

Case File Number: PLN18-088

June 17, 2020

Location:	2715 Adeline Street (See map on reverse)
Assessors Parcel Number:	005-0446-001-01; 005-0446-001-02; 005-0446-008-01
Proposal:	To demolish an existing industrial structure except for the old brick façade (formerly, the Coast Sausage Company), and construct a new 122,600 square-foot Work/Live and 20,000 square-foot commercial/light industrial building.
Owner:	Oakland Lofts, LLC.
Applicant:	Owow – Jeremy Harris (858)449-5270
Planning Permits Required:	Major Conditional Use Permit to create 91 Work/Live units and three light industrial spaces; Major Design Review for a development project involving more than 25,000 square feet of non-residential floor area
General Plan:	Business Mix
Zoning:	CIX-1A/1B/S-19
Environmental Determination:	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15183 – Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Specific Plan (2014) EIRs. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor, Oakland CA 94612
Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: D3 & *d3
City Council District:	3
Status:	Pending
Action to be Taken:	Decision on application based on staff report
Staff Recommendation:	Approval subject to conditions
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

Owow is requesting approval of a Major Conditional Use Permit and Design Review application for a new commercial/industrial development involving 91 Work/Live units (122,600 square feet) and three (3) commercial/light industrial (20,000 square feet) ground floor spaces in a commercial/light-industrial zone. The project is proposed to be constructed at a 1.26-acre (54,972 square feet) site bounded by Adeline Street, Magnolia Street, and 26th Street.

The application was considered at the January 22, 2020 Planning Commission (PC) hearing and referred to the Design Review Committee (DRC) for further review prior to bringing it back to the full PC. The DRC reviewed the project at the March 4, 2020 hearing.

The subject site is located within the West Oakland Specific Plan Area Commercial Industrial Mix CIX-1A (Business Enhancement), CIX-1B (Low Intensity Business) and S-19 Health and Safety Protection Combining Zones. Pursuant to Sections 17.73.015 and 17.36.040(D)(1), Major Conditional Use Permit for Work/Live and Major Design Review are required for projects involving more than 25,000 square feet of non-residential floor area. The subject site is located in the "Business Mix" land use classification of the Oakland General Plan which is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and light/custom industrial establishments.

PROPERTY DESCRIPTION

The subject 1.26-acre (54,961 square feet) site is bounded by Adeline Street to the east, Magnolia Street to the west, and 26th Street to the north. Prominent uses and developments in the vicinity include McClymonds High School, Vincent Academy, and Sweet Maria's Coffee Warehouse. There is a vacant red brick structure (formerly, the Coast Sausage Company) at the subject site that is intended to be demolished except for the front facade. The remainder of the site along Magnolia Street is vacant and fenced off with a chain-link fence.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing former Coast Sausage Company structure (with the exception of the brick facade) in order to construct a new five-story, 91-unit Work/Live (122,600 square feet) and commercial/light industrial (20,000 square feet) commercial/light-industrial facility. The ground floor will have approximately 20,000 square feet of custom/light manufacturing and retail space. A mix of four different Work/Live space types ranging from 800 sf, 1150 sf, 1250 sf, and 2100 sf. are proposed for the upper floors. The project proposes 136 off-street parking spaces and approximately 13,836 square feet of useable open space in the form of courtyards and decks. The proposed landscaping includes trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

ENVIRONMENTAL DETERMINATION

A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:

15183 – Projects consistent with a community plan, general plan, or zoning;

15183.3 – Streamlining for in-fill projects; and/or

15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Specific Plan (2014) EIRs.

The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor, Oakland CA 94612. The site is also located within the West Oakland Specific Plan Area (WOSP) and also conforms and relies on the Environmental Impact Report (EIR) certified for the West Oakland Specific Plan on July 29, 2014.

GENERAL PLAN ANALYSIS

The subject site is located in the *Business Mix* land use classification of the Oakland General Plan Land Use and Transportation Element (LUTE). According to the LUTE, "the intent of the Business Mix classification is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments...". The desired character and uses include "a mix of businesses such as light industrial, manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air...warehouse and distribution facilities, office and other uses of similar business character". The commercial and light industrial uses anticipated for the project will be required to be consistent with those envisioned and intended by the *Business Mix* General Plan.

ZONING ANALYSIS

The site is zoned CIX-1A, CIX-1B and S-19.

CIX-1A West Oakland Plan Area Commercial Industrial Mix - 1A Zone (Business Enhancement)- The CIX-1A Zone is intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses.

CIX-1B West Oakland Plan Area Commercial Industrial Mix - 1B Zone (Low Intensity Business)- The CIX-1B Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses.

S-19 Health and Safety Protection Combining-The intent of the S-19 Health and Safety Protection Combining Zone is to promote the public health, safety and welfare by ensuring that activities which use hazardous material substances or store hazardous materials, hazardous waste, or explosives locate in appropriate locations and develop in such a manner as not to be a serious threat to the environment, or to public health, particularly to residents living adjacent to industrial areas where these materials are commonly used, produced or found.

Section 17.73.040 states that a "Work/Live unit" means a room or suite of rooms that are internally connected maintaining a common household that includes: (1) cooking space and sanitary facilities that satisfy the provisions of other applicable codes, and (2) adequate working space reserved for, and regularly used by, one or more persons residing therein. A Work/Live unit accommodates a primary Nonresidential Activity with an accessory residential component."

Pursuant to Section 17.73.015 Design Review is required for the construction of the new Work/Live facility. Per Section 17.36.040(D)(1) of OMC, Major Design Review is required for projects involving more than 25,000 square feet of non-residential floor area. Therefore, the Director of City Planning shall refer the application to the City Planning Commission for an initial decision rather than acting on it himself or herself.

Pursuant to Sections 17.73.040, a Conditional Use Permit (CUP) is required for the establishment of

Work/Live and per Section 17.134.050 of OMC, the CUP is major for a site of one acre or more.

KEY ISSUES AND IMPACTS

The CIX-1A and CIX-1B Zones envision among other uses, incubator spaces for specific industry groups, adaptable space for artisans and craftspeople, flexible small spaces for start-up businesses, a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses. The project entails a mix of Work/Live spaces ranging from small spaces for start-up business to medium to large size spaces suitable for the light manufacturing/industrial type of uses that require larger open floor spaces, wider doorways and hallways, etc. The key issues and impacts are discussed below:

Site Plan, Building Design and Floor Plans

In accordance with the CIX regulations, which require that Work/Live units have wide working spaces, doorways, hallways, service elevators, stairs and other oversized amenities, staff has worked with the applicant to enhance the proposed floor plan to incorporate some of such features. The following are staff's assessment of how successful the project is in complying with the applicable standards and recommendations;

- That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities; - **The applicant has rearranged the layout of the units to open up and/or relocate entryway corridors to minimize obstructions that limit functional and bona fide open area for working activities.**
- That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items – **The project has been revised to include a service elevator;**
 - b. Stairwells wide and/or straight enough to deliver large items – **The stairways are wide and straight;**
 - c. Loading areas located near stairs and/or elevators; - **The project has been revised to have some loading areas near stairs and elevators.**
 - d. Wide corridors for the movement of oversized items – **The project has been revised to have wide corridors; and**
- That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors – **While some units meet this criterion, other units could be further improved. The applicant has added the following amenities to the project:**
 - **A jobs training center with an office and classrooms; and**
 - **A number of smaller ground floor spaces to accommodate small businesses.**

Section 17.73.040(F)

A Work/Live unit shall consist of a maximum of one-third (1/3) residential floor area with the remaining floor area to be used for the primary Nonresidential Activity. All required plans for the creation of industrial Work/Live units shall: (1) delineate areas designated to contain Residential Activities and areas designated to

contain Nonresidential Activities, and (2) contain a table showing the square footage of each unit devoted to residential and Nonresidential Activities.

- **The plans show by color and by square-footage, the work areas and the nonresidential areas and compliance with the maximum one-third residential floor area.**

The proposed floor plan has a 20,000 square-foot ground floor divided into three commercial spaces (approx. 14% of total floor area). The four upper floors have a range of Work/Live space types as follows: 800 square-foot spaces (4% of total floor area); 1,150 square-foot spaces (20% of total floor area); 1,250 square-foot spaces (38% of total floor area), and 2,115 square-foot spaces (24% of total floor area).

The exterior materials include a combination of the existing brick facade, board-formed concrete, cement plaster, flat and corrugated "corten" metal, a combination of aluminum and colored vinyl windows, and similar durable materials. The design incorporates industrial-style windows to permit more natural light into interior spaces.

Neighbor's concerns from the January 22, 2020 Planning Commission and March 4, 2020 Design Review Committee Meetings

At the January 22, 2020 Planning Commission (PC) and March 4, 2020 Design Review Committee (DRC) hearings on this item, many neighbors expressed both support and concerns about the proposed project. Since the Design Review committee is concerned about addressing unresolved project design issues, staff will focus on the design and scope concerns expressed at the January 22, 2020 Planning Commission hearing broadly summarized as follows:

-The proposed Work/Live unit sizes are too small and lend themselves to be used as "life-style residential lofts";

Staff Response: The Work/Live development standards require that the floor and site plan for projects provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors. Staff finds that while some units meet this criterion, other units could be further improved.

- There are just too many Work/Live units that will bring living quarters to an otherwise industrial zone;

Staff Response: The Work/Live development standards do not establish a maximum density, so the overall number of units was not something the city could regulate. Instead, staff worked with the applicant to increase the average size of the individual units and to ensure that the floor plans include no more than one-third (1/3) residential floor area, with the remaining floor area to be used for the primary commercial/industrial activity. Also, the case has been made that the affordable and practical workspace of the future is one that serves the dual purpose of working and living.

- Even if the Work/Live unit sizes are appropriate, it is not clear how they can accommodate all the allowable types of industrial uses that require such standards as special venting, concrete floors, double

walls, handling of hazardous materials, emergency egresses, etc.;

Staff Response: Staff agrees and has added a condition of approval #39 to require that all Work/Live units shall meet the provisions of the State Building Code that accommodate employees, customers, and manufacturing activities in the nonresidential space.

- The proposed project's residential-like uses will create land use conflicts for continuing industrial businesses nearby and could eventually drive out industrial uses in the area;

Staff Response: Staff believes that if the project truly functions as the envisioned Work/Live facility, it could provide a synergistic atmosphere for light and custom industrial businesses that would help foster a more robust industrial community in the area.

- There should be a mechanism to perpetually enforce the conditions for Work/Live to ensure they will not be ignored or violated, and we don't currently have assurance of that.

Staff Response: Conditions of approval #27, #35, #36, and #39 have been added to ensure that the project functions as a Work/Live project.

Automobile Parking and loading berths

The project provides 136 off-street parking spaces which includes three ADA spaces. Off-street parking is provided at the site in a parking garage as well as surface parking area accessed on Magnolia Street. Street trees in addition to soft and hardscape are used to enhance the visual quality, functionality, and experience of the building and its open areas. Two loading berths are required for the project. The project provides five (5) loading berths.

Traffic Analysis

Based on a transportation analysis prepared by Fehr and Peers, the project would generate about 93 new AM peak hour automobile trips and 96 new PM peak hour automobile trips on a typical weekday, with daily trip generation for the projected estimated at 980 vehicle trips. Since the project would generate more than 50 vehicle trips during a single peak hour, a Transportation Demand Management (TDM) Plan is required pursuant to standard condition of approval SCA-Trans -1: Transportation and Parking Demand Management.

The Transportation Analysis concludes that the project would have adequate automobile, bicycle, pedestrian, and transit access and circulation with the inclusion of recommendations, most of which have been made conditions of approval for the project.

Health and Safety Protection

The Alameda County Department of Environmental Health has reviewed and approved a site remediation plan for the project. The plan requires certain cleanup measures to be taken prior and during construction. A summary of these measure are attached to this report as Attachment C.

Future activities involving hazardous material substances and/or storage of hazardous materials, hazardous waste, or explosives are prohibited by the CIX-1A and -1B Zones.

Heavy Trucks

Truck-related uses, as defined in Section 17.10.585 of O.M.C are prohibited in the CIX-1A and -1B Zones. Trucking and Truck-Related Industrial Activities include the provision of freight handling and shipping services by trucks as well as parking, maintenance, and services for trucks and other heavy vehicles and equipment. Each classification involves the use of trucks and other heavy vehicles that have a gross vehicle weight rating greater than or equal to fourteen thousand (14,000) pounds.

Landscaping

The project incorporates various landscaping elements such as trees, shrubs, and other plantings to soften and achieve an attractive street ambience. The proposed landscaping includes trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

Historic Resource Evaluation

The subject site has an existing brick building (formerly, the Coast Sausage Company) that has a low historic rating of D3. A "D" rating signifies either Minor Importance or Representative example. The district status number of "3" implies the site is not in a historic district. In short, a rating of D3 means the structure could be either of Minor Importance or Representative example in a non-historic district. The existing fat orange bricks and the pilasters and caps have some design interest and they might be worth reusing or incorporating into a new project.

The building does not meet the City thresholds as an historic resource under CEQA because it is not a designated Landmark, Heritage Property, or Study List property, and it is not located within a Preservation District, or an S-7 or S-20 Preservation Combining Zone. It does not have an existing OCHS rating of "A" or "B," and is not located within an Area of Primary Importance (API). Design Review is required to demolish structures located in CIX-1A pursuant to Section 17.136.075C.

CEQA Analysis

The project qualifies for CEQA Streamlining and/or tiering provisions under Section 15183 for projects consistent with a community plan, general plan or zoning and Section 15183.3 and relies on previous EIRs prepared for the West Oakland Specific Plan (WOSP) and the Oakland General Plan Land Use and Transportation Element (LUTE) collectively referred to as "Program EIRs" that analyzed environmental impacts associated with adoption and implementation of the LUTE and the WOSP.

CONCLUSION:

The proposed new Work/Live development is consistent with the development standards of the CIX-1A/1B land use regulations of the Oakland Planning Code. The project would not result in new or more severe environmental impacts beyond those identified in the WOSP EIR and therefore no subsequent or supplemental environmental review is warranted. The site plan, building designs, layout, heights, materials, colors, open areas, and landscaping all combine as a cohesive whole that is appropriate for the subject site.

To address any remaining issues or concerns, the Planning Commission could add additional requirements prior to approving the Conditional Use Permit and Design Review subject to the attached Findings and Conditions of Approval and the additional requirements:

RECOMMENDATIONS:

Based on the analysis contained in this report, the findings, and the conditions of approval attached to this report and elsewhere within the administrative record, staff believes that the proposed project could be an appropriate development that will further the overall objectives of the WOSP and the Oakland General Plan, particularly related to new commercial/light industrial and business development. Thus, staff recommends that the Commission:

1. Affirm staff's CEQA determination; and
2. Approve the Conditional Use Permit and Design Review subject to the attached Findings and Conditions of Approval; or
3. To address any remaining issues or concerns, add additional requirements and approve the Conditional Use Permit and Design Review subject to the attached Findings and Conditions of Approval and the additional requirements.

Prepared by:

Maurice B. Addow

MAURICE BRENYAH-ADDOW - Planner IV

Reviewed by:



ROBERT MERKAMP - Zoning Manager

Approved for forwarding to the
City Planning Commission:



EDWARD MANASSE – Deputy Director
Planning and Building Department

- ATTACHMENTS:**
- A. SCAMMRP
 - B. Project Plans
 - C. ACDEH Work Plan

ATTACHMENT A: FINDINGS

This proposal meets the required findings and standards under Sections 17.73.040C, 17.134.050 *Conditional Use Permit*, Sections 17.73.040D, 17.136.050 *Regular Design Review*, and 17.136.075 *Regulations for demolition or removal of CIX-1A zoned properties* criteria of the Oakland Planning Code as set forth below. Required findings are shown in normal type; reasons your proposal satisfies them are shown in **bold** type.

SECTION 17.134.050**CONDITIONAL USE PERMIT CRITERIA & FINDINGS**

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

The subject site is located in a light industrial area that is conducive to the proposed Work/Live use. The size, design, and operating characteristics of the Work/Live project will be compatible with the immediate non-residential uses of abutting properties as well as the residential uses in surrounding neighborhood. A CEQA Analysis prepared for the project concludes that the project is consistent with the West Oakland Specific Plan EIR and together with the applicable conditions of approval the project will not have any significant negative impacts on traffic or other environmental topics.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

The Work/Live use is expected provide a convenient and functional working and living conditions and anticipated to minimize the need for commuting which will be good for the environment.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;

The Work/Live project will provide a variety of commercial and light industrial uses that are expected to provide synergistic services for one another at the same location.

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050

See findings below.

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

The subject site is located in the Business Mix land use classification of the Oakland General Plan Land Use and Transportation Element (LUTE). According to the LUTE, “the intent of the Business Mix classification is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments...”. The desired character and uses include “a mix of businesses such as light industrial, manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air...warehouse and distribution facilities, office and other uses of similar business character”. The commercial and light industrial uses anticipated for the project will be required to be consistent with those envisioned and intended by the Business Mix General Plan.

SECTION 17.136.050(b)

REGULAR DESIGN REVIEW CRITERIA & FINDINGS (For Nonresidential Facilities)

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site; landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

The proposed design achieves a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity with a flexible floor plan that lends itself to a variety of potential uses such as one large establishment or various multi-tenant spaces. The design is contemporary and yet compatible with the traditional structures in the surroundings. The exterior materials include the existing brick façade, cement plaster, flat and corrugated “corten” metal siding, board formed concrete, industrial style windows, etc. The site plan incorporates off-street parking at the site in the form of a garage as well as surface parking area and accessed on Magnolia Street. The landscape plan includes Street Trees, shrubs and other plantings to enhance the visual quality, functionality, and experience of the building and its open areas. The project provides the required 137 off-street parking spaces which includes 5 ADA spaces. The project also provides 5 loading berths and several vehicular access points at key sections of the building.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

The proposed new commercial/light industrial Work/Live facility is an urban infill light industrial type development that responds to the context of mixed custom/light industrial, commercial, industrial, civic, and residential uses in the vicinity

1. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

See CUP finding above.

SECTION 17.73.040

SPECIAL REGULATIONS FOR WORK/LIVE UNITS IN THE CIX ZONE

A. Applicability. A Work/Live unit in the CIX, IG, and IO Industrial Zones must meet all applicable regulations contained in this Section. The CIX, IG, and IO Zones regulations contained in this Section supersede regulations contained in Section 17.102.190 relating to the conversion of buildings originally designed for Commercial or Industrial Activities into joint living and working quarters.

B. Definition. The following definition applies to this Chapter only: A "Work/Live unit" means a room or suite of rooms that are internally connected maintaining a common household that includes: (1) cooking space and sanitary facilities that satisfy the provisions of other applicable codes, and (2) adequate working space reserved for, and regularly used by, one or more persons residing therein. A Work/Live unit accommodates a primary Nonresidential Activity with an accessory residential component.

C. Conditional Use Permit required.

1. Establishment of a Work/Live unit is only permitted upon determination that the proposal conforms to the conditional use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to one or both of the following additional use permit criteria:

a. The project is in the CIX Zones, and involves new construction or conversion of a building: (1) within three hundred (300) feet of a Residential Zone, or (2) on an irregular shaped parcel that is adjacent to Mandela Parkway and in existence prior to the effective date of this amended Code section. **The proposed project involves new construction and located in the CIX zone within 300 feet of a residential zone.**

b. The project is in the CIX, IG, or IO Zones, and involves conversion of an existing building originally designed for Commercial or Industrial Activities and there are existing artist and/or artisan residents who meet the requirements of Zoning Code Bulletin regarding "Live/Work" (issued August 29, 2001 and amended August 23, 2004). **Not applicable.**

D. Regular design review required. Establishment of a Work/Live unit shall only be permitted upon determination that the proposal conforms to the Regular design review criteria set forth in the design review procedure in Chapter 17.136 and to all of the following additional criteria:

1. That the exterior of a new building containing primarily Work/Live units in the Industrial Zones has a commercial or industrial appearance. This includes, but is not necessarily limited to, the use of nonresidential building styles or other techniques; **The project has a commercial/Light industrial appearance.**
2. That units on the ground floor or level of a building have a business presence on the street. This includes, but is not necessarily limited to, providing roll up doors at the street or storefront style windows that allow interior space to be visible from the street, a business door that is oriented towards the street, a sign or other means that identifies the business on the door and elsewhere, a prominent ground floor height, or other techniques; **The ground floor spaces have commercial/light industrial presence.**
3. That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities; **While some units comply with this criterion, other units fall short with features such as man-doors instead of double and tall doors, kitchens located right adjacent to entrances, and enclosures that obstruct direct movement of large items. Staff recommends that the floor plans be rearranged to provide more openness to better comply with this criterion.**
4. That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items – **The project has been revised to include a service elevator;**
 - b. Stairwells wide and/or straight enough to deliver large items – **The stairways are wide and straight;**
 - c. Loading areas located near stairs and/or elevators; - **The project has been revised to have some loading areas near stairs and elevators.**
 - d. Wide corridors for the movement of oversized items – **The project has been revised to have wide corridors; and**
5. That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors. **While some units comply with this criterion, others fall short with features such as man-doors instead of wide and tall double doors, kitchens located right adjacent to entrances, and enclosures that obstruct openness and direct movement of large items.**

SECTION 17.136.075(C)

REGULATIONS FOR DEMOLITION OF CIX-1A ZONED PROPERTIES

C. Regular Design Review Approval for the demolition or removal of any structure in the CIX-1A Zone, or an S-7 or S-20 Zone, or an Area of Primary Importance (API) as determined by the Oakland Cultural Heritage Survey may be granted only if the proposal conforms to the general design review criteria, all other applicable design review criteria, and the following additional criteria:

For the demolition of structures in the CIX-1A Zone; or contributors to an S-7 Zone, S-20 Zone, or API:

- a. The applicant demonstrates that: i) the existing property has no reasonable use or cannot generate a reasonable economic return and that the development replacing it will provide such use or generates such return, or ii) the applicant demonstrates that the structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this criterion, a hazard constitutes a threat to health and safety that is not immediate;

The existing brick structure would be too costly to completely preserve and renovate appropriately to generate a reasonable economic return from the target uses. The proposed new structure would be a more flexible state-of-the-art light/custom industrial facility and more likely to generate a reasonable economic return. A condition of approval (#48) has been added to this approval to recommend salvaging, recycling and/or incorporating some of the bricks into the proposed project.

- b. It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic structure, or existing structure in the CIX-1A Zone, into the proposed development.

See "a" above.

ATTACHMENT B: CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following Conditions of Approval:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **dated May 5, 2020 and received May 5, 2020**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **Two Years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with

the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City’s Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter

collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Standard Conditions of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP)

- a. All mitigation measures identified in the **2715 Adeline Street CEQA Analysis** are included in the Standard Condition of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP) which is included in these Conditions of Approval and are incorporated herein by reference, as Attachment "B", as Conditions of Approval of the project. The Standard Conditions of Approval identified in the **2715 Adeline Street CEQA Analysis** are also included in the SCAMMRP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCAMMRP and these Conditions, the more restrictive Conditions shall govern. In the event a Standard Condition of Approval or mitigation measure recommended in the **2715 Adeline Street CEQA Analysis** has been inadvertently omitted from the SCAMMRP, that Standard Condition of Approval or mitigation

measure is adopted and incorporated from the **2715 Adeline Street CEQA Analysis** into the SCAMMRP by reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or Condition of Approval, and subject to the review and approval by the City of Oakland. The SCAMMRP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval and mitigation measure. Unless otherwise specified, monitoring of compliance with the Standard Conditions of Approval and mitigation measures will be the responsibility of the Bureau of Planning, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

- b. Prior to the issuance of the first construction-related permit, the project applicant shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

15. Landscape Plan

a. Landscape Plan Required

- Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. Landscape Maintenance

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

AIR QUALITY

16. Truck-Related Risk Reduction Measures (Toxic Air Contaminants)

a. Truck Loading Docks

Requirement: The project applicant shall locate proposed truck loading docks as far from nearby sensitive receptors as feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

b. Truck Fleet Emission Standards

Requirement: The project applicant shall comply with all applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City. Methods to comply include, but are not limited to, new clean diesel trucks, higher-tier diesel engine trucks with added Particulate Matter (PM) filters, hybrid trucks, alternative energy trucks, or other methods that achieve the applicable CARB emission standard. Compliance with this requirement shall be verified through CARB's Verification Procedures for In-Use Strategies to Control Emissions from Diesel Engines.

When Required: Prior to building permit final; ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

BIOLOGICAL RESOURCES

17. Tree Permit

a. **Tree Permit Required**

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

b. **Tree Protection During Construction**

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

c. Tree Replacement Plantings

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
 - a. For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
 - b. For other species listed, seven hundred (700) square feet per tree.

- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

18. Structures in a Flood Zone

Requirement: The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation (BFE).

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

POPULATION AND HOUSING

19. Jobs/Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Jobs/Housing Impact Fee Ordinance (chapter 15.68 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

20. Affordable Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

21. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

TRANSPORTATION/TRAFFIC

22. Transportation Improvements

Requirement: The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Review for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, transportation demand management measures, and transit, pedestrian, and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:

- a. 2070L Type Controller with cabinet accessory
- b. GPS communication (clock)
- c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile)
- d. Countdown pedestrian head module switch out
- e. City Standard ADA wheelchair ramps

- f. Video detection on existing (or new, if required)
- g. Mast arm poles, full activation (where applicable)
- h. Polara Push buttons (full activation)
- i. Bicycle detection (full activation)
- j. Pull boxes
- k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum
- l. Conduit replacement contingency
- m. Fiber switch
- n. PTZ camera (where applicable)
- o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor
- p. Signal timing plans for the signals in the coordination group
- q. Bi-directional curb ramps (where feasible, and if project is on a street corner)
- r. Upgrade ramps on receiving curb (where feasible, and if project is on a street corner)

When Required: Prior to building permit final or as otherwise specified

Initial Approval: Bureau of Building; Department of Transportation

Monitoring/Inspection: Bureau of Building

23. Transportation Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

UTILITY AND SERVICE SYSTEMS

24. Water Efficient Landscape Ordinance (WELo)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELo) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELo.

- a. **Prescriptive Measures:** Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):
<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>
- b. **Performance Measures:** Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following
 - i. Project Information:
 - Date,
 - Applicant and property owner name,
 - Project address,
 - Total landscape area,
 - Project type (new, rehabilitated, cemetery, or home owner installed),
 - Water supply type and water purveyor,
 - Checklist of documents in the package, and
 - Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
 - ii. Water Efficient Landscape Worksheet
 - Hydrozone Information Table
 - Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
 - iii. Soil Management Report
 - iv. Landscape Design Plan
 - v. Irrigation Design Plan, and
 - vi. Grading Plan

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.

For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below:

<https://www.water.ca.gov/LegacyFiles/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

25. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

26. Neighborhood Retail Survey

Requirement: The project applicant shall conduct a survey of community members located within one-half mile of the project site to identify neighborhood needs and preferences for the proposed commercial space. The City strongly encourages the project applicant to seek tenants for the proposed commercial space that meet the needs and preferences of local community members. Please refer to the City's Survey Guidelines for more information (contained in a separate document and available from the Oakland Planning Bureau).

When Required: Prior to commercial operations

Initial Approval: N/A

Monitoring/Inspection: N/A

Project Specific Conditions

27. Floor Openness

That the layout of nonresidential floor areas within a unit shall be rearranged to provide more openness to better provide a functional and bona fide open area for working activities with features such as double and tall doors, relocate kitchens away from entrances, remove enclosures that obstruct direct movement of large items.

When Required: Prior to application for Building Permits, Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

28. Reuse of exterior orange bricks

The applicant is encouraged to explore the possibility of salvaging, recycling the existing fat orange bricks and reusing or incorporating some into the new project.

When Required: Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

29. Development Impact Fees

The project shall be subject to, and the Applicant shall agree to pay, any applicable development impact fees adopted by the City Council.

30. Future Business Signs

Future business signs shall be subject to the Small Project Design Review criteria and procedures in the OMC.

When Required: Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

31. Curb, Gutter, Sidewalk

The project applicant shall incorporate details of public improvements that include replacement of the curb, gutter and sidewalk adjacent to the subject site into the development plans.

When Required: Prior to application for a building permit

Initial Approval: Bureau of Planning; Bureau of Building; PWA

Monitoring/Inspection: Bureau of Building; PWA

32. Driveway Separation

Multiple Driveways at the property shall be separated by a minimum distance of 25 feet.

When Required: Prior to application for a building permit & Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

33. Public Art for Private Development Condition of Approval

This project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). As a non-residential project, the public art contribution requirement is equivalent to one percent (1%) of building development costs for the project. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art on the development site, payment of an in-lieu contribution to the City's established public art fund, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in-lieu contribution, or provide proof of installation of artwork on the development site prior to the City's issuance of a final certificate of occupancy for each Phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner, subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations, that are verified by the City to either hold a valid

Oakland business license and/or be an Oakland-based 501(c)(3) tax designated organization in good standing.

When Required: Prior to issuance of Final Certificate of Occupancy and Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

34. Final Exterior Material Samples & Colors

The applicant shall submit a Final Materials and Color Board that include samples of exterior building materials and colors, and manufacturer's brochures as appropriate.

When Required: Prior to application for a building permit

Initial Approval: Bureau of Planning; Bureau of Building;

Monitoring/Inspection: Bureau of Planning; Bureau of Building,

35. 21. Work/Live Commercial spaces

Requirement: The owner of the property shall provide a Statement of Disclosure on the lease or title to all new tenants or owners of the WORK/LIVE spaces acknowledging the commercial character of the development and acceptance of the potential for uses that result in higher levels of noise, odors, nuisances, etc. than would be expected in a residential facility. The statement of disclosure shall also state that the tenants may only engage in the activities allowed by the relevant Zoning Designation. The statement described in this condition of approval shall also be provided to any new owners of the property when the property is sold. A sign shall be permanently displayed in a common area disclosing that the facility is a commercial facility as well as requiring that at least one occupant of each Work/Live unit shall maintain a City of Oakland Business Tax Certificate.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

36. 22. Notice of Limitation and Recordation

Concurrent with the recordation of the Final Parcel Map/Ongoing

The attached Notice of Limitation shall be notarized and recorded with the Alameda County Recorder's office limiting the Work/Live spaces as commercial only.

When Required: Prior to application for building permits

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

37. 22. Transportation Measures

The following measures shall be incorporated as part of the final design for the project:

I

- a. Designate 10 feet of curb immediately north and south of the driveway on Magnolia Street as red no parking zones to ensure adequate sight distance between motorists and bicyclists traveling on the street and motorists exiting the driveway.

b. Designate 50 feet of curb on both sides of Adeline Street, north of 28th Street, as red no parking zones to ensure adequate sight distance between vehicles on the 28th Street approaches of the intersection and through vehicles on Adeline Street.

II

Explore the feasibility of (and implement, if feasible) relocating all or some of the long-term bicycle parking to a more convenient location on the ground level of the project.

III

- a. Explore the feasibility of (and implement, if determined feasible by City of Oakland staff) installing directional curb ramps with truncated domes on all corners of the Magnolia Street/28th Street.
- b. Explore the feasibility of (and implement, if determined feasible by City of Oakland staff) installing directional curb ramps with truncated domes on all corners of the Adeline Street/28th Street intersections. Ensure that the improvements would not conflict with the recommended protected bike lanes on Adeline Street.
- c. Explore the feasibility of (and implement, if determined feasible by City of Oakland staff) installing a marked yellow school crosswalk on the south approach of the Adeline Street/28th Street intersection with school crossing signage and advanced yield lines and signage on Adeline Street north and south of the intersection.

IV

Designate 30 feet of curb on southbound Adeline Street just south of the existing bus stop as yellow loading zones for deliveries and passenger pick-up/drop offs.

When Required: Prior to final inspections

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

38. 22. ACDEH approved Work Plan

The project shall comply with the requirements of the ACDEH work plan approved for the site and enclosed as Attachment C.

When Required: Prior to application for building permits and Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building & ACDEH

39. Work/Live Units – Building Code Standards

Requirement: All Work/Live units shall meet the provisions of the State Building Code that accommodate employees, customers, and manufacturing activities in the nonresidential space.

When Required: Prior to Issuance of Building Permit and Ongoing

Initial Approval: Bureau of Building and Bureau of Planning

Monitoring/Inspection: Bureau of Building

2715 Adeline Street Project

ATTACHMENT A: CITY OF OAKLAND – STANDARD CONDITIONS OF APPROVAL

The City of Oakland’s Uniformly Applied Development Standards, adopted as Standard Conditions of Approval (Standard Conditions of Approval, or SCAs), were originally adopted by the City in 2008 (Ordinance No. 12899 C.M.S.) pursuant to Public Resources Code section 21083.3) and have been incrementally updated over time. The SCAs incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection, Stormwater Water Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) permit requirements, Housing Element-related mitigation measures, Green Building Ordinance, historic/Landmark status, California Building Code, and Uniform Fire Code, among others), which have been found to substantially mitigate environmental effects.

These SCAs are incorporated into projects as conditions of approval, regardless of the determination of a project’s environmental impacts. As applicable, the SCAs are adopted as requirements of an individual project when it is approved by the City, and are designed to, and will, avoid or substantially reduce a project’s environmental effects.

In reviewing project applications, the City determines which SCAs apply based upon the zoning district, community plan, and the type of permits/approvals required for the project. Depending on the specific characteristics of the project type and/or project site, the City will determine which SCAs apply to a specific project. Because these SCAs are mandatory City requirements imposed on a city-wide basis, environmental analyses assume that these SCAs will be imposed and implemented by the project, and are not imposed as mitigation measures under CEQA.

All SCAs identified in the CEQA Analysis—which are consistent with the measures and conditions presented in the General Plan—are included herein. To the extent that any SCA identified in the CEQA Analysis was inadvertently omitted, it is automatically incorporated herein by reference.

- The first column identifies the SCA applicable to that topic in the CEQA Analysis.
- The second column identifies the monitoring schedule or timing applicable to the project.
- The third column names the party responsible for monitoring the required action for the project.

In addition to the SCAs identified and discussed in the CEQA Analysis, other SCAs that are applicable to the project are included herein.

The project sponsor is responsible for compliance with any recommendations in approved technical reports and with all SCAs set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific SCA, and subject to the review and approval of the City of Oakland.

Overall monitoring and compliance with the SCAs will be the responsibility of the Planning and Zoning Division. Prior to the issuance of a demolition, grading, and/or construction permit, the project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City’s Master Fee Schedule.

Note that the SCAs included in this document are referred to using an abbreviation for the environmental topic area and are numbered sequentially for each topic area—e.g., **SCA-AIR-1**, **SCA AIR-2**. The SCA title and the SCA number that corresponds to the City’s master SCA list are also provided in the Appendix listing—e.g., **SCA-AIR-1: Dust Controls – Construction Related; #21**).

Table A-1. City of Oakland Standard SCAs Required for the Project

Standard Conditions of Approval	When Required	Initial Approval	Monitoring/ Inspection
General			
<p>SCA-GEN-1: Regulatory Permits and Authorizations from Other Agencies. (#15)</p> <p>The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.</p>	Prior to activity requiring permit / authorization from regulatory agency	Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning	Applicable regulatory agency with jurisdiction
Aesthetics, Shadow, and Wind			
<p>SCA-AES-1: Trash and Blight Removal (#16)</p> <p>The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.</p>	Ongoing	N/A	Bureau of Building
<p>SCA-AES-2: Graffiti Control (#17)</p> <p>a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:</p> <ul style="list-style-type: none"> i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. iii. Use of paint with anti-graffiti coating. 	Ongoing	N/A	Bureau of Building

<ul style="list-style-type: none"> iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement. <p>b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include:</p> <ul style="list-style-type: none"> i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system. ii. Covering with new paint to match the color of the surrounding surface. iii. Replacing with new surfacing (with City permits if required). 			
<p>SCA-AES-3: Public Art for Private Development (#20)</p> <p>The project is subject to the City’s Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. (“Ordinance”). The public art contribution requirements are equivalent to one-half percent (0.5%) for the “residential” building development costs, and one percent (1.0%) for the “non-residential” building development costs.</p> <p>The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.</p> <p>Proof of installation of artwork, or other alternative requirement, is required prior to the City’s issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.</p>	<p><i>Payment of in-lieu fees and/or plans showing fulfillment of public art requirement:</i> Prior to Issuance of Building permit.</p> <p><i>Installation of art/cultural space:</i> Prior to Issuance of a Certificate of Occupancy</p>	<p>Bureau of Planning</p>	<p>Bureau of Building</p>
<p>SCA-AES-4: Lighting (#19)</p> <p>Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.</p>	<p>Prior to building permit final</p>	<p>N/A</p>	<p>Bureau of Building</p>
<p>Air Quality</p>			
<p>SCA-AIR-1: Dust Controls – Construction Related (#21)</p> <p>The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <ul style="list-style-type: none"> a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be 	<p>During construction</p>	<p>N/A</p>	<p>Bureau of Building</p>

<p>necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.</p> <ul style="list-style-type: none"> b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). 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. e. All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph. f. All trucks and equipment, including tires, shall be washed off prior to leaving the site. g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. 			
<p>SCA-AIR-2: Criteria Air Pollutant Controls – Construction Related (#22)</p> <p>The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:</p> <ul style="list-style-type: none"> a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points. b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”). c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed. d. Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand. e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings. f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel 	<p>During construction</p>	<p>N/A</p>	<p>Bureau of Building</p>

<p>Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.</p>			
<p>SCA-AIR-3: Diesel Particulate Matter Controls – Construction Related (#23)</p> <p><i>a. Diesel Particulate Matter Reduction Measures</i></p> <p>The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose one of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.</p> <p>-or-</p> <p>ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.</p>	<p>Prior to Issuance of Construction-Related Permit (i) During Construction (ii)</p>	<p>Bureau of Planning</p>	<p>Bureau of Building</p>
<p><i>b. Construction Emissions Minimization Plan (if required by a above)</i></p> <p>The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <p>i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.</p>	<p>Prior to Issuance of Construction-Related Permit</p>	<p>Bureau of Planning</p>	<p>Bureau of Building</p>

<p>ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.</p>			
<p>SCA-AIR-4: Asbestos in Structures (#27) The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.</p>	<p>Prior to Approval of Construction-Related Permit</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p>SCA-AIR-5: Stationary Sources of Air Pollution (Toxic Air Contaminants) (#25) The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods:</p> <p>a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>- or -</p> <p>b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <p>i. Installation of non-diesel fueled generators, if feasible, or;</p> <p>ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.</p>	<p>Prior to Approval of Construction-Related Permit</p>	<p>Bureau of Planning</p>	<p>Bureau of Building</p>
<p>SCA-AIR-6: Exposure to Air Pollution (Toxic Air Contaminants) (#24) a. Health Risk Reduction Measures</p>	<p>Prior to Approval of Construction-Related Permit</p>	<p>Bureau of Planning</p>	<p>Bureau of Building</p>

<p>The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>– or –</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> • Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building’s HVAC air filtration system shall be required. • Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). • Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. • The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. • Sensitive receptors shall be located on the upper floors of buildings, if feasible. • Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra</i> var. <i>maritima</i>), Cypress (<i>x Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids x trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>). 			
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<ul style="list-style-type: none"> • Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. • Existing and new diesel generators shall meet CARB’s Tier 4 emission standards, if feasible. • Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: • Installing electrical hook-ups for diesel trucks at loading docks. • Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards. • Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. • Prohibiting trucks from idling for more than two minutes. • Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. 			
<p><i>b. Maintenance of Health Risk Reduction Measures</i></p> <p>The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.</p>	Ongoing	N/A	Bureau of Building
<p>Biological Resources</p>			
<p>SCA-BIO-1: Tree Removal During Bird Breeding Season (#30)</p> <p>To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.</p>	Prior to removal of trees	Bureau of Building	Bureau of Building

Cultural Resources			
<p>SCA-CUL-1: Archaeological and Paleontological Resources – Discovery During Construction (#33)</p> <p>Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</p> <p>In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p> <p>In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.</p>	During construction	N/A	Bureau of Building
<p>SCA-CUL-2: Human Remains – Discovery during Construction (#35)</p> <p>Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall</p>	During Construction	N/A	Bureau of Building

<p>cease within 50 feet of the remains until appropriate arrangements are made. In the event 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 California Health and Safety Code. 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 and at the expense of the project applicant.</p>			
Geology and Soils			
<p>SCA-GEO-1: Construction-Related Permit(s) (#37) The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.</p>	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p>SCA-GEO-2: Seismic Hazards Zone (Landslide/Liquefaction) (#40) The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.</p>	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
Hazards and Hazardous Materials			
<p>SCA-HAZ-1: Hazardous Materials Related to Construction (#43) The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> a. Follow manufacture’s recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; 	<p>During construction</p>	<p>N/A</p>	<p>Bureau of Building</p>

<p>e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and</p> <p>f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.</p>			
<p>SCA-HAZ-2: Hazardous Building Materials and Site Contamination (#44)</p> <p><i>a. Erosion and Sedimentation Control Plan Required</i></p> <p>The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p>	<p>Prior to approval of demolition, grading, or building permits</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p><i>b. Environmental Site Assessment Required</i></p> <p>The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p>	<p>Prior to approval of construction-related permit</p>	<p>Applicable regulatory agency with jurisdiction</p>	<p>Applicable regulatory agency with jurisdiction</p>
<p><i>c. Health and Safety Plan Required</i></p>	<p>Prior to approval of</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>

<p>The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p>	<p>construction-related permit</p>		
<p><i>d. Best Management Practices (BMPs) Required for Contaminated Sites</i></p> <p>The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <ul style="list-style-type: none"> i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. 	<p>During construction</p>	<p>N/A</p>	<p>Bureau of Building</p>
<p>SCA-HAZ-3: Hazardous Materials Business Plan (#45)</p> <p>The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following:</p> <ul style="list-style-type: none"> a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. b. The location of such hazardous materials. c. An emergency response plan including employee training information. d. A plan that describes the manner in which these materials are handled, transported, and disposed. 	<p>Prior to building permit final</p>	<p>Oakland Fire Department</p>	<p>Oakland Fire Department</p>
<p>Hydrology and Water Quality</p>			
<p>SCA-HYDRO-1: Erosion and Sedimentation Control Plan for Construction (#49)</p> <p><i>a. Erosion and Sedimentation Control Plan Required</i></p> <p>The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to</p>	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	<p>N/A</p>

<p>prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p>			
<p><i>b. Erosion and Sedimentation Control During Construction</i> The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.</p>	During construction	N/A	Bureau of Building
<p>SCA-HYDRO-2: State Construction General Permit. (#46) The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.</p>	Prior to approval of construction-related permit	State Water Resources Control Board; evidence of compliance submitted to Bureau of Building	State Water Resources Control Board
<p>SCA-HYDRO-3: NPDES C.3 Stormwater Requirements for Regulated Projects (#54) <i>a. Post-Construction Stormwater Management Plan Required</i> The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:</p> <ul style="list-style-type: none"> i. Location and size of new and replaced impervious surface; ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area; 	Prior to approval of construction-related permit	Bureau of Planning; Bureau of Building	Bureau of Building

<ul style="list-style-type: none"> v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. 			
<p><i>b. Maintenance Agreement Required</i></p> <p>The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:</p> <ul style="list-style-type: none"> i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>	<p>Prior to building permit final</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
Noise			
<p>SCA-NOS-1: Construction Days/Hours (#63)</p> <p>The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ul style="list-style-type: none"> a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. c. No construction is allowed on Sunday or federal holidays. <p>Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.</p> <p>Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The</p>	<p>During Construction</p>	<p>N/A</p>	<p>Bureau of Building</p>

<p>project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.</p>			
<p>SCA-NOS-2: Construction Noise (#64)</p> <p>The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. c. Applicant shall use temporary power poles instead of generators where feasible. d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction. e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented. 	<p>During Construction</p>	<p>N/A</p>	<p>Bureau of Building</p>
<p>SCA-NOS-3: Extreme Construction Noise (#65)</p> <p><i>a. Construction Noise Management Plan Required</i></p> <p>Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:</p>	<p>Prior to Approval</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>

<ul style="list-style-type: none"> i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements. 			
<p><i>b. Public Notification Required</i></p> <p>The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.</p>			
<p>SCA-NOS-4: Construction Noise Complaints (#67)</p> <p>The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:</p> <ul style="list-style-type: none"> a. Designation of an on-site construction complaint and enforcement manager for the project; b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit; c. Protocols for receiving, responding to, and tracking received complaints; and d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City’s request. 	<p>Prior to Approval of Construction-Related Permit</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p>SCA-NOS-5: Operational Noise (#69)</p> <p>Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.</p>	<p>Ongoing</p>	<p>N/A</p>	<p>Bureau of Building</p>

<p>SCA-NOS-6: Exposure to Community Noise (#67)</p> <p>The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <ol style="list-style-type: none"> a. 45 dBA: Residential activities, civic activities, hotels b. 50 dBA: Administrative offices; group assembly activities c. 55 dBA: Commercial activities d. 65 dBA: Industrial activities 	<p>Prior to Approval of Construction-Related Permit</p>	<p>Bureau of Planning</p>	<p>Bureau of Building</p>
<p>Public Services</p>			
<p>SCA-PS-1: Capital Improvements Impact Fee (#74)</p> <p>The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).</p>	<p>Prior to issuance of building permit</p>	<p>Bureau of Building</p>	<p>N/A</p>
<p>Transportation and Traffic</p>			
<p>SCA-TRANS-1: Transportation and Parking Demand Management. (#79)</p> <p><i>a. Transportation and Parking Demand Management (TDM) Plan Required</i></p> <p>The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p> <ol style="list-style-type: none"> i. The goals of the TDM Plan shall be the following: <ul style="list-style-type: none"> • Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable. • Achieve the following project vehicle trip reductions (VTR): <ul style="list-style-type: none"> o Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR o Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR • Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. • Enhance the City’s transportation system, consistent with City policies and programs. ii. The TDM Plan should include the following: 	<p>Prior to approval of planning application</p>	<p>Bureau of Planning</p>	

<ul style="list-style-type: none"> Baseline existing conditions of parking and curbside regulations within the surrounding neighborhood that could affect the effectiveness of TDM strategies, including inventory of parking spaces and occupancy if applicable. Proposed TDM strategies to achieve VTR goals (see below). <p>iii. For employers with 100 or more employees at the subject site, the TDM Plan shall also comply with the requirements of Oakland Municipal Code Chapter 10.68 Employer-Based Trip Reduction Program.</p> <p>iv. The following TDM strategies must be incorporated into a TDM Plan based on a project location or other characteristics. When required, these mandatory strategies should be identified as a credit toward a project's VTR.</p>				
Improvement	Required by code or when...			
Bus boarding bulbs or islands	<ul style="list-style-type: none"> A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb 			
Bus shelter	<ul style="list-style-type: none"> A stop with no shelter is located within the project frontage, or The project is located within 0.10 miles of a flag stop with 25 or more boardings per day 			
Concrete bus pad	<ul style="list-style-type: none"> A bus stop is located along the project frontage and a concrete bus pad does not already exist 			
Curb extensions or bulb-outs	<ul style="list-style-type: none"> Identified as an improvement within site analysis 			
Implementation of a corridor-level bikeway improvement	<ul style="list-style-type: none"> A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and The project would generate 500 or more daily bicycle trips 			
Implementation of a corridor-level transit capital improvement	<ul style="list-style-type: none"> A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and 			

	<ul style="list-style-type: none"> The project would generate 400 or more peak period transit trips 			
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	<ul style="list-style-type: none"> Always required 			
Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	<ul style="list-style-type: none"> When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection 			
In-street bicycle corral	<ul style="list-style-type: none"> A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages. 			
Intersection improvements¹	<ul style="list-style-type: none"> Identified as an improvement within site analysis 			
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	<ul style="list-style-type: none"> Always required 			
No monthly permits and establish minimum price floor for public parking²	<ul style="list-style-type: none"> If proposed parking ratio exceeds 1:1000 sf. (commercial) 			
Parking garage is designed with retrofit capability	<ul style="list-style-type: none"> Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 sf. (commercial) 			
Parking space reserved for car share	<ul style="list-style-type: none"> If a project is providing parking and a project is located within downtown. One car share space reserved for buildings between 50 – 200 units, then one car share space per 200 units. 			

¹ Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.

² May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.

Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	<ul style="list-style-type: none"> Typically required 			
Pedestrian crossing improvements	<ul style="list-style-type: none"> Identified as an improvement within site analysis 			
Pedestrian-supportive signal changes³	<ul style="list-style-type: none"> Identified as an improvement within operations analysis 			
Real-time transit information system	<ul style="list-style-type: none"> A project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better 			
Relocating bus stops to far side	<ul style="list-style-type: none"> A project is located within 0.10 mile of any active bus stop that is currently near-side 			
Signal upgrades⁴	<ul style="list-style-type: none"> Project size exceeds 100 residential units, 80,000 sf. of retail, or 100,000 sf. of commercial; and Project frontage abuts an intersection with signal infrastructure older than 15 years 			
Transit queue jumps	<ul style="list-style-type: none"> Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better 			
Trenching and placement of conduit for providing traffic signal interconnect	<ul style="list-style-type: none"> Project size exceeds 100 units, 80,000 sf. of retail, or 100,000 sf. of commercial; and Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and 			

³ Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a “scramble” signal phase where appropriate.

⁴ Including typical traffic lights, pedestrian signals, bike actuated signals, transit-only signals

	<ul style="list-style-type: none"> • A major transit improvement is identified within operations analysis requiring traffic signal interconnect 			
<p>Unbundled parking</p>	<ul style="list-style-type: none"> • If proposed parking ratio exceeds 1:1.25 (residential) 			
<p>v. Other TDM strategies to consider include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. • Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. • Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project. • Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan, the Master Street Tree List and Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively) and any applicable streetscape plan. • Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. • Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). • Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. • Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). • Guaranteed ride home program for employees, either through 511.org or through separate program. • Pre-tax commuter benefits (commuter checks) for employees. 				

<ul style="list-style-type: none"> • Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. • On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. • Distribution of information concerning alternative transportation options. • Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. • Parking management strategies including attendant/valet parking and shared parking spaces. • Requiring tenants to provide opportunities and the ability to work off-site. • Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). • Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. <p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p>			
<p><i>b. TDM Implementation — Physical Improvements</i></p> <p>For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.</p>	Prior to Building Permit Final	Bureau of Building	Bureau of Building
<p><i>c. TDM Implementation — Operational Strategies</i></p> <p>For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not</p>	Ongoing	Bureau of Planning	Bureau of Planning

be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.			
<p>SCA-TRANS-2: Construction Activity in the Public Right-of-Way. (#76)</p> <p><i>a. Obstruction Permit Required</i></p> <p>The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.</p>	Prior to Approval of Construction Related Permit	Bureau of Building	Bureau of Building
<p><i>b. Traffic Control Plan Required</i></p> <p>In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.</p>	Prior to Approval of Construction Related Permit	Public Works Department, Transportation Services Division	Bureau of Building
<p><i>c. Repair City Streets</i></p> <p>The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.</p>	Prior to Building Permit Final	N/A	Bureau of Building
<p>SCA-TRANS-3: Bicycle Parking. (#77)</p> <p>The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.</p>	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
<p>SCA-TRANS-4: Transportation Impact Fee (#80)</p> <p>The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).</p>	Prior to Issuance of Building Permit	Bureau of Building	N/A
<p>SCA-TRANS-5: Plug-In Electric Vehicle (PEV) Charging Infrastructure (#83)</p> <p><i>a. PEV-Ready Parking Spaces</i></p>	Prior to Issuance of Building Permit	Bureau of Building	Bureau of Building

<p>The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready") per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.</p>			
<p><i>b. PEV-Capable Parking Spaces</i></p> <p>The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p><i>c. ADA-Accessible Spaces</i></p> <p>The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).</p>	<p>Prior to Issuance of Building Permit</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p>Recommendation TRANS-1</p> <p>While not required to address a CEQA impact, the following should be considered as part of the final design for the project:</p> <ul style="list-style-type: none"> • Designate 20 feet of curb immediately north and south of the project driveway on Magnolia Street as red no parking zones to ensure adequate sight distance between motorists and bicyclists traveling on the street and motorists exiting the driveway. • Designate 50 feet of curb on both sides of Adeline Street, north of 28th Street, as red no parking zones to ensure adequate sight distance between vehicles on the 28th Street approaches of the intersection and through vehicles on Adeline Street. 	<p>Prior to Building Permit Final</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p>Recommendation TRANS-2</p> <p>While not required to address a CEQA impact, the following should be considered as part of the final design for the project:</p> <ul style="list-style-type: none"> • Explore the feasibility of relocating all or some of the long-term bicycle parking to a more convenient location on the ground level of the project. This measure shall be implemented if determined feasible by City staff. 	<p>Prior to Building Permit Final</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>
<p>Recommendation TRANS-3</p> <p>While not required to address a CEQA impact, the following should be considered as part of the final design for the project:</p>	<p>Prior to Building Permit Final</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>

<ul style="list-style-type: none"> Explore the feasibility of installing directional curb ramps with truncated domes on all corners and high-visibility continental crosswalks across all four approaches of the Magnolia Street/28th Street intersection. This measure shall be implemented if determined feasible by City staff. Explore the feasibility of installing directional curb ramps with truncated domes on all corners of the Adeline Street/28th Street intersections. Ensure that the improvements would not conflict with the recommended protected bike lanes on Adeline Street. This measure shall be implemented if determined feasible by City staff. Explore the feasibility of installing a marked yellow school crosswalk on the south approach of the Adeline Street/28th Street intersection with school crossing signage and advanced yield lines and signage on Adeline Street north and south of the intersection. This measure shall be implemented if determined feasible by City staff. 			
<p>Recommendation TRANS-4</p> <p>While not required to address a CEQA impact, the following should be considered as part of the final design for the project:</p> <ul style="list-style-type: none"> Subject to review and approval by City of Oakland Department of Transportation and AC Transit to ensure best practices and avoid potential for non-compliance, designate 30 feet of curb on southbound Adeline Street just south of the existing bus stop as yellow loading zones for deliveries and passenger pick-up/drop offs. 	Prior to Building Permit Final	Bureau of Building	Bureau of Building
<p>Recommendation TRANS-5</p> <p>While not required to address a CEQA impact, the following should be considered as part of the final design for the project:</p> <ul style="list-style-type: none"> Consider eliminating some of the on-site parking spaces to provide a second off-street loading space. 	Prior to Building Permit Final	Bureau of Building	Bureau of Building
Utilities and Service Systems			
<p>SCA-UTIL-1: Storm Drain System (#91)</p> <p>The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building
<p>SCA-UTIL-2: Sanitary Sewer System (#90)</p> <p>The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the</p>	Prior to Approval of Construction-Related Permit	Public Works Department, Department of Engineering and Construction	N/A

Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.			
<p>SCA-UTIL-3: Green Building Requirements (#88)</p> <p><i>a. Compliance with Green Building Requirements During Plan-Check</i></p> <p>The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).</p> <p>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</p> <ul style="list-style-type: none"> • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> • CALGreen mandatory measures. • [INSERT: Green building point level/certification requirement: (See Green Building Summary Table; for New Construction of Residential or Non-residential projects that remove a Historic Resource (as defined by the Green Building Ordinance) the point level certification requirement is 53 points for residential and LEED Gold for non-residential)] per the appropriate checklist approved during the Planning entitlement process. • All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved 	Prior to approval of construction-related permit	Bureau of Building	N/A

<p>by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.</p> <ul style="list-style-type: none"> The required green building point minimums in the appropriate credit categories. 			
<p><i>b. Compliance with Green Building Requirements During Construction</i></p> <p>The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</p> <p>The following information shall be submitted to the City for review and approval:</p> <ol style="list-style-type: none"> Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. 	During construction	N/A	Bureau of Building
<p><i>C. Compliance with Green Building Requirements After Construction</i></p> <p>Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.</p>	Prior to Final Approval	Bureau of Planning	Bureau of Building
<p>SCA-UTIL-4: Water Efficient Landscape Ordinance (#93)</p> <p>The project applicant shall comply with California’s Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California’s Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.</p> <p><i>Prescriptive Measures:</i> Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California’s Model Water Efficient Landscape Ordinance (see website below starting on page 23):</p> <p>http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf</p> <p><i>Performance Measures:</i> Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following:</p> <ol style="list-style-type: none"> Project Information: <ol style="list-style-type: none"> Date, Applicant and property owner name, 	Prior to Approval of Construction-Related Permit	Bureau of Planning	Bureau of Building

<ul style="list-style-type: none"> iii. Project address, iv. Total landscape area, v. Project type (new, rehabilitated, cemetery, or home owner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Applicant signature and date with the statement: “I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.” <ul style="list-style-type: none"> b. Water Efficient Landscape Worksheet <ul style="list-style-type: none"> i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report d. Landscape Design Plan e. Irrigation Design Plan, and f. Grading Plan <p>Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.</p> <p>For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below.</p> <p>http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf</p>			
<p>SCA-UTIL-5: Underground Utilities (#86)</p> <p>The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project’s street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.</p>	During Construction	N/A	Bureau of Building
<p>SCA-UTIL-6: Construction and Demolition Waste Reduction and Recycling (#85)</p> <p>The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and</p>	Prior to Approval of	Public Works Department,	Public Works Department, Environmental

<p>Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.</p>	<p>Construction-Related Permit</p>	<p>Environmental Services Division</p>	<p>Services Division</p>
<p>SCA-UTIL-7: Recycling Collection and Storage Space (#87) The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 sf of building floor area is required, with a minimum of ten cubic feet.</p>	<p>Prior to Approval of Construction-Related Permit</p>	<p>Bureau of Planning</p>	<p>Bureau of Building</p>

2715 ADELINE

Oakland, California

GENERAL VICINITY PLAN - not to scale

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 2019.05.29 REVISIONS

PROJECT DIRECTORY

OWNER/DEVELOPER

OAKLAND LOFTS LLC
411 2ND STREET
OAKLAND, CA 94607
TEL: 415.644.8970

ARCHITECT

YHLA ARCHITECTS
1617 CLAY STREET
OAKLAND, CA 94612
TEL: 510.836.6688

LANDSCAPE

CREO LANDSCAPE ARCHITECTURE
466 GEARY ST #300,
SAN FRANCISCO, CA 94102
TEL: 415.688.2506

CIVIL ENGINEER

CALICHI DESIGN GROUP
3240 PERALTA STREET #3
OAKLAND, CA 94608
TEL: 510.257.6636

SHEET INDEX

A0.0	PROJECT INFORMATION & INDEX	C0.1	CIVIL TITLE SHEET
P1.0	SITE CONTEXT PHOTOGRAPHS	C1.0	PRELIMINARY SITE, PAVING, AND LAYOUT PLAN
P2.0	SITE CONTEXT PHOTOGRAPHS	C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
P3.0	SITE CONTEXT PHOTOGRAPHS SURVEY	C3.0	PRELIMINARY STORM WATER CONTROL PLAN
		C4.0	PRELIMINARY UTILITY PLAN
A1.0	SITE/GROUND FLOOR PLAN		
A1.5	MEZZANINE PLAN	L1.0	LANDSCAPE PLAN
A2.0	SECOND FLOOR PLAN	L2.0	LANDSCAPE PLANTING PALETTE
A3.0	THIRD - FOURTH FLOOR PLAN		
A4.0	FIFTH FLOOR PLAN		
A5.0	ROOF PLAN		
A6.0	UNIT PLANS		
A7.0	ELEVATIONS		
A8.0	ELEVATIONS		
A9.0	COLOR REPRESENTATION AND MATERIALS		
A10.0	RENDERINGS		



PROJECT INFORMATION

BUILDING AND SITE

BUILDING - GROSS FLOOR AREA		112,154 SF
BUILDING OUTLINE		29,072 SF
NET SITE AREA :	BUILDING SITE - +/-1.26 ACRES (54,972 SF)	
FLOOR AREA RATIO :	GFA = 109,994 SF	2
	NET SITE AREA = 54,972 SF	
BUILDING COVERAGE :	BLDG. OUTLINE = 29,072 SF	0.53
	NET SITE AREA = 54,972 SF	
PROJECT HOUSING DENSITY :	NUMBER OF UNITS = 91	72 DU/AC
	SITE AREA = 1.26 ACRES	

BUILDING CODE

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	III-A OVER TYPE I PODIUM
FIRE SPRINKLERS:	NFPA-13
OCCUPANCY GROUP :	R2/F1/F2
BUILDING HEIGHT / NUMBER OF STORES:	85'-0" TO ROOF/ 5 STORIES
USE :	COMMERCIALLY ORIENTED JLVQ
ZONING DESIGNATION:	CIX-1B/CIX-1A/S-19
CODE EDITION :	2016 CALIFORNIA BUILDING STANDARDS CODE AND LOCAL AMENDMENTS

WORK LIVE AND INDUSTRIAL UNIT MIX

WORK/LIVE TOTAL	91 SPACES	BUILDING AREA	160212									
LIGHT INDUSTRIAL	20,560 SF	SF	SF	SF	SF	SF	SF	SF	SF	SF	SF	SF
UNIT TYPE MIX	UNIT TYPE 1	838	UNIT TYPE 2	1153	UNIT TYPE 3	1339	UNIT TYPE 4	2102	GROUND FLOOR + MISC + SUPPORT			
GROUND FLOOR	0		0		0		0		0	20560	0	12728
SECOND FLOOR	2	1676	6	6918	11	14729	4	8408	0		0	
THIRD FLOOR	2	1676	6	6918	11	14729	4	8408	0		0	
FOURTH FLOOR	2	1676	6	6918	11	14729	4	8408	0		0	
FIFTH FLOOR	2	1676	6	6918	11	14729	3	8408	0		0	
	Total SF	6704	Total SF	27672	Total SF	58916	Total SF	33632	Total SF	20560	Total SF	12728
	147484											
% of Building Area		4.000%		18.000%		36.000%		21.000%		13.000%		8.000%

FLOOR AREA & BUILDING AREA

**FLOOR AREA IS USED FOR CALCULATION OF F.A.R. (FLOOR-AREA-RATIO) AND EXCLUDES PARTS OF THE BUILDING SUCH AS OFF-STREET PARKING PARKING AND GROUND LEVEL ARCADES, PORTICOS, OR SIMILAR OPEN AREAS AS DEFINED IN THE ZONING CODE . MEZZANINES ARE NOT DEFINED AS A FLOOR AND ARE ASSESORRY TO THE PRIMARY SPACE AND NOT COUNTED IN FAR

	WORK/LIVE	WORK/LIVE AMENITIES	CUSTOM LIGHT MANUFACTURING/RETAIL	UTILITY	GROSS FLOOR AREA**	MISC. BUILDING AREA	TOTAL BUILDING AREA
GROUND FLOOR	0 SF	0 SF	15,950 SF	0 SF	15,950 SF	**12,900 SF	28,850 SF
MEZZANINE	**30,055 SF	**200 SF	**4,610 SF	**2,452 SF	0 SF	0 SF	37,327 SF
SECOND FLOOR	24,090 SF	0 SF	0 SF	0 SF	24,090 SF	0 SF	24,090 SF
THIRD FLOOR	24,090 SF	0 SF	0 SF	0 SF	24,090 SF	0 SF	24,090 SF
FOURTH FLOOR	24,090 SF	0 SF	0 SF	0 SF	24,090 SF	0 SF	24,090 SF
FIFTH FLOOR	21,990 SF	0 SF	0 SF	0 SF	21,990 SF	0 SF	21,990 SF
TOTAL	94,050 SF **30,055 SF	**200 SF	15,945 SF **4,610 SF	**2,452 SF	109,994 SF	**12,900 SF	160,012 SF

PARKING PROVIDED

PARKING PROVIDED	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
PARKING SPACES PROVIDED	124 REQUIRED; 133 PROVIDED	4	133

PARKING REQUIRED:
WORK/LIVE: 1 SPACE PER UNIT (91) PLUS 1 PER 5 UNITS FOR VISITORS (19) = 110 spaces
CUSTOM/LIGHT MANUFACTURING, GROUP ASSEMBLY: 0.66 per 1,000 SF (20,000 SF) = 14 spaces

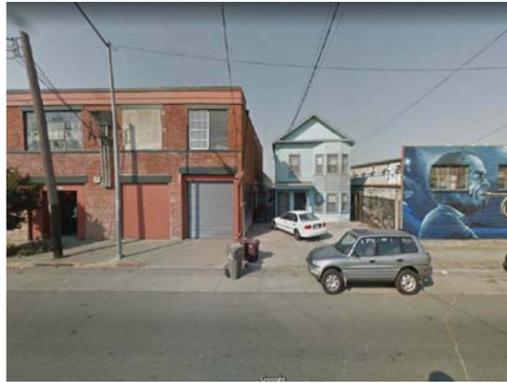
OPEN SPACE

OPEN SPACE PROVIDED	GROUND FLOOR COURTYARD	PRIVATE DECKS	LOWER ROOF DECK	UPPER ROOF DECK
OPEN SPACE PROVIDED	11,792 SF	0 SF	2,600 SF	0 SF
OPEN SPACE REQUIRED: 75 SF PER WORK/LIVE UNIT = 6,825 SF				TOTAL: 14,392 SF

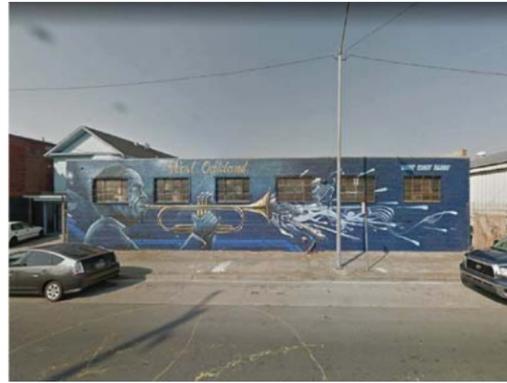
CONTEXT PHOTOGRAPHS - ADELINE STREET



1. 2801 ADELINE



2. 2811 ADELINE



3. 2701 ADELINE



4. 2711 ADELINE



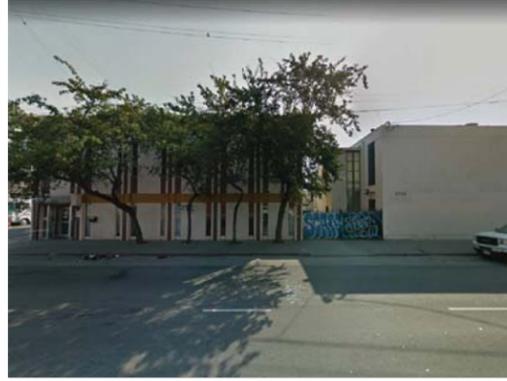
5. 2802 ADELINE



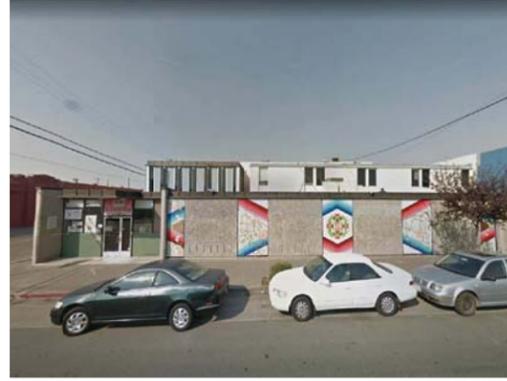
6. 2824 ADELINE



7. 2702 ADELINE



8. 2722 ADELINE



9. 2801 ADELINE



10. 2823 ADELINE



11. 2285 ADELINE



12. 2923 ADELINE



13. 2925 ADELINE



14. 2804 ADELINE



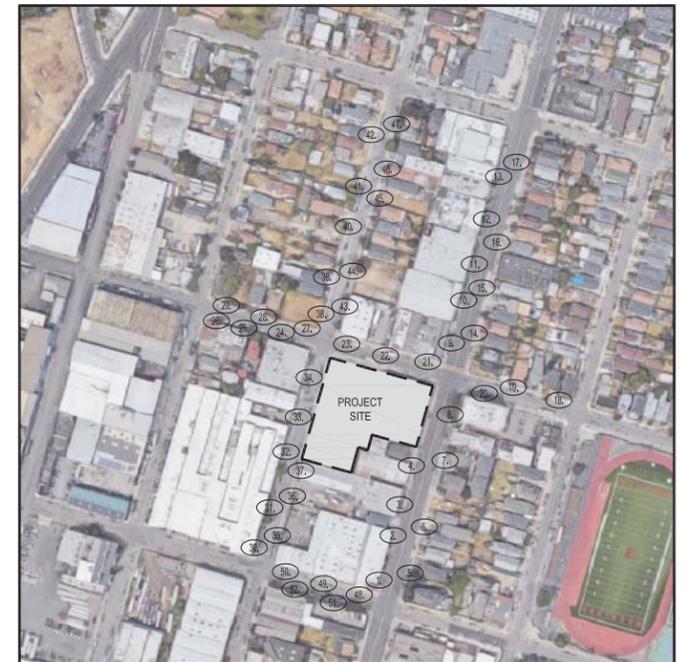
15. 2822 ADELINE



16. 2842 ADELINE



17. 2920 ADELINE



CONTEXT PLAN
NOT TO SCALE



CONTEXT PHOTOGRAPHS - 28TH STREET



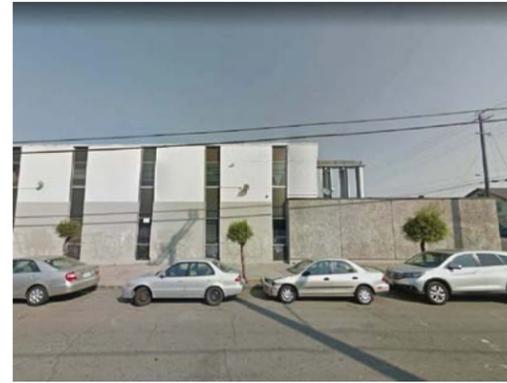
18, 1110 28TH STREET



19, 2122 28TH STREET



20, 1121 28TH STREET



21, 1160 28TH STREET



22, 1162 28TH STREET



24, 1164 28TH STREET



24, 1212 28TH STREET



25, 1226 28TH STREET



26, 1246 28TH STREET



27, 1213 28TH STREET

CONTEXT PHOTOGRAPHS - 26TH STREET



28, 1229 26TH STREET



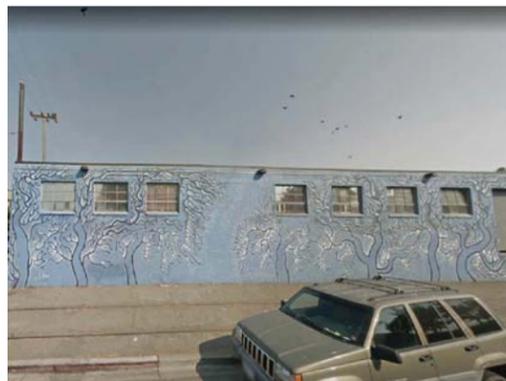
29, 1231 26TH STREET



30, 1161 26TH STREET



31, 1165 26TH STREET



32, 1190 26TH STREET



33, 1165 26TH STREET



34, 1199 26TH STREET



CONTEXT PLAN
NOT TO SCALE



CONTEXT PHOTOGRAPHS - MAGNOLIA STREET



35. 2611 MAGNOLIA STREET



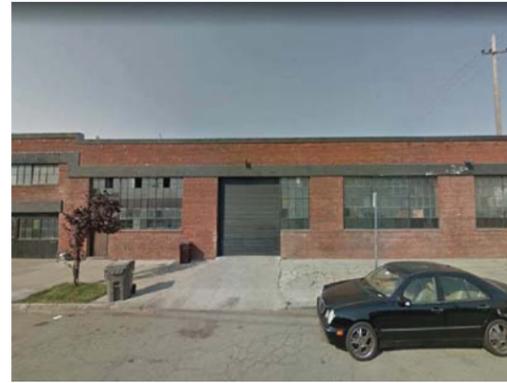
36. 2615 MAGNOLIA STREET



37. 2635 MAGNOLIA STREET



38. 2665 MAGNOLIA STREET



39. 27251 MAGNOLIA STREET



40. 2800 MAGNOLIA STREET



41. 2620 MAGNOLIA STREET



42. 2650 MAGNOLIA STREET



43. 2815 MAGNOLIA STREET



44. 2829 MAGNOLIA STREET



45. 2915 MAGNOLIA STREET



46. 2917 MAGNOLIA STREET



47. 2923 MAGNOLIA STREET



48. 2800 MAGNOLIA STREET



49. 2834 MAGNOLIA STREET



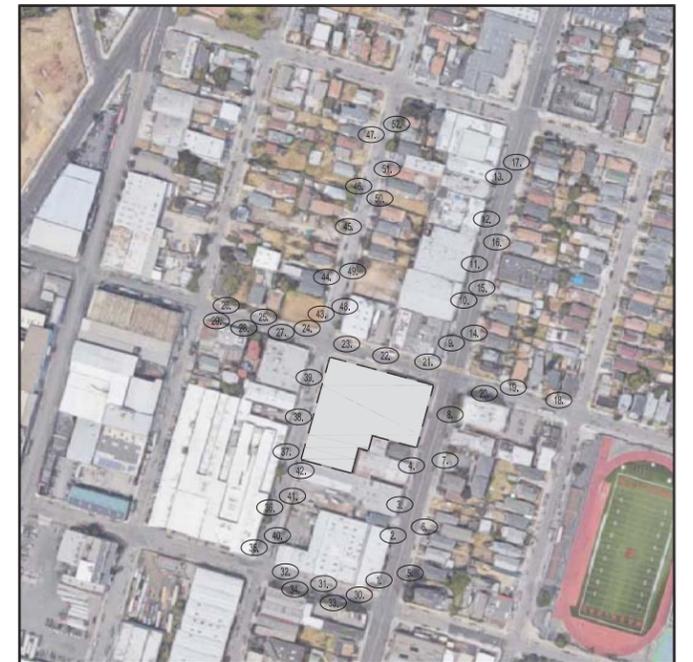
50. 2904 MAGNOLIA STREET



51. 2916 MAGNOLIA STREET

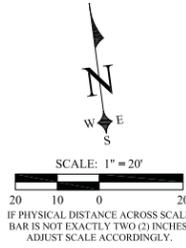


52. 2924 MAGNOLIA STREET



CONTEXT PLAN
NOT TO SCALE





BASIS OF BEARINGS

The bearings shown on this survey are based on the monument line of 28th Street as shown on Parcel Map 9199 (300 P.M. 84). That Bearing taken as N28°30'29\"/>

DATUM

The elevations shown on this survey are based upon the City of Oakland Datum, City Benchmark No. 269. Being a brass pin set in the back of the concrete sidewalk at the northeast corner of the intersection of 32nd and Louise Streets. Elevation taken as 9.823'

CONTOUR INTERVAL NOTE

Contours shown on this survey are based upon a ground survey and plotted at a 1 foot interval.

LEGEND

- Existing property boundary
- - - Existing parcel lines of adjacent properties
- - - Existing street centerline
- - - Existing building line
- - - Existing fence line
- Sanitary sewer clean out
- Sanitary sewer manhole
- Storm drainage manhole
- Existing light
- Existing overhead utility pole
- Existing Air Conditioner
- Existing Bollard
- Found survey monument
- B Bush
- CI Curb inlet w/ catch basin
- conc concrete
- EV Electrical Vault
- Gas Valve
- Fire hydrant
- GB Gas break
- GM Gas Meter
- GNV Ground Not Visible
- LS Landscaping
- P Planter box
- PGE PGE Box or Vault
- PSE Public Service Easement
- Sign
- TE Trash Enclosure
- TE Telephone Vault
- Water meter
- Water valve

PARKING SPACES

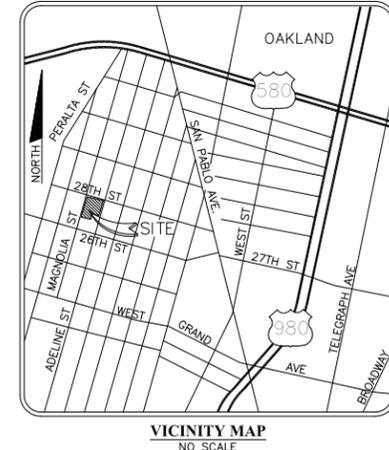
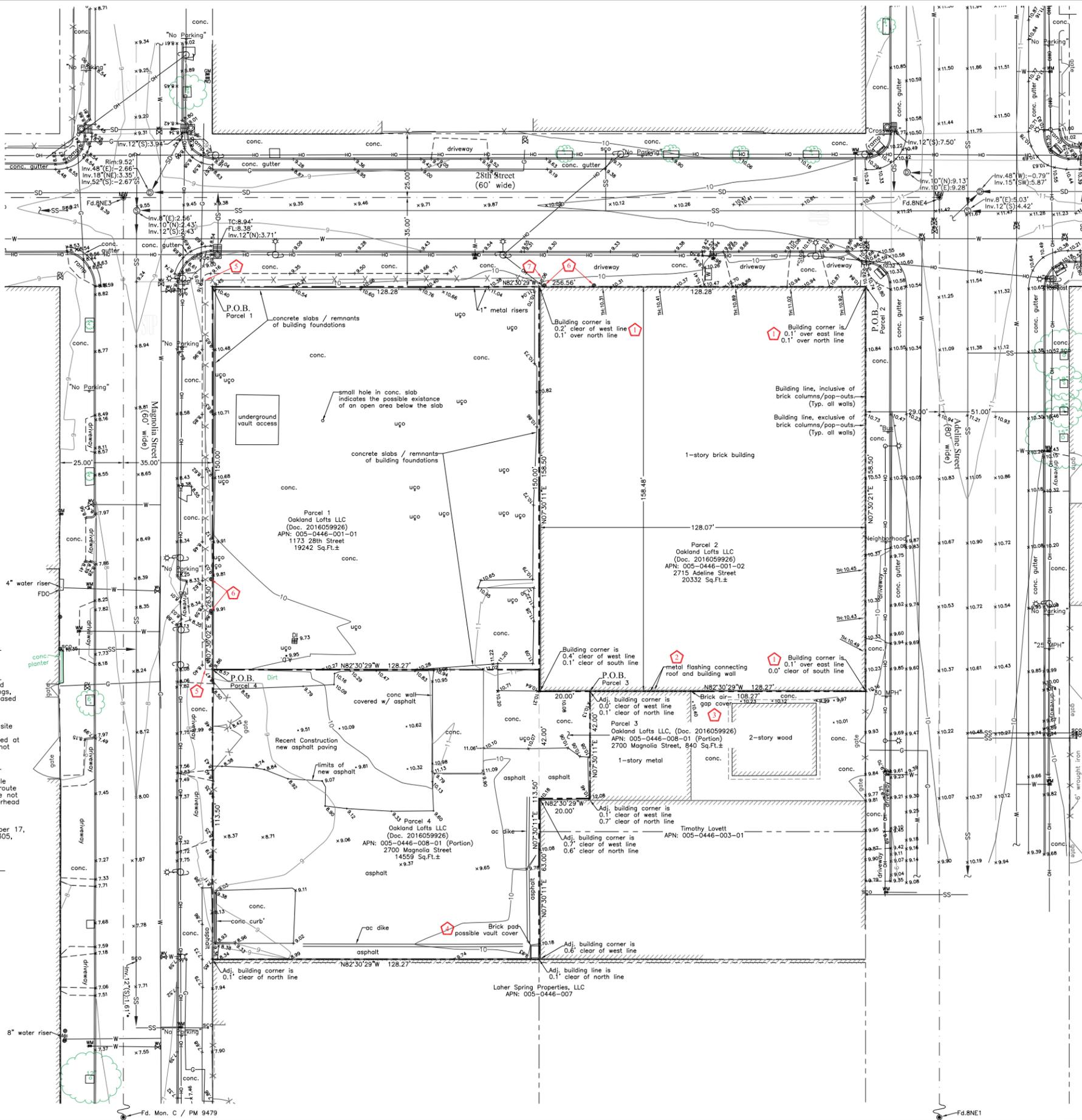
There are no striped parking spaces on the subject parcel.

SURVEYOR NOTES

- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
- Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
- The location of overhead utility lines have been shown for the sole purpose of indicating the interconnection of utility poles and general route of lines. The number and type of lines strung between the poles are not shown nor are the cross arm widths or individual line locations. Overhead service locations are not shown on this survey.
- The legal description and easement information for the property surveyed herein is taken from the preliminary title report dated October 17, 2017, prepared by Chicago Title Company at 1 Kaiser Plaza, Suite 1305, Oakland, CA 94612, under title number 58209213-582-LE-DP.

POSSIBLE ENCROACHMENTS

- 1 Building facade is located up to 0.1' outside of parcel line.
- 2 Roof flashing connects the adjacent building's roof to the subject building wall. 1'± outside and 0.4' inside of parcel line.
- 3 Brick cover over air-gap between buildings crosses parcel line. 0.2' outside and 0.4' inside of parcel line.
- 4 Brick cover over possible utility or access vault is 0.2'-3.1' inside of parcel line. Purpose and use is unknown.
- 5 Fence is 2.8' outside of parcel line.
- 6 Metal bollards are located 0.6' outside of parcel line.
- 7 Fence corner is 3.5' outside of parcel line.



TITLE DESCRIPTION

The land referred to herein below is situated in the City of Oakland, County of Alameda, State of California, and is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL ONE:
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF MAGNOLIA STREET WITH THE SOUTHERN LINE OF 28TH STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF MAGNOLIA STREET, 150 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF MAGNOLIA STREET, 128 FEET, 3 INCHES; THENCE NORTHERLY AND PARALLEL WITH SAID LINE OF MAGNOLIA STREET, 150 FEET TO THE SAID LINE OF 28TH STREET; THENCE WESTERLY ALONG SAID LINE OF 28TH STREET, 128 FEET, 3 INCHES TO THE POINT OF BEGINNING.
 APN: 005-0446-001-01
- PARCEL TWO:
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERN LINE OF 28TH STREET WITH THE WESTERN LINE OF ADELINE STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF ADELINE STREET, 158.5 FEET; THENCE AT RIGHT ANGLES WESTERLY, 128.25 FEET; THENCE AT RIGHT ANGLES NORTHERLY 158.5 FEET TO SAID LINE OF 28TH STREET; THENCE EASTERLY ALONG SAID NAMED LINE 128.25 FEET TO THE POINT OF BEGINNING.
 APN: 005-0446-001-02
- PARCEL THREE:
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERN LINE OF ADELINE STREET, DISTANT THEREON 158.50 FEET SOUTHERLY FROM THE SOUTHERN LINE OF 28TH STREET; THENCE AT RIGHT ANGLES WESTERLY 108.25 FEET TO THE ACTUAL POINT OF COMMENCEMENT; THENCE AT RIGHT ANGLES SOUTHERLY 42.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 20 FEET; THENCE AT RIGHT ANGLES NORTHERLY 42.00 FEET; THENCE AT RIGHT ANGLES EASTERLY 20 FEET TO THE ACTUAL POINT OF COMMENCEMENT.
 APN: 005-0446-008-01 (Portion)
- PARCEL FOUR:
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN LINE OF MAGNOLIA STREET, DISTANT THEREON SOUTHERLY 150 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF 28TH STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF MAGNOLIA STREET 113 FEET, 6 INCHES; THENCE EASTERLY PARALLEL WITH SAID LINE OF 28TH STREET, 128 FEET, 3 INCHES; THENCE NORTHERLY PARALLEL WITH SAID LINE OF MAGNOLIA STREET, 113 FEET, 6 INCHES; THENCE WESTERLY PARALLEL WITH SAID LINE OF 28TH STREET, 128 FEET, 3 INCHES TO THE POINT OF BEGINNING.
 APN: 005-0446-008-01 (Remainder)

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said preliminary title report are as follows:
 Items 1-9: Property taxes, the lien of supplemental taxes, title company statements and deeds of trust, if any. Not addressed herein, refer to the title report for particulars.
 Item 10: The land is within the limits of the West Oakland Redevelopment Project as recorded December 3, 2007 in Official Records under Recorder's Serial Number 2007-409572. This is blanket in nature and is not shown herein; refer to the title report for particulars.
 Items 11-24: Priority liens and special assessments in favor of the City of Oakland and title company statements. Not Addressed on this survey, refer to the title report for particulars.

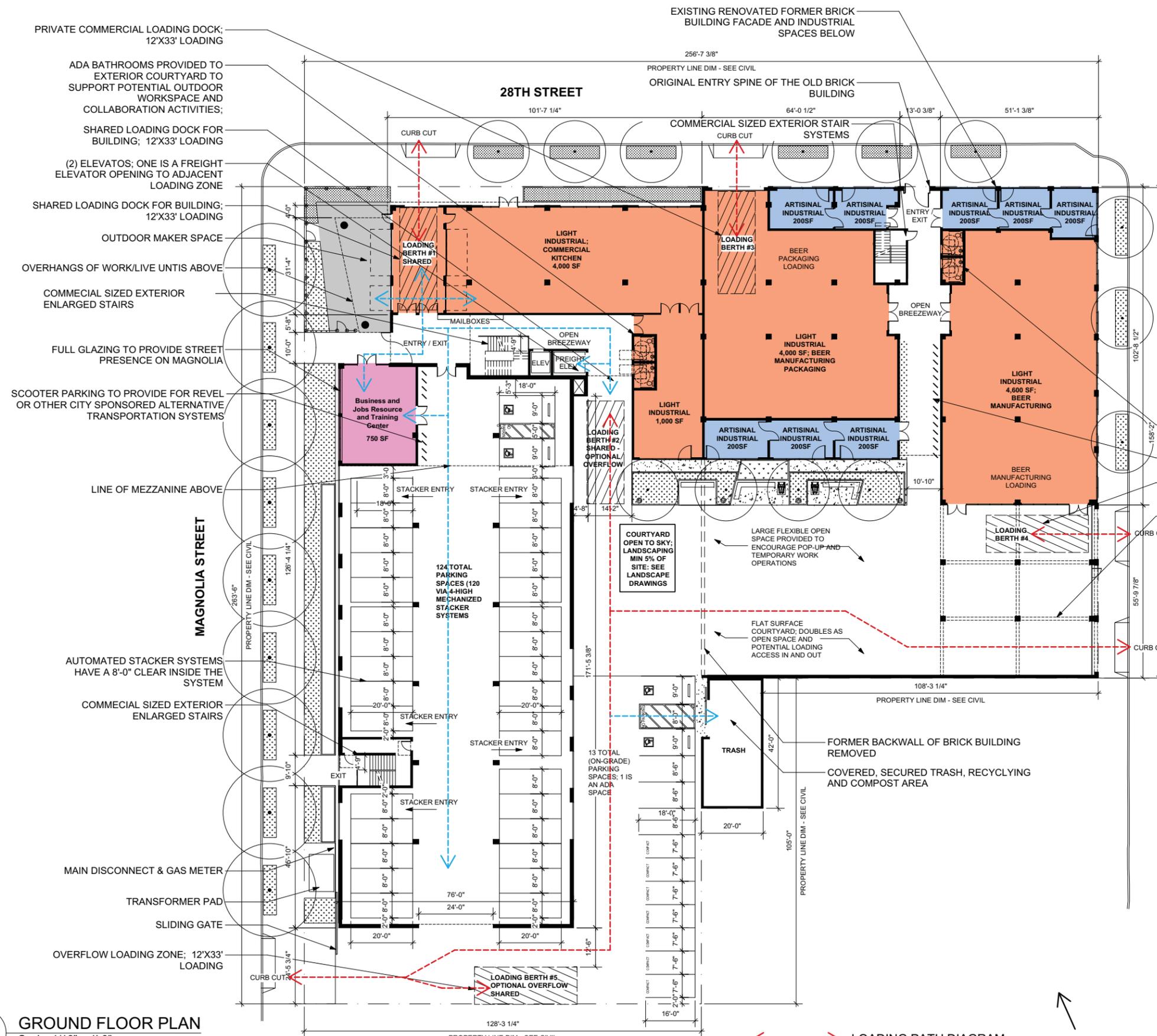
CERTIFICATION

TO: 1919 Crew, LLC and Chicago Title Company and/or their respective successors and assigns:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items: 2, 4, 5, 7(a), 8, 9, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on November 30, 2017.
 By: *Brian Sousa* Date: December 1, 2017
 Brian L. Sousa, PLS#7917



ALTA/NSPS Land Title Survey
 of
**1173 28th Street,
 2715 Adeline Street, &
 2700 Magnolia Street**
 as described in Series No. 2016059926
 City of Oakland, California

 tel 707.425.4300 fax 707.425.4300
 3809 Rollingwood Dr. Fairfield, CA 94534



ONSITE VOLUNTARY SPACE PROVIDED FOR ONSITE JOB AND BUSINESS RESOURCES AND TRAINING; THIS IS A VOLUNTARY COMMITMENT MADE AND PRESENTED IN THE 1/22/2020 PLANNING COMMISSION HEARING IN ORDER TO CREATE A LONG-TERM INFRASTRUCTURE TO CREATE A PIPELINE OF MINORITY AND BLACK-OWNED BUSINESSES INTO THE WORK/LIVE WORKSPACES AND TO SUPPORT THE PROJECT AS A JOB GENERATOR, AS WELL AS SUPPORT ONSITE UNITS TO BE USED AND REMAIN AS WORK/LIVE BUSINESSES; THIS SPACE IS PROVIDED AT NO COST AND WILL BE UTILIZED BY A TEAM OF NON-PROFITS PROVIDING THESE RESOURCES;

ARTISANAL MANUFACTURING SPACES ARE PROVIDED AS MICRO-INDUSTRIAL WORK SPACES THAT CAN PROVIDE AN AFFORDABLE SPACE FOR NEW AND BUDDING MAKERS WHO CANNOT AFFORD A LARGE MANUFACTURING OPERATION; THIS WAS A DISCUSSION TOPIC AND REQUEST IN THE 1/22/2020 PLANNING COMMISSION; THESE SPACES WILL ALL HAVE HIGH CEILINGS AND STOREFRONTS SO CLIENTS AND THE SELLING OF CRAFTS CAN BE EASILY ACCESSIBLE TO THE STREET; THEY CAN BE STANDALONE SPACES OR BE CONNECTED ACROSS VIA ACCESS DOORS; ADA BATHROOMS ARE PROVIDED TO THE OUTSIDE OPEN BREEZEWAY SO THESE SPACE CAN ACT LIKE A COOPERATIVE AND ALL HAVE ACCESS TO COMMON BATHROOMS TO SUPPORT THESE SPACES.

ADA BATHROOMS PROVIDED FOR THE ARTISANAL INDUSTRIAL SPACES
 SHORT TERM BIKE RACKS - 30 SPACES
 PRIVATE COMMERCIAL LOADING DOCK; 12'X33' LOADING
 EXPOSED STEEL BEAMS ABOVE; OPEN TO SKY

GENERAL AND LIGHT MANUFACTURING ACTIVITIES INCLUDE NEW BEER MANUFACTURING AND PACKAGING FACILITY AS WELL AS A COMMERCIAL KITCHEN AND COMMISARY; THE ORIGINAL BUILDING WAS THE WEST COAST SAUSAGE FACTORY AND THIS WAS INTENTIONAL TO PROVIDE FOOD MANUFACTURING TO COMPLEMENT THE HISTORIC USE; ALL MANUFACTURING SPACES INCLUDE INTERNAL LOADING DOCK ACCESS AND ARE DESIGNED IN ACCORDANCE WITH SIGNED 20 YEAR LOIS FOR THESE SPACES; THESE WILL BE LEFT AS WARM SHELLS AND THE TENANTS WILL PROVIDE SEPARATE TENANT IMPROVEMENTS FOR THE BUILD OUT OF THESE SPACES.

PROJECT COMMITMENT TO MANUFACTURING JOBS AND BUSINESSES:
 SIGNING 20,000 SF OF LEASES FOR THE EXISTING BUILDING WITH LIGHT MANUFACTURING AND FOOD MANUFACTURING BUSINESSES; CURRENTLY 20,000 SF RESERVED BY LOI WITH THESE LOCAL, LIGHT MANUFACTURING BUSINESSES.
 1. ALL BUSINESSES THAT OPERATE IN THE 20,000 SF OF SPACE WILL BE REQUIRED, WITHIN THEIR LEASE AGREEMENT, TO OPERATE WITH 50% LOCAL HIRING.
 2. THE BUSINESS OWNERS IN THE 20,000SF OF SPACE, IN REGARDS TO LOCAL HIRING, WILL NOT DISCRIMINATE TOWARDS FORMER CONVICTS.
 3. A COMMUNITY ADVISORY BOARD WILL REVIEW AND QUALIFY THE 50% LOCAL HIRING OF EMPLOYEES ON THE GROUND FLOOR OF MANUFACTURING SPACE.

ESTABLISH A LONG-TERM SMALL BUSINESS PIPELINE INTO THE TOWN SQUARE SPACES AND THE WORK SPACES (WORK/LIVE), FOCUSING ON MINORITY AND AFRICAN-AMERICAN-OWNED BUSINESSES, BY ESTABLISHING A COMBINED FOR-PROFIT AND NON-PROFIT BUSINESS WORKFORCE DEVELOPMENT TASK FORCE, WHOSE ROLE IS TO PREPARE BUSINESSES TO QUALIFY, PROVIDE MARKETING, BUSINESS DEVELOPMENT AND OTHER SERVICES TO GET THE BUSINESS UP AND RUNNING AND HELP PROVIDE LONG-TERM SUPPORTIVE RESOURCES TO SUSTAIN THESE BUSINESSES ONSITE LONGTERM.

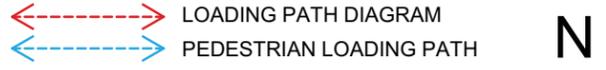
FREE SPACE WILL BE PROVIDED ONSITE THAT'S AVAILABLE FOR BUSINESS AND EMPLOYEE RESOURCES AND TRAINING.

PROJECT VOLUNTARY COMMITMENT OF PROTECTING BUSINESS/MAKER/MANUFACTURING USES IN THE BUILDING:

ESTABLISH LONG-TERM CONSTRAINTS TO MAKE SURE WORK/LIVE SPACES ARE OPERATED AND KEPT AS WORK/LIVE SPACES WITHIN THE DEVELOPMENT AFTER THE PROJECT IS CONSTRUCTED.

1. THE PROJECT WILL FUND A 3RD PARTY OVERSIGHT COMPANY TO MONITOR BUSINESS LICENSE AND WORK/LIVE BUSINESS COMPLIANCE WITHIN ALL 91 UNITS FOR THE NEXT 10 YEARS.
2. ALL TENANTS WILL BE SUBJECT TO AN ANNUAL INSPECTION, BY THE 3RD PARTY MONITOR, TO ENSURE THAT THE BUSINESS LICENSE IS STILL CURRENT AND VALID.
3. ALL TENANTS OF THE 91 WORKSPACES (WORK/LIVE) MUST PRESENT A VALID BUSINESS LICENSE PRIOR TO SIGNING THE LEASE AND EACH LEASE RENEWAL.
4. ALL TENANTS WILL BE REQUIRED TO SIGN A COMMERCIAL LEASE.

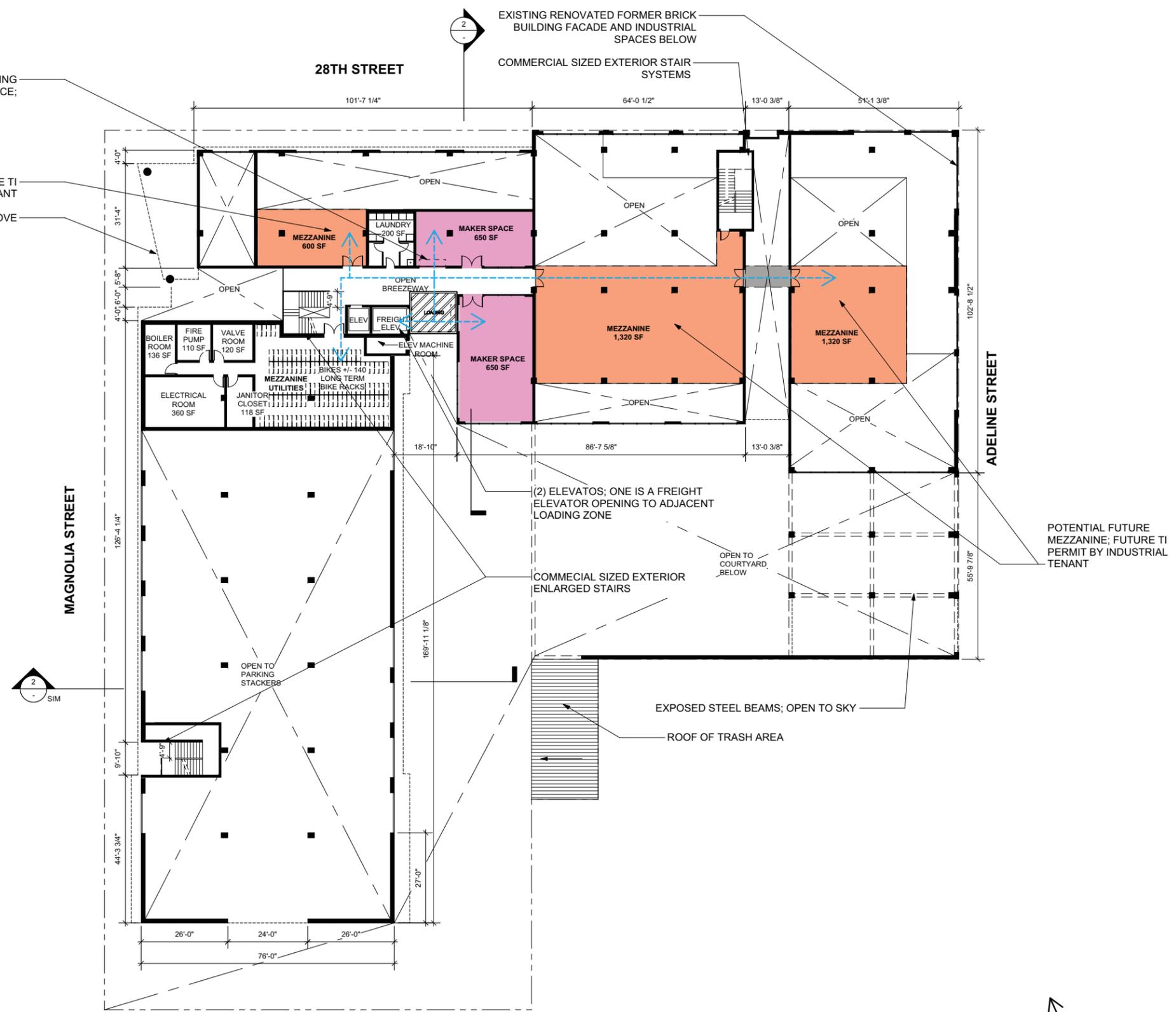
1 GROUND FLOOR PLAN
 Scale: 1/16" = 1'-0"



GARAGE DOORS PROVIDE FOR BUILDING MAKER SPACE;

POTENTIAL FUTURE MEZZANINE; FUTURE TI PERMIT BY INDUSTRIAL TENANT

OVERHANGS OF WORK/LIVE UNITS ABOVE



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ONSITE MAKER SPACES ARE PROVIDED ON MEZZANIN ELEVEL TO SERVICE THE BUILDING TENANTS AS A COMMUNAL SPACE FOR MAKING, TEACHING, AND LEARNING OF SKILLS; THESE ARE PART OF THE VOLUNTARY COMMITMENTS INTEGRATED IN THE BUILDING WHICH WILL ALSO BE DIRECTLY ACCESSIBLE TO THE ONSITE JOB AND BUSINESS RESOURCES AND TRAINING TO BOTH BUILD THE PIPELINE INTO THE WORK LIVE UNITS AS WELL AS SERVICE THE LEARNINGS OF WORK LIVE UNITS ALREADY OCCUPIED;

GENERAL AND LIGHT MANUFACTURING ACTIVITIES INCLUDE NEW BEER MANUFACTURING AND PACKAGING FACILITIE AS WELL AS A COMMERCIAL KITCHEN AND COMMISARY; THE ORIGINAL BUILDING WAS THE WEST COAST SAUSAGE FACTORY AND THIS WAS INTENTIONAL TO PROVIDE FOOD MANUFACTURING TO COMPLEMENT THE HISTORIC USE; ALL MANUFACTURING SPACES INCLUDE INTERNAL LOADING DOCK ACCESS AND ARE DESIGNED IN ACCORDANCE WITH SIGNED 20 YEAR LOIS FOR THESE SPACES; THESE WILL BE LEFT AS WARM SHELLS AND THE TENANTS WILL PROVIDE SEPARATE TENANT IMPROVMENTS FOR THE BUILD OUT OF THESE SPACES.

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2. THE BUSINESS OWNERS IN THE 20,000SF OF SPACE, IN REGARDS TO LOCAL HIRING, WILL NOT DISCRIMINATE TOWARDS FORMER CONVICTS.
3. A COMMUNITY ADVISORY BOARD WILL REVIEW AND QUALIFY THE 50% LOCAL HIRING OF EMPLOYEES ON THE GROUND FLOOR OF MANUFACTURING SPACE.

ESTABLISH A LONG-TERM SMALL BUSINESS PIPELINE INTO THE TOWN SQUARE SPACES AND THE WORK SPACES (WORK/LIVE), FOCUSING ON MINORITY AND AFRICAN-AMERICAN-OWNED BUSINESSES, BY ESTABLISHING A COMBINED FOR-PROFIT AND NON-PROFIT BUSINESS WORKFORCE DEVELOPMENT TASK FORCE, WHOSE ROLE IS TO PREPARE BUSINESSES TO QUALIFY, PROVIDE MARKETING, BUSINESS DEVELOPMENT AND OTHER SERVICES TO GET THE BUSINESS UP AND RUNNING AND HELP PROVIDE LONG-TERM SUPPORTIVE RESOURCES TO SUSTAIN THESE BUSINESSES ONSITE LONGTERM.

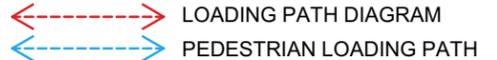
FREE SPACE WILL BE PROVIDED ONSITE THAT'S AVAILABLE FOR BUSINESS AND EMPLOYEE RESOURCES AND TRAINING.

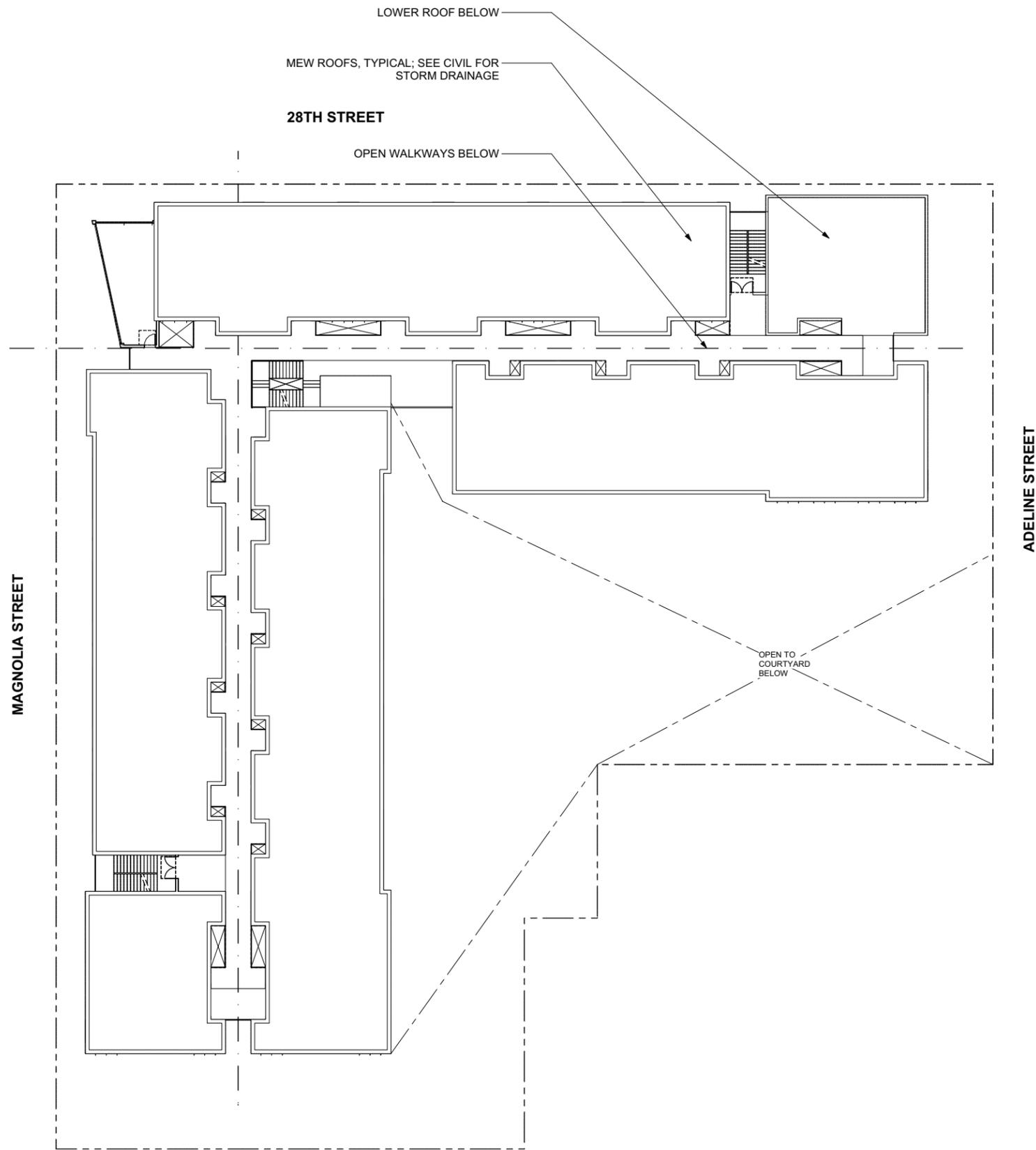
PROJECT VOLUNTARY COMMITMENT OF PROTECTING BUSINESS/MAKER/MANUFACTURING USES IN THE BUILDING:

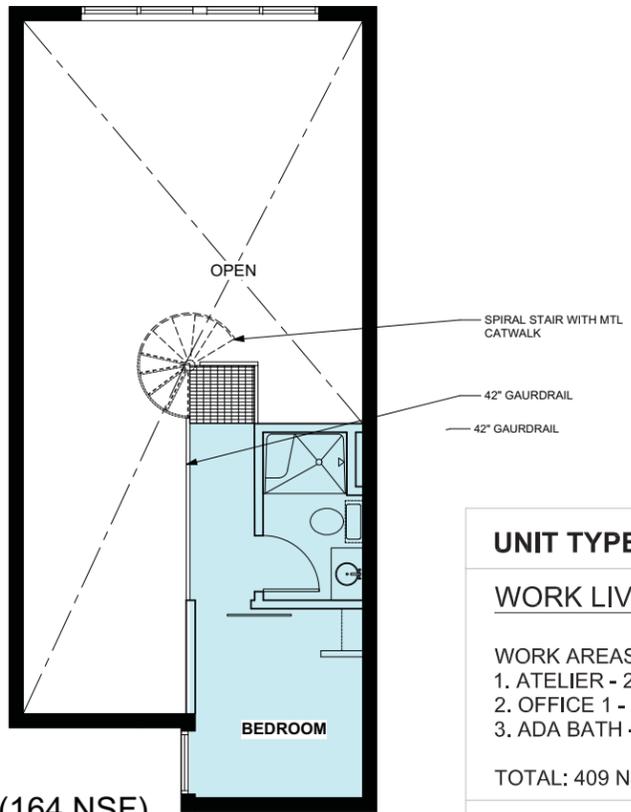
ESTABLISH LONG-TERM CONSTRAINTS TO MAKE SURE WORK/LIVE SPACES ARE] OPERATED AND KEPT AS WORK/LIVE SPACES WITHIN THE DEVELOPMENT AFTER THE PROJECT IS CONSTRUCTED.

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2. ALL TENANTS WILL BE SUBJECT TO AN ANNUAL INSPECTION, BY THE 3RD PARTY MONITOR, TO ENSURE THAT THE BUSINESS LICENSE IS STILL CURRENT AND VALID.
3. ALL TENANTS OF THE 91 WORKSPACES (WORK/LIVE) MUST PRESENT A VALID BUSINESS LICENSE PRIOR TO SIGNING THE LEASE AND EACH LEASE RENEWAL.
4. ALL TENANTS WILL BE REQUIRED TO SIGN A COMMERCIAL LEASE.

1 MEZZANINE PLAN
Scale: 1/16" = 1'-0"







UNIT TYPE 1

WORK LIVE CALCULATIONS

- WORK AREAS**
 1. ATELIER - 272 NSF
 2. OFFICE 1 - 77 NSF
 3. ADA BATH - 60 NSF

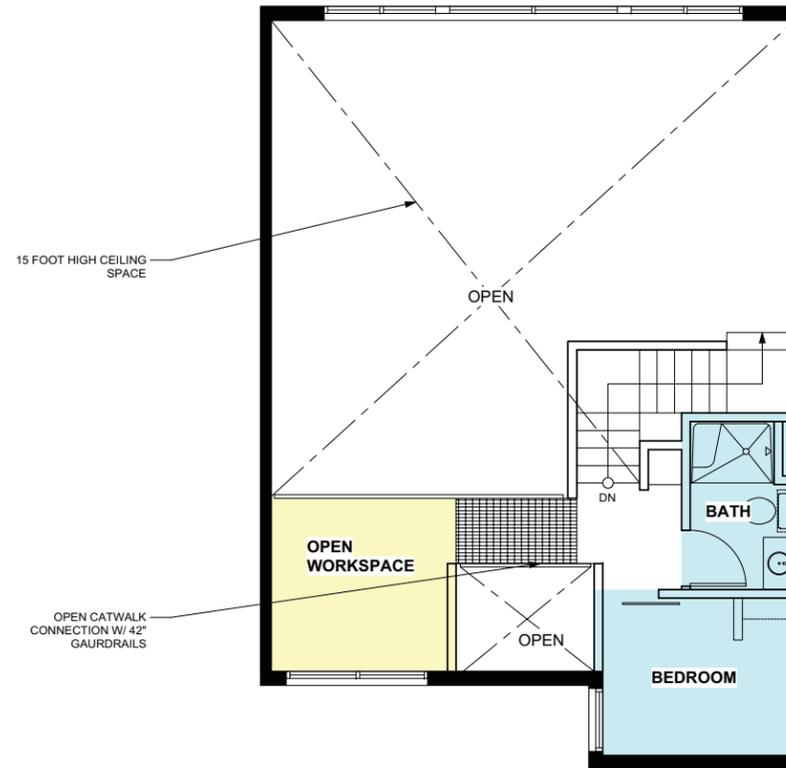
TOTAL: 409 NSF (56%)

- DUAL-PURPOSE AREAS**
 1. WALKS/STAIRS - 148 NSF

TOTAL: 148 NSF (20%)

- LIVE AREAS**
 1. KITCHEN - 55 NSF
 2. BED 1 - 76 NSF
 3. BATH - 44 NSF

TOTAL: 175 NSF (24%)



MEZZANINE - 271 GSF (238 NSF)

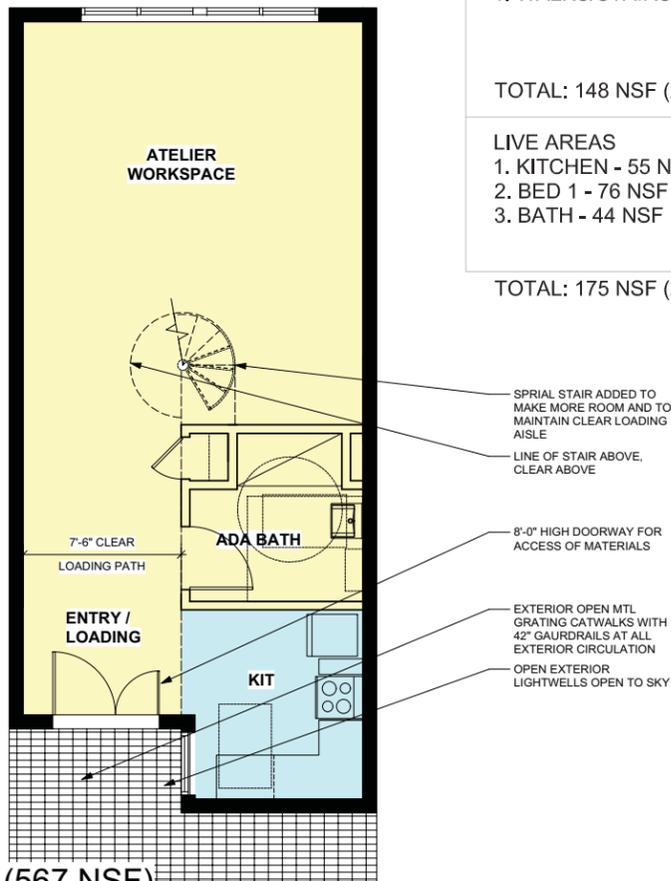
EVERY UNITS OVER 1,100 SF TO PROVIDE ONLY ONE ANCILLARY BACK OF HOUSE OFFICE FOR ALL WORK USE OPERATIONS SUCH AS STORAGE, PRINTING, CONFERENCE, CLIENT RELATIONS; PREVIOUS 2 OR MORE WERE PROVIDED IN EVERY UNIT AND BASED ON COMMENTS IN THE 01/22/2020 PLANNING COMMISSION HEARING. ALL AMBIGUOUS SPACES WERE REMOVED THAT HAD CONCERN OF BEING USED FOR OPERATIONS OTHER THAN WORK;

ALL LIVE OPERATIONS ARE INTENTIONALLY DESIGNED AND PUSHED TO THE CORNERS IN THEIR SMALLEST LEGAL INCREMENT; ADDITIONALLY THEY ARE FULLY WALLED OFF, WITH EXCEPTION TO THE KITCHENS WHICH PROVIDES A WALL BARRIER FROM THE WORK OPERATIONS (AS A DUAL PURPOSE USE FOR LIVE AND WORK) AND THE WALLS PROVIDE ADDITIONAL USABLE WORK SPACES AND ALLOW FOR A FIRE SEPARATION BETWEEN LIVE AND WORK OCCUPANCIES; THIS WAS DISCUSSED IN THE 01/22/2020 PLANNING COMMISSION HEARING;

VOLUNTARY COMMITMENTS TO PROVIDING EQUITY TO BLACK AND OTHER MINORITY-OWNED BUSINESSES IN THE WORK LIVE SPACES:

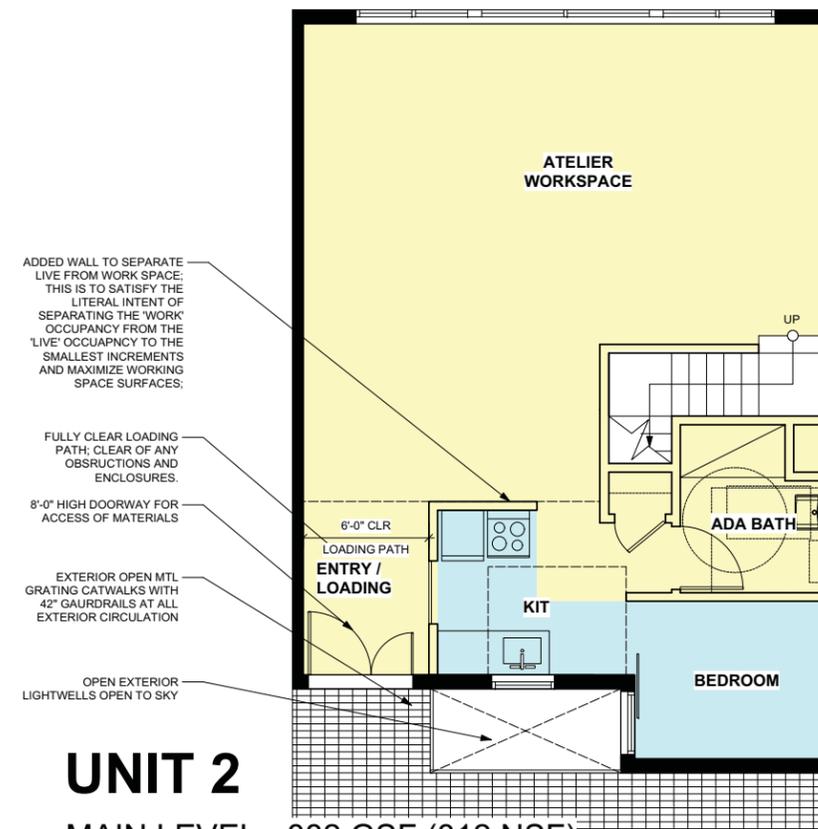
- THE PROJECT WILL PROVIDE 4,400 SF OF WORK/LIVE SPACES, AT 25% BELOW MARKET RATE, TO BLACK AND OTHER MINORITY-OWNED BUSINESSES.
- THE PROJECT TO HELP SUBSIDIZE AN ADDITIONAL 6,000 SF OF WORK/LIVE SPACES AND CONTRIBUTE \$54,000 WORTH OF RENT FOR QUALIFIED BUSINESSES.
- THE PROJECT WILL ENTER INTO A PARTNERSHIP WITH OPERATION HOPE AND OTHER NON-PROFITS TO PROVIDE BUSINESS TRAINING AND OTHER RESOURCES TO QUALIFIED BUSINESSES.

MEZZANINE - 182 GSF (164 NSF)



UNIT 1

MAIN LEVEL - 656 GSF (567 NSF)



UNIT 2

MAIN LEVEL - 882 GSF (812 NSF)

UNIT TYPE 2

WORK LIVE CALCULATIONS

- WORK AREAS**
 1. ATELIER - 382 NSF
 2. OFFICE 1 - 73 NSF
 2. OFFICE 2 - 72 NSF
 4. ADA BATH - 61 NSF

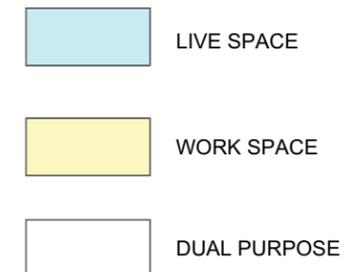
TOTAL: 588 NSF (56%)

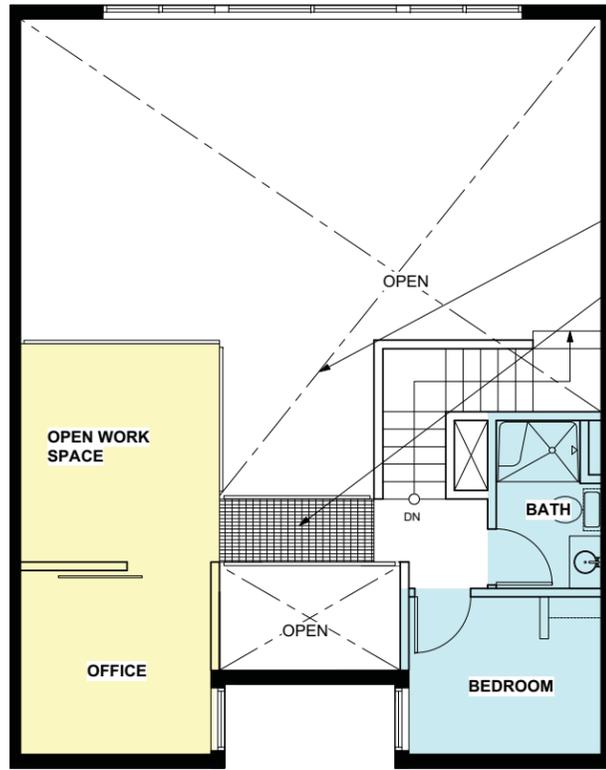
- DUAL-PURPOSE AREAS**
 1. WALKS/STAIRS - 214 NSF

TOTAL: 214 NSF (20%)

- LIVE AREAS**
 1. KITCHEN - 64 NSF
 2. BED 1 - 72 NSF
 3. BED 2 - 73 NSF
 4. BATH - 44 NSF

TOTAL: 253 NSF (24%)





MEZZANINE - 330 GSF (310 NSF)

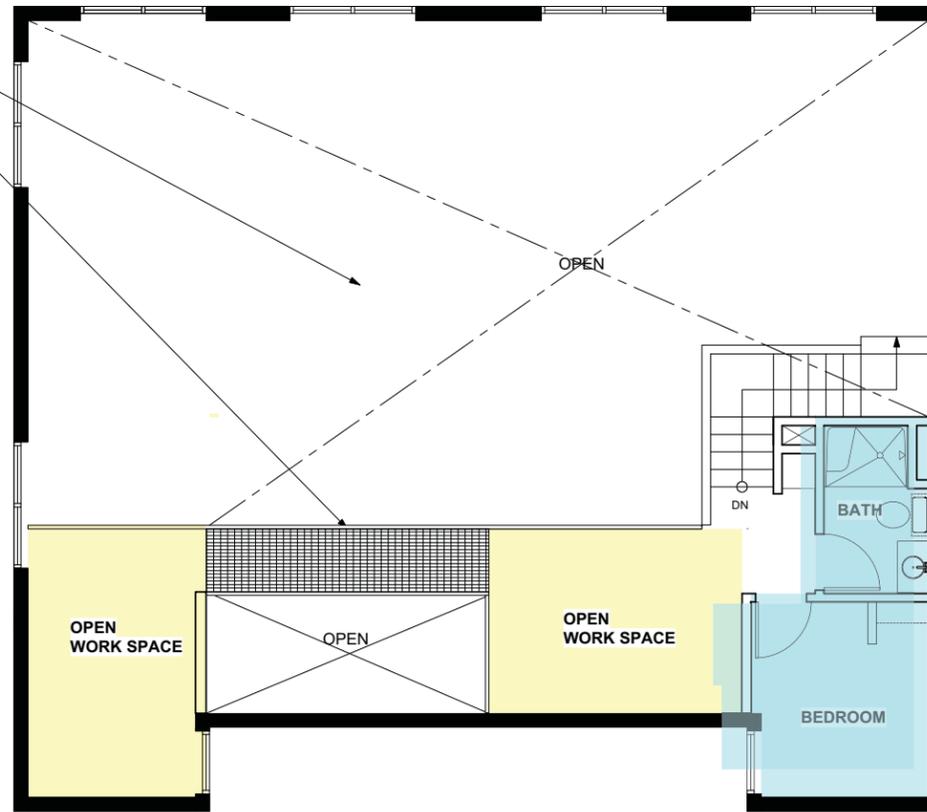
UNIT TYPE 3

WORK LIVE CALCULATIONS

- WORK AREAS**
1. ATELIER - 567 NSF
 2. OFFICE 1 - 75 NSF
 3. OFFICE 2 - 86 NSF
 4. OFFICE 3 - 70 NSF
 3. ADA BATH - 62 NSF
- TOTAL: 860 NSF (69%)

- DUAL-PURPOSE AREAS**
1. WALKS/STAIRS - 146 NSF
- TOTAL: 146 NSF (12%)

- LIVE AREAS**
1. KITCHEN - 49 NSF
 2. BED 1 - 71 NSF
 3. BED 2 - 71 NSF
 4. BATH - 44 NSF
- TOTAL: 235 NSF (19%)



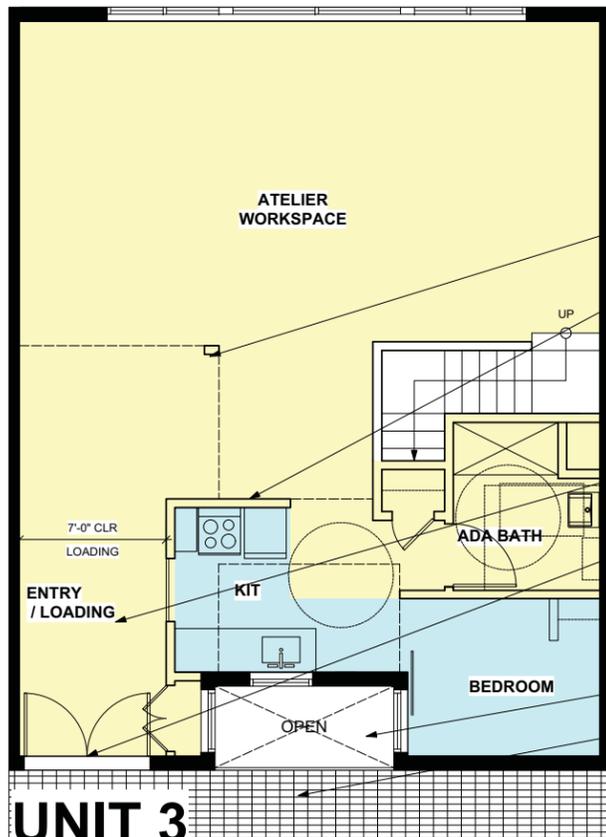
MEZZANINE - 505 GSF (455 NSF)

EVERY UNITS OVER 1,100 SF TO PROVIDE ONLY ONE ANCILLARY BACK OF HOUSE OFFICE FOR ALL WORK USE OPERATIONS SUCH AS STORAGE, PRINTING, CONFERENCE, CLIENT RELATIONS; PREVIOUS 2 OR MORE WERE PROVIDED IN EVERY UNIT AND BASED ON COMMENTS IN THE 01/22/2020 PLANNING COMMISSION HEARING. ALL AMBIGUOUS SPACES WERE REMOVED THAT HAD CONCERN OF BEING USED FOR OPERATIONS OTHER THAN WORK;

ALL LIVE OPERATIONS ARE INTENTIONALLY DESIGNED AND PUSHED TO THE CORNERS IN THEIR SMALLEST LEGAL INCREMENT; ADDITIONALLY THEY ARE FULLY WALLED OFF, WITH EXCEPTION TO THE KITCHENS WHICH PROVIDES A WALL BARRIER FROM THE WORK OPERATIONS (AS A DUAL PURPOSE USE FOR LIVE AND WORK) AND THE WALLS PROVIDE ADDITIONAL USABLE WORK SPACES AND ALLOW FOR A FIRE SEPARATION BETWEEN LIVE AND WORK OCCUPANCIES; THIS WAS DISCUSSED IN THE 01/22/2020 PLANNING COMMISSION HEARING;

VOLUNTARY COMMITMENTS TO PROVIDING EQUITY TO BLACK AND OTHER MINORITY-OWNED BUSINESSES IN THE WORK LIVE SPACES:

- THE PROJECT WILL PROVIDE 4,400 SF OF WORK/LIVE SPACES, AT 25% BELOW MARKET RATE, TO BLACK AND OTHER MINORITY-OWNED BUSINESSES.
- THE PROJECT TO HELP SUBSIDIZE AN ADDITIONAL 6,000 SF OF WORK/LIVE SPACES AND CONTRIBUTE \$54,000 WORTH OF RENT FOR QUALIFIED BUSINESSES.
- THE PROJECT WILL ENTER INTO A PARTNERSHIP WITH OPERATION HOPE AND OTHER NON-PROFITS TO PROVIDE BUSINESS TRAINING AND OTHER RESOURCES TO QUALIFIED BUSINESSES.



UNIT 3
MAIN LEVEL - 1009 GSF (931 NSF)

ADDED WALL TO SEPARATE LIVE FROM WORK SPACE; THIS IS TO SATISFY THE LITERAL INTENT OF SEPARATING THE 'WORK' OCCUPANCY FROM THE 'LIVE' OCCUPANCY TO THE SMALLEST INCREMENTS AND MAXIMIZE WORKING SPACE SURFACES;

FULLY CLEAR LOADING PATH; CLEAR OF ANY OBSTRUCTIONS AND ENCLOSURES.

8'-0" HIGH DOORWAY FOR ACCESS OF MATERIALS

OPEN EXTERIOR LIGHTWELLS OPEN TO SKY

EXTERIOR OPEN MTL GRATING CATWALKS WITH 42" GAURDRAILS AT ALL EXTERIOR CIRCULATION

ADDED WALL TO SEPARATE LIVE FROM WORK SPACE; THIS IS TO SATISFY THE LITERAL INTENT OF SEPARATING THE 'WORK' OCCUPANCY FROM THE 'LIVE' OCCUPANCY TO THE SMALLEST INCREMENTS AND MAXIMIZE WORKING SPACE SURFACES;

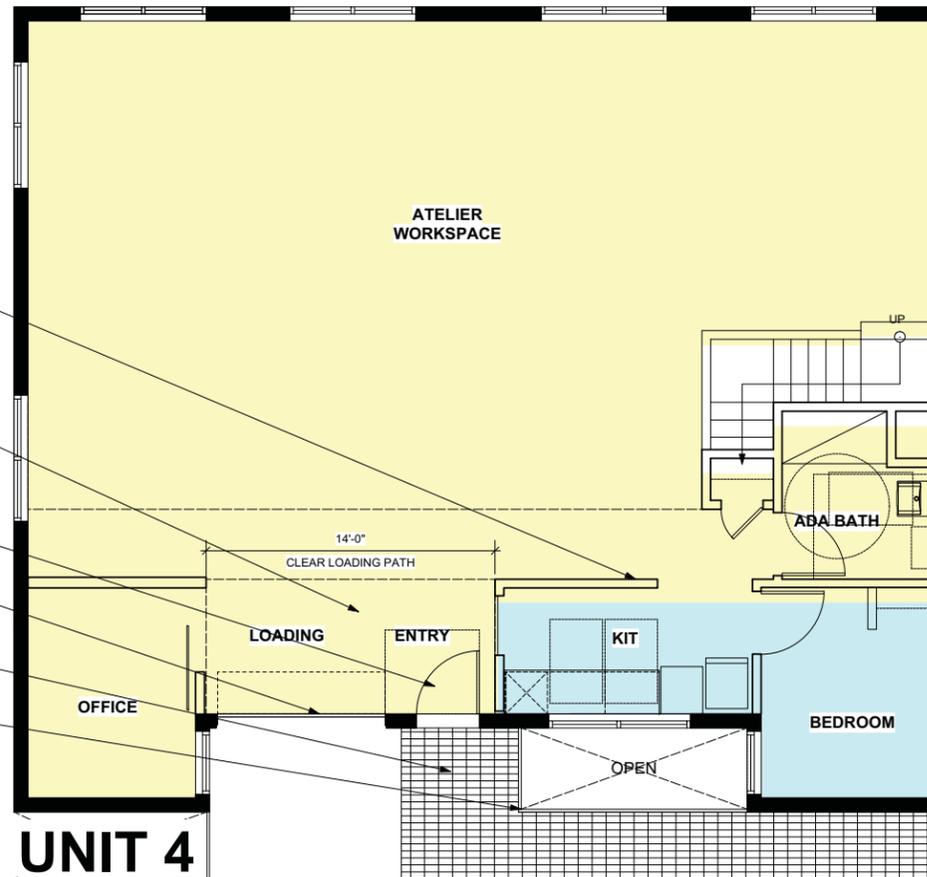
FULLY CLEAR LOADING PATH; CLEAR OF ANY OBSTRUCTIONS AND ENCLOSURES.

8'-0" HIGH DOORWAY FOR ACCESS OF MATERIALS

GARAGE ROLL-UP DOOR FOR MATERIAL LOADING AND ACCESS

EXTERIOR OPEN MTL GRATING CATWALKS WITH 42" GAURDRAILS AT ALL EXTERIOR CIRCULATION

OPEN EXTERIOR LIGHTWELLS OPEN TO SKY



UNIT 4
MAIN LEVEL - 1597 GSF (1483 NSF)

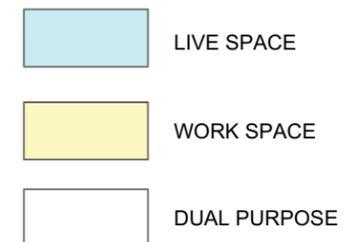
UNIT TYPE 4

WORK LIVE CALCULATIONS

- WORK AREAS**
1. ATELIER - 1050 NSF
 2. OFFICE 1 - 75 NSF
 3. OFFICE 2 - 79 NSF
 4. OFFICE 3 - 72 NSF
 5. ADA BATH - 64 NSF
 6. WORK AREA - 68 NSF
- TOTAL: 1,408 NSF (73%)

- DUAL-PURPOSE AREAS**
1. WALKS/STAIRS - 272 NSF
- TOTAL: 272 NSF (14%)

- LIVE AREAS**
1. KITCHEN - 52 NSF
 2. BED 1 - 78 NSF
 3. BED 2 - 78 NSF
 4. BATH - 44 NSF
- TOTAL: 252 NSF (13%)

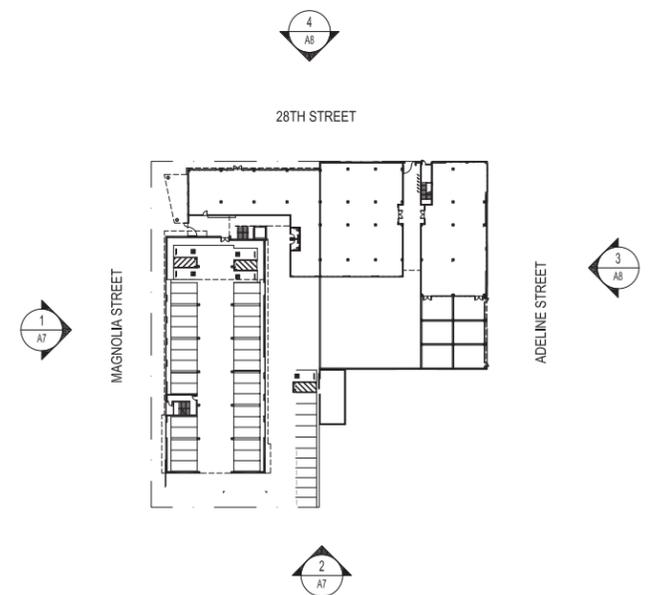




1 WEST ELEVATION
SCALE: 1/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



REFERENCE PLAN

SEE A9.0 FOR MATERIAL AND COLOR
CALLOUT AND REPRESENTATION

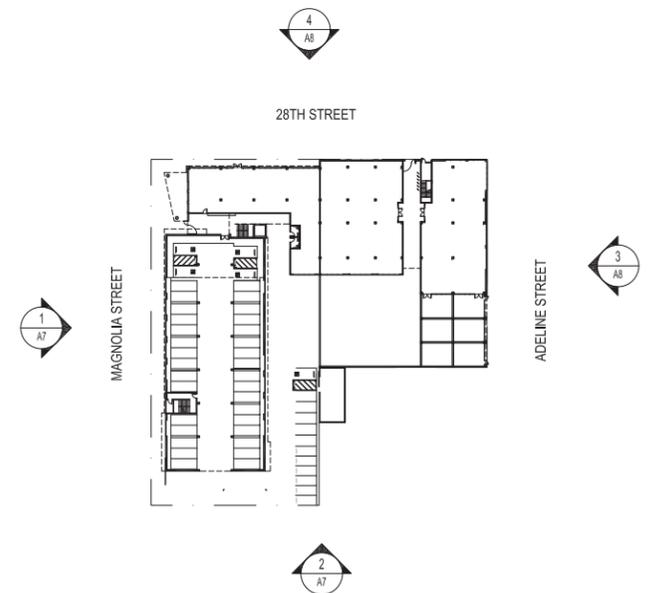
SEE LANDSCAPE FOR ALL PROPOSED
TREES AND LANDSCAPE IMPROVEMENTS



3 EAST ELEVATION
SCALE: 1/16"=1'-0"



4 NORTH ELEVATION
SCALE: 1/16"=1'-0"



REFERENCE PLAN

SEE A9.0 FOR MATERIAL AND COLOR
CALLOUT AND REPRESENTATION

SEE LANDSCAPE FOR ALL PROPOSED
TREES AND LANDSCAPE IMPROVEMENTS



1 SAND FLOAT TEXTURE CEMENT PLASTER: CONTROL JOINT REVEALS SHERWIN WILLIAMS 'EIDER WHITE' - SW 7014 OR SIMILAR



2 OXIDIZED CORRUGATED METAL SIDING



3 BOARD FORMED CONCRETE



4 PRESERVED AND RESTORED BRICK FACADE



5 ALUMINUM WINDOW-WALL SYSTEM



6 COILING DOORS INTO OPEN COURTYARD



7 BRONZE VINYL WINDOWS



8 BRONZE STOREFRONT WINDOWS



9 METAL OVERHANG WITH SIGNAGE POTENTIAL



10 PERFORATED METAL PANELS FOR GATES AND RAILINGS



1 ENLARGED WEST ELEVATION
N.T.S.



2 ENLARGED EAST ELEVATION
N.T.S.



1 VIEW FROM ADELINE AND 28TH
N.T.S.



2 VIEW FROM WITHIN THE COURTYARD
N.T.S.



3 VIEW FROM MAGNOLIA AND 28TH
N.T.S.



4 VIEW FROM ADELINE TOWARD 28TH
N.T.S.





APPENDIX C: REGULATORY STATUS UPDATE



June 14, 2019

Danny Haber (*Sent via E-mail to: danny@owow.com*)
OWOW, LLC
Pier 54, Suite 202
San Francisco, CA 94158

Subject: Site Cleanup Program Case No. RO0003282 and GeoTracker Global ID T10000011160, OWOW Development located at 2715 Adeline Street, Oakland, CA 94607, Assessor's Parcel Numbers. 5-446-8-1, 5-446-1-1, and 5-446-1-2.

Dear Mr. Haber:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file for the subject site (the Site) in conjunction with the following documents prepared by Roux Associates, Inc. on your behalf including:

- *Site Conceptual Model* (the SCM), dated February 15, 2019
- *Data Gaps Work Plan* (the Work Plan), dated February 15, 2019
- *Site Redevelopment Schedule* (the Schedule), electronically received by ACDEH on June 6, 2019

Based on our review, ACDEH approves the *Work Plan*, the *SCM*, and *Redevelopment Schedule* for implementation on the condition the *Technical Comments* provided in Section II are addressed. With the provision that the information provided to this agency is accurate and representative of currently known Site conditions, at this juncture, ACDEH has no objection to you proceeding with the proposed site investigation activities provided OWOW submits the requisite documents listed below and implements all ACDEH approved corrective actions. Additionally, ACDEH is of the opinion that implementation of the proposed corrective action and mitigation measures outlined in *Section III - Deliverables* will minimize risk to on- and off-site receptors from exposure to residual subsurface contamination. Installation of potential vapor mitigation engineering controls (VMECs) and a vapor mitigation system including trench plugs, etc will also mitigate risk to occupants of the proposed new redevelopment building from potential TPH and volatile organic compound (VOCs) impacted soil gas.

SECTION I – SITE & REGULATORY STATUS

ACDEH understands the Site is located in a mixed residential and commercial area of Oakland and consists of three parcels identified by Alameda County Assessor Parcel Number (APN) 5-446-8-1 located at 2700 Magnolia Street, APN 5-446-1-1 located at 1173 28th Street, and APN 5-446-1-2 located at 2715 Adeline Street.

- APN 5-446-1-2 is currently developed as a vacant 20,332-square foot (SF) single story warehouse. Previous operations on this parcel included a residential dwelling (approximately 500-SF) with an associated aboveground petroleum storage tank (quantity unknown) from approximately

1902 until 1912. A former retail fueling and automotive service station (approximately 700-SF) operated on the northeast portion of the property and two additional residential dwellings (approximately 1,150 SF each) located on the south end of the property were present between approximately 1912 to 1943. The size and quantity of the underground storage tanks (USTs) associated with the former service station is currently unknown. A sausage factory operated on this property as well as the adjacent (west) property APN 5-446-1-1, approximately between 1943 to 1990's. Historical sausage operations conducted on this particular parcel included the holding, cutting, and loading rooms and cold storage. The vacant warehouse currently present on the property is associated with the historical sausage factory operations.

- APN 5-446-1-1 is currently a vacant lot with a concrete slab from a former building. Previous operations at this parcel included a commercial laundry service (approximately 19,200-SF) from approximately 1925 until 1935. A sausage factory operated on this property and the adjacent (east) property as mentioned-above from approximately 1943 to the 1990's. Historical sausage operations conducted on this particular parcel included the office, factory and boning rooms, additional cold storage, and packaging. In 1992 portions of the sausage factory on this property were destroyed in a building fire, including the offices and cold storage.
- APN 5-446-8-1 is currently a vacant lot with asphalt groundcover. Previous operations at this parcel included an aluminum and brass foundry (approximately 14,000-SF) from approximately 1935 until 1962. The parcel operated as a parking lot from the mid 1960's until the 1990's.

Petroleum hydrocarbons and fuel related constituents and chlorinated solvents have been detected in soil, soil vapor, and groundwater on all three parcels at concentrations above the 2019 San Francisco Regional Water Quality Control Boards (State Water Board) Environmental Screening Levels (ESLs). A former Leaking Underground Storage Tank (LUST) Cleanup Program Case (No. RO0002562) was opened and environmental site investigations relating to the release of petroleum hydrocarbons and related fuel constituents began in 2001 at the two northern properties. In November 2002, one 550-gallon UST was removed from APN 5-446-1-2 and one 350-gallon UST was removed from APN 5-446-1-1. Results from tank removal activities indicated groundwater concentrations of gasoline range petroleum hydrocarbons (TPH-g), benzene, and lead were reported above 2019 ESLs. Groundwater encountered during early investigations was encountered between 6.5 feet to 7 feet below ground surface (bgs), however, a review of all historical data indicates the groundwater can vary in depth across all three parcels and has been reported between 4.1 and 26.5 feet bgs. In 2006 additional subsurface investigations reported impacts above present day ESLs including diesel range petroleum hydrocarbons (TPH-d) in soil, and benzene and ethylbenzene in soil vapor. Case closed of the former LUST Case RO0002562 was granted in June 2010 with site management requirements under the then current land use of the property as a vacant lot.

Chlorinated solvents were detected in soil, soil vapor, and groundwater during environmental investigations conducted in 2006 through 2015. Due to non-UST chemicals of concern (COCs) detected in soil, soil vapor, and groundwater the current Site Cleanup Program (SCP) Case. (RO0003282) was opened and site investigation activities are being conducted to further delineate the vertical and lateral extent of the chlorinated solvent contamination in soil, groundwater, and soil gas.

Additional soil, groundwater, and soil vapor investigation activities including, those outlined in the *Work Plan*, are being conducted to further delineate the vertical and lateral extent of (1) petroleum related constituents due to the proposed change in land; and (2) chlorinated solvents in the subsurface to evaluate the associated risk to potential on- and off-site sensitive receptors under Case No RO0003282 and regulatory oversight with ACDEH.

ACDEH understands that OWOW purchased all three parcels and intends to redevelop the properties into a 14,312-SF mixed-use five story building that includes an automotive stacker (137 parking spaces) on the ground floor with 32 underground stacker pits at approximately 8 feet bgs each, and 106 work/live units on the 2nd through 5th floors. The building will also include 2 elevators with associated elevator pits at approximately 5 feet bgs. Proposed redevelopment plans have not been submitted to the City of Oakland Planning Department or City of Oakland Building Department, and ACDEH has requested to review the draft California Environmental Quality Act (CEQA) documents before submission to the Planning department. Based on previous conversations with OWOW, ACDEH understands that the City of Oakland Planning and Building departments have required the applicant to obtain environmental clearance from ACDEH for the proposed redevelopment.

A data gap analysis and SCM was conducted and summarized in the *Work Plan*. Results of the analysis indicated the following data gaps: (1) delineation of TPH impacts in soil and groundwater in the vicinity of the two former UST locations; (2) delineation of potential onsite source areas of TPH, chlorinated solvent, and metal contaminants on all three properties due to former operations including a service station, laundry facility, aluminum and brass foundry, sausage factory, and building fire; and (3) characterization of potential offsite sources of chlorinated solvents migrating towards the Site for evaluation of exposure including vapor intrusion under proposed residential use. As a result, Roux proposes to conduct additional on- and off-site investigations to address the data gaps mentioned above and further characterize soil, groundwater, and soil gas conditions at the Site. The scope of work presented in this *Work Plan* includes a total of 16 borings (RB-01 through RB-16) that will be advanced at the site during additional investigations including the advancement of 7 soil borings (RB-01, RB-05, RB-09, RB-10, and RB-13 through RB-15), six borings for grab groundwater locations (RB-04, RB-07, RB-08, and RB-13 through RB-15) and eight borings for temporary soil gas probes (RB-02, RB-03, RB-06, RB-09, RB-11 through RB-13, and RB-16).

SECTION II - TECHNICAL COMMENTS

Please address the comments below and incorporate them during implementation of the scope of work presented in the *Work Plan* and *Redevelopment Schedule*.

Work Plan

- 1. Soil Vapor Sampling** – The *Work Plan* states that soil gas sampling will be performed in accordance with the *Advisory– Active Soil Gas Investigations* dated July 2015, prepared by the California Department of Toxic Substances Control (DTSC Advisory) and that a shroud with Helium tracer gas will be used to monitor for system leaks. The purpose of this leak check method is to provide a quantifiable means of evaluating the data quality effects of ambient air intrusion into the soil gas sample. In order to ensure that the quality of helium data is sufficient and adequate for this purpose, ACDEH requests that (1) the encapsulating shroud entirely encompass the sample apparatus and surface completion of the soil gas well or vapor pin; (2) an at least 20% helium atmosphere is maintained within the encapsulating shroud throughout the duration of purging and sampling; and (3) shroud helium concentrations be monitored, recorded, and reported in field logs. Helium monitoring may be conducted using a field meter as long as the detector is capable of reporting Helium detections between 100% and 0.1% with a precision of at least +10% at 0.1%.

Additionally, the *Work Plan* states that soil gas will be analyzed for VOCs using EPA Method TO-15 and by TPH-g and TPH-d by EPA Method TO-3 and TO-17, respectively. The *Work Plan* also states Helium will be analyzed using ASTM D1946. ACDEH request that additional fixed

gases including hydrogen, carbon monoxide, carbon dioxide, oxygen, and methane be analyzed under ASTM D1946. ACDEH also requests a copy of the field logs associated with field procedures such as leak testing and sampling be included as a attachment to the submitted Report.

Redevelopment Schedule

- Vapor Migration Engineering Controls** – The *Redevelopment Schedule* states that Roux with submit Revision 1 of the VMEC Basis of Design (BOD) and Plans & Specs (Plans) to Geotracker by January 2, 2020. The Schedule also reflects that ACDEH will then conduct our review of Revision 1 of the VMEC BOD and Plans from January 3, 2020 3 through January 29, 2020. In order to capture the adequate timeline and a potential second revision to the document, ACDEH request you insert two additional line items to the schedule including; (1) Roux submittal of Revision 2 of the VMEC BOD and Plans and (2) ACDEH review and conditional approval of Revision 2 VMEC BOD and Plans (15 days).

SECTION III - DELIVERABLES

ACDEH requests that you submit the requested *Deliverables* to the State Water Resources Control Board's GeoTracker website in accordance with the compliance schedule provided below and the *Responsible Party (ies) Legal Requirement/Obligations Instructions* and *File Naming Conventions* which are included as Attachments 1 and 2 respectively. ACDEH requests email notification verifying the requested deliverables have been uploaded to Geotracker (e-mail preferred to: andrew.york@acgov.org).

- Corrective Action Plan** – Due to the petroleum and non-petroleum related COCs and the potential for vapor intrusion to proposed residential occupants at the site, a Corrective Action Plan (CAP) must be prepared under the direction of a Registered Civil Engineer and submitted to ACDEH for review and approval. Please incorporate the data collected in accordance with the above approved *Work Plan* into the CSM used to support selection of corrective actions presented in the CAP.

The CAP should include the following minimum information:

- COCs identified at the site including the physical and chemical characteristics of each COC, persistence, and potential for migration in water, soil, and air
- Hydrogeologic setting of the site and surrounding areas where impacts have migrated or may migrate in soil, groundwater, and soil gas
- Distribution of COCs in each media, including figures depicting the distribution and cumulative tables of site characterization data
- Receptor information including likely future land use scenarios, adjacent land use and sensitive receptors, and potential groundwater receptors.
- Identification of complete or potentially complete exposure pathways, points of exposure during implementation of corrective actions and/or under the scenario that no corrective actions are implemented

- Proposed cleanup goals, basis for cleanup goals, and corrective action objectives for all media.
- Description of proposed remediation including confirmation sampling and monitoring during implementation. Potential remediation measures include but are not limited to: Excavation; Soil Vapor Extraction (SVE); Bioventing; Dual Phase Extraction (DPE); Air- or Bio- Sparging; Chemical Oxidation/Reduction; Bio-remediation; Monitored Natural Attenuation (MNA).
- Description of proposed engineering controls to mitigate potentially complete exposure pathways described in the CAP. Potential engineering controls may include but are not limited to: Permeable Reactive Barrier (PRB), Soil or Hardscape Cap, Vapor Intrusion Mitigation Systems (VIMS), Trench dams.
- Evaluation of a minimum of three active remedial alternatives including discussion of feasibility, cost effectiveness, estimated time to reach cleanup goals, and limitations for each remedial alternative.
- Post-remediation monitoring.
- Schedule for implementation of cleanup.

Please be aware that public participation is a requirement for the CAP process. Therefore, ACDEH will request that you submit a Draft CAP for ACDEH review. Upon ACDEH approval of a Draft CAP, ACDEH will notify potentially affected members of the public who live or own property in the surrounding area of the proposed remediation described in the Draft CAP. Public comments on the proposed remediation will be accepted for a 30-day period.

CAP Compliance Date: Friday, July 5, 2019.

File to be named: RO3282_CAP-2019-07-05

2. **Entitlement and Planning Department Approvals** - A copy of the City of Oakland Planning entitlement approvals for the redevelopment project including any California Environmental Quality Act (CEQA) compliance documents, a letter from the environmental consultant documenting compliance with the conceptual plans presented in the CAP, and any proposed changes to the site redevelopment, subterranean automotive or elevator pits, and first floor building plans. Any substantial changes may invalidate the conclusions of the protectiveness of the proposed redevelopment of the site with respect to the residual contamination and the proposed corrective actions presented in the CAP.

Planning Department Approval Compliance Date– Monday, July 29, 2019.

File to be named: RO3282_DEV_PLANNING-2019-07-05

3. **Building Permit Plans** - A copy of the building permit plan construction sets documenting compliance with the plans presented in the ACDEH-approved corrective action documents (i.e. CAP, CAIP, VMEC Design documents). The plans must be submitted with a transmittal letter from your environmental consultant, stating they have read and acknowledged the content, recommendations and/or conclusions contained in the attached document or report submitted. ACDEH also requests a cover sheet identifying the specific sheets that were used in the design of the engineering controls (i.e. mechanical, electrical, plumbing plans at ground level, foundation plan, roofing plan, grading, etc.) ACDEH must be notified if the project proponent or the City

Building Department proposes changes to the site development, subterranean garage, and first floor building plans. Any substantial changes made to the plans without review by ACDEH may invalidate the conclusions of the protectiveness of the proposed redevelopment of the site with respect to the residual contamination and the proposed corrective actions.

Building Department Approval Compliance Date– Friday, February 21, 2020.

File to be named: RO3282_DEV_PLANNING-2019-02-22

- 4. Corrective Action Implementation Plan (CAIP)** - A CAIP must be prepared under the direction of a Registered Civil Engineer and submitted to ACDEH for review and approval. The CAIP must include the results of any additional soil, soil vapor, and groundwater investigation proposed in the CAP and present a comprehensive design and detailed plan for implementing the corrective actions identified in the ACDEH-approved CAP. The CAIP may also identify additional soil, soil vapor and/or groundwater remediation activities, if warranted.

CAIP Compliance Date: Wednesday, November 20, 2019.

File to be named: RO3282_CAIP-2019-11-20

- 5. Construction Soil and Groundwater Management Plan (Construction SGMP)** – A Construction SGMP must be prepared under the direction of a registered civil engineer or registered geologist and submitted to ACDEH for review and approval. The Construction SGMP will describe procedures to be followed by environmental consultants, construction contractors and workers, and other property owner representatives during redevelopment construction, identifying safety and training requirements for construction workers, establishing procedures for assessing and managing contaminated media

Construction SGMP Compliance Date: Wednesday, December 18, 2019.

File to be named: RO3282_SGMP-2019-12-18

Prior to all site demolition and construction activities including building/slab demolition, grading, and excavation the following documents must be submitted to ACDEH for review and approval:

- 6. Construction SGMP Certification Form** - A copy of the Construction SGMP Certification Form signed by you and all your environmental professionals and contractors associated with the implementation of corrective actions at the Site certifying that they agree to comply with the ACDEH approved SGMP. The Certification Form must be submitted to ACDEH prior to the start of construction activities.

Construction SGMP Certification Compliance Date: Monday, February 10, 2020.

File to be named: RO3282_SGMP_CERT-2020-02-10

- 7. Vapor Mitigation Engineering Controls (VMEC) Design Documents** – If proposed corrective actions include installation of VMEC consisting of vapor mitigation system (VMS) beneath buildings and/or trench dams and plugs within utility corridors. VMEC documents must be prepared by a Registered Civil Engineer and submitted to ACDEH for review and approval. The VMEC design

documents must include a basis of design (BOD) that identifies design objectives, assumptions, engineering calculations, and construction quality assurance and quality control measures (CQA/QC); construction plan set and specifications (Plans & Specs); and an Operations, Maintenance, and Monitoring (OM&M) Plan including post-construction/pre-occupancy VMEC system testing procedures, and long-term operation and maintenance. The BOD and Plans & Specs must be prepared with sufficient detail to evaluate the validity, constructability, and design performance of the engineering controls. The BOD, Plans & Specs, and OM&M Plan can be submitted as appendices to the CAIP or as stand-alone documents. The VMEC plans and specifications must be incorporated into the building and utility construction plan and specifications.

VMECs Design Documents Compliance Date – Wednesday, November 20, 2019.

File to be named: RO3282_VMEC-2019-11-20

Prior to backfilling remedial excavations and soil import activities the following documents must be submitted to ACDEH for review and approval:

8. **Remedial Soil Excavation Documentation** – Submittal of a soil excavation documentation for source excavation, confirmation sampling and analytical results, must be submitted prior to the start of construction of the final foundation system. The submittal must include but not be limited to scaled figures (plan views and cross-sections) showing sampling locations and extents of excavation, volume of soil excavated and final disposition, waste manifests if disposed of off-site, tabulated analytical results and environmental screening levels, and laboratory analytical reports. The data should be initially submitted to ACDEH via email correspondence to facilitate quick review and backfill approval. Subsequent to ACDEH approval to backfill the data must be incorporated into the Remedial Action Completion Report of Soil Excavation and Groundwater.

Remedial Soil Excavation Documentation Compliance Date – Tuesday, April 14, 2020

File to be named: RO3282_SOIL_EXPORT-2020-04-14

9. **Soil Import Documentation (if required for backfill)** - Submittal of requisite documentation to ACDEH for review and approval prior to import of fill to confirm compliance with ACDEH's Fill Material Characterization Guidance (FMCG), dated August 1, 2018. Information must include but not be limited to proposed sources, sampling and profiling protocols, analytical laboratory reports, and tables with analytical results and applicable environmental screening levels. The data should be initially submitted to ACDEH via email correspondence to facilitate quick review and backfill approval. Subsequent to ACDEH approval to backfill the data must be incorporated into the Remedial Action Completion Report of Soil Excavation and Groundwater.

Soil Import Documentation Compliance Date – Monday, March 30, 2020

File to be named: RO3282_SOIL_IMPORT-2020-03-30

Prior to building occupancy and issuance of a No Further Action Letter the following documents must be submitted to ACDEH prior to closure for review and approval:

10. **Remedial Action Completion Report (RACR)** - A comprehensive report documenting implementation of the CAIP and demonstrating that corrective action objectives have been met or identifying any corrective action objectives that have not yet been met. The report must include as-built drawings and photo documentation and must include a certification by the remediation design

engineer that the remedial measures were implemented in accordance with the approved CAIP. The report must also include copies of all permits and must document at a minimum the following (if applicable):

- Description of soil excavation activities, including but not limited to volume of soil excavated, waste manifests for off-site disposal, figures (plan view and cross sections) depicting the excavation extents and locations of confirmation sampling, tabulated analytical results with ESLs and delineation and/or over-excavation samples, and laboratory analytical reports including pre-characterization results of in-situ sampling and/or stockpiling sampling;
- Description of final fill importation in accordance with the ACDEH approved SIMP or FMCG and import documentation submitted to ACDEH for approval prior to import. The documentation must also include manifests documenting source of material transported to site, and figures (plan view and cross sections) depicting the soil import backfill extents,
- Description of construction groundwater dewatering activities with supporting documentation including but not limited to tables, figures, laboratory analytical reports, copies of discharge reports, and corrective actions associated with unauthorized releases during construction activities; and
- Certification of compliance with the Construction SGMP protocols during implementation of remedial measures including but not limited to agency notification and reporting requirements, pre-field activities (site security and access, traffic control, excavation permits, notification and utility clearance), waste management, soil and groundwater management, stormwater management, dust and odor emission control, and contingency measures for discovery of unexpected underground structures.

RACR Compliance Date – Thursday, April 16, 2020

File to be named: RO3282_RACR-2020-04-16

11. **VMEC Record Report of Construction (RRoC)** – A comprehensive report documenting the construction quality assurance (CQA) activities and observation and findings during construction of the VMEC including vapor mitigation systems beneath buildings and trench dams/plugs in utility corridors. This report can be submitted as a standalone document or with the RACR. The report must include as-built drawings, photo documentation, certification by the CQA Manager and VMEC Design Engineer that the completed VMEC and utility trench plugs were installed in accordance with the ACDEH, approved basis of design report, plans, and specifications. The report must also include copies of the following documents as standalone appendices:

- **VMEC Operations and Maintenance (O&M) Plan** – An O&M Plan for the vapor mitigation engineering controls. The O&M Plan must include at a minimum documentation of the installed VMEC components, including As-Built drawings and specifications, and photo documentation; responsible party information; details of required O&M activities; emergency contacts and protocols in case of system failure; and copies of the field forms to be completed during routine and emergency inspections.
- **Trench Dam & Plug Maintenance Plan** – A maintenance plan for the trench dams and plugs installed within the utility corridors. The plan must include at a minimum documentation of the installed dams and plugs including As-Built construction drawings and specifications, surveyed

coordinates, and photo documentation; responsible party information; and contacts and protocols in case that utility repair requires replacement of the dams or plugs.

VMEC RRoC Compliance Date – Friday, July 30, 2021

File to be named: RO3282_RROC-2021-07-30

12. **VMECS Post Construction Performance Monitoring Report** – A report documenting the results of the VMS performance monitoring (indoor air, sub-slab soil vapor, and vent riser sampling) and certification by the VMEC Design Engineer that the VMS is functioning as designed.

VMEC Post Construction Performance Monitoring Report Compliance Date – Friday, July 30, 2021 (estimated)

File to be named: RO3282_VMS_MON_R-2021-07-30

13. **Institutional Controls (ICs)** – Recordation of institutional controls including a Land Use Covenant and Disclosure Covenants, Conditions and Restrictions (CC&Rs) providing legal and administrative controls and methods for dissemination of information to site users and occupants, homeowners associations, property managers and property owners to minimize risk during property development, future below-ground construction and maintenance, and long-term site use. ACDEH will provide the LUC for your recordation under a separate correspondence.

Institutional Controls Compliance Date – – Friday, July 30, 2021 (estimated)

File to be named: RO3282_IC-2021-07-30

Land Use Covenant Compliance Date – – Friday, July 30, 2021 (estimated)

File to be named: RO3282_LUC-2021-07-30

14. **Financial Assurance** – Documentation of an appropriate financial instrument to assure ACDEH of implementation and maintenance of the VMECs. The details of this financial assurance must be worked out by the project proponent and ACDEH as design, construction, and monitoring plans are finalized and approved. The financial assurance instrument must provide for sufficient funds to construct, monitor, and provide regulatory oversight costs for long-term operations and maintenance of the VMEC. Estimates of these costs must be based, in part, on the cost estimates for project implementation that are established in the CAIP. Additionally, an allowance for regulatory oversight must be included in the financial assurance mechanism.

Financial Assurance Mechanism Compliance Date – – Friday, July 30, 2021 (estimated)

File to be named: RO3282_FAM-2021-07-30

15. **Long Term Site Management Plan (SMP)** – A SMP for long-term site management plan written for the property owner to facilitate compliance with the requirements of the Land Use Covenant. The SMP must provide a description the VMEC, permitted activities, maintenance and reporting requirements and schedule, and notification and documentation procedures should the VMEC be damaged. The SMP must include the VMECs, O&M Plans, and SGMP as standalone appendices and must be maintained at the site address by the property manager or designated representative.

Long Term SMP Compliance Date – – Friday, July 30, 2021 (estimated)
File to be named: RO3282_SMP-2021-07-30

Required for all environmental site data and reports performed at the subject site and/or submitted for ACDEH review or approval

- 16. Project Schedule** - The Project Schedule is a living document that will be used and updated throughout the lifecycle of the project as a planning and scheduling tool. The project schedule should be updated and re-submitted as-needed to be reflective of the actual project timetables. The purposes of the Project Schedule are to (1) identify milestones and important target dates such as the start and end of public comment, the start and end of phases of construction, and the target occupancy date; and (2) facilitate the allocation of resources to allow for reasonable and timely preparation and review of documents. At a minimum, the project schedule should include permitting and phases of construction; entries for each deliverable or technical report that requires submittal to or approval from ACDEH; ACDEH or design engineer/geologist inspections; approval letters or directives from ACDEH; and other relevant or applicable project deadlines. ACDEH typically requires that the schedule reflect a minimum of 30 days of review time for ACDEH on any technical report submittals).

Project Schedule Compliance Date – ongoing as investigation and reports are conducted

- 17. GeoTracker Database Compliance** – Site data and documents are maintained in the State Water Board's GeoTracker website. The database acts as repositories for Portable Document Format (PDF) files of regulatory directives and reports and has the functionality to store electronic compliance data in Electronic Deliverable Format (EDF) including analytical laboratory data for soil, vapor, and groundwater samples, monitoring well depth-to-water measurements, and surveyed location and elevation data for sampling locations.

ACDEH requests OWOW upload all historical environmental documents related to the subject site including but not limited the missing soil and groundwater analytical data, documents and reports, maps, and boring logs to GeoTracker. See Attachment 1 regarding electronic submittal requests to GeoTracker. Notification of, and a list of, the documents uploaded to GeoTracker can be emailed to my attention (Attention Drew York).

GeoTracker Database Compliance – ongoing as investigation and reports are conducted

Thank you for your cooperation. ACDEH looks forward to working with you and your environmental consultants to advance the case toward closure. If you have any questions, please call me at (510) 639-1276 or send me an email message at andrew.york@acgov.org

Mr. Haber
RO0003282
June 14, 2019, Page 11

Sincerely,



Drew York
Digitally signed
by Drew York
Date:
2019.06.14
15:39:39 -07'00'

Drew J. York
Senior Hazardous Materials Specialist



Dilan Roe, PE, C73703
Chief - Land Water Division

Encl.: Attachment 1 – Responsible Party (ies) Legal Requirement/Obligations Instructions
Attachment 2 – Electronic File Naming Conventions

cc: Jeremy Harris, OWOW (*Sent via E-mail to: jeremy@owow.com*)
Angle Liang Cutting Harris, OWOW (*Sent via E-mail to: acutting@rouxinc.com*)
Dilan Roe, ACDEH, Chief Land and Water Division (*Sent via E-mail to: dilan.roe@acgov.org*)
Paresh Khatri, ACDEH (*Sent via E-mail to: paresh.khatri@acgov.org*)
Drew York, ACDEH (*Sent via E-mail to: andrew.york@acgov.org*)
Electronic File, GeoTracker

ATTACHMENT 1

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: December 14, 2017
	ISSUE DATE: July 25, 2012
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

REPORT & DELIVERABLE REQUESTS

Alameda County Department of Environmental Health (ACDEH) Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of all reports in electronic form to the State Water Board's (SWB) GeoTracker website in accordance with California Code of Regulations, Chapter 30, Division 3, Title 23 and Division 3, Title 27.

Leaking Underground Fuel Tank (LUFT) Cases

Reports and deliverable requests are pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party (RP) in conjunction with an unauthorized release from a petroleum underground storage tank (UST) system.

Site Cleanup Program (SCP) Cases

For non-petroleum UST cases, reports and deliverables requests are pursuant to California Health and Safety Code Section 101480.

ELECTRONIC SUBMITTAL OF REPORTS

A complete report submittal includes the PDF report and all associated electronic data files, including but not limited to GEO_MAP, GEO_XY, GEO_Z, GEO_BORE, GEO_WELL, and laboratory analytical data in Electronic Deliverable Format™ (EDF). Additional information on these requirements is available on the State Water Board's website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/)

- Do not upload draft reports to GeoTracker
- Rotate each page in the PDF document in the direction that will make it easiest to read on a computer monitor.

GEOTRACKER UPLOAD CERTIFICATION

Each report submittal is to include a GeoTracker Upload Summary Table with GeoTracker valid values¹ as illustrated in the example below to facilitate ACDEH review and verify compliance with GeoTracker requirements.

GeoTracker Upload Table Example

Report Title	Sample Period	PDF Report	GEO_MAPS	Sample ID	Matrix	GEO_Z	GEO_XY	GEO_BORE	GEO_WELL	EDF
2016 Subsurface Investigation Report	2016 S1	✓	✓	Effluent	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2012 Site Assessment Work Plan	2012	✓	✓			<input type="checkbox"/>				
2010 GW Investigation Report	2008 Q4	✓	✓	SB-10	W	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				SB-10-6	SO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
				MW-1	WG	✓	✓	✓	✓	✓
				SW-1	W	✓	✓	✓	✓	✓

¹ GeoTracker Survey XYZ, Well Data, and Site Map Guidelines & Restrictions, CA State Water Resources Control Board, April 2005

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: NA
	ISSUE DATE: December 14, 2017
	PREVIOUS REVISIONS: September 17, 2013, May 15, 2014, December 12, 2016
SECTION: ACDEH Procedures	SUBJECT: Responsible Party(ies) Legal Requirements / Obligations

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to the State Water Board's GeoTracker website." This letter must be signed by the Responsible Party, or legally authorized representative of the Responsible Party.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately licensed or certified professional and include the professional registration stamp, signature, and statement of professional certification. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: <http://www.bpelsg.ca.gov/laws/index.shtml>.

UNDERGROUND STORAGE TANK CLEANUP FUND

For LUFT cases, RP's non-compliance with these regulations may result in ineligibility to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse the cost of cleanup. Additional information is available on the internet at: https://www.waterboards.ca.gov/water_issues/programs/ustcf/

AGENCY OVERSIGHT

Significant delays in conducting site assessment/cleanup or report submittals may result in referral of the case to the Regional Water Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

ATTACHMENT 2

Alameda County Environmental Cleanup Oversight Programs (LOP and SCP)	REVISION DATE: October 30, 2018
	PREVIOUS REVISIONS: July 26, 2018, April 4, 2018, July 17, 2017, November 8, 2016, December 15, 2015, December 16, 2014, June 19, 2013, June 15, 2011, March 26, 2009, April 29, 2008, October 29, 2018 October 30, 2018, November 16, 2018
	ISSUE DATE: June 16, 2006
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: File Names for Electronic Reports

Format: REPORT_NAME_R_YYYY-MM-DD
Ex: SWI_R_VOL1_2006-05-25

LOP and SCP (VRAP) INCOMING REPORTS AND LETTERS	
Document Name	Abbreviation File Name= Abbreviation + Date (yyyy- mm-dd)
Abandoned Well Information/Water Supply Well Information	ABWELLINF_R
Addendum	ADEND_R (added after report name)
Additional Information Report	ADD_R
Analytical Reports (Loose data sheets not in report)	ANALYT_R
As Built Drawings (or Plans)	AS_BUILT
Basis of Design	BOD_R
Corrective Action Implementation Plan	CAIP_R
Case File Scanned By OFD	CASE_FILE
Cleanup and Abatement Report	CAO_R
Case Transfer Form (from CUPA)	CASE_TRNSFR_F
Conduit Study/Well Search/Sensitive Receptor/Well Survey/Preferential	COND_WELL_R
Corrective Action Plan (CAP)	CAP_R
Correspondence	CORRES_L
Court Injunctions	INJ_L

Development Entitlement	DEV_ENTITLE
Development Plans (Includes Plan Set, Cross-sections, and Related Drawings)	DEV_PLAN
Development Schedule (Project Schedule, Gant Chart, etc.)	DEV_SCHD
DWR Confidential Well Logs (Report containing)	report name_R_CONFIDENTIAL_YYYY-MM-DD (Ex: SWI_R_CONFIDENTIAL_YYYY-MM-DD)
DWR Well Completion Report-Confidential (Loose well logs)	DWR_WELL_CONFIDENTIAL_YYYY-MM-DD (Date of Well Log)
ESI/DAR (Environmental Site Investigation, Data Assessment Report)	ESI_R
Excavation Report	EX_R
Extension Request Letter	EXT_RQ_L
Fact Sheet	FACT_SHT
Feasibility Study	FEASSTUD_R
Fill Material Characterization Report	FMCR_R
Groundwater Monitoring/Quarterly Summary Report	GWM_R
Financial Assurance/Letter of Credit	FNCL_ASSRNC_LOC
Interim Remedial Action Plan	IRAP_R
Interim Remediation Results (Includes Pilot Test Reports, Vapor Mitigation Reports, Soil Management Reports, Free Product Removal Reports, & Dual-Phase Extraction Reports)	IR_R
Lawsuit	LAWSUIT_R
Migration Control Report	MIG_R
Miscellaneous Report/Soil Sample	MISC_R
Miscellaneous Sample Report (analytical results)	MISC_SAMP_R
Notification Letter	NOT_L
NPDES Miscellaneous Reports	NPDES_R
Operations & Maintenance Plan	OM_P
Operations & Maintenance Report	OM_R
Pay for Performance	PFP_R

Petition	PETITION_R
Phase 1 Environmental Assessment Report	PHASE1_R
Photos	PHOTO
Preliminary Site Assessment Report/Phase 2 (historic reports only)	PSA_R
Remedial Action Plan	RAP_R
Remedial Design & Implementation Plan	RDIP_R
Remediation Progress Report	REM_R
Request for Closure	RFC(_L or _R)
Record Report of Construction	RROC_R
Review Summary Report	RS_R
Risk Assessment Report	RISK_R
Risk Based Corrective Action	RBCA_R
List of Landowners Forms	LNDOWNR_F
SB2004 Letter of Commitment	LOC_L
Site Conceptual Model/Conceptual Site Model	SCM_R
Site Health & Safety Plan	SFTY_PLAN_R
Soil and Groundwater Management Plan	SGMP_R
Soil Import Summary Report	SISR_R
Site Management	SITE_MANAGE_R_
Acknowledgement Statement for Site Management Plan	SMP_ACK_L
Site Management Plan	SMP_R
Site Summary Report	SITE_SUM_R
Soil and Water Investigation Report (Includes soil gas/vapor reports, indoor, additional site investigation, well installation, site characterization, cross section, indoor air, additional onsite investigation, Phase II/preliminary site assessment)	SWI_R
Soil Disposal Report	SOIL_DSPL_R
Source Area Characterization	SOURCAREA_R
State Information	STATE_INFO (no date)
Status Report(monthly remediation status reports addressed to sanitary district requires no stamp/perjury letter)	STAT_R

Tank/Tank System Removal Report	TNK_R
Tentative Order Report	TENT_R
Unauthorized Release Form	URF_R
UST Sampling Report	UST_SAMP_R
USTCF 5 Year Review	USTCF_5YR
USTCF issued Public Notice	USTCF_PP_L
Well Construction Report (limited to water supply wells)	WELL_CST_R
Well Decommissioning Report/Letter (well destruction/abandonment)	WELL_DCM_R
Work Plan	WP_R

LOP and SLIC ACEH OUTGOING LETTERS AND CASE FILE DOCUMENTATION	
Document Name	Abbreviation File Name= Abbreviation + Date (yyyy-mm-dd)
90 Day Letter	90D_L
CAP Approval	CAP_AP_L
RP Certification of Public Notice	CAP_CERT_L
CAP Public Participation Letter	CAP_PP_L
CAP Public Participation Letter to RP	CAP_PPRP_L
Certified Mail Receipt	CERT_MAIL_RECEIPT
Cleanup and Abatement Order	CAO_L
Closure Public Participation Letter	CL_PP_L
Closure Package (Letter, RACC, Summary, Deed Restriction)	CLOS_L
Correspondence	CORRES_L
Deed Restriction	DEED_L_ (Copied from CLOS_L_)
Directive Letter containing Public Notice and/or Landowner request form	DIR_PP_L
Directive Letter (Landowner form, site management requirements, well decommission scheduling prior to closure of PP, copy of PP to all RPs)	DIR_L
Enforcement	ENF_L
Enforcement Referral Letter	ENF_REF_L
Extension Approval Letter	EXT_AP_L
Extension Denial Letter	EXT_DNY_L
Fact Sheet Public Participation Letter	FACT_SHT_PP_L
Fund Requests	FUND_REQ_L
Final Voluntary Remedial Action Agreement	FVRAA_date
GeoTracker info	GEOTRACK_R

Late Letter	LATE_L
List of Landowners Forms	LNDOWNR_F
Land Use Covenant	LUC_L
Mailing List for Public Notice in Excel Format	MAIL_PP
Maps & Assessor's Parcel Information	MAPS_ASSESSOR (no date)
Meeting Agenda, Minutes, Sign in Sheet	MEETING
Miscellaneous Letter	MISC_L
New Landowner Letters	LNDOWNR_REQ_L
Notice of Responsibility	NOR_L
Notice of Violation	NOV_L
Phone Log	PHONE_LOG
Photos	PHOTO
Post Closure Monitoring	PCMP_L
QA/QC Checklist (confidential only)	QAC_report name_date
Responsible Parties Information	RPINFO_L_DATE OF THE LETTERHEAD
Returned Mail	RTN_MAIL_date
Site Visit/Inspection Report	SITEVISIT_R
Transfer Letter	TRANS_L
UST Permit	UST_PRMT
Voluntary Remedial Action Notice to State Agencies	VRA_NOTICE
Voluntary Remedial Action Request Form from RP	VREQ_F