

## 2. Executive Summary

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This chapter presents an overview of the proposed Viewcrest Estates Project, herein referred to as the “proposed project.” This executive summary also provides a list of each significant impact with recommended mitigation measures and required standard conditions of approval, a summary of the alternatives to the proposed project, issues to be resolved, areas of controversy, and conclusions of the analyses in Chapters 4.1 through 4.17 of this Draft Environmental Impact Report (Draft EIR). For a complete description of the proposed project and the alternatives to the proposed project, see Chapter 3, *Project Description*, and Chapter 5, *Alternatives to the Proposed Project*, of this Draft EIR, respectively.

This Draft EIR addresses the significant environmental effects associated with the implementation of the proposed project. The California Environmental Quality Act (CEQA) requires that public agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An EIR is a public document designed to provide the public and public agency decision-makers with an analysis of the potential environmental consequences of the proposed project to support informed decision-making.

This Draft EIR has been prepared pursuant to the requirements of CEQA, the CEQA Guidelines, and the City of Oakland’s *2020 CEQA Thresholds of Significance Guidelines*, to determine whether approval of the proposed project could have a significant effect on the environment (i.e., significant impact).<sup>1, 2, 3</sup> The City of Oakland, as the lead agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable City technical personnel and review of all technical subconsultant reports. Information for this Draft EIR was obtained from on-site field observations; discussions with affected agencies; analysis of adopted plans and policies; review of available studies, reports, data, and similar literature in the public domain; and specialized environmental assessments (e.g., air quality, hazards and hazardous materials, hydrology and water quality, noise, and transportation).

### 2.1 ENVIRONMENTAL PROCEDURES

This Draft EIR has been prepared to assess the significant environmental effects associated with the construction and operation of the proposed project. The main purposes of this document as established by CEQA are:

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<sup>1</sup> The CEQA Statute is found at California Public Resources Code, Division 13, Sections 21000 to 21177.

<sup>2</sup> The CEQA Guidelines are found at California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 to 15387.

<sup>3</sup> City of Oakland, December 16, 2020, *CEQA Thresholds of Significance Guidelines*.

## EXECUTIVE SUMMARY

- To disclose to decision-makers and the public the significant environmental effects of proposed activities.
- To identify ways to avoid or reduce environmental damage.
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- To disclose to the public the reasons for agency approval of projects with significant environmental effects.
- To foster interagency coordination in the review of projects.
- To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines. It provides the information needed to assess the environmental consequences of a project, to the extent feasible. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a project that has the potential to result in significant adverse environmental impacts. An EIR is also one of various decision-making tools used by a lead agency to consider the environmental impacts of a project that is subject to its discretionary authority. Prior to approving a project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in compliance with CEQA, find that the EIR reflects the independent judgment of the lead agency, adopt findings concerning each of the project's significant environmental impacts, mitigation measures and alternatives, and must adopt a Statement of Overriding Considerations finding that specific overriding benefits of the project outweigh the significant environmental if the project would result in significant impacts that cannot be avoided.

### 2.1.1 REPORT ORGANIZATION

This Draft EIR is organized into the following chapters:

- **Chapter 1: Introduction.** Describes the purpose of this Draft EIR, background of the proposed project, the Notice of Preparation (NOP), the use of incorporation by reference, and Final EIR certification.
- **Chapter 2: Executive Summary.** Summarizes the background and description of the proposed project, the format of this Draft EIR, the environmental consequences that would result from the proposed project, the alternatives to the proposed project, the recommended mitigation measures, the required standard conditions of approval, and indicates the level of significance of environmental impacts with and without mitigation.
- **Chapter 3: Project Description.** Provides a detailed description of the proposed project location and the environmental setting on and surrounding the project site, the proposed project, the objectives of the proposed project, approvals anticipated being included as a part of proposed project, and the intended uses of this EIR.
- **Chapter 4: Environmental Analysis.** This chapter is organized by the environmental resource categories identified in the City of Oakland's *2020 CEQA Thresholds of Significance Guidelines*, which implement and supplement provisions in the CEQA Guidelines for determining significance of environmental effects, including CEQA Guidelines Sections 15064, 15064.4, 15064.5, 15064.7, 15065, 15382, and CEQA Guidelines Appendix G, *Environmental Checklist*. Chapters 4.1 through 4.17 provide a

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**EXECUTIVE SUMMARY**

description of the physical environmental conditions as they existed at the time the NOP was published, from both a local and regional perspective; an analysis of the potential environmental impacts of the proposed project; and recommended mitigation measures, if required, to lessen or avoid significant impacts. The environmental setting in each chapter provides baseline physical conditions from which the City will determine the significance of environmental impacts resulting from the proposed project. Each chapter also contains a description of the thresholds of significance used to determine whether a significant impact would occur; relevant standard conditions of approval that are required by the City; the methodology used to identify and evaluate the potential significant impacts of the proposed project; and the potential significant cumulative impacts to which the proposed project provides a cumulative contribution.<sup>4</sup>

- **Chapter 5: Alternatives to the Proposed Project.** Provides an evaluation of alternatives to the proposed project, including the required “No Project” alternative, and identifies the environmentally superior alternative.
- **Chapter 6: CEQA-Required Assessment Conclusions.** Discusses growth inducement, cumulative impacts, significant unavoidable effects, and significant irreversible changes as a result of the proposed project. Additionally, this chapter identifies environmental issues that were determined not to require further environmental review during the scoping process pursuant to CEQA Guidelines Section 15128, *Effects Not Found to be Significant*.
- **Chapter 7: Organizations and Persons Consulted.** Lists the people and organizations that contributed to the preparation of this EIR for the proposed project.
- **Chapter 8: Acronyms and Abbreviations.** Lists the common acronyms and abbreviations in this Draft EIR.
- **Appendices:** The appendices for this document contain the following supporting documents:
  - Appendix A: Notice of Preparation and Scoping Comments
  - Appendix B: Air Quality and Greenhouse Gas Emissions Data
  - Appendix C: Construction Health Risk Assessment
  - Appendix D: Biological Resources
  - Appendix E: Arborist Report
  - Appendix F: Cultural Resources Study
  - Appendix G: Creek Protection Plan and Hydrology Report
  - Appendix H: Noise Data
  - Appendix I: Transportation Impact Analysis
  - Appendix J: Standard Conditions of Approval
  - Appendix K: Preliminary Geotechnical Report

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<sup>4</sup> The City of Oakland Department of Planning and Building, Bureau of Planning, Standard Conditions of Approval were adopted by Oakland City Council on November 3, 2008, under Ordinance No. 12899 C.M.S and revised on December 16, 2020.

## EXECUTIVE SUMMARY

### 2.1.2 TYPE AND PURPOSE OF THIS DRAFT EIR

According to Section 15121(a) of the CEQA Guidelines, the purpose of an EIR is to:

Inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This Draft EIR has been prepared as a project-level EIR, pursuant to CEQA Guidelines Section 15161, *Project EIR*. As a project-level EIR, the environmental analysis will discuss the changes in the environment that would result from the construction and operation of the Viewcrest Estates Project. This project-level EIR will examine the specific short-term impacts (project construction) and long-term impacts (project operation) that would occur as a result of project approval by the City of Oakland, as well as cumulative impacts.

## 2.2 SUMMARY OF PROPOSED PROJECT

The proposed project would develop approximately 2.6 acres of a currently undeveloped, 20-acre parcel in the eastern hills of Oakland into a cluster of single-family homes with associated landscaping and new residential street. The remainder of the property, approximately 17.4 acres, would be maintained in perpetuity by the developer and/or their successor entity as conservation open space.

Following approval by the City of Oakland, the proposed project would clear existing vegetation from the proposed development area and grade the site for construction of a new cul-de-sac and ten detached single-family homes. The new residential street would be a cul-de-sac coming off of Campus Drive between the existing residential streets of Viewcrest Drive and Rockingham Court. The proposed project is described in more detail in Chapter 3, *Project Description*, of this Draft EIR.

## 2.3 ALTERNATIVES TO THE PROPOSED PROJECT

This Draft EIR analyzes alternatives to the proposed project that are designed to reduce the significant environmental impact of the proposed project and feasibly attain most of the basic objectives of the proposed project. CEQA Guidelines Section 15126.6(d) requires the alternatives analysis to include sufficient information about each alternative to allow a comparison with the proposed project. While there is no set methodology for comparing the alternatives, this can be accomplished by using a matrix. CEQA Guidelines Section 15126.6(2)(2) requires the EIR to identify the environmentally superior alternative. Identification of the environmentally superior alternative involves comparing the environmental effects of the alternatives with the environmental effects of the proposed project. The following alternatives to the proposed project were considered and analyzed:

- No Project Alternative
- Alternate Site Plan Alternative

**EXECUTIVE SUMMARY**

Chapter 5, *Alternatives to the Proposed Project*, of this Draft EIR, includes a complete discussion of these alternatives and of alternatives that were considered but rejected from further analysis. As discussed in Chapter 5, the Alternate Site Plan Alternative would be the environmentally superior alternative.

## 2.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR identify issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the City of Oakland, as lead agency, related to:

- Whether this Draft EIR adequately describes the environmental impacts of the proposed project.
- Whether the identified mitigation measures should be adopted.
- Whether there are alternatives to the proposed project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic objectives.

## 2.5 AREAS OF CONCERN

The City of Oakland issued a NOP for the EIR on June 19, 2020, and held a scoping meeting on July 1, 2020, to receive scoping comments. During the 32-day scoping period for this EIR, which concluded on July 20, 2020, public agencies and members of the public were invited to submit comments as to the scope and content of the EIR. The City received over 100 letters in addition to comments made at the July 1st scoping meeting. Every environmental concern applicable to the CEQA process is addressed in this Draft EIR, but comments received primarily focused on the following environmental issues:

- Air quality and noise impacts during construction
- Geologic hazards related to landslides and slope instability
- Wildlife and habitat impacts from tree removal and development
- Hydrology concern related to runoff and flooding
- Aesthetics and view blockage from existing houses by new houses and retaining wall
- Increase in traffic to area and resulting greenhouse gas emissions
- Capacity of water and wastewater systems
- Shadows and privacy on downslope neighbors
- Sulfur mine hazard
- Wildfire hazards and emergency evacuation routes

Comments received during the public scoping period, including oral comments received at the July 1, 2020, scoping meeting, are in Appendix A, *Notice of Preparation and Scoping Comments*, of this Draft EIR. To the extent that these comments address environmental issues, they are addressed in Chapters 4.1 through 4.17 of this Draft EIR. Where comments include topics that are outside of the purview of the analysis required under CEQA, they will be addressed by City staff during the approval process for the proposed project, and therefore are not addressed in this Draft EIR.

## EXECUTIVE SUMMARY

In response to comments received on the NOP, the project applicant reduced the original 20-unit townhome development to ten single-family homes to reduce potential impacts related to the commenters' concerns about the increase in vehicle miles traveled and its impacts to air quality, greenhouse gas emissions, and noise, and wildfire risk and evacuation. As demonstrated in Chapters 4.1 through 4.17 of this Draft EIR, the impacts of the proposed ten-unit project are all less than significant or less than significant with mitigation as a result of the substantial reduction in project density that the project applicant agreed to voluntarily.

## 2.6 ENVIRONMENTAL IMPACTS, STANDARD CONDITIONS OF APPROVAL, AND MITIGATION MEASURES

Under CEQA, a significant effect (impact) on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance. Based on the project's location, it was determined that development of the proposed project would not result in significant environmental impacts for the following topic areas and therefore, impacts related to these topics are not analyzed further in this Draft EIR:

- Agricultural and Forestry Resources
- Mineral Resources

At the end of this chapter, Table 2-1, *Summary of Significant Impacts with Standard Conditions of Approval and Mitigation Measures*, presents a summary of significant impacts, required standard conditions of approval, and recommended mitigation measures concluded through the environmental analysis in this Draft EIR. The table is arranged in three columns: 1) impact statement; 2) required standard conditions of approval and recommended mitigation measures; and 3) resulting level of significance. As shown in Table 2-1, the significant impacts would be reduced to a less-than-significant level if the mitigation measures recommended in this Draft EIR are implemented.

Table 2-2, *Summary of Less Than Significant Impacts with Standard Conditions of Approval*, presents a summary of impacts that would be less than significant through implementation of the City's required Standard Conditions of Approval.

For a complete description of potential impacts, please refer to the specific discussions in Chapters 4.1 through 4.17 of this Draft EIR.

**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
<b>Biological Resources (BIO)</b>		
<p><b>Impact BIO-1.1:</b> Project site preparation (clearing and grading) during the construction phase on the proposed 2.6-acre development area and on the proposed 17.4-acre conservation open space area from implementation of the Vegetation Management Plan pursuant to Oakland Standard Condition of Approval 47(a)(ix) would adversely affect the occurrences of Oakland star tulip.</p>	<p><b>Mitigation Measure BIO-1.1a:</b> The project applicant shall preserve the 17.4-acre portion of the project site as conservation open space in perpetuity for the protection of sensitive natural communities and special status species. No actions that will materially impair the character of the 17.4 acres of conservation open space would be permitted. This includes activities that may destroy the unique physical and scenic characteristics of the land, such as the cutting of timber, trees, and other natural growth, except as may be required for fire prevention, thinning, elimination of diseased growth, and similar protective measures. Any required vegetation clearing shall be performed by hand. No future trails or recreational features would be permitted for use by the future Homeowners Association (HOA) or other community members. The future HOA would be responsible for posting and maintaining signage informing the HOA members of the no-access requirement due to sensitive biological habitat. Prior to issuance of building permits, the project applicant shall provide proof of the permanent conservation to the satisfaction of the City of Oakland, for example, by formalizing the land as a conservation easement pursuant to California Civil Code Section 815, if feasible, or if not feasible, as determined by the City of Oakland, the project applicant shall enter into an agreement with the City of Oakland as to the proof of the permanent conservation of the 17.4 acres to be maintained by the future HOA as described in this mitigation measure.</p>	LTS/M
	<p><b>Mitigation Measure BIO-1.1b:</b> Adequate measures shall be taken to address the loss of occurrences of Oakland star tulip in the proposed development area on the project site. This shall be accomplished by taking the following steps:</p> <ul style="list-style-type: none"> <li>■ An Oakland Star Tulip Relocation and Maintenance Plan (OST Plan) shall be prepared by a qualified botanist or habitat restoration specialist for review and approval by the City.</li> <li>■ The OST Plan shall define how individual plants within the proposed limits of grading and disturbance shall be salvaged and transplanted to the vicinity of the spur ridge known to support Oakland star tulip to the south of the proposed development area.</li> <li>■ Individual Oakland star tulip plants shall be salvaged and transplanted at the appropriate time of the year to maximize their chances for successful re-establishment based on successful relocation programs, and shall be installed in a manner that minimizes potential disturbance to the existing Oakland star tulip plants at that location.</li> <li>■ The OST Plan shall include details on monitoring and maintenance that shall be performed for a minimum of five years. This shall include annual surveys to determine success of relocation and re-establishment, as well as the need for necessary maintenance activities.</li> <li>■ The area used for transplanting relocated Oakland star tulip plants shall be treated for invasive species removal, as called for in the Maintenance and Monitoring Plan in Mitigation Measure BIO-1.3, to prevent the establishment and spread of invasive species that could otherwise occupy the area and create conditions unsuitable for Oakland star tulip.</li> </ul> <p>Together with permanent protection of the southern known occurrence of Oakland star tulip in the open space area on the project site, the OST Plan would serve to adequately address potential impacts on this species.</p>	

**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
<p><b>Impact BIO-1.2:</b> Removal of trees during project construction or as part of future fire fuel management activities on the proposed 2.6-acre development area and on the proposed 17.4-acre conservation open space area from implementation of the Vegetation Management Plan pursuant to Oakland Standard Condition of Approval 47(a)(ix) may result in the inadvertent destruction of active bat roosts.</p>	<p><b>Mitigation Measure BIO-1.2a:</b> Implement Mitigation Measure BIO-1.1a.</p> <p><b>Mitigation Measure BIO-1.2b:</b> Adequate measures shall be taken to avoid inadvertent take of special-status bat species if present in trees within the proposed development area on the project site. This shall be accomplished by taking the following steps:</p> <ul style="list-style-type: none"> <li>■ A qualified biologist shall visually inspect trees to be removed for bat roosts within seven days prior to their removal. The biologist shall look for signs of bats, including sightings of live or dead bats, bat calls or squeaking, the smell of bats, bat droppings, grease stains or urine stains around openings in trees, or flies around such openings. Trees with multiple hollows, crevices, forked branches, woodpecker holes, or loose and flaking bark have the highest chance of occupation and shall be inspected the most carefully.</li> <li>■ If signs of bats are detected, confirmation on presence or absence shall be determined by the qualified biologist, which may include night emergency or acoustic surveys.</li> <li>■ Due to restrictions of the California Health Department, direct contact by workers with any bat is not allowed. The qualified bat biologist shall be contacted immediately if a bat roost is discovered during project construction.</li> <li>■ If an active maternity roost is encountered during the maternity season (April 15 to August 31), the California Department of Fish and Wildlife shall be contacted for direction on how to proceed, and an appropriate exclusion zone shall be established around the occupied tree or structure until young bats are old enough to leave the roost without jeopardy. The size of the buffer shall take into account: <ul style="list-style-type: none"> <li>■ Proximity and noise level of project activities.</li> <li>■ Distance and amount of vegetation or screening between the roost and construction activities.</li> <li>■ Species-specific needs, if known, such as sensitivity to disturbance.</li> </ul> </li> </ul>	<p>LTS/M</p>
<p><b>Impact BIO-1.3:</b> Removal of trees and dense vegetative cover during project construction or as part of future fire fuel management activities on the proposed 2.6-acre development area and on the proposed 17.4-acre conservation open space area from implementation of the Vegetation Management Plan pursuant to Oakland Standard Condition of Approval 47(a)(ix) may result in the inadvertent destruction of active nests of San Francisco dusky-footed woodrat.</p>	<p><b>SCA-47. Designated Very High Fire Severity Zone – Vegetation Management:</b></p> <p>a) Vegetation Management Plan Required: The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:</p> <ul style="list-style-type: none"> <li>i. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;</li> <li>ii. Removal of leaves and needles from roofs and rain gutters;</li> <li>iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;</li> <li>iv. Trimming back vegetation around windows;</li> <li>v. Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than</li> </ul>	<p>LTS/M</p>



**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
	20%.	
	vi. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;	
	vii. Clearing out ground-level brush and debris; and All non-ornamental plants, seasonal weeds & grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.	
	viii. Stacking woodpiles away from structures at least 20 feet from residential structures.	
	ix. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed.	
	Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.	
	b) Fire Safety Prior to Construction: The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6" or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.	
	c) Fire Safety During Construction: The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per Section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type 2A108C fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.	
	d) Smoking Prohibition: The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.	
	<b>Mitigation Measure BIO-1.3a:</b> Implement Mitigation Measure BIO-1.1a.	
	<b>Mitigation Measure BIO-1.3b:</b> Adequate measures shall be taken to avoid inadvertent take of San Francisco dusky-footed woodrats on the project site. This shall be accomplished by taking the following steps, which shall be incorporated into the project-specific Vegetation Management Plan pursuant to Standard Condition of Approval 47(a)(ix):	
	<ul style="list-style-type: none"> <li>■ A qualified biologist shall be retained to conduct a preconstruction survey for San Francisco dusky-footed woodrats, to determine whether any stick nests are present in the vicinity of proposed vegetation removal and development. The survey shall be performed within 30 days prior to initiation of vegetation removal and grading in the proposed development area or at least seven days before fire fuel management activities involving the removal of brush and trees in the open space area.</li> </ul>	
	<ul style="list-style-type: none"> <li>■ If any nests are encountered within the limits of proposed grading and vegetation removal in the proposed development area, a trapping and relocation effort shall be conducted outside the breeding season (March 1 through August 31) to ensure any young are not inadvertently lost due to the destruction of the protective nest.</li> </ul>	

**EXECUTIVE SUMMARY**

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Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
<p><b>Impact BIO-1.4a:</b> Removal of vegetative cover and other construction activities could result in the inadvertent take of Alameda whipsnake in the remote instance that an individual snake were to disperse into the proposed development area.</p>	<p>Any nests within the construction zone of the proposed 2.6-acre development area shall be relocated to locations provided as undeveloped conservation open space and individual woodrats released into their relocated nests. The trapping and relocation effort shall preferably be conducted within seven days prior to grubbing and vegetation removal to prevent individual woodrats from moving back into the construction zone.</p> <p>Any nests detected in areas of brush and trees to be treated as part of fire fuel management in the proposed 17.4-acre conservation open space area shall be flagged by the qualified biologist and a training performed with workers in advance of any vegetation treatment explaining that the nest and any vegetation within 15 feet of the nest shall be left undisturbed with the exception of hand removal of any invasive species such as French broom plants or Monterey pine saplings.</p>	<p>LTS/M</p>
<p><b>Impact BIO-1.4a:</b> Removal of vegetative cover and other construction activities could result in the inadvertent take of Alameda whipsnake in the remote instance that an individual snake were to disperse into the proposed development area.</p>	<p><b>SCA-31. Alameda Whipsnake Protection Measures:</b></p> <ol style="list-style-type: none"> <li>a) Pre-Construction Survey Required. The project applicant shall hire a qualified biologist to conduct an Alameda whipsnake survey to identify the potential presence of Alameda whipsnakes at the project site. If the presence of Alameda whipsnakes is confirmed, the whipsnakes shall be captured and relocated away from the construction area by a qualified biologist in accordance with all applicable regulations and guidelines. The biologist shall submit the results of the survey (and capture/relocation if applicable) to the City for review and approval.</li> <li>b) Information and Protocols for Construction Workers. The biologist from section (a) above shall instruct the project superintendent and the construction crews (primarily the clearing, demolition, and foundation crews) of the potential presence, status, and identification of Alameda whipsnakes. The biologist shall also establish a set of protocols for use during construction concerning the steps to take if a whipsnake is seen on the project site, including who to contact, to ensure that whipsnakes are not harmed or killed. The project applicant shall submit evidence of compliance with these requirements to the City for review and approval.</li> <li>c) Alameda Whipsnake Exclusion Fence. Unless alternative (equivalent or more effective) measures are recommended by the biologist, the project applicant shall install a solid fence to prevent whipsnakes from entering the work site. The snake exclusion fence shall be constructed as follows:             <ol style="list-style-type: none"> <li>i. Plywood sheets at least three feet in height, above ground. Heavy duty geotextile fabric approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife may also be used for the snake exclusion fence;</li> <li>ii. Buried four to six inches into the ground;</li> <li>iii. Soil back-filled against the plywood fence to create a solid barrier at the ground;</li> <li>iv. Plywood sheets maintained in an upright position with wooden or masonry stakes;</li> <li>v. Ends of each plywood sheet overlapped to ensure a continuous barrier; and</li> <li>vi. Work site or construction area shall be completely enclosed by the exclusion fence or approved traps shall be installed at the ends of exclusion fence segments to allow capture and relocation of Alameda whipsnake away from the construction area by a qualified biologist. The location and design of the proposed exclusion fence shall be submitted for review and approval by the City and be included on plans for all construction-related permits.</li> </ol> </li> </ol>	<p>LTS/M</p>

**EXECUTIVE SUMMARY**

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Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
	<p>d) Alameda Whipsnake Protection During Construction. The project applicant shall comply with the requirements in the above sections during construction activities. The approved protocol from section (b) above shall be followed in the event Alameda whipsnakes are encountered. The snake exclusion fence from section (c) above shall be installed and remain in place throughout the construction period. All construction activities and equipment/materials/debris storage shall take place on the project-side of the exclusion fence.</p> <p><b>Mitigation Measure BIO-1.4a:</b> Adequate measures shall be taken to avoid inadvertent take of Alameda whipsnake. This shall be accomplished through implementation of Standard Condition of Approval 31 (SCA-31), <i>Alameda Whipsnake Protection Measures</i>, together with the following provisions:</p> <ul style="list-style-type: none"> <li>▪ A qualified biologist shall be retained by the applicant to oversee construction and ensure that no inadvertent take of Alameda whipsnake occurs as a result of grading and other habitat modifications to the proposed development area on the project site.</li> <li>▪ A qualified biologist shall be retained by the applicant to oversee initial vegetation clearing and installation of wildlife exclusionary fencing to prevent Alameda whipsnake from entering the construction area. The wildlife exclusionary fencing material and design shall meet with latest standards called for by the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), rather than use of plywood, as specified in SCA-31, <i>Alameda Whipsnake Protection Measures</i>, and shall include one-way funnels to allow snakes and other small wildlife to exit the fenced construction zone. The exclusionary fencing shall be maintained and remain in place for the duration of construction until the qualified biologist has determined that it is no longer needed.</li> <li>▪ Vegetation clearing shall be performed by hand prior to installation of the wildlife exclusionary fencing to allow Alameda whipsnake to disperse from the potential development area. Vegetation removal shall be initiated from the Campus Drive frontage and proceed southward across the proposed development area. All vegetation debris shall be removed from the construction zone on a daily basis to remove any protective cover that could attract snakes and other wildlife. Operation of grading equipment shall not occur until vegetative cover has been completely removed, the entire proposed development area has been denuded and then isolated with installation of the wildlife exclusionary fencing, and the qualified biologist has performed a pre-grading survey to confirm absence of any Alameda whipsnake within the proposed development area.</li> <li>▪ During the construction phase of the project, the qualified biologist or on-site monitor trained by the qualified biologist, such as the construction foreman, shall check to ensure that the exclusionary fencing is intact. The fenced construction area shall be inspected by the qualified biologist or trained on-site monitor each morning and evening of construction activities for possible presence of Alameda whipsnake. This includes checking holes, under vehicles, and under boards left on the ground.</li> <li>▪ During construction, any holes or trenches greater than six inches in depth shall be covered with plywood or similar non-heat-conductive materials, and larger trenches that cannot be readily covered shall be equipped with ramps at the end of each workday to allow escape of any animals.</li> <li>▪ Use of monofilament plastic for erosion control or other practices shall be prohibited on the project site to prevent possible entrainment.</li> <li>▪ All food waste shall be removed daily from the project site to avoid attracting predators.</li> </ul>	

**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
<p><b>Impact BIO-1.4b:</b> Future fire fuel management activities on the proposed 17.4-acre conservation open space area from implementation of the Vegetation Management Plan pursuant to Oakland Standard Condition of Approval 47(a)(ix) has the potential to result in the inadvertent take of the Alameda whipsnake.</p>	<p><b>Required Standard Conditions of Approval and Recommended Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>▪ If any Alameda whipsnake are found within the proposed development area, construction shall be halted until they disperse naturally, and the on-site monitor shall immediately notify the qualified biologist and representatives of the USFWS and CDFW. Construction shall not proceed until adequate measures are taken to prevent dispersal of any individuals into the construction zone, as directed by the USFWS and CDFW. Subsequent recommendations made by the USFWS and CDFW necessary to avoid take of Alameda whipsnake shall be followed. Only an agency-approved biologist is allowed to handle or otherwise direct movement of Alameda whipsnake, and all others shall not handle or otherwise harass the animal(s). The qualified biologist and the on-site monitor shall be aware of all terms and conditions set by USFWS and CDFW on the project, if that becomes necessary.</li> </ul>	<p>LTS/M</p>
	<p><b>SCA-47. Designated Very High Fire Severity Zone – Vegetation Management:</b></p> <ol style="list-style-type: none"> <li>a) Vegetation Management Plan Required: The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:               <ol style="list-style-type: none"> <li>i. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;</li> <li>ii. Removal of leaves and needles from roofs and rain gutters;</li> <li>iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;</li> <li>iv. Trimming back vegetation around windows;</li> <li>v. Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than 20%.</li> <li>vi. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;</li> <li>vii. Clearing out ground-level brush and debris; and All non-ornamental plants, seasonal weeds &amp; grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.</li> <li>viii. Stacking woodpiles away from structures at least 20 feet from residential structures.</li> <li>ix. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.</li> </ol> </li> </ol>	

**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
	<p>b) Fire Safety Prior to Construction: The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6” or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.</p> <p>c) Fire Safety During Construction: The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per Section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type 2A10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.</p> <p>d) Smoking Prohibition: The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.</p>	
	<p><b>Mitigation Measure BIO-1.4b1:</b> Implement Mitigation Measure BIO-1.1a.</p>	
	<p><b>Mitigation Measure BIO-1.4b2:</b> The project applicant shall retain a qualified biologist to prepare an Alameda Whipsnake Maintenance and Management Program (AWMMP) for the 17.4 acres of the project site to be provided as conservation open space shall for review and approval by the City. The AWMMP shall address annual removal of invasive species, required fire fuel management, and other activities that could affect existing habitat for Alameda whipsnake within the permanent open space area. The AWMMP shall be incorporated into the project-specific Vegetation Management Plan pursuant to Standard Condition of Approval 47(a)(ix). The AWMMP shall be prepared with input from a qualified biologist and shall include the following components:</p>	
	<ul style="list-style-type: none"> <li>■ Maintenance and management activities shall include annual removal of invasive species, such as French broom (<i>Genista monspessulana</i>), sweet fennel (<i>Foeniculum vulgare</i>), and cotoneaster (<i>Cotoneaster pannosus</i>), pampas grass (<i>Cortaderia jubata</i>), and poison hemlock (<i>Conium maculatum</i>), as well as sapling pines (<i>Pinus</i> spp.) with trunk diameters under 10 inches diameter at breast height, all of which are spreading through various locations on this portion of the project site and pose a threat to its future habitat quality.</li> <li>■ The AWMMP shall specify methods for treatment and removal, identify a schedule for annual inspection and treatment, and include triggers for retreatment when target invasive species are detected.</li> <li>■ All workers performing maintenance activities within the open space area shall be trained in advance by a qualified biologist over the possible presence of Alameda whipsnake, what this species looks like and its protected status, that it must not be captured or harassed, and what to do regarding avoidance if they suspect one is present in an area where vegetation management is being performed to allow the snake to disperse on its own with no disturbance.</li> <li>■ The AWMMP shall incorporate any requirements or controls specified by the United States Fish and Wildlife Services and/or the California Department of Fish and Wildlife as part of possible consultations with these agencies given the state and federal-listing status of Alameda whipsnake.</li> </ul>	

**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
<p><b>Hydrology and Water Quality (HYD)</b></p> <p><b>Impact HYD-1:</b> Uncontrolled erosion and sedimentation could have negative effects on water quality.</p>	<p><b>SCA-43. Hazardous Materials Related to Construction:</b> 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> <ul style="list-style-type: none"> <li>a) Follow manufacturer’s recommendations for use, storage, and disposal of chemical products used in construction;</li> <li>b) Avoid overtopping construction equipment fuel gas tanks;</li> <li>c) During routine maintenance of construction equipment, properly contain and remove grease and oils;</li> <li>d) Properly dispose of discarded containers of fuels and other chemicals;</li> <li>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</li> <li>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.</li> </ul> <p><b>SCA-50. State Construction General Permit:</b> 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> <p><b>Mitigation Measure HYD-1:</b> To protect water quality and minimize impacts to the ephemeral creek south of the proposed development area, the project contractor shall implement the following:</p> <ul style="list-style-type: none"> <li>■ Prior to the start of construction, the project manager shall hold a training session for the construction crew explaining the prohibition on the discharging of construction debris, materials, and trash to the creek channel, including its banks. Each day prior to leaving the site, the project manager/foreman shall walk the site perimeter to check for discarded debris and trash, removing whatever is found to a secure location for disposal.</li> <li>■ Viewcrest Drive shall be swept clean after each day of construction to remove sediment discharged or tracked to the roadway by equipment and crew traffic to and from the work area. The collected sediment, trash, and other debris shall be contained in covered trash barrels or debris boxes, secured against overturning, and protected from urban wildlife (e.g., raccoons, deer). The contents of these barrels shall be off hauled to a legitimate waste depository at whatever frequency is required to maintain a clean work area.</li> </ul>	<p>LTS/M</p>

**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
	<ul style="list-style-type: none"> <li>■ Immediately prior to construction, the contractor shall install silt fencing outside and downslope of the structure between the structure and the slope break to the immediate channel area. The fencing shall be installed pursuant to the manufacturer's guidelines. It shall remain in place until the residential construction is completed, then disposed of properly or repurposed off-site.</li> <li>■ During the construction, care shall be taken to keep construction tools, stored materials or debris within the area bounded by the erosion control, i.e., upslope of the silt fencing, or on the side patio or driveway. No construction debris should be allowed into the channel, and any accidental discharge of such debris onto the creek bank or the channel bed shall be retrieved immediately.</li> <li>■ Accidental spills of chemical agents of any sort, including oils, greases, paint, or other materials used in construction shall be immediately segregated from the tributary channel and disposed of at an appropriately classified landfill for that material. Any soil contaminated by the spill shall also be removed and disposed of in the same manner. If any hazardous material is discharged into the tributary channel, the contractor shall immediately inform the City of Oakland's Watershed and Stormwater Management Division, OAK311 (report active infrastructure emergencies by dialing 311 or (510) 615-5566), or the City of Oakland's Department of Public Works.</li> <li>■ Heavy equipment operators shall maintain hazardous material clean-up kits on-site in order to rapidly respond to a potential hazardous material spill, leak, or other discharge.</li> <li>■ Following completion of construction, the upper bank and slope areas graded or otherwise disturbed during construction shall be seeded with native grasses. Other riparian plantings native to the East Bay hills could be added as desired. The graded/disturbed areas between any such supplemental plantings should be overlain with a light-duty mulch to stabilize the soil surface against raindrop impact and erosion. Pacific Coast Seed's Landmark "Habitat" Mix, or a demonstrated native equivalent, which should be applied at a rate of 40 pounds per acre, shall be used. The Landmark Habitat Mix includes the following: <ul style="list-style-type: none"> <li>■ <i>Bromus carinatus</i>/Native California brome</li> <li>■ <i>Elymus glaucus</i>/Blue wildrye</li> <li>■ <i>Hordeum californicum</i>/California barley</li> <li>■ <i>Festuca idahoensis</i>/Idaho fescue</li> <li>■ <i>Nassella pulchra</i>/Purple needlegrass</li> <li>■ <i>Poa secunda</i>/Native pine bluegrass</li> </ul>                     The base seed mix shall be 10 percent augmented with herbaceous perennials: yarrow (<i>Achillea millefolium</i>), bee plant (<i>Scrophularia californica</i>), and California aster (<i>Symphotrichum chilense</i>).                 </li> </ul>	LTS/M
<b>Noise (NOI)</b>	<p><b>NOI-8:</b> The proposed project could result in the generation of excessive groundborne vibration in the vicinity of the project during the construction phase that would be in excess of established</p> <p><b>SCA-69. Exposure to Vibration:</b> The project applicant shall submit a Vibration Reduction Plan prepared by a qualified acoustical consultant for City review and approval that contains vibration reduction measures to reduce groundborne vibration to acceptable levels per Federal Transit Administration (FTA) standards. The applicant shall implement the approved Plan during construction. Potential vibration reduction measures include, but are not limited to, the following:</p>	

**EXECUTIVE SUMMARY**

**TABLE 2-1 SUMMARY OF SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVALS AND MITIGATION MEASURES**

Impact Statement	Required Standard Conditions of Approval and Recommended Mitigation Measures	Resulting Level of Significance
thresholds.	<p><b>a)</b> Isolation of foundation and footings using resilient elements such as rubber bearing pads or springs, such as a “spring isolation” system that consists of resilient spring supports that can support the podium or residential foundations. The specific system shall be selected so that it can properly support the structural loads and provide adequate filtering of groundborne vibration to the residences above.</p> <p><b>b)</b> Trenching, which involves excavating soil between the railway and the project so that the vibration path is interrupted, thereby reducing the vibration levels before they enter the project’s structures. Since the reduction in vibration level is based on a ratio between trench depth and vibration wavelength, additional measurements shall be conducted to determine the vibration wavelength affecting the project. Based on the resulting measurement findings, an adequate trench depth and, if required, suitable fill shall be identified (such as foamed styrene packing pellets [i. e., Styrofoam] or low-density polyethylene).</p> <p><b>SCA-70. Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities:</b> The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities located adjacent to the project site. The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.</p> <p><b>Mitigation Measure NOI-8:</b> If paving activity during construction is required within 25 feet of existing residential structures, use of a static roller in lieu of a vibratory roller shall be employed. Grading and earthwork activities within 15 feet of existing residential structures shall be conducted with off-road equipment that is limited to 100 horsepower or less, which would generate noise levels associated with a small bulldozer. This mitigation measure shall be identified on the permit application drawing set, as part of the construction drawing set, and included as part of the vibration studies conducted pursuant to Standard Conditions of Approval (SCA) 69, <i>Exposure to Vibration</i>, and SCA-70, <i>Vibration Impacts to Adjacent Historic Structures or Vibration-Sensitive Activities</i>, and shall be implemented by the on-site construction manager.</p>	

Notes: No impact = NI; LTS = Less than Significant; LTS/M = Less than significant with Mitigation



**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion Aesthetics (AES)	Required Standard Conditions of Approval
<p><b>AES-3:</b> The proposed project would not degrade the existing visual character or quality of the site and its surroundings.</p>	<p><b>SCA-16. Trash and Blight Removal:</b> The project site must be free of blight as defined in Chapter 8.2.4 of the Oakland Municipal Code.</p> <p><b>SCA-18. Landscape Plan:</b> A full landscape plan is required to be submitted to the City for the establishment of one or more new residential units, with proposed plants needing to be predominantly drought tolerant.</p> <p><b>SCA-19. Lighting:</b> New exterior lighting fixtures included in proposed projects should be shielded to a point below the light bulb and reflector in order to prevent excessive glare onto adjacent properties.</p>
<p><b>AES-4:</b> The proposed project would not create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area.</p>	<p><b>SCA-19: Lighting.</b> New exterior lighting fixtures should be shielded to a point below the light bulb and reflector in order to prevent excessive glare onto adjacent properties.</p>
<p><b>Air Quality (AIR)</b></p>	
<p><b>AIR-1:</b> The proposed project construction would not result in average daily emissions of 54 pounds per day of ROG, NO<sub>x</sub>, or PM<sub>2.5</sub> or 82 pounds per day of PM<sub>10</sub>.</p>	<p><b>SCA-20. Dust Controls – Construction Related:</b> The project applicant shall implement all of the following applicable dust control measures during construction of the project:</p> <ul style="list-style-type: none"> <li>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 necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.</li> <li>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).</li> <li>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.</li> <li>d) Limit vehicle speeds on unpaved roads to 15 miles per hour.</li> <li>e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.</li> <li>f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.</li> <li>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.</li> <li>h) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</li> <li>i) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</li> <li>j) When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity.</li> <li>k) Post a publicly visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement</li> </ul>

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

#### Required Standard Conditions of Approval

unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.

- l) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

**SCA-21. Criteria Air Pollutant Controls - Construction Related:** The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- 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 Air Resources Board Off-Road Diesel 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 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.
- g) **Criteria Air Pollutant Reduction Measures:** The project applicant shall retain a qualified air quality consultant to identify criteria air pollutant reduction measures to reduce the project’s average daily emissions below 54 pounds per day of ROG, NO<sub>x</sub>, or PM<sub>2.5</sub> or 82 pounds per day of PM<sub>10</sub>. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.
- h) **Construction Emissions Minimization Plan:** The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures. The Emissions Plan shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:
  - i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>AIR-4:</b> The proposed project would not for new sources of Toxic Air Contaminants (TACs), during either project construction or project operation expose sensitive receptors to substantial levels of TACs under project conditions resulting in (a) an increase in cancer risk level greater than 10 in one million, (b) a non-cancer risk (chronic or acute) hazard index greater than 1.0, or (c) an increase of annual average PM<sub>2.5</sub> of greater than 0.3 micrograms per cubic meter; or, under cumulative conditions, resulting in (a) a cancer risk level greater than 100 in a million, (b) a non-cancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM<sub>2.5</sub> of greater than 0.8 micrograms per cubic meter.</p>	<p>certification (tier rating), horsepower, and engine serial number. For all Verified Diesel Emissions Control Strategies (VDECS), the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.</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><b>SCA-20:</b> Dust Controls – Construction Related: The project applicant shall implement all of the following applicable dust control measures during construction of the project:</p> <p>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 necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.</p> <p>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).</p> <p>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.</p> <p>d) Limit vehicle speeds on unpaved roads to 15 miles per hour.</p> <p>e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.</p> <p>f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>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> <p>h) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p>	<p><b>SCA-20. Dust Controls – Construction Related:</b> The project applicant shall implement all of the following applicable dust control measures during construction of the project:</p> <p>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 necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.</p> <p>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).</p> <p>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.</p> <p>d) Limit vehicle speeds on unpaved roads to 15 miles per hour.</p> <p>e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.</p> <p>f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>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> <p>h) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p> <p>i) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>j) When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity.</p> <p>k) Post a publicly visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City’s Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p> <p>l) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p>
<p><b>SCA-21. Criteria Air Pollutant Controls - Construction Related:</b> 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> <p>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</p>	<p><b>SCA-21. Criteria Air Pollutant Controls - Construction Related:</b> 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> <p>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</p>

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

**Impact Discussion**

**Required Standard Conditions of Approval**

- 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 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.
  - g) **Criteria Air Pollutant Reduction Measures:** The project applicant shall retain a qualified air quality consultant to identify criteria air pollutant reduction measures to reduce the project’s average daily emissions below 54 pounds per day of ROG, NO<sub>x</sub>, or PM<sub>2.5</sub> or 82 pounds per day of PM<sub>10</sub>. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.
  - h) **Construction Emissions Minimization Plan:** The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures. The Emissions Plan shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:
    - i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all Verified Diesel Emissions Control Strategies (VDECS), the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
    - ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**AIR-5:** The proposed project would not expose new sensitive receptors to substantial ambient levels of Toxic Air Contaminants (TACs) resulting in (a) a cancer risk level greater than 100 in a million, (b) a non-cancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM<sub>2.5</sub> of greater than 0.8 micrograms per cubic meter.

**Required Standard Conditions of Approval**

**SCA-20. Dust Controls – Construction Related:** The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- 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 necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- 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.
- d) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- 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.
- h) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- i) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.
- j) When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity.
- k) Post a publicly visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.
- l) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

**SCA-21. Criteria Air Pollutant Controls - Construction Related:** The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- 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

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

#### Required Standard Conditions of Approval

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 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.
- g) Criteria Air Pollutant Reduction Measures: The project applicant shall retain a qualified air quality consultant to identify criteria air pollutant reduction measures to reduce the project’s average daily emissions below 54 pounds per day of ROG, NO<sub>x</sub>, or PM<sub>2.5</sub> or 82 pounds per day of PM<sub>10</sub>. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.
- h) Construction Emissions Minimization Plan: The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures. The Emissions Plan shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:
  - i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all Verified Diesel Emissions Control Strategies (VDECS), the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
  - ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.

#### Biological Resources (BIO)

**BIO-1:** The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on nesting raptors and other native birds.

**SCA-29. Tree Removal During Bird Breeding Season:** 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

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

<b>Impact Discussion</b>	<b>Required Standard Conditions of Approval</b>
<p><b>BIO-3:</b> The proposed project would not have a substantial adverse effect on federally protected wetlands (as defined by Section 404 of the Clean Water Act) or state protected wetlands, through direct removal, filling, hydrological interruption, or other means.</p>	<p>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>
<p><b>BIO-3:</b> The proposed project would not have a substantial adverse effect on federally protected wetlands (as defined by Section 404 of the Clean Water Act) or state protected wetlands, through direct removal, filling, hydrological interruption, or other means.</p>	<p><b>SCA-50. State Construction General Permit:</b> 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> <p><b>SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:</b></p> <ul style="list-style-type: none"><li>a) 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:<ul style="list-style-type: none"><li>i. Location and size of new and replaced impervious surface;</li><li>ii. Directional surface flow of stormwater runoff;</li><li>iii. Location of proposed on-site storm drain lines;</li><li>iv. Site design measures to reduce the amount of impervious surface area;</li><li>v. Source control measures to limit stormwater pollution;</li><li>vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and</li><li>vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.</li></ul></li><li>b) Maintenance Agreement Required 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:<ul style="list-style-type: none"><li>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</li><li>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.</li></ul></li></ul>
	<p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

#### Required Standard Conditions of Approval

**SCA-57. Vegetation Management on Creekside Properties:** The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:

- a) Identify and leave “islands” of vegetation in order to prevent erosion and landslides and protect habitat;
- b) Trim tree branches from the ground up (limbing up) and leave tree canopy intact;
- c) Leave stumps and roots from cut down trees to prevent erosion;
- d) Plant fire-appropriate, drought-tolerant, preferably native vegetation;
- e) Provide erosion and sediment control protection if cutting vegetation on a steep slope;
- f) Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;
- g) Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine);
- h) Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat;
- i) Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development;
- j) Do not trim/prune branches that are larger than 4 inches in diameter;
- k) Do not remove tree canopy;
- l) Do not dump cut vegetation in the creek;
- m) Do not cut tall shrubbery to less than 3 feet high; and
- n) Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.

#### SCA-58. Creek Protection Plan:

- a) Creek Protection Plan Required: The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices (“BMPs”) during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d).
- b) Construction Best Management Practices: The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control best management practices to protect the creek during construction. The measures shall include, but are not limited to, the following:
  - i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.
  - ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by



**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
- iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
- v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.
- viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.
- ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.
- xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
- xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.
- c) Post-Construction Best Management Practices: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
	<p>dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.</p> <p>d) Creek Landscaping: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.</p> <p>e) Creek Protection Plan Implementation: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.</p>
<p><b>BIO-4:</b> The proposed project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p><b>SCA-28. Bird Collision Reduction Measures:</b> The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include all of the following:</p> <ol style="list-style-type: none"><li>For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights.</li><li>Minimize the number of and co-locate rooftop-antennas and other rooftop structures.</li><li>Monopole structures or antennas shall not include guy wires.</li><li>Avoid the use of mirrors in landscape design.</li><li>Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule), as explained below.</li><li>Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following:<ol style="list-style-type: none"><li>Use opaque glass in window panes instead of reflective glass.</li><li>Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule).</li><li>Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule).</li><li>Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects.</li></ol></li></ol>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- v. Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans.
- vi. Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule).
- vii. Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides.
- viii. Install opaque window film or window film with a pattern/design which also adheres to the “two-by-four” rule for coverage.
- g) Reduce light pollution. Examples include the following:
  - i. Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30).
  - ii. Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise.
  - iii. Reduce perimeter lighting whenever possible.
  - iv. Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass.
  - v. Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration.
- h) Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:
  - i. Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws.
  - ii. Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials.
  - iii. Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day.
  - iv. Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs.
  - v. Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible.

**SCA-29. Tree Removal During Bird Breeding Season:** 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

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

#### Required Standard Conditions of Approval

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.

#### SCA-31. Alameda Whipsnake Protection Measures:

- a) Pre-Construction Survey Required. The project applicant shall hire a qualified biologist to conduct an Alameda whipsnake survey to identify the potential presence of Alameda whipsnakes at the project site. If the presence of Alameda whipsnakes is confirmed, the whipsnakes shall be captured and relocated away from the construction area by a qualified biologist in accordance with all applicable regulations and guidelines. The biologist shall submit the results of the survey (and capture/relocation if applicable) to the City for review and approval.
- b) Information and Protocols for Construction Workers. The biologist from section (a) above shall instruct the project superintendent and the construction crews (primarily the clearing, demolition, and foundation crews) of the potential presence, status, and identification of Alameda whipsnakes. The biologist shall also establish a set of protocols for use during construction concerning the steps to take if a whipsnake is seen on the project site, including who to contact, to ensure that whipsnakes are not harmed or killed. The project applicant shall submit evidence of compliance with these requirements to the City for review and approval.
- c) Alameda Whipsnake Exclusion Fence. Unless alternative (equivalent or more effective) measures are recommended by the biologist, the project applicant shall install a solid fence to prevent whipsnakes from entering the work site. The snake exclusion fence shall be constructed as follows:
  - i. Plywood sheets at least three feet in height, above ground. Heavy duty geotextile fabric approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife may also be used for the snake exclusion fence;
  - ii. Buried four to six inches into the ground;
  - iii. Soil back-filled against the plywood fence to create a solid barrier at the ground;
  - iv. Plywood sheets maintained in an upright position with wooden or masonry stakes;
  - v. Ends of each plywood sheet overlapped to ensure a continuous barrier; and
  - vi. Work site or construction area shall be completely enclosed by the exclusion fence or approved traps shall be installed at the ends of exclusion fence segments to allow capture and relocation of Alameda whipsnake away from the construction area by a qualified biologist. The location and design of the proposed exclusion fence shall be submitted for review and approval by the City and be included on plans for all construction-related permits.
- d) Alameda Whipsnake Protection During Construction. The project applicant shall comply with the requirements in the above sections during construction activities. The approved protocol from section (b) above shall be followed in the event Alameda whipsnakes are encountered. The snake exclusion fence from section (c) above shall be installed and remain in place throughout the construction period. All construction activities and equipment/materials/debris storage shall take place on the project-side of the exclusion fence.

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

<b>Impact Discussion</b>	<b>Required Standard Conditions of Approval</b>
<b>BIO-6:</b> The proposed project would not fundamentally conflict with the City of Oakland Tree Protection Ordinance (Oakland Municipal Code Chapter 12.36) by removal of protected trees under certain circumstances.	<b>SCA-30. Tree Permit:</b> <ul style="list-style-type: none"><li>a) Tree Permit Required: 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.</li><li>b) Tree Protection During Construction. 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:<ul style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>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.</li></ul></li><li>c) Tree Replacement Plantings: 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:</li></ul>

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
	<ul style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li><li>iv. Minimum planting areas must be available on site as follows:</li><li>v. For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;</li><li>vi. For other species listed, seven hundred (700) square feet per tree.</li><li>vii. 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.</li><li>viii. 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.</li></ul>
<b>Cultural and Tribal Cultural Resources (CUL)</b>	
<b>CUL-2:</b> The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.	<b>SCA-32. Archaeological and Paleontological Resources – Discovery During Construction:</b> 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.  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

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

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.

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.

**CUL-3:** The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**SCA-32. Archaeological and Paleontological Resources – Discovery During Construction:** 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.

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.

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.

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
<p><b>CUL-4:</b> The proposed project would not disturb any human remains, including those interred outside of formal cemeteries.</p>	<p><b>SCA-34. Human Remains – Discovery During Construction:</b> 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 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>
<p><b>CUL-5:</b> Implementation of the proposed project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: (i) Listed or eligible for listing in the California; (ii) Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (iii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance to a California Native American tribe.</p>	<p><b>SCA-32. Archaeological and Paleontological Resources – Discovery During Construction:</b> 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>



**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>ENE-2:</b> The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p>	<p><b>SCA-34. Human Remains – Discovery During Construction:</b> 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 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>
<p><b>Energy (ENE)</b></p>	<p><b>SCA-41. Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist:</b> The project applicant shall implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase.</p> <ul style="list-style-type: none"> <li>a) For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits.</li> <li>b) For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be implemented during construction.</li> <li>c) For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, including but not limited to the requirement for transit passes or additional Transportation Demand Management measures, the applicant shall provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents.</li> </ul>
<p><b>ENE-3:</b> The proposed project would not result in a determination by the energy provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new energy facilities or expansion of existing facilities, construction of which could cause significant environmental effects.</p>	<p><b>SCA-85. Green Building Requirements:</b></p> <ul style="list-style-type: none"> <li>a) Compliance with Green Building Requirements During Plan-Check: The project shall comply with the requirements of the 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).             <ul style="list-style-type: none"> <li>i. The following information shall be submitted to the City for review and approval with the application for a building permit:                 <ul style="list-style-type: none"> <li>■ Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.</li> <li>■ Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.</li> <li>■ Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.</li> <li>■ Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.</li> </ul> </li> </ul> </li> </ul>

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

#### Required Standard Conditions of Approval

- 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.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
  - CALGreen mandatory measures.
  - Minimum of 23 points (3 Community, 6 IAQ/Health, 6 Resources, 8 Water).
  - 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 by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
  - The required green building point minimums in the appropriate credit categories.
- b) Compliance with Green Building Requirements During Construction: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval:
  - i. 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.
  - ii. 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.
  - iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- c) Compliance with Green Building Requirements After Construction: Prior to the finalizing the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

### Geology and Soils (GEO)

**GEO-1:** The proposed project would not expose people or structures to substantial risk of loss, injury, or death involving: (a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or Seismic Hazards Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; (b) Strong seismic ground shaking; (c) Seismic-related ground failure, including liquefaction, lateral spreading, subsidence, or collapse; or (d) Landslides.

**SCA-36. Construction-Related Permit(s):** 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.

**SCA-37. Soils Report:** The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>GEO-2:</b> The proposed project would not result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways.</p>	<p><b>SCA-39. Seismic Hazards Zone (Landslide/Liquefaction):</b> 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><b>GEO-2:</b> The proposed project would not result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways.</p>	<p><b>SCA-50. State Construction General Permit:</b> 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>
	<p><b>SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:</b></p> <ul style="list-style-type: none"><li>a) 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:<ul style="list-style-type: none"><li>i. Location and size of new and replaced impervious surface;</li><li>ii. Directional surface flow of stormwater runoff;</li><li>iii. Location of proposed on-site storm drain lines;</li><li>iv. Site design measures to reduce the amount of impervious surface area;</li><li>v. Source control measures to limit stormwater pollution;</li><li>vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and</li><li>vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.</li></ul></li><li>b) Maintenance Agreement Required 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:<ul style="list-style-type: none"><li>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</li><li>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.</li></ul></li></ul>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

**SCA-57. Vegetation Management on Creekside Properties:** The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:

- a) Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat;
- b) Trim tree branches from the ground up (limbing up) and leave tree canopy intact;
- c) Leave stumps and roots from cut down trees to prevent erosion;
- d) Plant fire-appropriate, drought-tolerant, preferably native vegetation;
- e) Provide erosion and sediment control protection if cutting vegetation on a steep slope;
- f) Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;
- g) Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine);
- h) Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat;
- i) Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development;
- j) Do not trim/prune branches that are larger than 4 inches in diameter;
- k) Do not remove tree canopy;
- l) Do not dump cut vegetation in the creek;
- m) Do not cut tall shrubbery to less than 3 feet high; and
- n) Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.

**SCA-58. Creek Protection Plan:**

- a) Creek Protection Plan Required: The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices ("BMPs") during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d).
- b) Construction Best Management Practices: The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control best management practices to protect the creek during construction. The measures shall include, but are not limited to, the following:
  - i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.
  - ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
  - iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
  - v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
  - vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
  - vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.
  - viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.
  - ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
  - x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
  - xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.
  - xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
  - xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.
- c) Post-Construction Best Management Practices: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
	<p>to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.</p> <p>d) Creek Landscaping: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.</p> <p>e) Creek Protection Plan Implementation: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.</p>
<b>GEO-3:</b> The proposed project would not be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007, as it may be revised), creating substantial risks to life or property.	<b>SCA-36. Construction-Related Permit(s):</b> 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.
	<b>SCA-37. Soils Report:</b> The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.
	<b>SCA-39. Seismic Hazards Zone (Landslide/Liquefaction):</b> 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.
	<b>SCA-41. Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist:</b> The project applicant shall implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase.
	a) For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits.
<b>Greenhouse Gas Emissions (GHG)</b>	
<b>GHG-2:</b> The proposed project would be consistent with the Oakland 2030 Equitable Climate Action Plan and would not conflict with other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>HAZ-1:</b> The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>b) For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be implemented during construction.</p> <p>c) For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, including but not limited to the requirement for transit passes or additional Transportation Demand Management measures, the applicant shall provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents.</p>
<p><b>Hazards and Hazardous Materials (HAZ)</b></p>	
<p><b>HAZ-1:</b> The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p><b>SCA-43. Hazardous Materials Related to Construction:</b> 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> <ul style="list-style-type: none"> <li>a) Follow manufacturer’s recommendations for use, storage, and disposal of chemical products used in construction;</li> <li>b) Avoid overtopping construction equipment fuel gas tanks;</li> <li>c) During routine maintenance of construction equipment, properly contain and remove grease and oils;</li> <li>d) Properly dispose of discarded containers of fuels and other chemicals;</li> <li>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</li> <li>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.</li> </ul>
<p><b>HAZ-2:</b> The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p><b>SCA-43. Hazardous Materials Related to Construction:</b> 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> <ul style="list-style-type: none"> <li>a) Follow manufacturer’s recommendations for use, storage, and disposal of chemical products used in construction;</li> <li>b) Avoid overtopping construction equipment fuel gas tanks;</li> <li>c) During routine maintenance of construction equipment, properly contain and remove grease and oils;</li> <li>d) Properly dispose of discarded containers of fuels and other chemicals;</li> <li>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</li> <li>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</li> </ul>

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
<p><b>HAZ-3:</b> The proposed project would not create a significant hazard to the public through the storage or use of acutely hazardous materials near sensitive receptors.</p>	<p>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><b>HAZ-4:</b> The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>	<p><b>SCA-43. Hazardous Materials Related to Construction:</b> 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"><li>Follow manufacturer's recommendations for use, storage, and disposal of chemical products used in construction;</li><li>Avoid overtopping construction equipment fuel gas tanks;</li><li>During routine maintenance of construction equipment, properly contain and remove grease and oils;</li><li>Properly dispose of discarded containers of fuels and other chemicals;</li><li>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</li><li>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.</li></ol>
<p><b>HAZ-4:</b> The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>	<p><b>SCA-43. Hazardous Materials Related to Construction:</b> 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"><li>Follow manufacturer's recommendations for use, storage, and disposal of chemical products used in construction;</li><li>Avoid overtopping construction equipment fuel gas tanks;</li><li>During routine maintenance of construction equipment, properly contain and remove grease and oils;</li><li>Properly dispose of discarded containers of fuels and other chemicals;</li><li>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</li><li>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</li></ol>



**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

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.

**Hydrology and Water Quality (HYD)**

**HYD-1:** The proposed project would not violate any water quality standards or waste discharge requirements.

**SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:**

- a) 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:
  - 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;
  - 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.
- b) **Maintenance Agreement Required** 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:
  - 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.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

**SCA-57. Vegetation Management on Creekside Properties:** The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:

- a) Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat;
- b) Trim tree branches from the ground up (limbing up) and leave tree canopy intact;

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

#### Required Standard Conditions of Approval

- c) Leave stumps and roots from cut down trees to prevent erosion;
- d) Plant fire-appropriate, drought-tolerant, preferably native vegetation;
- e) Provide erosion and sediment control protection if cutting vegetation on a steep slope;
- f) Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;
- g) Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine);
- h) Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat;
- i) Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development;
- j) Do not trim/prune branches that are larger than 4 inches in diameter;
- k) Do not remove tree canopy;
- l) Do not dump cut vegetation in the creek;
- m) Do not cut tall shrubbery to less than 3 feet high; and
- n) Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.

**HYD-3:** The proposed project would not result in substantial erosion or siltation on- or off-site that would affect the quality of receiving waters.

#### SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:

- a) 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:
  - 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;
  - 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.
- b) Maintenance Agreement Required 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:
  - 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

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- 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.

The maintenance agreement shall be recorded at the County Recorder’s Office at the applicant’s expense.

**SCA-57. Vegetation Management on Creekside Properties:** The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:

- a) Identify and leave “islands” of vegetation in order to prevent erosion and landslides and protect habitat;
- b) Trim tree branches from the ground up (limbing up) and leave tree canopy intact;
- c) Leave stumps and roots from cut down trees to prevent erosion;
- d) Plant fire-appropriate, drought-tolerant, preferably native vegetation;
- e) Provide erosion and sediment control protection if cutting vegetation on a steep slope;
- f) Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;
- g) Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine);
- h) Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat;
- i) Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development;
- j) Do not trim/prune branches that are larger than 4 inches in diameter;
- k) Do not remove tree canopy;
- l) Do not dump cut vegetation in the creek;
- m) Do not cut tall shrubbery to less than 3 feet high; and
- n) Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.

**SCA-58. Creek Protection Plan:**

- a) Creek Protection Plan Required: The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices (“BMPs”) during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d).
- b) Construction Best Management Practices: The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control best management practices to protect the creek during construction. The measures shall include, but are not limited to, the following:
  - i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

**Impact Discussion**

**Required Standard Conditions of Approval**

- constant elevation) to prevent erosion into the creek.
- ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
  - iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
  - iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
  - v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
  - vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
  - vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.
  - viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.
  - ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
  - x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
  - xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.
  - xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
  - xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.
- c) **Post-Construction Best Management Practices:** The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.
  - d) **Creek Landscaping:** The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.
  - e) **Creek Protection Plan Implementation:** The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.

**HYD-4:** The proposed project would not result in substantial flooding on- or off-site.

**SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:**

- a) 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:
  - 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;
  - 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.
- b) **Maintenance Agreement Required:** 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:

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
<p><b>HYD-5:</b> The proposed project would not create or contribute substantial runoff which would exceed the capacity of existing or planned stormwater drainage systems and would not require or result in construction of new stormwater drainage facilities or expansion of existing facilities, construction of which could cause significant environmental effects.</p>	<ul style="list-style-type: none"><li>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</li><li>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.</li></ul>
	<p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>
	<p><b>SCA-88. Storm Drain System:</b> 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>
	<p><b>SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:</b></p> <ul style="list-style-type: none"><li>a) 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:<ul style="list-style-type: none"><li>i. Location and size of new and replaced impervious surface;</li><li>ii. Directional surface flow of stormwater runoff;</li><li>iii. Location of proposed on-site storm drain lines;</li><li>iv. Site design measures to reduce the amount of impervious surface area;</li><li>v. Source control measures to limit stormwater pollution;</li><li>vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and</li><li>vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.</li></ul></li><li>b) Maintenance Agreement Required 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:<ul style="list-style-type: none"><li>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</li><li>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.</li></ul></li></ul>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

**SCA-73. Capital Improvements Impact Fee:** 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).

**SCA-88. Storm Drain System:** 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.

**HYD-6:** The proposed project would not create or contribute substantial runoff which would be an additional source of polluted runoff.

**SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:**

a) 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:

- 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;
  - 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.
- b) Maintenance Agreement Required 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:
- 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.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

**SCA-88. Storm Drain System:** 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.

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

HYD-7: The proposed project would not otherwise substantially degrade water quality.

### Required Standard Conditions of Approval

**SCA-43. Hazardous Materials Related to Construction:** 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:

- a) Follow manufacturer'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;
- 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
- 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.

**SCA-50. State Construction General Permit:** 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.

### SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:

- a) 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:
  - 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;
  - 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.



**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- b) Maintenance Agreement Required: 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:
  - 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.

The maintenance agreement shall be recorded at the County Recorder’s Office at the applicant’s expense.

**SCA-57. Vegetation Management on Creekside Properties:** The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:

- a) Identify and leave “islands” of vegetation in order to prevent erosion and landslides and protect habitat;
- b) Trim tree branches from the ground up (limbing up) and leave tree canopy intact;
- c) Leave stumps and roots from cut down trees to prevent erosion;
- d) Plant fire-appropriate, drought-tolerant, preferably native vegetation;
- e) Provide erosion and sediment control protection if cutting vegetation on a steep slope;
- f) Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;
- g) Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine);
- h) Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat;
- i) Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development;
- j) Do not trim/prune branches that are larger than 4 inches in diameter;
- k) Do not remove tree canopy;
- l) Do not dump cut vegetation in the creek;
- m) Do not cut tall shrubbery to less than 3 feet high; and
- n) Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.

**SCA-88. Storm Drain System:** 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.

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

### Impact Discussion

**HYD-11:** The proposed project would not expose people or structures to a substantial risk of loss, injury, or death as a result of inundation by seiche, tsunami, or mudflow.

### Required Standard Conditions of Approval

**SCA-39. Seismic Hazards Zone (Landslide/Liquefaction):** 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.

**HYD-12:** The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, or increasing the rate or amount of flow, of a creek, river, or stream in a manner that would result in substantial erosion, siltation, or flooding, both on- or off-site.

### SCA-58. Creek Protection Plan:

a) Creek Protection Plan Required: The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices (“BMPs”) during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d).

b) Construction Best Management Practices: The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control best management practices to protect the creek during construction. The measures shall include, but are not limited to, the following:

- i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.
- ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
- iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
- v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.
- ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.
- xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
- xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.
- c) Post-Construction Best Management Practices: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.
- d) Creek Landscaping: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.
- e) Creek Protection Plan Implementation: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
<p><b>HYD-13:</b> The proposed project would not fundamentally conflict with the City of Oakland Creek Protection Ordinance (Oakland Municipal Code Chapter 13.16) intended to protect hydrologic resources.</p>	<p><b>SCA-54. NPDES C.3 Stormwater Requirements for Regulated Projects:</b></p> <p>a) 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> <ol style="list-style-type: none"><li>Location and size of new and replaced impervious surface;</li><li>Directional surface flow of stormwater runoff;</li><li>Location of proposed on-site storm drain lines;</li><li>Site design measures to reduce the amount of impervious surface area;</li><li>Source control measures to limit stormwater pollution;</li><li>Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and</li><li>Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.</li></ol> <p>b) <b>Maintenance Agreement Required</b> 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> <ol style="list-style-type: none"><li>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</li><li>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.</li></ol> <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p> <p><b>SCA-57. Vegetation Management on Creekside Properties:</b> The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:</p> <ol style="list-style-type: none"><li>Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat;</li><li>Trim tree branches from the ground up (limbing up) and leave tree canopy intact;</li><li>Leave stumps and roots from cut down trees to prevent erosion;</li><li>Plant fire-appropriate, drought-tolerant, preferably native vegetation;</li><li>Provide erosion and sediment control protection if cutting vegetation on a steep slope;</li><li>Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;</li><li>Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine);</li></ol>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- h) Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat;
- i) Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development;
- j) Do not trim/prune branches that are larger than 4 inches in diameter;
- k) Do not remove tree canopy;
- l) Do not dump cut vegetation in the creek;
- m) Do not cut tall shrubbery to less than 3 feet high; and
- n) Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.

**SCA-58. Creek Protection Plan:**

- a) **Creek Protection Plan Required:** The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices (“BMPs”) during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d).
- b) **Construction Best Management Practices:** The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control best management practices to protect the creek during construction. The measures shall include, but are not limited to, the following:
  - i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.
  - ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
  - iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
  - iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
  - v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

**Impact Discussion**

**Required Standard Conditions of Approval**

- vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.
- viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.
- ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.
- xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
- xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.
- c) Post-Construction Best Management Practices: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.
- d) Creek Landscaping: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.
- e) Creek Protection Plan Implementation: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>NOI-1:</b> The proposed project would not generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding construction noise.</p>	<p>(paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.</p>
<p><b>Noise (NOI)</b></p>	<p><b>SCA-62. Construction Days/Hours:</b> The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>c) No construction is allowed on Sunday or federal holidays.</li> </ul> <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 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><b>SCA-63. Construction Noise:</b> 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> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion

Required Standard Conditions of Approval

- 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 ten days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

**SCA-64. Extreme Construction Noise:**

- a) Construction Noise Management Plan Required. 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:
  - 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.

- b) Public Notification Required. 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.

**SCA-65. Project-Specific Construction Noise Reduction Measures:** 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 noise impacts on the nearest noise sensitive receptors. The project applicant shall implement the approved Plan during construction.

**SCA-66. Construction Noise Complaints:** 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



**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

<b>Impact Discussion</b>	<b>Required Standard Conditions of Approval</b>
<p><b>NOI-2:</b> The proposed project would not generate noise in violation of the City of Oakland nuisance standards (Oakland Municipal Code Section 8.18.020) regarding persistent construction-related noise.</p>	<p>the procedures during construction. At a minimum, the procedures shall include:</p> <ul style="list-style-type: none"><li>a) Designation of an on-site construction complaint and enforcement manager for the project;</li><li>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;</li><li>c) Protocols for receiving, responding to, and tracking received complaints; and</li><li>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.</li></ul>
<p><b>SCA-62:</b> The proposed project would not generate noise in violation of the City of Oakland nuisance standards (Oakland Municipal Code Section 8.18.020) regarding persistent construction-related noise.</p>	<p><b>SCA-62. Construction Days/Hours:</b> The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ul style="list-style-type: none"><li>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.</li><li>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.</li><li>c) No construction is allowed on Sunday or federal holidays.</li></ul> <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 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><b>SCA-63. Construction Noise:</b> 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> <ul style="list-style-type: none"><li>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.</li><li>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</li></ul>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>NOI-3:</b> The proposed project would not generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding operational noise.</p>	<p>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.</p> <ul style="list-style-type: none"> <li>c) Applicant shall use temporary power poles instead of generators where feasible.</li> <li>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.</li> <li>e) The noisiest phases of construction shall be limited to less than ten days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.</li> </ul>
<p><b>NOI-5:</b> The proposed project would not expose persons to interior <math>L_{dn}</math> or CNEL greater than 45 dBA for multi-family dwellings, hotels, motels, dormitories and long-term care facilities (and may be extended by local legislative action to include single-family dwellings) per California Noise Insulation Standards (CCR Part 2, Title 24).</p>	<p><b>SCA-68. Operational Noise:</b> Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of section 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><b>SCA-67. Exposure to Community Noise:</b> The project applicant shall submit a Noise Reduction Plan by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated windows, 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> <ul style="list-style-type: none"> <li>a) 45 dBA: Residential activities, civic activities, hotels</li> <li>b) 50 dBA: Administrative offices; group assembly activities</li> <li>c) 55 dBA: Commercial activities</li> <li>d) 65 dBA: Industrial activities</li> </ul>
<p><b>NOI-6:</b> The proposed project would not expose the project to community noise in conflict with the land use compatibility guidelines of the Oakland General Plan after incorporation of all applicable Standard Conditions of Approval.</p>	<p><b>SCA-67. Exposure to Community Noise:</b> The project applicant shall submit a Noise Reduction Plan by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated windows, 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> <ul style="list-style-type: none"> <li>a) 45 dBA: Residential activities, civic activities, hotels</li> <li>b) 50 dBA: Administrative offices; group assembly activities</li> <li>c) 55 dBA: Commercial activities</li> <li>d) 65 dBA: Industrial activities</li> </ul>
<p><b>NOI-8:</b> The proposed project could expose persons to or generate groundborne vibration that exceeds the criteria established by the Federal Transit Administration during either project construction or project operation.</p>	<p><b>SCA-69. Exposure to Vibration:</b> The project applicant shall submit a Vibration Reduction Plan prepared by a qualified acoustical consultant for City review and approval that contains vibration reduction measures to reduce groundborne vibration to acceptable levels per Federal Transit Administration (FTA) standards. The applicant shall implement the approved Plan during construction. Potential vibration reduction measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>a) Isolation of foundation and footings using resilient elements such as rubber bearing pads or springs, such as a “spring isolation” system that consists of resilient spring supports that can support the podium or residential</li> </ul>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>PS-1:</b> The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.</p> <p><b>PS-3:</b> The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police services.</p> <p><b>PS-7:</b> The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to</p>	<p>foundations. The specific system shall be selected so that it can properly support the structural loads and provide adequate filtering of groundborne vibration to the residences above.</p> <p>b) Trenching, which involves excavating soil between the railway and the project so that the vibration path is interrupted, thereby reducing the vibration levels before they enter the project's structures. Since the reduction in vibration level is based on a ratio between trench depth and vibration wavelength, additional measurements shall be conducted to determine the vibration wavelengths affecting the project. Based on the resulting measurement findings, an adequate trench depth and, if required, suitable fill shall be identified (such as foamed styrene packing pellets [i.e., Styrofoam] or low-density polyethylene).</p> <p><b>SCA-70. Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities:</b> The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities located adjacent to the project site. The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.</p> <p><b>SCA-73. Capital Improvements Impact Fee:</b> 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><b>SCA-73. Capital Improvements Impact Fee:</b> 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><b>SCA-73. Capital Improvements Impact Fee:</b> 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>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
maintain acceptable service ratios, response times, or other performance objectives for libraries.	
<b>Recreation (REC)</b>	
<p><b>REC-1:</b> The proposed project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.</p>	<p><b>SCA-73. Capital Improvements Impact Fee:</b> 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><b>SCA-74. Access to Parks and Open Space:</b> The project applicant shall submit a plan for City review and approval to enhance bicycle and pedestrian access from the project site and adjacent areas to Leona Canyon Regional Open Space Preserve. Examples of enhancements may include, but are not limited to, new or improved bikeways, bike parking, traffic control devices, sidewalks, pathways, bulb-outs, and signage. The project sponsor shall install the approved enhancements during construction and prior to completion of the project.</p>
<b>Transportation (TRANS)</b>	
<p><b>TRANS-1:</b> The proposed project would not conflict with a plan, ordinance, or policy addressing the safety or performance of the circulation system, including transit, roadways, and bicycle and pedestrian facilities (except for automobile level of service or other measures of vehicle delay).</p>	<p><b>SCA-79. Transportation Impact Fee:</b> 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>
<b>Utilities and Service Systems (UTIL)</b>	
<p><b>UTIL-2:</b> The proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new wastewater treatment facilities or expansion of existing facilities, construction of which could cause significant environmental effects.</p>	<p><b>SCA-87. Sanitary Sewer System:</b> 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 Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.</p>
<p><b>UTIL-4:</b> The proposed project would not exceed water supplies available to serve the project from existing entitlements and resources and would not require or result in construction of water facilities or expansion of existing facilities, construction of which could cause significant environmental effects.</p>	<p><b>SCA-86. Green Building Requirements – Small Projects:</b></p> <p>a) Compliance with Green Building Requirements During Plan Check: 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) for projects using the Bay Friendly Basic Landscape Checklist.</p> <p>i. The following information shall be submitted to the City for review and approval with application for a building permit:</p> <ul style="list-style-type: none"> <li>■ Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.</li> </ul>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

**Impact Discussion**

**Required Standard Conditions of Approval**

- Completed copy of the green building checklist approved during the review of a 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 (b) below.
- Other documentation to prove compliance.
- ii. The set of plans in subsection (a) shall demonstrate compliance with the following:
  - CALGreen mandatory measures.
  - All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.
- b) Compliance with Green Building Requirements During Construction: The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction. The following information shall be submitted to the City for review:
  - i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
  - ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

**SCA-90. Water Efficient Landscape Ordinance (WELO):** 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.  
Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California’s Model Water Efficient Landscape Ordinance.  
Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following:

- a) Project Information:
  - i. Date,
  - ii. Applicant and property owner name,
  - iii. Project address,
  - iv. Total landscape area,
  - v. Project type (new, rehabilitated, cemetery, or homeowner 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.”

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
	<ul style="list-style-type: none"> <li>b) Water Efficient Landscape Worksheet                             <ul style="list-style-type: none"> <li>i. Hydrozone Information Table</li> <li>ii. Water Budget Calculations with Maximum Applied Water Allowance and Estimated Total Water Use</li> </ul> </li> <li>c) Soil Management Report</li> <li>d) Landscape Design Plan</li> <li>e) Irrigation Design Plan</li> <li>f) Grading Plan</li> </ul>
<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><b>UTIL-6:</b> The landfill serving the proposed project would have sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs and would not require or result in construction of landfill facilities or expansion of existing facilities, construction of which could cause significant environmental effects.</p>	<p><b>SCA-82. Construction and Demolition Waste Reduction and Recycling.</b> 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 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 <a href="http://www.greenhalosystems.com">www.greenhalosystems.com</a> 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>
<b>Wildfire (WF)</b>	
<p><b>WF-1:</b> The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p><b>SCA-47. Designated Very High Fire Severity Zone – Vegetation Management:</b></p> <ul style="list-style-type: none"> <li>a) Vegetation Management Plan Required: The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:                             <ul style="list-style-type: none"> <li>i. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;</li> <li>ii. Removal of leaves and needles from roofs and rain gutters;</li> <li>iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;</li> <li>iv. Trimming back vegetation around windows;</li> <li>v. Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than 20%.</li> </ul> </li> </ul>

**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>WF-3:</b> The proposed project would be in a Very High Fire Hazard Severity Zone, but due to slope, prevailing winds, and other project-specific amenities would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p>	<ul style="list-style-type: none"><li>vi. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;</li><li>vii. Clearing out ground-level brush and debris; and All non-ornamental plants, seasonal weeds &amp; grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.</li><li>viii. Stacking woodpiles away from structures at least 20 feet from residential structures.</li><li>ix. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.</li><li>b) <b>Fire Safety Prior to Construction:</b> The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6” or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.</li><li>c) <b>Fire Safety During Construction:</b> The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per Section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type ZA10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.</li><li>d) <b>Smoking Prohibition:</b> The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.</li></ul>
<p><b>SCA-47: Designated Very High Fire Severity Zone – Vegetation Management:</b></p> <ul style="list-style-type: none"><li>a) <b>Vegetation Management Plan Required:</b> The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:<ul style="list-style-type: none"><li>i. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;</li><li>ii. Removal of leaves and needles from roofs and rain gutters;</li><li>iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;</li><li>iv. Trimming back vegetation around windows;</li><li>v. Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than 20%.</li><li>vi. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;</li></ul></li></ul>	

## EXECUTIVE SUMMARY

TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL

Impact Discussion	Required Standard Conditions of Approval
<p><b>WF-4:</b> The proposed project would be located in the Very High Fire Hazard Severity Zone, but would not require the installation or maintenance of a significant amount of associated infrastructure (such as lengthy roads, fuel breaks, emergency water sources, above-ground power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<ul style="list-style-type: none"><li>vii. Clearing out ground-level brush and debris; and All non-ornamental plants, seasonal weeds &amp; grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.</li><li>viii. Stacking woodpiles away from structures at least 20 feet from residential structures.</li><li>ix. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.</li><li>b) Fire Safety Prior to Construction: The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6" or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.</li><li>c) Fire Safety During Construction: The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per Section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type ZA10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.</li><li>d) Smoking Prohibition: The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.</li></ul>
<p><b>SCA-47:</b> Designated Very High Fire Severity Zone – Vegetation Management:</p> <p>a) Vegetation Management Plan Required: The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:</p> <ul style="list-style-type: none"><li>i. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;</li><li>ii. Removal of leaves and needles from roofs and rain gutters;</li><li>iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;</li><li>iv. Trimming back vegetation around windows;</li><li>v. Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than 20%.</li><li>vi. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;</li></ul>	



**EXECUTIVE SUMMARY**

**TABLE 2-2 SUMMARY OF LESS THAN SIGNIFICANT IMPACTS WITH STANDARD CONDITIONS OF APPROVAL**

Impact Discussion	Required Standard Conditions of Approval
<p><b>WF-5:</b> The proposed project would be in a Very High Fire Hazard Severity Zone, but it would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p>	<ul style="list-style-type: none"><li>vii. Clearing out ground-level brush and debris; and All non-ornamental plants, seasonal weeds &amp; grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.</li><li>viii. Stacking woodpiles away from structures at least 20 feet from residential structures.</li><li>ix. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.</li></ul> <ul style="list-style-type: none"><li>b) <b>Fire Safety Prior to Construction:</b> The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6” or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.</li><li>c) <b>Fire Safety During Construction:</b> The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per Section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type 2A10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.</li><li>d) <b>Smoking Prohibition:</b> The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.</li></ul> <p><b>SCA-39. Seismic Hazards Zone (Landslide/Liquefaction):</b> 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>