State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

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AC RECEIPT #: 3941578

RECEIPT NUMBER: 01 — 03/04/2026 — 060

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF BERKELEY LAND USE PLANNING DIVISION		03/04/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ALAMEDA	26 - 060

PROJECT TITLE

2425 DURANT AVENUE (ZP2024-0162)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
NILU KARIMZADEGAN		(510) 981-7430

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1947 CENTER STREET, 2ND FLOOR	BERKELEY	CA	94704

PROJECT-APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	0.00
☑ Exempt from fee			
☑ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other

TOTAL RECEIVED $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X CBaca	CBACA , DEPUTY CLERK

*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

LEAD AGENCY NAME AND ADDRESS

City of Berkeley
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

FOR COUNTY CLERK USE ONLY

ENDORSED
FILED
ALAMEDA COUNTY

MAR 04 2026

MELISSA WILK, County Clerk
By _____ Deputy

FILE NO: 26-060

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

☑ A - STATUTORILY OR CATEGORICALLY EXEMPT

$ 50.00 - COUNTY CLERK HANDLING FEE

2. NOTICE OF DETERMINATION (NOD)

☐ A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

$ 3,043.75 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

☐ B - ENVIRONMENTAL IMPACT REPORT (EIR)

$ 4,227.50 - STATE FILING FEE

$ 50.00 - COUNTY CLERK HANDLING FEE

3. OTHER: _____

*****A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.*****

BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2026

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

PLANNING & DEVELOPMENT
1947 Center St., 2nd Floor • Berkeley, CA 94704 • (510) 981-7400 • TDD: (510) 981-7474 • planning@berkeleyca.gov

Notice of Exemption

TO: ☒ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
☒ County of Alameda County Clerk

FROM: City of Berkeley
Planning and Development Department
1947 Center Street, 2nd Floor
Berkeley, CA 9470

Project Title: 2425 Durant Avenue (ZP2024-0162)

Project Location: 2425 Durant Avenue, City of Berkeley, County of Alameda

Project Description: Use Permit #ZP2024-0162 to demolish three existing two-story residential buildings, including 19 rent-controlled dwelling units, and construct a 20-story (208 feet), approximately 148,940-squarefoot residential building containing 169 dwelling units, including 6 Extremely Low-Income (ELI), 7 Very Low-Income (VLI), 6 Low-Income (LI), and 13 Moderate Income (MI) units, on a 9,750-square-foot lot.

Name of Public Agency Approving Project: City of Berkeley

Project Sponsor: Yes Duffy Architects, 1250 Addison Street, 105, Berkeley, CA 94702

Exempt Status: ***(Check one)***

- ☐ Ministerial *(Sec. 21080(b)(1); 15268)*
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) Emergency Project (*Sec. 21080(b)(4); 15269 (b)(c)*)
- ☒ Categorical Exemption (15332)
- ☐ Statutory Exemption ( )
- ☐ Other:

Reasons why project is exempt: The project meets all of the requirements of the Infill Development Project exemption (Section 15332). The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations. The project occurs within the Berkeley City limits on a project site of no more than five acres and is surrounded by urban uses. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality. 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 will not affect any historical resource.

Lead Agency
Contact Person: Nilu Karimzadegan, Senior Planner Area Code/Telephone/Extension: (510) 981.7430

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: _____ Date: 02/24/26 Title: Senior Planner

X Signed by Lead Agency ☐ Signed by Applicant

ENDORSED
FILED
ALAMEDA COUNTY
MAR 04 2026
MELISSA WILK, County Clerk
By _____ Deputy

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR:

LAND USE PLANNING

Zoning Adjustments Board Findings

APP # ZP2024-0162

October 9, 2025

Use Permit for a Project at 2425 Durant Avenue

Project Facts	Project Description:
Applicant: Yes Duffy Architects, 1250 Addison Street, 105, Berkeley, CA 94702 **Property Owner:** 2425 Durant Avenue LLC, 29 Orinda Way, #2060 Orinda, CA 94563 **Project Address:** 2425 Durant Avenue **General Plan:** RMU (Residential Mixed-Use) **Area Plan:** Southside Area Plan **Zoning:** R-SMU (Residential Southside Mixed Use District) **Site Size:** 9,750 square feet (0.22 acre) **CEQA:** Section 15332 ("In-Fill Development Projects") **Application Submitted:** November 15, 2024 **Vesting Date:** November 21, 2024 **Date Deemed Complete:** March 13, 2025 **Project Planner:** Nilu Karimzadegan	**Use Permit #ZP2024-0162 to demolish three existing two-story residential buildings, including 19 rent-controlled dwelling units, and construct a 20-story (208 feet), approximately 148,940-square-foot residential building containing 169 dwelling units, including 6 Extremely Low-Income (ELI), 7 Very Low-Income (VLI), 6 Low-Income (LI), and 13 Moderate-Income (MI) units, on a 9,750 square-foot lot.** **Zoning Permits Requested:** 1. **Demolition.** BMC Section 23.326.030(B)(1)(c) **"Demolition of Residential Units"** to demolish residential units (UPPH) 2. **New Construction.** BMC Section 23.202.020 (A) **"Allowed Land Uses"** to construct a new multi-family building (UPPH). 3. **New Floor Area.** BMC Section 23.204.030(A)(1) **"Floor Area Permit Requirements"** to create any residential addition within the within the R-SMU and the Southside Plan boundaries (UPPH). 4. **Projections Above Height Limits**. BMC Section 23. 304.050 **"Allowed Projections Above Height Limit** "to allow for Projections Above Height Limit (AUP)

Density Bonus

Waivers:

1. **Removal of Coast Live Oak.** Waiver from BMC Section BMC Section 6.52.010 to remove a Coast Live Oak Tree
2. **Usable Open Space.** Waiver from BMC Section 23.202.140(E)(1)(a) for providing 1,012 sq. ft. of Usable Open Space, where 5,239 sq. ft. is required.
3. **FAR.** Waiver from BMC Section 23.202.140(E)(1)(a) to exceed the allowable maximum FAR of 7 by allowing a 14.86 FAR.
4. **Height.** Waiver from BMC Section 23.202.140(E)(1)(a) to allow a maximum building height of 208 feet where a maximum 85 feet height with an addition of a 5 feet parapet is allowed (total allowable 90 feet maximum height).
5. **Setbacks.** Waiver from BMC Section 23.202.140(E)(1)(a) to reduce the required 4 feet rear setback
6. **Landscaped Usable Open Space.** Waiver from BMC Section 23.304.90(B)(7) for Usable Open Space landscaped area to be 0% where 40% is required.
7. **Long-Term Residential Bike Parking.** Waiver from BMC Section 23.322.090(A)(2) to provide 72 Long-Term Residential Bike Parking spaces where 83 Long-Term Residential Bike Parking spaces is required.

Concessions:

1. Concession from the **"Apprenticeship Requirements"** in Establishing Healthcare and Apprenticeship Standards for Private Development, as required by BMC Section 13.107.040
2. Concession from the **"Health Care Expenditures"** in Establishing Healthcare and Apprenticeship Standards for Private Development, as required by BMC Section 13.107.050
3. Concession from the **"Prevailing Wage requirements"** in the Southside Plan as required by BMC Section 13.108(A)

I. CEQA FINDINGS

As required by **CEQA Section 15332 ("Infill Development Project")** of the CEQA Guidelines, the ZAB finds that this 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.) because:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Additionally, none of the exceptions to eligibility for a categorical exemption as listed under CEQA Guidelines Section 15300.2, apply to the project.

Evidence: The project is not located in an environmentally sensitive area; the cumulative impact of successive projects of the same type in the same place over time will not be significant; there are no "unusual circumstances" at the project site that will result in significant environmental effects; there are no designated scenic highways in the City of Berkeley and the project site is not in view of a state scenic highway; the site is not included on a list compiled pursuant to Section 65962.5 of the Government Code; and the project would not result in a substantial adverse change in the significance of a historical resource.

Historic Resource Evaluation prepared by Preservation Architecture dated October 4, 2024 concluded that based on their evaluation of the City's historical criteria, the residential buildings at 2421, 2423 and 2425-2427 Durant Avenue in Berkeley are not eligible as City of Berkeley Landmarks and are not eligible as Structures of Merit. Additionally, the subject property is not listed on the National Register of Historic Places (NR) or the California Register of Historical Resources (CR). Though the LPC designated the site a City Landmark based on their analysis that the property appears to meet the City's Landmarks Preservation Ordinance criteria for historical significance, City Council determined otherwise and revoked the designation.

Prior to making the CEQA determination for the project, staff reviewed all of the evidence in the record, including the project application materials, plans and technical reports including Air Quality Analysis, Noise impacts Analysis, Water Quality Memorandum, Historic Resource Evaluation and Phase I Analysis; and 4) City Council's determination to revoke the Landmark designation status application at the public meeting held on July 23, 2025.