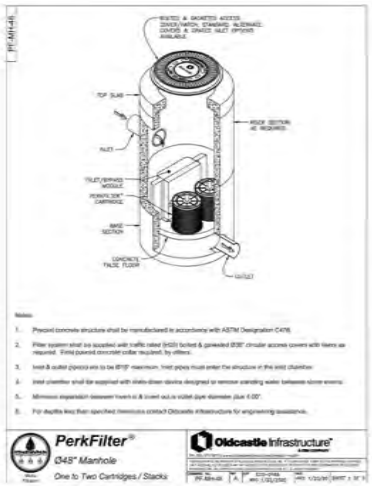

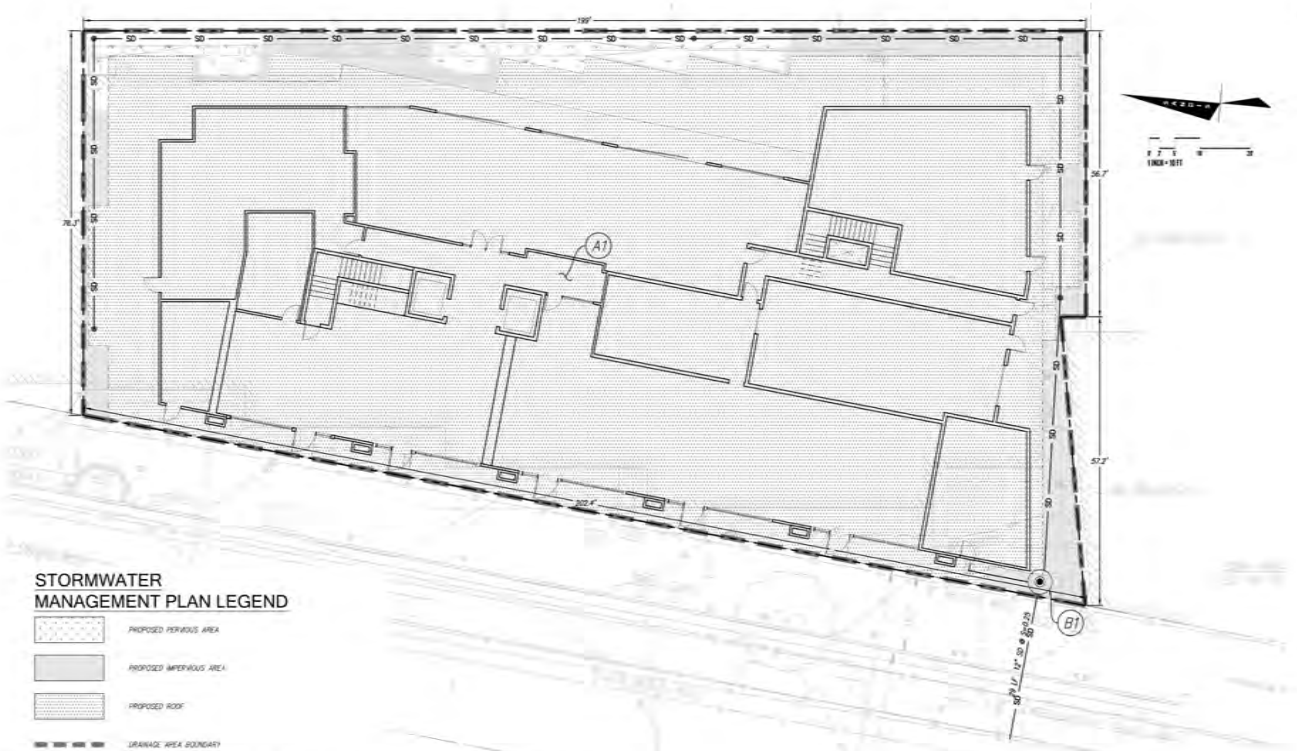

STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- PROPOSED ROOF
- DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRESHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2–2022–0018 AND R2–2015–0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOREVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET:

A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < 5 ACRE IMPERVIOUS SURFACE;
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 80% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON-LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	16,036	744	16780	—	MEDIA FILTER

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STORMWATER MANAGEMENT PLAN

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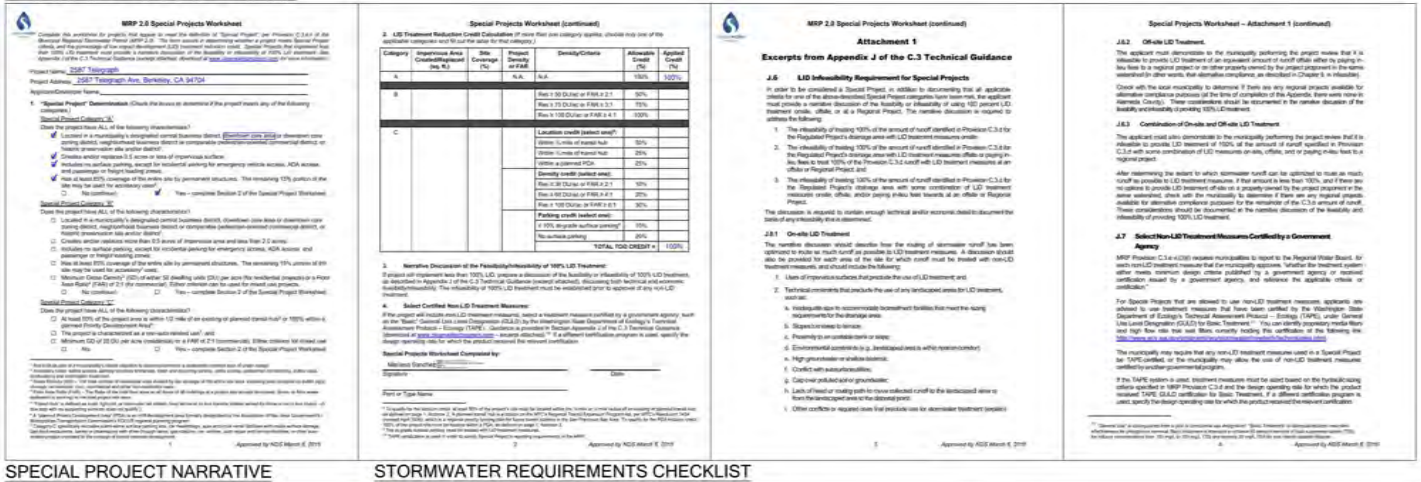
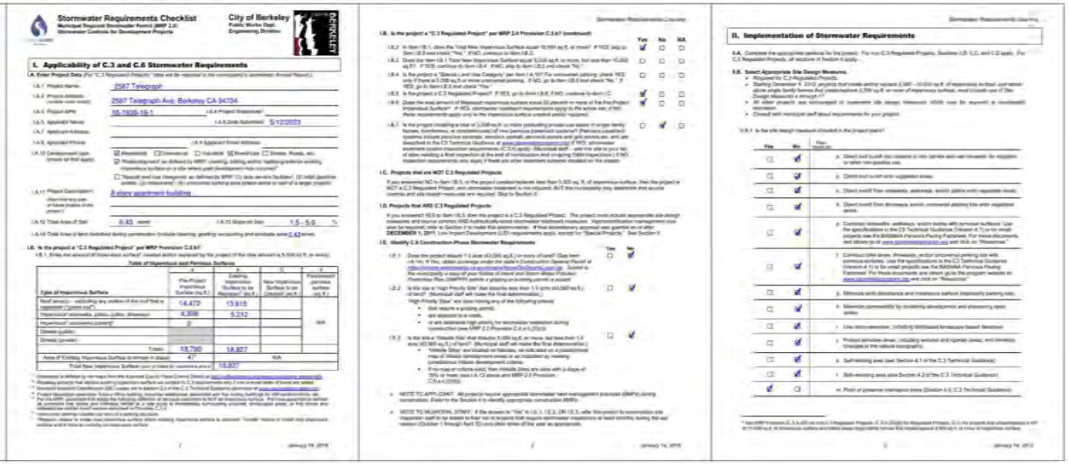
SPECIAL PROJECTS WORKSHEET



SPECIAL PROJECT NARRATIVE

STORMWATER REQUIREMENTS CHECKLIST



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JANUARY 2, 2024

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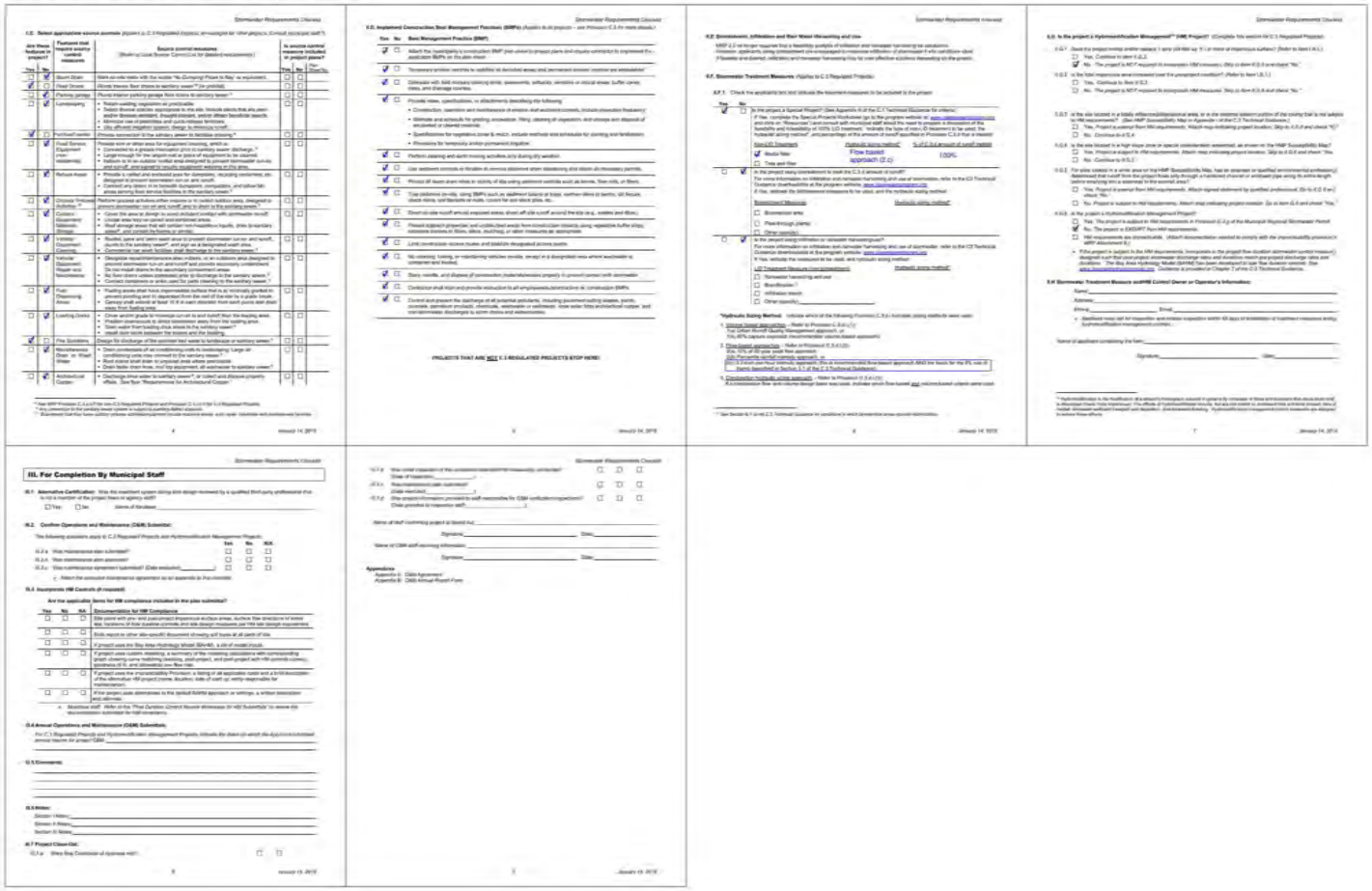
STORMWATER
SUPPLEMENTAL FORMS

C2.1

STORMWATER REQUIREMENTS CHECKLIST



ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2587 Telegraph Way

Use Permit #ZP2023-0068 for a Density Bonus project that would demolish a two-story retail building and construct an eight-story (90-feet,3-inches) 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low- Income Density Bonus Units, and 2,903 square feet of ground floor commercial space.

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

When: Thursday, January 25, 2024, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

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

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

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

Land Use Planning Division
1947 Center Street, Second Floor, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
E-mail: zab@berkeleyca.gov

A. Land Use Designations:

- General Plan: Avenue Commercial (A-C)
- Zoning: Telegraph Avenue Commercial District (C-T)

B. Zoning Permits Required:

- Use Permit under BMC Section 23.204.020(A) to construct a mixed-use residential development
- Use Permit under BMC Section 23.204.020(A) to construct a multi-family dwelling
- Use Permit under BMC Section 23.204.030(A) to create new gross floor area of 5,000 square feet or more
- Use Permit under BMC Section 23.204.110(D)(4) to allow for the height to be 65 feet and five (5) stories
- Administrative Use Permit under BMC Section 23.304.050(A) to construct rooftop architectural elements which exceed the maximum height limit for the district
- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building

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

- Waiver of BMC Section 23.204.110(D)(1) to allow for a Floor Area Ratio (FAR) of six (6) where four (4) is the maximum allowed in the south of Dwight Way
- Waiver of BMC Section 23.204.110 (D)(4) to allow for an increase in building height - up to 90 feet and 3 inches and eight (8) stories, where 65 feet and five (5) stories is the limit
- Waiver of BMC Section 23.304.030(C)(2)(a) to reduce the required rear yard setback

D. Concessions Pursuant to State Density Bonus Law (Government Code Section 65915):

- None.

C. CEQA Recommendation: Categorically exempt pursuant to Section 15332 ("Infill Development Project") of the CEQA Guidelines.

D. Parties Involved:

• Applicant	Christian Cerria with Gilbane Development Company, 7 Jackson Walkway Providence, RI 02903
• Property Owner	Gilbane Development Company, 7 Jackson Walkway Providence, RI 02903

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, Nilu Karimzadegan, at (510) 981-7430 or nkarimzadegan@berkeleyca.gov.

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

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

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

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

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

- **Correspondence received by 5:00 PM two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports, 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@berkeleyca.gov) to request hard-copies or electronic copies.

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

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

California Water Boards

Gavin Newsom
Governor

Yana Garcia
Secretary for
Environmental Protection

San Francisco Bay Regional Water Quality Control Board

December 4, 2023 (hh)
GeoTracker ID: T10000021432

Gilbane Development Company
Attn: Christian Cerria
7 Jackson Walkway
Providence, RI 02903
ccerria@gilbaneco.com

Subject: Site Cleanup Program (SCP) Recovery of Oversight Costs at 2587 Telegraph Avenue, Berkeley, Alameda County

Dear Christian Cerria:

Regional Water Board staff has reviewed the data regarding the contamination found at the subject site. As discussed with you and your consultant, the site has not been adequately characterized at this time. Based on the available data, it is unclear if the contamination threatens to adversely affect the beneficial uses of groundwater and/or human health. These beneficial uses include municipal supply, agricultural supply, and industrial service and process supply.

Water Code section 13304 allows the Regional Water Board to recover reasonable expenses for overseeing the investigation and cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely affecting or threatening to adversely affect the State's waters. The Regional Water Board intends to recover such costs for regulatory oversight work conducted in accordance with this section. To ensure that sufficient Regional Water Board staff resources are available to conduct the necessary reviews and approvals, we intend to include this site in the Region's Site Cleanup Cost Recovery Program, more fully described in the attached Reimbursement Process for Regulatory Oversight (Attachment 1).

Estimate of Work to be Performed and Expected Outcome

Regional Water Board staff will be actively overseeing the investigation and cleanup of this site. Given this, Regional Water Board staff estimate that the following work will be performed through the remainder of Fiscal Year (FY) 2023/2024: 1) Perform site inspections as needed; 2) Attend or conduct meetings related to site characterization and case closure; and 3) Discuss issues related to the site and prepare written correspondence between the Regional Water Board and interested parties.

In accordance with Water Code section 13365, we will identify more detailed, specific outcomes in the future as work progresses and more site-specific data become available.

Billing Rates

Attachment 1 provides a detailed description of the billing procedure. Attachment 2 lists the billing rates for employees expected to engage in the work or services for your site/facility. We estimate that 60 hours will be required in the oversight of the site through the remainder of FY 2023/2024, ending June 30, 2024. This is merely an estimate. The actual time needed will depend on the nature and extent of the necessary oversight. The name and classification of employees making charges will be listed on invoices. The average billing rate is approximately $215 per hour. An estimate for any necessary work after June 30, 2024, will be provided in late spring. No payment is required up front. Invoices for hours charged to your site will be provided by the State Water Board on a quarterly basis. You will only be billed for the hours actually charged by Regional Water Board staff plus operating expenses as described in Attachments 1 and 2.

Please acknowledge in writing your intent to reimburse the State for cleanup oversight work as described in this letter and Attachment 1. Please return Attachment 3, or its equivalent, by December 31, 2023.

If you have any questions concerning this letter, please contact Helen Hild at (510) 622-2419 or helen.hild@waterboards.ca.gov.

Sincerely,

Katie Kulha

Digitally signed by Katie Kulha
Date: 2023.12.04 15:49:25 -08'00'

Water Boards

Katie Kulha, PE
Senior Water Resource Control Engineer

Attachment 1 - Reimbursement Process for Regulatory Oversight

Attachment 2 - Billing Rates

Attachment 3 - Acknowledgment Letter

ATTACHMENT 1 - REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT

We have identified your facility or property as requiring regulatory cleanup oversight. Pursuant to the Porter-Cologne Water Quality Control Act, reasonable costs for such oversight can be recovered by the Regional Water Quality Control Board (Regional Water Board) from the responsible party. The purpose of this enclosure is to explain the oversight billing process structure.

For the purposes of the billing process, the responsible party who signs the agreement as the “authorized representative” becomes the legally responsible billing party. The “authorized representative” is assuming responsibility for receiving and paying the invoices. In short, State Water Board will pursue collection efforts on the “authorized representative.” For sites with multiple parties who are legally named as responsible parties for the environmental liability, invoices are typically only sent to one person and this person is the legally responsible billing party. Conversely, a developer or other third party may voluntarily enroll in cost recovery without environmental liability.

Introduction
The Porter-Cologne Water Quality Control Act authorizes the State Water Resources Control Board (State Water Board) to set up Cost Recovery Programs. The Budget Act of 1993 authorized the State Water Board to establish a Cost Recovery Program for the Site Cleanup Program (SCP). The program is set up so that reasonable expenses incurred by the State Water Board and Regional Water Boards in overseeing cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely impacting the State's waters can be reimbursed by the responsible party. Reasonable expenses will be billed to responsible parties and collected by the Fee Coordinator at the State Water Board in the Division of Financial Assistance.

The Billing System
Each cost recovery account has a unique charge number assigned to it. Whenever any oversight work is done, the hours worked are charged to the account number on the employee's time sheet. The cost of the hours worked is calculated by the State Accounting System based on the employee's salary and benefit rate and the State Water Board overhead rate.

State Water Board and Regional Water Board administrative charges for work such as accounting, billing preparation, general program meetings and program specific training cannot be charged directly to an account. This work will be charged to administrative accounting codes. The Accounting Office totals these administrative charges for the billing period and distributes them back to all of the accounts based on the number of hours charged to each account during that billing period. These charges show as State Water Board Program Administrative Charges and Regional Water Board Program Administrative Charges on the Invoice.

The Overhead Charges are based on the number of labor hours charged to the account. The overhead charges consist of rent, utilities, travel, supplies, training, and personnel services. If there is no labor charged to the account during the billing period,

there will be no overhead charges for that billing period with the exception of the last month of each fiscal year. This is due to the fact that the labor charges end June 30 for the current fiscal year. However, several kinds of overhead charges such as supply orders and travel expenses are paid after the fiscal year ends. The State Water Board Accounting Office keeps track of these charges and distributes them back to all of the accounts based on the number of hours charged to each account for the whole fiscal year that has just ended.

Therefore, the quarterly statements for the last month of the fiscal year could show no labor hours charged for the billing period, but some overhead charges could be charged to the account.

Invoices are issued quarterly, one quarter in arrears. If a balance is owed, a check is to be remitted to the State Water Board with the invoice remittance stub within 30 days after receipt of the invoice. The Accounting Office sends a report of payments to the Fee Coordinator on a quarterly basis.

Copies of the invoices are sent to the appropriate Regional Water Boards so that they are aware of the oversight work invoiced. Questions regarding the work performed should be directed toward your Regional Water Board project manager. If the responsible party becomes delinquent in its quarterly payments, oversight work may cease immediately.

Work will not begin again unless the payments are brought up to date.

Daily Logs
A detailed description (daily log) of the actual work being done at each specific site is kept by each employee in the Regional Water Board who works on cleanup oversight at the property. This information is provided on the quarterly invoice using standardized work activity codes to describe the work performed. Upon request, a more detailed description of the work performed is available from the Regional Water Board staff.

Agreement
If this site is subject to a 13304 Order, the responsible party of the property is required to acknowledge that he/she understands the reimbursement process and billing procedures for appropriate cleanup oversight costs. If the site is not under a 13304 Order, no cleanup oversight will be performed until this acknowledgement is received. You may wish to consult an attorney in this matter.

As soon as the acknowledgment is received, the account will be added to the active SCP Cost Recovery billing list and oversight work will begin. If the site is subject to an order, you may receive an invoice for the costs incurred preparing the Order.

Removal from the Billing System
After the cleanup is complete, the Regional Water Board will submit a closure form to the State Water Board to close the account. If a balance is due, the Fee Coordinator will

send a final billing for the balance owed. The responsible party should then submit a check to the State Water Board to close the account.

If the site is not subject to an Order, a responsible party may request to discontinue their regulatory oversight. Please submit a request in writing explaining the reason that you request to terminate oversight and the effective date. You will be billed for all charges incurred until this request is made in writing or the effective date, whichever is later. If the request is due to a change in ownership, please provide contact information for the new owner and describe any agreement with them regarding payment for cleanup and oversight costs.

Regional Water Board Dispute Resolution
The Regional Water Board staff provides each responsible party (upon request) with daily logs of actual oversight work done and supporting accounting information for the responsible party's site. If, upon the receipt of the billing statement, the responsible party disputes the amount due, the responsible party may follow the dispute resolution procedure described below. If the responsible party follows the procedure, the Regional Water Board will not initiate, except as noted, enforcement action for failure to reimburse the State Water Board. During this procedure, the responsible party is encouraged to confer with Regional Water Board staff at any time to discuss the areas in question and attempt to resolve the dispute.

1. The responsible party must notify the Regional Water Board in writing within 30 calendar days of receipt of the billing statement to indicate that it disputes the billing statement and requests a meeting with the Regional Water Board Assistant Executive Officer. This notification must indicate the specific areas of dispute and provide all appropriate support documentation. Upon completion of the meeting, the Assistant Executive Officer will provide a recommendation to the Regional Water Board Executive Officer on the dispute and recommend an amount due, based on documentation provided by both the responsible party and the Regional Water Board staff at the meeting. The Executive Officer will submit a written decision and resultant amount due to the responsible party and specify the new due date by which the resultant amount due must be paid to avoid enforcement action. This due date will be not less than ten working days from the date of the Executive Officer's written decision.

2. If, upon receipt of the Executive Officer's written decision, the responsible party still disputes the amount due and so notifies the Executive Officer by the new due date, the Executive Officer will schedule an appeal hearing of the decision before the Regional Water Board at the next appropriate monthly meeting. The Executive Officer may also consider recommending that the Regional Water Board take enforcement action for the responsible party's failure to pay the resultant amount due by the new due date if the Regional Water Board finds the responsible party's appeal without basis. Any amount due and not appealed to the Regional Water Board will be considered a violation of the Regional Water Board's order.

California Code of Regulations - Dispute Resolution
If a dispute regarding oversight charges cannot be resolved with the Regional Water Board, section 13320 of the California Water Code provides an appeal process to Regional Water Board decisions. Regulations implementing Water Code section 13320 are found in Title 23 of the California Code of Regulations, section 2050.

Electronic Reporting
Code of Regulations, Title 23, Division 3, Chapter 30 and Title 27, Division 3, Subdivisions 1 and 2, require you or your consultants to electronically submit analytical laboratory data in electronic deliverable format for soil, vapor, and water samples, site map (i.e., GEO_MAP), boring/well survey information, depth to groundwater, boring logs and well screen intervals, location data (i.e., GEO_XY file), elevation data (i.e., GEO_Z file), and technical reports (e.g., work plans, assessment, and monitoring reports) in portable data format (PDF) to the State Water Resources Control Board (State Water Board) GeoTracker database at:
http://www.waterboards.ca.gov/ust/electronic_submittal/index.shtml

STATE WATER RESOURCES CONTROL BOARD
SITE CLEANUP PROGRAM (SCP)
BILLING COST EXPLANATION
Fiscal Year 2023-2024

Employee Salary and Benefit by Classification [1]	Salary/Benefits Range	
AEO - Assistant Executive Officer CEA	$ 13,563	$ 28,008
ADMOFFII - Admin Officer II	$ 8,550	$ 10,623
AGPA - Associate Governmental Program Analyst	$ 7,902	$ 10,191
AFCNSL - Staff Counsel (Attorney)	$ 10,244	$ 15,518
SFCNSLIII - Staff Counsel III (Attorney)	$ 14,643	$ 18,786
SFCNSLIV - Staff Counsel IV (Attorney)	$ 16,177	$ 20,770
BSA - Business Serv Asst	$ 4,482	$ 7,063
EG - Engineering Geologist	$ 8,585	$ 16,164
EPMI - Environmental Program Manager I	$ 16,609	$ 20,648
EPMII - Environmental Program Manager II	$ 19,276	$ 21,898
ES - Environmental Scientist	$ 5,936	$ 11,351
EOI - Exec Officer I	$ 22,167	$ 25,182
EOII - Exec Officer II	$ 22,709	$ 25,794
OA - Office Assistant	$ 4,124	$ 5,767
OT - Office Technician	$ 4,825	$ 6,220
PWRCE - Principal Water Resources Control Engineer	$ 20,198	$ 22,942
PPS - Public Participation Specialist	$ 7,902	$ 9,892
SEA - Sanitary Engineering Associate	$ 8,908	$ 11,152
SET - Sanitary Engineering Technician	$ 6,137	$ 8,815
SEG - Senior Engineering Geologist	$ 15,136	$ 18,944
SRES - Senior Environmental Scientist	$ 14,364	$ 17,857
SRES - Senior Environmental Scientist (Spec)	$ 10,506	$ 13,069
SWRCE - Senior Water Resources Control Engineer	$ 15,136	$ 18,944
SSA - Staff Services Analyst	$ 5,061	$ 8,472
SUEG - Supervising Engineering Geologist	$ 16,625	$ 20,810
SUWRCE - Supervising Water Resources Control Engineer	$ 16,625	$ 20,810
WRCE - Water Resources Control Engineer	$ 8,585	$ 16,082
Intermittent Employees:		
SA - Scientific Aid	$16.07/hour	$19.07/hour

Note: The State is currently in negotiations with the unions so the upper limits of these ranges may be subject to change.

Operating Expenses and Equipment [2] (both State and Regional Board offices)
Indirect Costs (Overhead + Admin = cost of doing business)

	140%

Billing Example for One Month Salary

WRCE - Water Resources Control Engineer	
Total Direct Labor Charges [3] (per month):	$ 16,082
Contract Charges (if applicable):	$ -
Direct Labor Overhead:	$ 12,062
State Board Program Admin and Overhead:	$ 2,414
Regional Board Program Admin and Overhead:	$ 8,041
Total Cost (per month):	$ 38,600
Divided by 176 hours per month equals per hour:	$ 219

(Due to the various classifications that expend SCP resources an average of **$215.00** per hour can be used for projection purposes.)

[1] The name and classification of employees performing oversight work will be listed on invoices you receive.
[2] The examples are estimates based on recent billings. Actual charges may be higher or lower.
[3] Total Direct Labor Charges = Salary and Benefits

Attachment 3

ACKNOWLEDGMENT OF RECEIPT OF OVERSIGHT COST REIMBURSEMENT ACCOUNT LETTER

I, Christian Cerria, acting within the authority vested in me as an authorized representative of Gilbane Development Company, a corporation, acknowledge that I have received and read a copy of the attached *REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT* and the cover letter dated December 4, 2023, concerning cost reimbursement for Regional Water Board staff costs involved with oversight of cleanup and abatement efforts at 2857 Telegraph Avenue, Berkeley.

I understand the reimbursement process and billing procedures as explained in the letter. Our company is willing to participate in the cost recovery program and pay all subsequent billings in accordance with the terms in your letter and its attachments, *and to the extent required by law*. I also understand that signing this form does not constitute any admission of environmental liability, but rather only an intent to pay for costs associated with oversight, *as set forth above, and to the extent required by law*. Billings for payment of oversight costs should be mailed to the following individual and address:

BILLING CONTACT Hayden Gordon

BILLING ADDRESS 7 Jackson Walkway,

Providence, RI 02903

TELEPHONE NO. (571) 212-1733

EMAIL ccerria@gilbaneco.com

RESPONSIBLE PARTY/ AUTHORIZED REPRESENTATIVE

(Signature)

(Title) Development Director

DATE:

Staff: (hh)

2587 TELEGRAPH AVENUE

Air Quality Assessment

Prepared for
Gilbane Development Company

December 2023

ESA

2587 TELEGRAPH AVENUE

Air Quality Assessment

Prepared for
Gilbane Development Company

December 2023

Services provided pursuant to this Agreement are intended solely for the use and benefit of the Gilbane Development Company

No other person or entity shall be entitled to rely on the services, opinions, recommendations, plans or specifications provided pursuant to this agreement without the express written consent of ESA, 180 Grand Avenue Suite 1050, Oakland, CA 94612

180 Grand Avenue
Suite 1050
Oakland, CA 94612
510.839.5066
esassoc.com

ESA

Atlanta	Palm Beach County	San Diego
Bend	Pasadena	San Francisco
Irvine	Pensacola	San Jose
Los Angeles	Petaluma	Sarasota
Mobile	Portland	Seattle
Oakland	Rancho Cucamonga	Tampa
Orlando	Sacramento	Thousand Oaks

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Appendices

1. AIR QUALITY ASSESSMENT

Executive Summary

This air quality assessment (air quality assessment) was conducted for the 2587 Telegraph Avenue Project to support the project's approval as a categorical exemption. Construction-related criteria air pollutant emissions were modeled and compared to the Bay Area Air Quality Management District (BAAQMD) thresholds of significance. All construction criteria pollutant emissions would be below their respective thresholds. Therefore, the project would not result in a significant air quality impact associated with construction criteria pollutants.

Introduction

This air quality assessment evaluates the potential for construction of the 2587 Telegraph Project (Project) to result in significant criteria pollutant air quality impacts. ESA has prepared this report for the Gilbane Development Company (the Project Applicant). The Project includes construction of an 8-story student housing building in Berkely, California. This air quality assessment is required by the City of Berkeley to support the Project's approval as a categorical exemption under California Environmental Quality Act (CEQA) Guidelines Sections 15300 to 15332.[1] The air quality assessment will quantify construction-related criteria air pollutant emissions associated with the project and compare these emissions to the BAAQMD thresholds of significance for CEQA impacts.[2] Criteria air pollutants estimated include reactive organic gases (ROG), nitrogen oxides (NO_X), particulate matter from vehicle exhaust with an aerodynamic diameter equal to or less than 10 microns (PM_{10}), and particulate matter with an aerodynamic diameter equal to or less than 2.5 microns ($PM_{2.5}$). Fugitive emissions of PM_{10} and $PM_{2.5}$ during construction (i.e., dust from construction) are not estimated because ESA assumes the project would implement best management practices (BMPs) from BAAQMD to reduce dust from construction activities as part of the City of Berkeley's Standard Conditions of Approval.

The analysis includes a summary of the existing air quality conditions in the Project area, the applicable regulatory framework for air quality, and the potential for the Project to exceed BAAQMD thresholds of significance for criteria air pollutants during construction. The air quality assessment addresses both regional and local construction activities that emit criteria pollutants. It also analyzes the types and quantities of these emissions that would be generated on a temporary basis due to proposed construction activities. The analysis determines whether construction-related criteria air pollutant emissions exceed BAAQMD's thresholds significance.

1 Specifically, CEQA Guidelines Section 15300.2(c) states that a project which has a potentially significant impact may not quality for a categorical exemption: "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

2 Bay Area Air Quality Management District, 2023. *2022 CEQA Air Quality Guidelines, Chapter 3 Thresholds of Significance*. Available at https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed November 2023.

Environmental Setting

The Project is located in the San Francisco Bay Area air basin (air basin), which is under the jurisdiction of BAAQMD. The air basin comprises the counties of Alameda, Santa Clara, San Mateo, Contra Costa, and Marin, and parts of Sonoma, Napa, and Solano counties.

Under amendments to the federal Clean Air Act (CAA), the United States Environmental Protection Agency (U.S EPA) has classified air basins or portions thereof as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether the National Ambient Air Quality Standards (NAAQS) have been achieved. The California CAA, which is patterned after the federal CAA, also requires areas to be designated as "attainment" or "non-attainment" for the California Ambient Air Quality Standards (CAAQS). Thus, areas in California have two sets of attainment designations: one set with respect to the NAAQS and one set with respect to the CAAQS. In many cases, the CAAQS are lower than the NAAQS.

The air basin is designated non-attainment for federal one-hour ozone, federal $PM_{2.5}$, state one-hour ozone, state 8-hour ozone, state PM_{10}, and state $PM_{2.5}$ standards. BAAQMD is the primary agency responsible for assuring both sets of ambient air quality standards are attained and maintained in the air basin.

TABLE 1

ALAMEDA COUNTY ATTAINMENT STATUS

Pollutant and Averaging Time	Designation/Classification	
	State Standards	Federal Standards
Ozone (1-hour)	Non-attainment	No Federal Standard
Ozone (8-hour)		Non-attainment
Carbon Monoxide (CO)	Attainment/Unclassified	Unclassified/Attainment
Nitrogen Dioxide (NO_2)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Attainment	Unclassified/Attainment
Respirable Particulate Matter (PM_{10})	Non-attainment	Unclassified
Fine Particulate Matter ($PM_{2.5}$)	Non-attainment	Non-attainment

ABBREVIATIONS: CO = carbon monoxide; NO_2 = nitrogen dioxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: Bay Area Air Quality Management District, 2017. *Air Quality Standards and Attainment Status*. Available at https://www.baaqmd.gov/about-air-quality/research-and-data/air-quality-standards-and-attainment-status. Accessed November 2023.

Climate and Topography

The climate of the air basin is determined largely by a high-pressure system that is often present over the eastern Pacific Ocean off the West Coast of North America. During winter, the Pacific high-pressure system shifts southward, allowing an increased number of storm systems to pass through the region. During summer and early fall, when fewer storms pass through, emissions generated in the air basin accumulate as a result of the more stable conditions. The combination of abundant sunshine and the restraining influences of topography and subsidence inversions

creates conditions conducive to the formation of photochemical pollutants, such as ground-level ozone and secondary particulates, including nitrates and sulfates.

Air Pollutants of Concern

Criteria Air Pollutants

Air pollutants of concern for this analysis are criteria air pollutants. Criteria air pollutants are a group of six common air pollutants for which U.S. EPA has set ambient air quality standards. Criteria air pollutants include ground level ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter (PM), and lead. PM is classified by particle size—PM_{10} consists of particulate matter that is 10 microns or less in diameter, while $PM_{2.5}$ refers to the subset of PM_{10} that is less than 2.5 microns or less in diameter.[3] Most of the criteria air pollutants are directly emitted; however, ozone is a secondary pollutant that is formed in the atmosphere by chemical reactions between NO_x and ROG in the presence of sunlight.

Regulatory Setting

The following regulatory setting is provided to describe how existing air quality in the air basin is regulated and to provide background information used to analyze air quality emissions of the Project.

Federal

Clean Air Act and National Ambient Air Quality Standards

The CAA requires U.S. EPA to establish national ambient air quality standards to protect public health and the environment. U.S. EPA has set NAAQS for several criteria air pollutants: ozone, NO_2, SO_2, CO, PM (PM_{10} and $PM_{2.5}$), and lead. U.S. EPA classifies geographic areas as either attainment or non-attainment for each criteria air pollutant, based on whether the NAAQS have been achieved. Air districts in areas that are designated non-attainment must prepare regional air quality plans, discussed in further detail below, to be included in the overall State Implementation Plan. Areas that have a “maintenance” designation have been non-attainment for a certain criteria pollutant but have been re-designated as attainment.

State

California Clean Air Act and California Ambient Air Quality Standards

At the state level, the California Air Resources Board oversees California air quality policies and regulations. California has adopted its own air quality standards, known as the CAAQS, which are at least as protective as the NAAQS and are often more stringent. The California CAA calls for the designation of areas as attainment or non-attainment based on state ambient air quality standards (i.e., the CAAQS), rather than the federal standards. The California CAA requires each air district in which CAAQS are exceeded to prepare a plan that documents reasonable progress toward attainment. If an air basin (or portion thereof) exceeds the CAAQS for a particular criteria

[3] A micron is one-millionth of a meter.

air pollutant, it is considered to be in non-attainment for that criteria air pollutant until the area can demonstrate compliance.

Regional

BAAQMD 2017 Clean Air Plan

As discussed above, the air basin is designated as a non-attainment area for the state one-hour ozone, 8-hour ozone, PM_{10}, and $PM_{2.5}$ standards. As a result, BAAQMD is required to prepare air quality plans under the federal and California CAA to meet the federal and state air quality standards for these pollutants. Maintenance plans are required for attainment areas that had previously been designated non-attainment to ensure continued attainment of the standards.

The current air quality plan for the air basin is the 2017 Clean Air Plan, adopted by BAAQMD on April 19, 2017.[4] The 2017 Clean Air Plan addresses the following four categories of pollutants: ground-level ozone and its key precursors, ROG and NO_X; PM, primarily $PM_{2.5}$, and precursors to secondary $PM_{2.5}$; toxic air contaminents; and greenhouse gas emissions. The control measures are categorized based on the economic sector framework including stationary sources, transportation, energy, buildings, agriculture, natural and working lands, waste management, and water measures.

Air Quality Assessment

Approach to Analysis

The analysis presented below follows the guidelines and recommendations for BAAQMD in its 2022 CEQA Guidelines. Potential air quality impacts are assessed by modeling the estimated average daily emissions generated by Project construction using the California Emissions Estimator Model (CalEEMod), version 2022.1 and comparing them to BAAQMD's project-level thresholds of significance. CalEEMod was developed in collaboration with California air districts and is recommended by BAAQMD for use in air quality analyses. BAAQMD construction-related thresholds are based on average daily emissions in pounds per day. **Table 2** identifies significance thresholds for criteria air pollutants adopted by BAAQMD for both construction and operations, although for the purpose of this analyses operational thresholds are purely informational. The table is followed by a discussion of the Project's sources of criteria air pollutants and analysis methods. Projects with criteria air pollutant emissions below these significance thresholds would not obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase in non-attainment criteria air pollutants within the air basin.

4 Bay Area Air Quality Management District, 2023. *Final 2017 Clean Air Plan*. Available at https://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf. Accessed November 2023.

TABLE 2
SIGNIFICANCE THRESHOLDS FOR CRITERIA AIR POLLUTANT EMISSIONS

Pollutant	Construction Thresholds Average Daily (lbs/day)	Operational Thresholds	
		Average Daily (lbs/day)	Maximum Annual (tons/year)
ROG	54	54	10
NO_X	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
$PM_{10}/PM_{2.5}$ (fugitive dust)	Best Management Practices	Not Applicable	

ABBREVIATIONS: lbs = pounds; ROG = reactive organic gases; NO_X = nitrogen oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: Bay Area Air Quality Management District, 2023. *2022 CEQA Air Quality Guidelines, Chapter 3 Thresholds of Significance*. Available at https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed November 2023.

Modeling Assumptions

Construction is proposed to take place from September 2024 until February 2027 (29 months). Durations for each construction phase were provided by the Project Applicant and are shown in **Table 3 below**. The Project Applicant also provided types and number of off-road construction equipment associated with each phase, shown in **Table 4** below. Additional information provided by the Project Applicant is listed below:

- Square footage of area and buildings to be demolished.
- Number of days off-road equipment will be used in each phase.
- Hours per day of equipment use.
- Specific equipment horsepower and engine tier (assumed Tier 4 Interim engines for all off-road equipment).
- Number of daily worker trips, vendor trips, and haul truck trips.
- Amount of material exported from the site.

TABLE 3
ANTICIPATED CONSTRUCTION SCHEDULE

Project Phase	Anticipated Start	Anticipated Finish	Workdays
Demolition	September 1, 2024	December 1, 2024	65
Site Preparation	September 1, 2024	January 1, 2025	88
Grading	December 1, 2024	February 1, 2025	45
Trenching	December 1, 2024	February 1, 2025	45
Building Construction	February 1, 2025	July 1, 2026	368
Paving	June 1, 2026	July 1, 2026	23
Architectural Coating	November 1, 2025	February 1, 2027	326

Total – All Construction	**September 1, 2024**	**February 1, 2027**	**631**

SOURCE: Project Applicant

TABLE 4
ANTICIPATED CONSTRUCTION EQUIPMENT

Phase	Construction Equipment	Number	Horsepower
Demolition	Excavators	2	318
	Skid Steer Loaders	2	60
	Aerial Lifts	2	36
	Concrete/Industrial Saws	1	74
	Crushing/Proc. Equipment	1	125
Site Preparation	Rough Terrain Forklifts	1	74
	Graders	2	185
	Skid Steer Loaders	1	60
	Excavators	1	500
	Bore/Drill Rigs	1	1000
Grading	Excavators	1	318
	Graders	1	185
	Tractors/Loaders/Backhoes	1	100
Trenching	Trenchers	1	50
	Excavators	1	46
Building Construction	Forklifts	1	25
	Cement and Mortar Mixers	4	250
	Cranes	1	155
	Rubber Tired Loaders	1	110
	Generator Sets	1	400
	Rough Terrain Forklifts	1	172
Paving	Excavators	1	46
	Pavers	1	144
	Cement and Mortar Mixers	1	250
	Rollers	1	100
Architectural Coating	Air Compressors	2	5

SOURCE: Project Applicant

Analysis Results

Criteria pollutant emissions from construction of the Project would be generated primarily from heavy duty, diesel-powered equipment such as graders, excavators, and forklifts. Criteria air pollutant emissions from off-road equipment and on-road vehicle exhaust were estimated using CalEEMod; modeling output files are included in **Appendix A**. Construction is assumed to take place over a 29-month period. Project-specific data for construction phasing schedule provided by the Project Applicant were used in the model to estimate emissions for the construction period. Units for emission thresholds in BAAQMD are set in average pounds per day for all construction

workdays on an annual basis. Emissions from equipment and vehicle exhaust are presented in **Table 5 below**. As shown in the table, emissions of ROG, NO_X, exhaust PM_{10}, and exhaust $PM_{2.5}$, would all be below their respective significance thresholds.

TABLE 5
AVERAGE DAILY CONSTRUCTION-RELATED CRITERIA POLLUTANT EMISSIONS

Project Construction Year	Average Daily Emissions (pounds per day)			
	ROG	NO_X	Exhaust PM_{10}	Exhaust $PM_{2.5}$
2024	0.9	20.9	0.2	0.2
2025	1.8	7.4	0.1	0.1
2026	5.1	4.2	0.0	0.0
2027	4.5	0.5	0.5	0.5
BAAQMD Thresholds of Significance	*54*	*54*	*82*	*54*
Threshold Exceeded?	No	No	No	No

ABBREVIATIONS: lbs = pounds; ROG = reactive organic gases; NO_X = nitrogen oxides; PM_{10} = particulate matter with an aerodynamic diameter equal to or less than 10.0 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter equal to or less than 2.5 microns.

SOURCE: ESA 2023.

Appendix A.
CalEEMod Modeling Output

Data Needs for AQ Analysis

This RFI is based on data needed to run CalEEMod to estimate construction and operational emissions. Refer to the user guide here:https://www.caleemod.com/user-guide
Please fill out each table to the best of your ability. Only enter data in shaded cells.
*Cells shaded **RED** are REQUIRED information.*
*Cells shaded **GREEN** have CalEEMod defaults available that will be used in the event no project specific information is available.*

PROJECT CHARACTERISTICS

Please provide a brief project description below:

Construction

Start year of construction	2024

LAND USE

Please provide details on proposed land uses. Add more rows if necessary.

Proposed Land Uses (i.e. residential, commercial office/retail, parking, event space, etc.)	Size	Unit	Area (square feet)	Site Area (acres)
Residential	105336	Square Feet	105336	0.504981635
Commercial	2500	Square Feet	2500	0.504981635

What is the total site area that would be disturbed during construction?	21997	Square Feet

CONSTRUCTION

CONSTRUCTION PHASING

*This assumes construction will take place in one single phase. If it will be divided up, please add more information about it.**
Please add rows to the table below for each anticipated Construction Phase and subphase of the project.
CalEEMod defaults are available to generate a construction schedule if project specific information is unavailable, as long as a project start date is provided.

Construction Phase	Start Date	End Date	
Demolition	9/1/2024	12/1/2024	65
Site Preparation	9/1/2024	1/1/2025	88
Grading	12/1/2024	2/1/2025	45
Trenching	12/1/2024	2/1/2025	45
Building Construction	2/1/2025	7/1/2026	368
Paving	6/1/2026	7/1/2026	23
Architectural Coating	11/1/2025	2/1/2027	326
			631

Construction workdays per week - 5, 6, or 7?	5 days
Weekday construction hours	7:00AM - 6:00PM
Weekend construction hours (if applicable)	9:00AM - 4:00PM

Add more rows for other Construction Phases if necessary.

CONSTRUCTION EQUIPMENT

Please list the types of construction equipment that would be used for each subphase of each Construction Phase by selecting from the drop down menu in each cell.
Add more rows for other Contruction Phases if necessary. CalEEMod defaults are available in the absence of project specific information.

Construction Phase

Demolition

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	Adjusted average hours per day
Excavators	2	65	8	318	8
Skid Steer Loaders	2	65	8	60	8
Aerial Lifts	2	65	8	36	8
Concrete/Industrial Saws	1	20	8	74	2
Crushing/Proc. Equipment	1	20	8	125	2

Site Preparation

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Rough Terrain Forklifts	1	88	8	74	8
Graders	2	88	8	185	8
Skid Steer Loaders	1	88	8	60	8
Excavators	1	88	8	500	8
Bore/Drill Rigs	1	88	8	1000	8

Grading

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Excavators	1	45	8	318	8
Graders	1	45	8	185	8
Tractors/Loaders/Backhoes	1	45	8	100	8

Trenching

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Trenchers	1	25	8	50	4
Excavators	1	25	8	45.7	4

Building Construction

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Forklifts	1	200	8	25	4
Cement and Mortar Mixers	4	10	8	250	0.22
Cranes	1	180	8	155	4
Rubber Tired Loaders	1	50	8	110	1
Generator Sets	1	180	8	400	4
Rough Terrain Forklifts	1	90	8	172	2

Paving Phase

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Excavators	1	10	8	45.7	3
Pavers	1	10	8	144	3
Cement and Mortar Mixers	1	15	8	250	5
Rollers	1	10	8	100	3

Architectural Coating

Equipment Type	Number of Equipment	Number of Days Used	Hours/Day Used	Horsepower	
Air Compressors	2	145	8	5	4

DUST FROM MATERIAL MOVEMENT

Only applicable for site preparation and grading subphases. Skip if there are no site preparation or grading subphases throughout the project.

Construction Phase

Sub-phase	Volume of Material Imported (cubic yards)	Volume of Material Exported (cubic yards)	
Site Preparation	0	200	cubic yards
Grading	0	1654	cubic yards

What is the capacity of haul trucks that would be importing/exporting material?	Default	cubic yards

DEMOLITION

Only applicable if demolition is proposed as part of the project.

Construction Phase

Sub-phase	Area	Units (building square footage or tons of debris)
Building area to be demolished	14482	Square Feet
Concrete/asphalt area to be demolished	7515	Square Feet

CONSTRUCTION TRIPS AND VEHICLE MILES TRAVELED

*Please provide the number of **one-way vehicle trips** and trip lengths associated with workers, material delivery, and hauling during each construction sub-phase.*
CalEEMod defaults can be generated for worker and vendor trips estimating # of haul trips. If demolition data and in-fill and off-haul volumes are provided, haul trips can be estimated.

Construction Phase

Sub-phase	Average # of workers/day	# of worker trips/day	# vendor trips/day	# haul trips (trips per day)
Demolition	4	8	0	2
Site Prep	8	16	0	2
Grading	10	20	0	8
Trenching	10	20	0	2
Building Construction	80	160	4	0
Paving	8	16	2	0
Architectural Coating	12	24	2	0

Construction Trips	Average one-way trip length (miles)
Worker	45.5
Vendor	5
Haul	55.8

ARCHITECTURAL COATINGS

Please indicate if using Low VOC paints and architectutal coatings.

Construction Phase

Sub-phase	VOC of interior building paint	VOC of exterior building paint
Architectural Coating	*Default*	*Default*

MITIGATION MEASURES

WATER EXPOSED AREA

How many times per day would the site be watered? 2 or 3?	2

REPLACE GROUND COVER

Would the project replace ground cover of exposed areas?	Yes

LIMIT VEHICLE SPEED

Would the project limit vehicle speeds to less than 15mph onsite?	Yes

USE TIER 4 CONSTRUCTION EQUIPMENT?

Would construction equipment have Tier 4 rated engines?	Yes

CLEAN PAVED ROAD

Would the project use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day?	No

2587 Telegraph EW20231201 Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	2587 Telegraph EW20231201
Construction Start Date	9/1/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.90
Precipitation (days)	44.2
Location	37.8642452436236, -122.25887925971256
County	Alameda
City	Berkeley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1527
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.20

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 High Rise	52.0	Dwelling Unit	0.50	105,336	0.00	—	147	—

User Defined Commercial	1.00	User Defined Unit	0.00	2,500	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

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.	1.40	5.80	21.2	42.0	0.07	0.36	6.46	6.55	0.34	1.52	1.60	—	10,019	10,019	0.33	0.26	24.6	10,126
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.59	5.77	30.4	55.5	0.36	0.47	7.00	7.15	0.45	1.63	1.78	—	13,404	13,404	1.10	0.53	0.77	13,575
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.72	3.69	5.26	19.0	0.06	0.08	3.48	3.52	0.08	0.81	0.85	—	5,039	5,039	0.21	0.18	6.49	5,103
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.13	0.67	0.96	3.46	0.01	0.01	0.64	0.64	0.01	0.15	0.16	—	834	834	0.03	0.03	1.07	845

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.03	0.95	21.2	38.5	0.07	0.36	1.72	2.08	0.34	0.34	0.68	—	8,537	8,537	0.33	0.26	6.10	8,630
2025	1.04	1.02	6.74	31.3	0.03	0.04	5.16	5.20	0.04	1.21	1.25	—	7,439	7,439	0.11	0.20	21.6	7,522
2026	1.40	5.80	11.2	42.0	0.04	0.09	6.46	6.55	0.09	1.52	1.60	—	10,019	10,019	0.17	0.26	24.6	10,126
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.58	1.45	30.4	55.5	0.10	0.47	3.55	4.02	0.45	0.76	1.21	—	13,404	13,404	0.49	0.53	0.38	13,575
2025	1.59	5.77	19.9	44.2	0.36	0.28	7.00	7.15	0.27	1.63	1.78	—	11,925	11,925	1.10	0.47	0.77	12,072
2026	1.14	5.56	7.52	28.1	0.03	0.05	5.94	5.99	0.05	1.39	1.44	—	7,732	7,732	0.13	0.23	0.59	7,805
2027	0.14	4.74	0.42	2.26	< 0.005	0.01	0.78	0.79	0.01	0.18	0.19	—	766	766	0.01	0.03	0.07	775
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.25	0.23	5.00	9.07	0.02	0.08	0.47	0.55	0.08	0.10	0.17	—	2,088	2,088	0.08	0.07	0.78	2,111
2025	0.72	1.26	5.26	19.0	0.06	0.04	3.48	3.52	0.04	0.81	0.85	—	5,039	5,039	0.21	0.18	6.49	5,103
2026	0.47	3.69	3.01	11.4	0.01	0.02	2.36	2.38	0.02	0.55	0.58	—	3,163	3,163	0.05	0.09	4.00	3,196
2027	0.01	0.30	0.02	0.14	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	48.3	48.3	< 0.005	< 0.005	0.07	48.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.04	0.91	1.65	< 0.005	0.01	0.09	0.10	0.01	0.02	0.03	—	346	346	0.01	0.01	0.13	350
2025	0.13	0.23	0.96	3.46	0.01	0.01	0.64	0.64	0.01	0.15	0.16	—	834	834	0.03	0.03	1.07	845
2026	0.09	0.67	0.55	2.08	< 0.005	< 0.005	0.43	0.43	< 0.005	0.10	0.10	—	524	524	0.01	0.02	0.66	529
2027	< 0.005	0.05	< 0.005	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	7.99	7.99	< 0.005	< 0.005	0.01	8.10

3. Construction Emissions Details

3.1. Demolition (2024) - 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	0.36	0.36	9.44	15.6	0.03	0.18	—	0.18	0.17	—	0.17	—	2,891	2,891	0.12	0.02	—	2,901
Demolition	—	—	—	—	—	—	0.23	0.23	—	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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	0.36	9.44	15.6	0.03	0.18	—	0.18	0.17	—	0.17	—	2,891	2,891	0.12	0.02	—	2,901
Demolition	—	—	—	—	—	—	0.23	0.23	—	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.06	1.68	2.78	< 0.005	0.03	—	0.03	0.03	—	0.03	—	515	515	0.02	< 0.005	—	517
Demolition	—	—	—	—	—	—	0.04	0.04	—	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	0.01	0.01	0.31	0.51	< 0.005	0.01	—	0.01	0.01	—	0.01	—	85.2	85.2	< 0.005	< 0.005	—	85.5
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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.06	1.12	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	271	271	< 0.005	0.01	1.17	274
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	0.05	0.01	0.85	0.30	< 0.005	0.01	0.20	0.22	0.01	0.06	0.07	—	763	763	0.04	0.12	1.71	802
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.08	0.87	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	251	251	< 0.005	0.01	0.03	253
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	0.05	0.01	0.90	0.31	< 0.005	0.01	0.20	0.22	0.01	0.06	0.07	—	763	763	0.04	0.12	0.04	800
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	44.9	44.9	< 0.005	< 0.005	0.09	45.5
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	0.16	0.05	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	136	136	0.01	0.02	0.13	143
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.44	7.44	< 0.005	< 0.005	0.01	7.53
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	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.5	22.5	< 0.005	< 0.005	0.02	23.6

3.3. Site Preparation (2024) - 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	0.44	0.44	10.3	19.0	0.03	0.16	—	0.16	0.15	—	0.15	—	3,679	3,679	0.15	0.03	—	3,691
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
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	0.44	0.44	10.3	19.0	0.03	0.16	—	0.16	0.15	—	0.15	—	3,679	3,679	0.15	0.03	—	3,691
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
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	0.11	0.11	2.45	4.55	0.01	0.04	—	0.04	0.04	—	0.04	—	878	878	0.04	0.01	—	881
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	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	0.02	0.02	0.45	0.83	< 0.005	0.01	—	0.01	0.01	—	0.01	—	145	145	0.01	< 0.005	—	146

Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	< 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	0.10	0.08	0.12	2.24	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	541	541	< 0.005	0.02	2.34	549
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	0.02	0.01	0.44	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.88	412
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.16	1.74	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	501	501	< 0.005	0.02	0.06	507
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	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.04	0.42	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.24	122
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	0.11	0.04	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	93.6	93.6	< 0.005	0.01	0.09	98.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.08	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	20.0	20.0	< 0.005	< 0.005	0.04	20.2
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	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.5	15.5	< 0.005	< 0.005	0.02	16.3

3.5. Site Preparation (2025) - 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	0.44	0.44	10.3	19.0	0.03	0.16	—	0.16	0.15	—	0.15	—	3,661	3,661	0.15	0.03	—	3,674
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
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	0.02	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.17	7.17	< 0.005	< 0.005	—	7.19
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	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.19	1.19	< 0.005	< 0.005	—	1.19
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.16	1.62	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	492	492	< 0.005	0.02	0.06	497
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	0.02	0.01	0.45	0.15	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	385	385	0.02	0.06	0.02	404
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.97	0.97	< 0.005	< 0.005	< 0.005	0.98
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	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.79
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.16
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	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.13

3.7. Grading (2024) - 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	0.26	0.26	5.88	11.4	0.02	0.04	—	0.04	0.04	—	0.04	—	2,173	2,173	0.09	0.02	—	2,180
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.36	0.69	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	132	132	0.01	< 0.005	—	132
Dust From Material Movement	—	—	—	—	—	—	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	0.07	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21.8	21.8	< 0.005	< 0.005	—	21.9
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	0.20	2.18	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	627	627	< 0.005	0.02	0.08	633
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	0.06	0.01	1.06	0.36	0.01	0.02	0.24	0.25	0.02	0.07	0.08	—	902	902	0.04	0.14	0.05	946
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.08	38.8
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	< 0.005	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	54.7	54.7	< 0.005	0.01	0.05	57.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.34	6.34	< 0.005	< 0.005	0.01	6.42
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	—	9.06	9.06	< 0.005	< 0.005	0.01	9.51

3.9. Grading (2025) - 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	0.26	0.26	5.88	11.4	0.02	0.04	—	0.04	0.04	—	0.04	—	2,172	2,172	0.09	0.02	—	2,180

Dust From Material Movemen	—	—	—	—	—	—	0.21	0.21	—	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.37	0.72	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	136	136	0.01	< 0.005	—	137
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.07	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.5	22.5	< 0.005	< 0.005	—	22.6
Dust From Material Movemen	—	—	—	—	—	—	< 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	0.20	2.02	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	614	614	< 0.005	0.02	0.07	621
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	0.06	0.01	1.03	0.35	0.01	0.02	0.24	0.25	0.02	0.07	0.08	—	886	886	0.04	0.14	0.05	930

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.7	38.7	< 0.005	< 0.005	0.07	39.2
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	0.06	0.02	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	—	55.5	55.5	< 0.005	0.01	0.05	58.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.50
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	—	9.19	9.19	< 0.005	< 0.005	0.01	9.65

3.11. Building Construction (2025) - 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	0.24	0.24	5.58	10.5	0.03	0.04	—	0.04	0.04	—	0.04	—	2,066	2,066	0.08	0.02	—	2,073
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	0.24	0.24	5.58	10.5	0.03	0.04	—	0.04	0.04	—	0.04	—	2,066	2,066	0.08	0.02	—	2,073
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	0.16	0.16	3.65	6.88	0.02	0.03	—	0.03	0.03	—	0.03	—	1,350	1,350	0.05	0.01	—	1,355
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	0.67	1.26	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	224	224	0.01	< 0.005	—	224
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	0.79	0.78	1.07	20.7	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	5,308	5,308	0.02	0.17	21.4	5,381
Vendor	0.01	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	65.1	65.1	< 0.005	0.01	0.17	68.2
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	0.78	0.76	1.57	16.2	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,915	4,915	0.04	0.17	0.56	4,969
Vendor	0.01	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	65.2	65.2	< 0.005	0.01	< 0.005	68.1
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	0.50	0.50	0.92	10.6	0.00	0.00	3.27	3.27	0.00	0.76	0.76	—	3,236	3,236	0.02	0.11	6.05	3,276
Vendor	< 0.005	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	42.6	42.6	< 0.005	0.01	0.05	44.6
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	0.09	0.09	0.17	1.94	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	536	536	< 0.005	0.02	1.00	542
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.05	7.05	< 0.005	< 0.005	0.01	7.38
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

3.13. Building Construction (2026) - 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	0.24	0.24	5.58	10.5	0.03	0.04	—	0.04	0.04	—	0.04	—	2,066	2,066	0.08	0.02	—	2,073
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	0.24	0.24	5.58	10.5	0.03	0.04	—	0.04	0.04	—	0.04	—	2,066	2,066	0.08	0.02	—	2,073
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	0.08	0.08	1.99	3.75	0.01	0.02	—	0.02	0.01	—	0.01	—	736	736	0.03	0.01	—	738
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	0.02	0.36	0.68	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	122	122	< 0.005	< 0.005	—	122
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	0.77	0.60	1.06	19.5	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	5,208	5,208	0.02	0.17	19.4	5,279
Vendor	0.01	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.0	64.0	< 0.005	0.01	0.16	67.1
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	0.75	0.58	1.40	15.1	0.00	0.00	5.14	5.14	0.00	1.21	1.21	—	4,823	4,823	0.03	0.17	0.50	4,876
Vendor	0.01	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	64.1	64.1	< 0.005	0.01	< 0.005	67.0
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	0.27	0.21	0.44	5.41	0.00	0.00	1.78	1.78	0.00	0.42	0.42	—	1,730	1,730	0.01	0.06	2.99	1,751
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.8	22.8	< 0.005	< 0.005	0.03	23.9
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	0.05	0.04	0.08	0.99	0.00	0.00	0.32	0.32	0.00	0.08	0.08	—	286	286	< 0.005	0.01	0.50	290
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.78	3.78	< 0.005	< 0.005	< 0.005	3.95
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

3.15. Paving (2026) - 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	0.16	0.16	3.92	6.90	0.02	0.04	—	0.04	0.04	—	0.04	—	1,292	1,292	0.05	0.01	—	1,296
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.25	0.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	81.4	81.4	< 0.005	< 0.005	—	81.7
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	0.05	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.5	13.5	< 0.005	< 0.005	—	13.5
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.06	0.11	1.95	0.00	0.00	0.51	0.51	0.00	0.12	0.12	—	521	521	< 0.005	0.02	1.94	528
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.0	32.0	< 0.005	< 0.005	0.08	33.6
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.01	0.10	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.6	30.6	< 0.005	< 0.005	0.05	31.0
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.02	2.02	< 0.005	< 0.005	< 0.005	2.11
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	0.01	0.01	0.00	< 0.005	< 0.005	—	5.07	5.07	< 0.005	< 0.005	0.01	5.13
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.35
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

3.17. Architectural Coating (2025) - 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	0.03	0.02	0.19	0.11	0.34	0.01	—	0.01	0.01	—	0.01	—	24.1	24.1	0.97	0.21	—	112
Architectural Coatings	—	4.63	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.02	0.01	0.04	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.88	2.88	0.12	0.03	—	13.3
Architectural Coatings	—	0.55	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.48	0.48	0.02	< 0.005	—	2.20
Architectural Coatings	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.12	0.11	0.24	2.43	0.00	0.00	0.77	0.77	0.00	0.18	0.18	—	737	737	0.01	0.03	0.08	745
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.6	32.6	< 0.005	< 0.005	< 0.005	34.1
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	0.03	0.29	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	88.6	88.6	< 0.005	< 0.005	0.17	89.8
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.89	3.89	< 0.005	< 0.005	< 0.005	4.07
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	0.05	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.7	14.7	< 0.005	< 0.005	0.03	14.9
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.64	0.64	< 0.005	< 0.005	< 0.005	0.67
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

3.19. Architectural Coating (2026) - 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	0.03	0.02	0.18	0.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.1	24.1	< 0.005	< 0.005	—	24.2
Architectural Coatings	—	4.63	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.03	0.02	0.18	0.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.1	24.1	< 0.005	< 0.005	—	24.2
Architectural Coatings	—	4.63	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.02	0.02	0.13	0.08	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	17.2	17.2	< 0.005	< 0.005	—	17.3
Architectural Coatings	—	3.31	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.85	2.85	< 0.005	< 0.005	—	2.86
Architectural Coatings	—	0.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.12	0.09	0.16	2.93	0.00	0.00	0.77	0.77	0.00	0.18	0.18	—	781	781	< 0.005	0.03	2.92	792
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.0	32.0	< 0.005	< 0.005	0.08	33.6
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	0.11	0.09	0.21	2.27	0.00	0.00	0.77	0.77	0.00	0.18	0.18	—	723	723	< 0.005	0.03	0.08	731
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	32.1	32.1	< 0.005	< 0.005	< 0.005	33.5
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	0.08	0.06	0.13	1.63	0.00	0.00	0.54	0.54	0.00	0.13	0.13	—	520	520	< 0.005	0.02	0.90	527
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.9	22.9	< 0.005	< 0.005	0.03	23.9
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	0.01	0.01	0.02	0.30	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	86.2	86.2	< 0.005	< 0.005	0.15	87.2
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.79	3.79	< 0.005	< 0.005	< 0.005	3.97
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

3.21. Architectural Coating (2027) - 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	0.03	0.02	0.18	0.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.1	24.1	< 0.005	< 0.005	—	24.2
Architectural Coatings	—	4.63	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Architectural Coatings	—	0.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	0.25	0.25	< 0.005	< 0.005	—	0.25
Architectural Coatings	—	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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	0.11	0.08	0.19	2.13	0.00	0.00	0.77	0.77	0.00	0.18	0.18	—	710	710	< 0.005	0.03	0.07	718
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	< 0.005	< 0.005	32.9
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	0.13	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	44.8	44.8	< 0.005	< 0.005	0.07	45.3
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.97	1.97	< 0.005	< 0.005	< 0.005	2.06
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	0.01	0.01	0.00	< 0.005	< 0.005	—	7.41	7.41	< 0.005	< 0.005	0.01	7.51
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34
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

3.23. Trenching (2024) - 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	0.03	0.03	1.31	1.45	< 0.005	0.04	—	0.04	0.04	—	0.04	—	207	207	0.01	< 0.005	—	208
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	0.08	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.5	12.5	< 0.005	< 0.005	—	12.6
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	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.08	2.08	< 0.005	< 0.005	—	2.08
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	0.10	0.10	0.20	2.18	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	627	627	< 0.005	0.02	0.08	633
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	0.02	0.01	0.46	0.16	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	392	392	0.02	0.06	0.02	411
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.08	38.8
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	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.8	23.8	< 0.005	< 0.005	0.02	25.0

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.34	6.34	< 0.005	< 0.005	0.01	6.42
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	—	3.94	3.94	< 0.005	< 0.005	< 0.005	4.13

3.25. Trenching (2025) - 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	0.03	0.03	1.31	1.45	< 0.005	0.04	—	0.04	0.04	—	0.04	—	206	206	0.01	< 0.005	—	206
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	0.08	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.9	12.9	< 0.005	< 0.005	—	12.9
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	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.13	2.13	< 0.005	< 0.005	—	2.14
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	0.10	0.10	0.20	2.02	0.00	0.00	0.64	0.64	0.00	0.15	0.15	—	614	614	< 0.005	0.02	0.07	621
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	0.02	0.01	0.45	0.15	< 0.005	0.01	0.10	0.11	0.01	0.03	0.04	—	385	385	0.02	0.06	0.02	404
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.7	38.7	< 0.005	< 0.005	0.07	39.2
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	0.01	0.01	< 0.005	< 0.005	< 0.005	—	24.1	24.1	< 0.005	< 0.005	0.02	25.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.50
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	—	3.99	3.99	< 0.005	< 0.005	< 0.005	4.20

4. Operations Emissions Details

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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

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	9/1/2024	12/1/2024	5.00	65.0	—
Site Preparation	Site Preparation	9/1/2024	1/1/2025	5.00	88.0	—
Grading	Grading	12/1/2024	2/1/2025	5.00	45.0	—
Building Construction	Building Construction	2/1/2025	7/1/2026	5.00	368	—
Paving	Paving	6/1/2026	7/1/2026	5.00	23.0	—
Architectural Coating	Architectural Coating	11/1/2025	2/1/2027	5.00	326	—
Trenching	Trenching	12/1/2024	2/1/2025	5.00	45.0	—

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	Excavators	Diesel	Tier 4 Interim	2.00	8.00	318	0.38
Demolition	Skid Steer Loaders	Diesel	Tier 4 Interim	2.00	8.00	60.0	0.37
Demolition	Aerial Lifts	Diesel	Tier 4 Interim	2.00	8.00	36.0	0.31
Demolition	Concrete/Industrial Saws	Diesel	Tier 4 Interim	1.00	2.00	74.0	0.73
Demolition	Crushing/Proc. Equipment	Diesel	Average	1.00	2.00	125	0.85
Site Preparation	Rough Terrain Forklifts	Diesel	Tier 4 Interim	1.00	8.00	74.0	0.40
Site Preparation	Graders	Diesel	Tier 4 Interim	2.00	8.00	185	0.41
Site Preparation	Skid Steer Loaders	Diesel	Tier 4 Interim	1.00	8.00	60.0	0.37
Site Preparation	Excavators	Diesel	Tier 4 Interim	1.00	8.00	500	0.38

Site Preparation	Bore/Drill Rigs	Diesel	Tier 4 Interim	1.00	8.00	999	0.50
Grading	Excavators	Diesel	Tier 4 Interim	1.00	8.00	318	0.38
Grading	Graders	Diesel	Tier 4 Interim	1.00	8.00	185	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Interim	1.00	8.00	100	0.37
Building Construction	Forklifts	Diesel	Tier 4 Interim	1.00	4.00	25.0	0.20
Building Construction	Cement and Mortar Mixers	Diesel	Tier 4 Interim	4.00	0.20	250	0.56
Building Construction	Cranes	Diesel	Tier 4 Interim	1.00	4.00	155	0.29
Building Construction	Rubber Tired Loaders	Diesel	Tier 4 Interim	1.00	1.00	110	0.36
Building Construction	Generator Sets	Diesel	Tier 4 Interim	1.00	4.00	400	0.74
Building Construction	Rough Terrain Forklifts	Diesel	Tier 4 Interim	1.00	2.00	172	0.40
Paving	Excavators	Diesel	Tier 4 Interim	1.00	3.00	46.0	0.38
Paving	Pavers	Diesel	Tier 4 Interim	1.00	3.00	144	0.42
Paving	Cement and Mortar Mixers	Diesel	Tier 4 Interim	1.00	5.00	250	0.56
Paving	Rollers	Diesel	Tier 4 Interim	1.00	3.00	100	0.38
Architectural Coating	Air Compressors	Diesel	Tier 4 Interim	2.00	4.00	5.00	0.48
Trenching	Trenchers	Diesel	Tier 4 Interim	1.00	4.00	50.0	0.50
Trenching	Excavators	Diesel	Tier 4 Interim	1.00	4.00	46.0	0.38

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	8.00	45.5	LDA,LDT1,LDT2
Demolition	Vendor	0.00	5.00	HHDT,MHDT

Demolition	Hauling	3.89	55.8	HHDT
Demolition	Onsite truck	0.00	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	16.0	45.5	LDA,LDT1,LDT2
Site Preparation	Vendor	0.00	5.00	HHDT,MHDT
Site Preparation	Hauling	2.00	55.8	HHDT
Site Preparation	Onsite truck	0.00	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	45.5	LDA,LDT1,LDT2
Grading	Vendor	0.00	5.00	HHDT,MHDT
Grading	Hauling	4.60	55.8	HHDT
Grading	Onsite truck	0.00	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	160	45.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.00	5.00	HHDT,MHDT
Building Construction	Hauling	0.00	55.8	HHDT
Building Construction	Onsite truck	0.00	—	HHDT
Paving	—	—	—	—
Paving	Worker	16.0	45.5	LDA,LDT1,LDT2
Paving	Vendor	2.00	5.00	HHDT,MHDT
Paving	Hauling	0.00	55.8	HHDT
Paving	Onsite truck	0.00	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	24.0	45.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	2.00	5.00	HHDT,MHDT
Architectural Coating	Hauling	0.00	55.8	HHDT
Architectural Coating	Onsite truck	0.00	—	HHDT

Trenching	—	—	—	—
Trenching	Worker	20.0	45.5	LDA,LDT1,LDT2
Trenching	Vendor	0.00	5.00	HHDT,MHDT
Trenching	Hauling	2.00	55.8	HHDT
Trenching	Onsite truck	0.00	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

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	213,305	71,102	3,750	1,250	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	22,000	—
Site Preparation	0.00	200	88.0	0.00	—
Grading	0.00	1,654	22.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments High Rise	—	0%
User Defined Commercial	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	204	0.03	< 0.005
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005

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. Biomass Cover Type

5.18.1.1. Unmitigated

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)

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	—	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 (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
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	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A
Extreme Precipitation	2	1	1	3
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
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	40.5
AQ-DPM	92.9
Drinking Water	4.21
Lead Risk Housing	48.9
Pesticides	0.00
Toxic Releases	57.4
Traffic	5.65
Effect Indicators	—
CleanUp Sites	9.59
Groundwater	60.6
Haz Waste Facilities/Generators	79.6
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	5.35
Cardio-vascular	26.1
Low Birth Weights	17.7
Socioeconomic Factor Indicators	—

Education	13.1
Housing	99.6
Linguistic	23.8
Poverty	95.4
Unemployment	48.3

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	10.13730271
Employed	2.630565892
Median HI	2.75888618
Education	—
Bachelor's or higher	98.31900423
High school enrollment	100
Preschool enrollment	83.036058
Transportation	—
Auto Access	1.424355191
Active commuting	99.66636725
Social	—
2-parent households	44.32182728
Voting	24.81714359
Neighborhood	—
Alcohol availability	4.516874118
Park access	81.35506224
Retail density	84.11394842

Supermarket access	66.93186193
Tree canopy	75.52932119
Housing	—
Homeownership	5.607596561
Housing habitability	21.55780829
Low-inc homeowner severe housing cost burden	80.35416399
Low-inc renter severe housing cost burden	2.335429231
Uncrowded housing	56.30694213
Health Outcomes	—
Insured adults	92.23662261
Arthritis	99.2
Asthma ER Admissions	91.5
High Blood Pressure	99.4
Cancer (excluding skin)	99.1
Asthma	30.0
Coronary Heart Disease	98.9
Chronic Obstructive Pulmonary Disease	93.7
Diagnosed Diabetes	99.1
Life Expectancy at Birth	38.5
Cognitively Disabled	99.6
Physically Disabled	99.0
Heart Attack ER Admissions	87.9
Mental Health Not Good	43.4
Chronic Kidney Disease	99.4
Obesity	96.8
Pedestrian Injuries	47.5
Physical Health Not Good	92.3

Stroke	98.8
Health Risk Behaviors	—
Binge Drinking	41.7
Current Smoker	57.8
No Leisure Time for Physical Activity	69.5
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	99.4
Elderly	95.5
English Speaking	67.5
Foreign-born	36.0
Outdoor Workers	66.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	21.6
Traffic Density	22.7
Traffic Access	87.4
Other Indices	—
Hardship	55.5
Other Decision Support	—
2016 Voting	37.9

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	24.0
Healthy Places Index Score for Project Location (b)	44.0
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

No Health & Equity Measures selected.

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	Project specific information
Construction: Construction Phases	Project specific information
Construction: Off-Road Equipment	Project specific information
Construction: Off-Road Equipment EF	HP for crushing/processing equipment EW: entered factors manually for demo: saws, crushing equip, site prep: bore/drill rig. Used T4i when available, avg EF for yr when not from Appendix Tables G-11 and G-13. If no avg EF avail for equip year hp, used different equip where it was available.
Construction: Demolition	Project specific information
Construction: Trips and VMT	Project specific information. EW: cleared out user-entered demo and grading haul trips/day value and let CM calculate.

MITIGATION MONITORING PROGRAM

This Draft Mitigation Monitoring Program (MMP) has been formulated based upon the findings of the Environmental Impact Report (EIR) prepared for the City of Berkeley Draft Southside Plan. The MMP, which is provided in Table 1 of this section, lists mitigation measures recommended in the EIR for the proposed project and identifies mitigation monitoring requirements. The Final MMP must be adopted when the City Council makes a final decision on the project.

This MMP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMP when mitigation measures are required to avoid significant impacts. The MMP is intended to ensure compliance during implementation of the project.

The MMP is organized in a matrix format. The first column identifies the impact and the second column identifies the level of significance of the impact without mitigation. The third column identifies the mitigation measure that would be implemented for each project impact and the fourth column identifies the level of significance of the impact with the mitigation measure. The fifth column, entitled "Monitoring Responsibility," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The sixth column, entitled "Monitoring Timing," refers to when the monitoring will occur to ensure that the mitigation action is completed. The seventh column, entitled "Verification," is for the lead agency to provide verification that the measures have been implemented. These mitigation measures include any minor revisions made as a result of the Response to Comments Document.

Table 1: Mitigation Monitoring Program

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
A. Land Use						
There are no significant land use impacts.						
B. Population, Employment and Housing						
There are no significant population, employment and housing impacts						
C. Transportation and Circulation						
TRANS-1: Potential new construction would significantly affect operations of the Parker Street/Warring Street intersection under Existing Plus Project Conditions.	S	TRANS-1: Remove the stop signs on Warring Street while maintaining stop signs on Parker Street at the Clark Kerr Campus exit. This action will reduce long southbound queues along Warring Street. The side street approach would operate at LOS F; however, the minor street volumes are low and would not meet the peak hour signal warrant. Install a high visibility crosswalk system on the north side of the Clark Kerr exit driveway to permit pedestrians to alert drivers to pedestrian crossings.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will cause delays at the intersection of more than two seconds from 2007 conditions (as shown in the DEIR) while continuing to operate at an LOS E. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-3: Potential new construction would cause a significant cumulative impact at the intersection of Bancroft Way/Piedmont Avenue.	S	TRANS-3: Re-stripe the existing cross section for north and south bound traffic on Piedmont Avenue to accommodate two lanes of traffic in each direction. The additional lanes will prevent through traffic from being blocked by turning movements. Provide crosswalks only on the north and west sides of the intersection to eliminate pedestrian conflicts with vehicles on the south approach. Relocate the existing northbound bus zone to the north of the intersection to accommodate the second moving traffic lane, and eliminate parking north of Bancroft Way. With implementation of this mitigation measure the intersection would operate at LOS C.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS F conditions at the intersection during the AM peak hour and/or cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	
TRANS-4: Potential new construction would cause a significant cumulative impact at the intersection of Durant Avenue/Piedmont Avenue.	S	TRANS-4: Re-stripe the existing cross section for north and south bound traffic on Piedmont Avenue to accommodate two lanes of traffic in each direction. The additional lanes will prevent through traffic from being blocked by turning movements. To accommodate two lanes of traffic during the PM peak period, parking would have to be prohibited along Piedmont Avenue between Bancroft Way and 100 feet south of Durant Avenue. With implementation of this mitigation measure the intersection would operate at LOS C.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS F conditions at the intersection during the AM peak hour and/or cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-5: Potential new construction would cause a significant cumulative impact at the intersection of Channing Way/Fulton Street.	S	TRANS-5: Signalize the Channing Way/Fulton Street intersection. With implementation of this mitigation measure the intersection would operate at LOS C. The traffic signal shall provide pedestrian countdown signal indications, bicycle and emergency vehicle detection and necessary equipment capable of transit priority operations.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will cause operating conditions at the intersection to deteriorate from LOS E to LOS F during the PM peak hour. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	
TRANS-6: Potential new construction would cause a significant cumulative impact at the intersection of Parker Street/Warring Street.	S	TRANS-6: Implementation of Mitigation Measure TRANS-1 (Remove the stop signs on Warring Street while maintaining stop signs on Parker Street at the Clark Kerr Campus exit) would reduce the cumulative impact on the Parker Street/Warring Street intersection to the less-than-significant level.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when it is determined that a project or projects will exacerbate LOS E operations at the intersection by more than 3 seconds from 2007 conditions (as shown in the DEIR) and/or exacerbate LOS F operations at the intersection by increasing the volume-to-capacity ratio by more than 0.01. Projects will be reviewed during the discretionary approval process and will be required, as necessary, to address impacts through conditions of approval or contribution to a transportation services fee that would provide fair-share funding for improvements. The City cannot guarantee that the improvements will occur by a certain time or prior to a potentially significant impact due to a lack of funding.	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-7: Construction on development sites in the Southside area can disrupt pedestrian sidewalks at the vehicle access interface when either driveways or curb-cuts are introduced.	S	TRANS-7: The City shall require all new development to design the vehicle access points to new development sites as driveways. A 6-foot sidewalk width, or 6 feet of clearance on sidewalks, shall be maintained across each new driveway that is in line with the primary walking corridor along the street.	LTS	City of Berkeley Planning and Development and Public Works Department	Prior to design approval.	
TRANS-8: Vehicles and bicycles currently encroach into crosswalks, which may increase as new development allowed pursuant to the Project generates additional trips.	S	TRANS-8: At all signalized intersections and mid-block locations within the Southside area the City shall install limit lines five feet in advance of the crosswalks and install "Turning Traffic Must Yield to Pedestrians" signage consistent with the *California Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD 2003 Edition, as amended for use in California).*	LTS	City of Berkeley Planning and Development and Public Works Department	To be implemented within 5 years through the City's CIP process	
TRANS-9: Certain elements of the Southside area's pedestrian facilities are in disrepair or require upgrade to be ADA compliant, which may worsen as development resulting from the Project generates additional pedestrian trips.	S	TRANS-9: The City shall implement Policy T-C4 of the Draft Southside Plan and develop a program for sidewalk and intersection repairs and upgrades. Such a plan should inventory the existing system, identify deficiencies, and prioritize necessary improvements, including ongoing maintenance.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
TRANS-10: The Project will increase bicycle activity, including along the Bancroft Way and Durant Avenue corridors where there are no bicycle facilities, which can create unsafe conditions.	S	TRANS-10: The City shall install Class II bike lanes on Bancroft Way between Dana Street and Fulton Street and on Durant Avenue west of College Avenue. The City shall install shared roadway markings on Bancroft Way west of Fulton Street and east of Dana Street as well as on Durant Avenue east of College Avenue. The shared roadway markings shall be located 11 feet from the face of curb to highlight the preferred bicycle travel path to avoid open vehicle doors.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	
TRANS-14: The Project will bring additional activity to the Southside, including increased vehicular trips. There is a limited amount of short-term parking in the Southside area, which is needed to minimize drivers having to recirculate through the Southside area in search of available parking.	S	TRANS-14: The City shall implement Policy T-F1 of the Draft Southside Plan to improve short term parking opportunities. The City shall explore increasing parking fees to promote use of off-street lots and short-term on-street parking, upgrading its parking enforcement technology to capture long term parkers who move their cars every two hours to avoid ticketing, and pricing parking based on demand.	SU	City of Berkeley Planning and Development and Public Works Department	To be implemented when City confirms that conditions warrant its implementation	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
D. Air Quality						

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
AIR-1: Demolition and construction period activities could generate significant dust, exhaust, and organic emissions.	S	AIR-1: Consistent with guidance from the BAAQMD, the following actions shall be required of construction contracts and will be incorporated into standard conditions of approval for future development projects. *Demolition.* The following controls shall be implemented during demolition: • Water during demolition of structures and break-up of pavement to control dust generation; • Cover all trucks hauling demolition debris from the site; and • Use dust-proof chutes to load debris into trucks whenever feasible. *Construction.* The following controls shall be implemented at all construction sites: • Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;	LTS	City of Berkeley Building and Safety Division	Throughout demolition and construction period	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
AIR-1 *Continued*		• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; • Apply non-toxic soil stabilizers to inactive construction areas; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; • Replant vegetation in disturbed areas as quickly as possible; • Install baserock at entryways for all exiting trucks, and wash off the tires or tracks of all trucks and equipment in designated areas before leaving the site; and • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. • Implementation of this mitigation measure would reduce construction and demolition air quality impacts to a less-than-significant level.				

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
AIR-2: Project operational emissions would exceed the BAAQMD thresholds of significance for ozone precursors.	S	AIR-2: Changes in land use and zoning and policies in the Draft Southside Plan encourage mixed uses, transit use, pedestrian, and bicycle accessibility, and the provision of limited parking (e.g., LU-D1, LU-E1, LU-F8, LU-F10, LU-F14, T-A1, T-A2, T-A3, T-A4, T-A5, T-C1, T-C4, T-C5, T-C6, T-E1, T-E3, T-E4, T-G3, T-H1). These Plan features would help to reduce new construction-related trips and lower regional emissions. However, even with these reductions, the regional emissions associated with development anticipated to occur with implementation of the Plan would exceed BAAQMD significance thresholds. Additional measures to reduce this impact are not available; therefore, the Project's regional air quality impacts would remain significant and unavoidable.	SU	City of Berkeley Planning and Development and Public Works Department	The changes to land use and zoning policies will be implemented with the adoption of the Southside Plan. The impact will continue to be Significant and Unavoidable because adoption of these mitigation measures will still not mitigate the air quality within the San Francisco Bay Area air basin.	
E. Noise						
There are no significant noise impacts						
F. Public Facilities and Services						
There are no significant public facilities and services impacts						
G. Utilities and Infrastructure						
There are no significant utilities and infrastructures impacts						

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
H. Paleontological and Cultural Resources						
CULT-1: Ground-disturbing activities associated with new construction and associated underground utility installation could result in the destruction of paleontological resources.	S	CULT-1: Should fossils be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of the specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collections facility.	LTS	City of Berkeley Planning and Development Department	During demolition, grading, and construction activity	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
CULT-2: Ground-disturbing activities associated with new construction and associated utility installation could result in destruction of unidentified subsurface archaeological deposits.	S	CULT-2: During project-specific environmental review for individual development projects within the Southside area, the City shall apply the conditions of approval and the criteria for determining archaeological impacts required by the City of Berkeley General Plan. If such a system of review is not yet in place, the City shall, prior to the approval of any development pursuant to the Project involving ground disturbance, establish a development process with comparable conditions of approval and safeguards against potential impacts to archaeological deposits. Such conditions and safeguards may include, but are not limited to, archaeological sensitivity assessments, site-specific investigations, intensive surface surveys, and/or subsurface archaeological testing prior to project clearance.	LTS	City of Berkeley Planning and Development Department	Prior to approval	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
CULT-3: Ground-disturbing activities associated with new construction and associated utility installation could result in destruction of unanticipated archaeological discoveries.	S	CULT-3: If unanticipated deposits of prehistoric or historical archaeological materials are encountered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as a historical or archaeological resource, and provide recommendations. If the deposit does not qualify as a historical or archaeological resource, then no further protection or study is necessary. If the deposit does qualify as a historical or archaeological resource, then the impacts to the deposit shall be avoided by project activities. If the deposits cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeological assessment, a report should be prepared documenting methods, findings, and recommendations. The report should be submitted to the City, the project proponent, and the NWIC.	LTS	City of Berkeley Planning and Development Department	During construction activity	

Impact Statement	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation	Monitoring Responsibility	Monitoring Timing	Verification (Date and Initials)
CULT-4: Ground-disturbing activities associated with new construction and associated utility installation could result in destruction or disturbance of human remains, including those interred outside of formal cemeteries.	S	CULT-4: If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeological assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent, and the NWIC.	LTS	City of Berkeley Planning and Development Department	During construction activity	

Source: LSA Associates, Inc., 2009.