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<p>vacant building inventory in the Specific Plan area.</p> <p>iii. Maintain a list of vacant parcels to assist with building relocation assistance. Additionally, a relocation fund could be established and paid into by projects that demolish historic resources. This could result in the salvage of stand-alone historic resources, especially smaller resources that sit on large lots, which face fierce development pressure. This is more appropriate in areas that are not considered historic districts or groupings of buildings. This can be facilitated via CEQA review by making known Historic Preservation Element Action 3.8.1.2, allowing buildings to be moved to a location consistent with its historic or architectural character.</p> <p>iv. Study the feasibility of amending the Downtown Oakland National Register Historic District to provide a means for more property owners to use the Federal Rehabilitation Tax Credits. The amendment should evaluate an extended boundary and additional contributors, to include more of downtown’s significant historic buildings. This would provide a means for more property owners to use the Federal Rehabilitation Tax Credit as owners of resources within a National Register-listed historic district.</p>				
<p>Implementation of Mitigation Measures CULT-1A – CULT-1F would lessen this impact but it would remain significant and unavoidable.</p>				
<p>Mitigation Measure CULT-2: Implement Mitigation Measures CULT-1A – CULT-1F.</p>				
<p>SCA-CULT-1: Archaeological and Paleontological Resources – Discovery During Construction (#32) <u>Requirement:</u> Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during</p>	N/A	During construction	Bureau of Building	

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<p>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 project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are</p>				

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<p>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>				
<p>SCA-CULT-2: Archaeologically Sensitive Areas – Pre-Construction Measures (#33)</p>	<p>Bureau of Building; Bureau of Planning</p>	<p>Prior to approval of construction-related permit;</p>	<p>Bureau of Building</p>	
<p><u>Requirement:</u> The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources.</p>				
<p>Provision A: Intensive Pre-Construction Study.</p>				
<p>The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include:</p>				
<p>a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources.</p>				

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required).				
<p>SCA-AES-2: Landscape Plan (#18)</p> <p>a. Landscape Plan Required <u>Requirement:</u> The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of Chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively), and with any applicable streetscape plan.</p> <p>b. Landscape Installation <u>Requirement:</u> The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.</p> <p>c. Landscape Maintenance <u>Requirement:</u> All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.</p>	<p>a. Bureau of Planning</p> <p>b. Bureau of Planning</p> <p>c. N/A</p>	<p>a. Prior to approval of construction-related permit</p> <p>b. Prior to building permit final</p> <p>c. Prior to approval of construction-related permit</p>	<p>a. N/A</p> <p>b. Bureau of Building</p> <p>c. Bureau of Building</p>	

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SCA-AES-3: Lighting (#19) <u>Requirement:</u> Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.	N/A	Prior to building permit final	Bureau of Building	
SCA-AES-4: Underground Utilities (#83) <u>Requirement:</u> The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.	N/A	During construction	Bureau of Building	
G. Biological Resources				
SCA-BIO-1: Bird Collision Reduction Measures (#28) <u>Requirement:</u> 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: <ul style="list-style-type: none"> i. 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. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. 	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	

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<p>iii. Monopole structures or antennas shall not include guy wires.</p> <p>iv. Avoid the use of mirrors in landscape design.</p> <p>v. 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.</p> <p>vi. 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:</p> <ul style="list-style-type: none"> ▪ Use opaque glass in window panes instead of reflective glass. ▪ 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). ▪ 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). ▪ Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. ▪ 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. 				

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<ul style="list-style-type: none"> ▪ 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). ▪ Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides. ▪ Install opaque window film or window film with a pattern/design which also adheres to the “two-by-four” rule for coverage. 				
<p>vii. Reduce light pollution. Examples include the following:</p> <ul style="list-style-type: none"> ▪ Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30). ▪ 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. ▪ Reduce perimeter lighting whenever possible. ▪ Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass. ▪ Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration. 				
<p>viii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:</p> <ul style="list-style-type: none"> ▪ 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. 				

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<ul style="list-style-type: none"> ▪ Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials. ▪ 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. ▪ 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. ▪ Schedule nightly maintenance during the day or to conclude before 11:00 p.m., if possible. 				
<p>SCA-BIO-2: Tree Removal during Bird Breeding Season (#29)</p>	Bureau of Planning	Prior to removal of trees	Bureau of Building	
<p><u>Requirement:</u> To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet</p>				

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<p>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>SCA-BIO-3: Tree Permit (#30) a. Tree Permit Required <u>Requirement:</u> 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. .</p> <p>b. Tree Protection during Construction <u>Requirement:</u> 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:</p> <p>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.</p> <p>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, filing, 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</p>	<p>a. Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building</p> <p>b. Public Works Department, Tree Division</p> <p>c. Public Works Department, Tree Division</p>	<p>a. Prior to approval of construction-related permit</p> <p>b. During construction</p> <p>c. Prior to building permit final</p>	<p>a. Bureau of Building</p> <p>b. Bureau of Building</p> <p>c. Bureau of Building</p>	

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<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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,</p>				

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<p>and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.</p>				
<p>c. Tree Replacement Plantings</p>				
<p><u>Requirement:</u> 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:</p>				
<p>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.</p>				
<p>ii. Replacement tree species shall consist of <i>Sequoia sempervirens</i> (Coast Redwood), <i>Quercus agrifolia</i> (Coast Live Oak), <i>Arbutus menziesii</i> (Madrone), <i>Aesculus californica</i> (California Buckeye), <i>Umbellularia californica</i> (California Bay Laurel), or other tree species acceptable to the Tree Division.</p>				
<p>iii. Replacement trees shall be at least 24-inch box size, unless a smaller size is recommended by the arborist, except that three 15-gallon size trees may be substituted for each 24-inch box size tree where appropriate.</p>				
<p>iv. Minimum planting areas must be available on-site as follows:</p> <ul style="list-style-type: none"> ▪ For <i>Sequoia sempervirens</i>, three hundred fifteen (315) square feet per tree; ▪ For other species listed, seven hundred (700) square feet per tree. 				
<p>v. In the event that replacement trees are required but cannot be planted due to site constraints, an in-lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets</p>				

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<p>and medians.</p> <p>vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within 1 year of planting shall be replanted at the project applicant's expense.</p>				
H. Geology and Soils				
<p>SCA-GEO-1: Construction-Related Permit(s) (#36) <u>Applicable To:</u> All projects requiring a construction-related permit. <u>Requirement:</u> The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.</p>	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
<p>SCA-GEO-2: Soils Report (#37) <u>Applicable To:</u> All projects involving 1) a subdivision (except condominium subdivisions and subdivisions between existing buildings with no new structures) per OMC sections 16.20.060 and 16.24.090 or 2) a grading permit per OMC section 15.04.660. The condition does not apply to projects located in an Earthquake Fault Zone or a Seismic Hazards Zone (see other conditions applicable to those projects). <u>Requirement:</u> 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</p>	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

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contained in the approved report during project design and construction.				
<p>SCA-GEO-3: Seismic Hazards Zone (Landslide/Liquefaction) (#39) <u>Applicable To:</u> all projects located in a Seismic Hazards Zone per the State Seismic Hazards Mapping Act (pertaining to seismically-induced liquefaction and landslides) and involve at least one of the following:</p> <ol style="list-style-type: none"> a. New structures (except single-family dwellings not part of a development of four or more dwellings); b. Major additions or alterations (defined as exceeding 50% of the value of the structure or 50% of the floor area of the structure); or c. Subdivisions (except condominium subdivisions and subdivisions between existing buildings with no new structures). <p><u>Requirement:</u> 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>	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
I. Hazards and Hazardous Materials				
<p>SCA-HAZ-1: Hazardous Materials Related to Construction (#43) <u>Applicable To:</u> All projects involving construction activities. <u>Requirement:</u> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by</p>	N/A	During construction	Bureau of Building	

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<p>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"> 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. 				

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<p>SCA-HAZ-2: Hazardous Building Materials and Site Contamination (#44) <u>Applicable To:</u> All projects involving (a) redevelopment or change of use of a historically industrial or commercial site; (b) a contaminated site as identified in City records; or (c) a site listed on the State Cortese List; and site remediation activities are required based on an environmental site assessment. Note that the environmental site assessment referenced in this condition is typically required prior to project approval.</p>	<p>a. Bureau of Building b. Oakland Fire Department</p>	<p>a. Prior to approval of demolition, grading, or building permits b. Prior to building permit final</p>	<p>a. Bureau of Building b. Oakland Fire Department</p>	
<p>a. Hazardous Building Materials Assessment</p>	<p><u>Requirement:</u> The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p>			
<p>b. Environmental Site Assessment Required</p>	<p><u>Requirement:</u> The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by</p>			

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<p>a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p>				
<p>c. Health and Safety Plan Required Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p>				
<p>d. Best Management Practices (BMPs) Required for Contaminated Sites</p>				
<p><u>Requirement:</u> The project applicant shall ensure that BMPs are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p>				
<p>i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.</p>				
<p>ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.</p>				

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<p>SCA-HAZ-3: Hazardous Materials Business Plan (#45) <u>Applicable To:</u> All projects involving the handling, storage, or transportation of hazardous materials during business operations. <u>Requirement:</u> The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following:</p> <ol style="list-style-type: none"> a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. b. The location of such hazardous materials. c. An emergency response plan including employee training information. d. A plan that describes the manner in which these materials are handled, transported, and disposed. 	Oakland Fire Department	Prior to building permit final	Oakland Fire Department	
J. Hydrology and Water Quality				
<p>SCA-HYD-1: Erosion and Sedimentation Control Measures for Construction (#48) <u>Applicable To:</u> All projects involving construction activities, except projects: a) requiring a grading permit; b) located on a hillside property (20% or greater slope); or c) requiring a category III or IV creek protection permit (see other conditions applicable to these other projects). <u>Requirement:</u> The project applicant shall implement Best Management Practices (BMPs) to reduce erosion,</p>	N/A	During construction	Bureau of Building	

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<p>sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.</p>				
<p>SCA-HYD-2: Erosion and Sedimentation Control Plan for Construction (#49) <u>Applicable To:</u> All projects involving construction activities that require a grading permit per OMC sec. 15.04.660 or are located on a hillside property (20% or greater slope), except projects requiring a category III or IV creek protection permit (see other conditions for creek protection permits).</p>	<p>a. Bureau of Building b. NA</p>	<p>a. Prior to approval of construction-related permit b. During Construction</p>	<p>a. N/A b. Bureau of Building</p>	
<p>a. Erosion and Sedimentation Control Plan Required Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction Effective May 1, 2018 Page 42 operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall</p>				

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<p>specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p>				
<p>b. Erosion and Sedimentation Control During Construction <u>Requirement:</u> The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.</p>				
<p>SCA-HYD-3: State Construction General Permit (#50) <u>Applicable To:</u> All projects that disturb one acre or more of surface area <u>Requirement:</u> The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (State Water Board). The project applicant shall submit a Notice of Intent, Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to State Water Board. The project applicant shall submit evidence of compliance with Permit requirements to the City.</p>	<p>State Water Resources Control Board; evidence of compliance submitted to Bureau of Building</p>	<p>Prior to approval of construction-related permit</p>	<p>State Water Resources Control Board</p>	
<p>SCA-HYD-4: Site Design Measures to Reduce Stormwater Runoff (#52) <u>Applicable To:</u> All projects that create or replace (any amount) of impervious surface, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects). <u>Requirement:</u> Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the</p>	<p>N/A</p>	<p>Ongoing</p>	<p>N/A</p>	

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following: a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas; b. Utilize permeable paving in place of impervious paving where appropriate; c. Cluster structures; d. Direct roof runoff to vegetated areas; e. Preserve quality open space; and f. Establish vegetated buffer areas.	N/A	Ongoing	N/A	
SCA-HYD-5: Source Control Measures to Limit Stormwater Pollution (#53) <u>Applicable To:</u> All projects, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects). <u>Requirement:</u> Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following: a. Stencil storm drain inlets “No Dumping – Drains to Bay;” b. Minimize the use of pesticides and fertilizers; c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas; d. Cover trash, food waste, and compactor enclosures; and e. Plumb the following discharges to the sanitary sewer system, subject to City approval: f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants; g. Dumpster drips from covered trash, food waste, and compactor enclosures;	N/A	Ongoing	N/A	

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h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories; i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and j. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.				
SCA-HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects (#54)	a. Bureau of Planning; Bureau of Building	a. Prior to approval of construction-related permit	a. Bureau of Building b. Bureau of Building	
<u>Applicable To:</u> all projects considered Regulated Projects under the NPDES C.3 requirements. Regulated Projects are:	b. Bureau of Building	b. Prior to building permit final		
a. Projects that create or replace 10,000 square feet or more of new or existing impervious surface area; and b. The following projects that create or replace 5,000 square feet or more of new or impervious surface area: i. Auto servicing, auto repair, and gas stations; ii. Restaurants (full service, limited service, and fast-food); and iii. Uncovered surface parking lots (including stand-alone parking lots, parking lots serving an activity, and the uncovered portion of parking structures unless drainage from the uncovered portion of the parking structure is connected to the sanitary sewer system).				
Regulated Projects do not include individual single-family dwellings (that are not part of a larger multi-unit development) or routine maintenance activities.				
a. Post-Construction Stormwater Management Plan Required				
<u>Requirement:</u> 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				

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<p>Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:</p>				
<ul style="list-style-type: none"> i. Location and size of new and replaced impervious surface; ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area; v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. 				
<p>b. Maintenance Agreement Required <u>Requirement:</u> The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:</p> <ul style="list-style-type: none"> i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional 				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.</p>				
<p>The maintenance agreement shall be recorded at the County Recorder’s Office at the applicant’s expense.</p>				
<p>SCA-HYD-7: NPDES C.3 Stormwater Requirements for Small Projects (#55)</p>	<p>Bureau of Planning; Bureau of Building</p>	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	
<p><u>Applicable To:</u> all projects involving either of the following:</p>				
<ul style="list-style-type: none"> a. Projects that create or replace at least 2,500 square feet, but less than 10,000 square feet, of new or existing impervious, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects); or b. Individual single-family home projects that create or replace at least 2,500 square feet of new or existing impervious. 				
<p><u>Requirement:</u> Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:</p>				
<ul style="list-style-type: none"> a. Direct roof runoff into cisterns or rain barrels for reuse; b. Direct roof runoff onto vegetated areas; c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas; d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas; e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. 				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction. The design and installation of the measure(s) shall comply with all applicable City requirements.</p>				
<p>SCA-HYD-8: Architectural Copper (#56) <u>Applicable To:</u> All projects involving new architectural copper. <u>Requirement:</u> The project applicant shall implement Best Management Practices (BMPs) concerning the installation, treatment, and maintenance of exterior architectural copper during and after construction of the project in order to reduce potential water quality impacts in accordance with Provision C.13 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The required BMPs include, but are not limited to, the following:</p> <ol style="list-style-type: none"> a. If possible, use copper materials that have been pre-patinated at the factory; b. If patination is done on-site, ensure rinse water is not discharged to the storm drain system by protecting storm drain inlets and implementing one or more of the following: c. Discharge rinse water to landscaped area; d. Collect rinse water in a tank and discharge to the sanitary sewer, with approval by the City; or haul off-site for proper disposal; e. During maintenance activities, protect storm drain inlets to prevent wash water discharge into storm drains; and f. Consider coating the copper with an impervious coating that prevents further corrosion. 	N/A	During construction; ongoing	Bureau of Building	
<p>SCA-HYD-9: Vegetation Management on Creekside Properties (#57) <u>Applicable To:</u> All projects located on creekside</p>	N/A	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
properties.				
<u>Requirement:</u> The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:				
<ul style="list-style-type: none"> 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. 				

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<p>SCA-HYD-10: Creek Protection Plan (#58) <u>Applicable To:</u> All projects requiring a category III or IV creek protection permit.</p>	<p>a. Bureau of Planning b. Bureau of Planning</p>	<p>a. Prior to approval of construction-related permit</p>	<p>a. N/A b. N/A</p>	
<p>a. Creek Protection Plan Required <u>Requirement:</u> 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).</p>	<p>c. Bureau of Planning d. Bureau of Planning e. N/A</p>	<p>b. Prior to approval of construction-related permit c. Prior to approval of construction-related permit</p>	<p>c. N/A d. N/A e. Bureau of Building</p>	
<p>b. Construction BMPs <u>Requirement:</u> The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control BMPs to protect the creek during construction. The measures shall include, but are not limited to, the following:</p>		<p>d. During construction e. During construction; ongoing</p>		
<p>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. iii. 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</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>staked tarps when rain is occurring or is expected.</p> <p>iv. 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.</p> <p>v. 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.</p> <p>vi. 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.</p> <p>vii. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.</p> <p>viii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.</p> <p>ix. 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.</p> <p>x. 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.</p>				

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<p>When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.</p> <p>xi. 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.</p> <p>xii. 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.</p> <p>xiii. 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).</p> <p>xiv. 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.</p>				
<p>c. Post-Construction BMPs</p> <p><u>Requirement:</u> 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</p>				

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<p>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 <u>Requirement:</u> 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.</p>				
<p>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 <u>Requirement:</u> 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>SCA-HYD-11: Creek Dewatering/Diversion (#59) <u>Applicable To:</u> All projects involving creek dewatering or diversion (generally required when there is work within the creek channel).</p>	<p>Bureau of Planning; Bureau of Building</p>	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p><u>Requirement:</u> The project applicant shall submit a Dewatering and Diversion Plan for review and approval by the City, and shall implement the approved Plan. The Plan shall comply, at a minimum, with the following:</p>				
<p>a. All dewatering and diversion activities shall comply with the requirements of all necessary regulatory permits and authorizations from other agencies (e.g., Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and Army Corps of Engineers).</p>				
<p>b. All native aquatic life (e.g., fish, amphibians, and turtles) within the work site shall be relocated by a qualified biologist prior to dewatering, in accordance with applicable regional, state, and federal requirements. Captured native aquatic life shall be moved to the nearest appropriate site on the stream channel downstream. The biologist shall check daily for stranded aquatic life as the water level in the dewatering area drops. All reasonable efforts shall be made to capture and move all stranded aquatic life observed in the dewatered areas. Capture methods may include fish landing nets, dip nets, buckets, and by hand. Captured aquatic life shall be released immediately in the nearest appropriate downstream site. This condition does not allow the take or disturbance of any state or federally listed species, nor state-listed species of special concern, unless the applicant obtains a project specific authorization from the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service, as applicable.</p>				
<p>c. If any dam or other artificial obstruction is constructed, maintained, or placed in operation within the stream channel, ensure that sufficient water is allowed to pass down channel at all times to maintain native aquatic life below the dam or other artificial obstruction.</p>				
<p>d. Construction and operation of dewatering/diversion</p>				

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<p>devices shall meet the standards contained in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board.</p> <p>e. Cofferdams and/or water diversion system shall be constructed of a non-erodible material which will cause little or no siltation. Cofferdams and the water diversion system shall be maintained in place and functional throughout the construction period. If the cofferdams or water diversion systems fail, they shall be repaired immediately based on the recommendations of a qualified environmental consultant. The devices shall be removed after construction is complete and the site is stabilized.</p> <p>f. Pumped water shall be passed through a sediment settling device before returning to the stream channel. Velocity dissipation measures are required at the outfall to prevent erosion.</p>				
<p>SCA-HYD-12: Structures in a Flood Zone (#60) <u>Applicable To:</u> All projects that involve new construction within a 100-year flood zone as mapped on a Federal Hazard Boundary map, Flood Insurance Rate Map, or other flood hazard delineation map. Staff can refer to the City's GIS map. <u>Requirement:</u> The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation.</p>	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
<p>SCA-HYD-13: Bay Conservation and Development Commission (BCDC) Approval (#61) <u>Applicable To:</u> All projects that require a permit from the Bay Conservation and Development Commission (BCDC). BCDC's jurisdiction is generally limited to the</p>	Approval by BCDC; evidence of approval submitted to Bureau of Planning	Prior to activity requiring permit/approval from BCDC	BCDC	

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<p>first 100 feet inland from the shoreline of San Francisco Bay and the Oakland Estuary. Projects in BCDC’s jurisdiction requiring a permit include placing material in the Bay/Estuary, dredging material from the Bay/Estuary, substantially changing the use of a structure or area, constructing or repairing a structure, or grading land.</p> <p>Requirement: The project applicant shall obtain the necessary permit/approval, if required, from the Bay Conservation and Development Commission (BCDC) for work within BCDC’s jurisdiction to address issues such as but not limited to shoreline public access and sea level rise. The project applicant shall submit evidence of the permit/approval to the City and comply with all requirements and conditions of the permit/approval.</p>				
K. Noise				
SCA-NOI-1: Construction Days/Hours (#62)	N/A	During construction	Bureau of Building	
<p><u>Applicable To:</u> All projects involving construction.</p> <p>Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ol style="list-style-type: none"> a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. c. No construction is allowed on Sunday or federal holidays. 				

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<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>SCA-NOI-2: Construction Noise (#63) <u>Applicable To:</u> All projects involving construction. <u>Requirement:</u> The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or 	N/A	During construction	Bureau of Building	

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<p>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.</p>				
<p>c. Applicant shall use temporary power poles instead of generators where feasible.</p>				
<p>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.</p>				
<p>e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.</p>				
<p>SCA-NOI-3: Extreme Construction Noise (#64) <u>Applicable To:</u> All projects involving construction. The Construction Noise Management Plan may be required prior to project approval.</p>	<p>a. Bureau of Building b. Bureau of Building</p>	<p>a. Prior to approval of construction-related permit b. During construction</p>	<p>a. Bureau of Building b. Bureau of Building</p>	
<p>a. Construction Noise Management Plan Required Requirement: 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</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:</p>				
<ul style="list-style-type: none"> i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements. 				
<p>b. Public Notification Required <u>Requirement:</u> The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>SCA-NOI-4: Project-Specific Construction Noise Reduction Measures (#65) <u>Applicable To:</u> All projects for which a noise study was prepared during the project review process that resulted in preliminary recommended noise reduction measures to address specific adjacent sensitive receptors/or businesses that may be impacted by construction noise more than typical (e.g. pre-school activity, meditation center, skilled nursing facility, etc.) <u>Requirement:</u> 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. The project applicant shall implement the approved Plan during construction.</p>	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
<p>SCA-NOI-5: Construction Noise Complaints (#66) <u>Applicable To:</u> All major development projects, specifically those involving: a. Construction of 50 or more residential dwelling units; b. Construction of 50,000 sq. ft. or more of nonresidential floor area; or c. CEQA review (e.g., negative declaration, mitigated negative declaration, or EIR).] <u>Requirement:</u> The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: a. Designation of an on-site construction complaint and enforcement manager for the project; b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code</p>	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Enforcement unit;</p> <p>c. Protocols for receiving, responding to, and tracking received complaints; and</p> <p>d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City’s request.</p>				
<p>SCA-NOI-6: Exposure to Community Noise (#67) <u>Applicable To:</u> All projects for which a noise study was performed during the project review process and the project exposure to community noise is Conditionally Acceptable, Normally Unacceptable, or Clearly Unacceptable per the land use compatibility guidelines of the Noise Element of the Oakland General Plan. <u>Requirement:</u> The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <p>a. 45 dBA: Residential activities, civic activities, hotels</p> <p>b. 50 dBA: Administrative offices; group assembly activities</p> <p>c. 55 dBA: Commercial activities</p> <p>d. 65 dBA: Industrial activities</p>	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	
<p>SCA-NOI-7: Operational Noise (#68) <u>Applicable To:</u> All projects. <u>Requirement:</u> Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of Chapter 17.120 of the Oakland Planning Code and Chapter 8.18 of the Oakland Municipal Code. If noise levels exceed</p>	N/A	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
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>SCA-NOI-8: Exposure to Vibration (#69)</p> <p><u>Applicable To:</u> All projects involving new residential facilities or new dwelling units located adjacent to an active rail line.</p> <p><u>Requirement:</u> 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> <ol style="list-style-type: none"> 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 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. 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). 	N/A	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>SCA-NOI-9: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities (#70) <u>Applicable To:</u> All projects involving construction adjacent to an historical resource under CEQA or adjacent to vibration sensitive activities where vibration could substantially interfere with normal operations. <u>Requirement:</u> 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. 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>	Bureau of Building	Prior to construction	Bureau of Building	
L. Population and Housing				
<p>SCA-POP-1: Jobs/Housing Impact Fee (#71) <u>Applicable To:</u> The following condition applies to all projects per OMC chap. 15.68 involving new construction of office or warehousing activities containing at least 25,000 sq. ft. of floor area. <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Jobs/Housing Impact Fee Ordinance (chapter 15.68 of the Oakland Municipal Code).</p>	Bureau of Building	Prior to construction	N/A	
<p>SCA-POP-2: Affordable Housing Impact Fee (#72) <u>Applicable To:</u> The following condition applies to all projects subject to the Affordable Housing Impact Fee Ordinance per OMC chap. 15.72. Please refer to the ordinance and administrative regulations for project applicability and requirements. <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Affordable</p>	Bureau of Building	Prior to issuance of building permit; subsequent milestones pursuant to ordinance	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code). When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance Initial Approval: Bureau of Building Monitoring/Inspection: N/A</p>	N/A	Ongoing	N/A	
<p>SCA-POP-3: Residential Tenants (#92) <u>Applicable To:</u> The following condition applies to all projects that affect existing residential units on the site (including unpermitted units and live/work units) resulting in temporary or permanent eviction, displacement or relocation of existing residential tenants, or residential tenants previously evicted or relocated in the past 12 months, due to the project or City action related to the project (e.g., the building was “red-tagged” by the City in response to a code violation). <u>Requirement:</u> The property owner shall comply with all applicable laws and requirements concerning residential tenants, including but not limited to, the City’s Rent Adjustment Ordinance (OMC chap. 8.22, Article I), Just Cause Eviction Ordinance (OMC chap. 8.22, Articles II & III), Tenant Protection Ordinance (OMC chap. 8.22, Article V) and Code Compliance Relocation Ordinance (OMC chap. 15.60). Existing and former tenants temporarily or permanently evicted, displaced or relocated due to the project or City action related to the project may be entitled to protections and benefits, including, but not limited to, relocation payments and the right to return to previous units. The property owner may be required to submit evidence of compliance with applicable tenant protection laws upon request of the City. For more information, please contact the Oakland Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland, California, 94612; (510) 238-6182.</p>	N/A	Ongoing	N/A	
M. Public Services, Facilities, and Recreation				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Mitigation Measure PUB-1: Part 1) The City shall explore updating the Capital Improvement Impact fees, and/or implement a dedicated impact fee specific to parks and recreation. Dedicating a portion of the impact fee to fund green stormwater infrastructure in public spaces should be explored. Part 2) The City shall study the feasibility of creating a Privately Owned Public Spaces (POPOS) program so that outdoor and indoor spaces can be provided for public enjoyment by private owners in exchange for bonus floor area or waivers. An equity analysis will be conducted as part of the study to explore strategies to encourage equitable access.</p>				
<p>Cumulative Mitigation Measure PUB-1: Implement Mitigation Measure PUB-1</p>				
<p>SCA-PUB-1: Compliance with Other Requirements (#3) The project applicant shall comply with all applicable federal, State, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in SCA #4 (Minor and Major Changes).</p>	N/A	N/A	N/A	
<p>SCA-PUB-2: Fire Safety Phasing Plan (#46) <u>Requirement:</u> The project applicant shall submit a Fire Safety Phasing Plan for City review and approval, and shall implement the approved Plan. The Fire Safety Phasing Plan shall include all of the fire safety features incorporated into each phase of the project and the schedule for implementation of the features.</p>	Oakland Fire Department	Prior to approval of construction-related permit	Monitoring/Inspection: Bureau of Building	
<p>SCA-PUB-3: Capital Improvements Impact Fee (#73) <u>Requirement:</u> 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>	Bureau of Building	Prior to issuance of building permit	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
N. Utilities				
<p>Mitigation Measure UTL-1: Part 1) The City of Oakland shall adopt a new SCA and/or revise existing SCA/s that includes the following: New development as a result of the implementation of the Specific Plan shall determine the adequacy and condition of the existing storm drainage infrastructure impacted by the project. The project watershed shall be analyzed for post-construction impacts to drainage within the watershed, accounting for the condition of the existing infrastructure. For any identified adverse impacts, mitigation measures shall be proposed and implemented as part of the project.</p> <p>Part 2) All future projects under the Specific Plan shall require the installation of full trash capture device at priority storm drain inlets in the project area and within a 100-foot buffer around the project boundary.</p> <p>Part 3) Consider establishing a dedicated impact fee specific to stormwater to address the aging system that is in addition to the citywide Capital Improvements Fee. Recommended fees should be calculated by square footage.</p>				
Cumulative Mitigation Measure UTL-1: Implement Mitigation Measure UTL-1.				
<p>SCA-UTL-1: Compliance with Other Requirements (#3) The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in SCA #4: Minor and Major Changes.</p>	N/A	N/A	N/A	
SCA-UTL-2: Construction Management Plan (#13)	N/A	N/A	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The Construction Management Plan shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The Construction Management Plan shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.</p>				
<p>SCA-UTL-3: Erosion and Sedimentation Control Plan for Construction (#48) a. Erosion and Sedimentation Control Plan Required Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to</p>	<p>N/A</p>	<p>During construction</p>	<p>Bureau of Building</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p>				
<p>b. Erosion and Sedimentation Control During Construction</p>				
<p><u>Requirement:</u> The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.</p>				
<p>SCA-UTL-4: State Construction General Permit (#50)</p>	<p>State Water Resources Control Board; evidence of compliance submitted to Bureau of Building</p>	<p>Prior to approval of construction-related permit</p>	<p>State Water Resources Control Board</p>	
<p><u>Applicable To:</u> The following condition applies to all projects that disturb one acre or more of surface area. <u>Requirement:</u> 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</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
City.				
SCA-UTL-5: Site Design Measures to Reduce Stormwater Runoff (#52)	N/A	Ongoing	N/A	
<p>Applicable To: The following condition applies to all projects that create or replace (any amount) of impervious surface, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects).</p> <p><u>Requirement:</u> Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface b. parking areas; c. Utilize permeable paving in place of impervious paving where appropriate; d. Cluster structures; e. Direct roof runoff to vegetated areas; f. Preserve quality open space; and g. Establish vegetated buffer areas. 				
SCA-UTL-6: Source Control Measures to Limit Stormwater Pollution (#53)	N/A	Ongoing	N/A	
<p><u>Applicable to:</u> The following condition applies to all projects, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects).</p> <p><u>Requirement:</u> Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>stormwater runoff. These measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. Stencil storm drain inlets “No Dumping – Drains to Bay;” b. Minimize the use of pesticides and fertilizers; c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas; d. Cover trash, food waste, and compactor enclosures; and e. Plumb the following discharges to the sanitary sewer system, subject to City approval: f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants; g. Dumpster drips from covered trash, food waste, and compactor enclosures; h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories; i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and j. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible. 				
<p>SCA-UTL-7: Construction and Demolition Waste Reduction and Recycling (#82) <u>Requirement:</u> 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 for City review and approval and shall implement the approved Waste Reduction and Recycling Plan. 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 Waste Reduction and Recycling Plan must specify</p>	<p>Public Works Department, Environmental Services Department</p>	<p>Prior to approval of construction-related permit</p>	<p>Public Works Department, Environmental Services Department</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The Waste Reduction and Recycling Plan may be submitted electronically at www.greenhalosystems.com or manually at the City’s Green Building Resource Center. Current standards, FAQs, and forms are available on the City’s website and in the Green Building Resource Center.</p>				
<p>SCA-UTL-8: Underground Utilities (#83) <u>Requirement:</u> The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project’s street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.</p>	N/A	During construction	Bureau of Building	
<p>SCA-UTL-9: Recycling Collection and Storage Space (#84) <u>Applicable to:</u> The following condition applies to all projects per chapter of 17.118 of the Oakland Planning Code that involve any of the following:</p> <ol style="list-style-type: none"> a. New residential development of five or more units; b. Alterations to existing residential development of five or more units that increase the floor area by 30% or more; c. New commercial or industrial development; d. Alterations to existing commercial or industrial development that increase the floor area by 30% or more; 	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>e. New public facilities; or</p> <p>f. Alterations to areas of existing public facilities used for collecting and loading solid waste.</p> <p>Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.</p>				
<p>SCA-UTL-10: Green Building Requirements (#85) <u>Applicable to:</u> The following condition applies to all projects involving any the following:</p> <p>Residential</p> <p>a. New Construction of a One or Two Family Dwelling</p> <p>b. New Construction of a Multi-Family Dwelling (3+ units);</p> <p>c. Additions or Alterations to a One or Two Family Dwelling over 1,000 sq. ft. of total floor area; or</p> <p>d. Construction of or Alteration to Residential Units (any amount) that Receive City Funding (NOFA projects)</p> <p>Non-Residential</p> <p>a. New Construction of Non-Residential Building over 25,000 sq. ft. of total floor area; or</p> <p>b. Major Alterations (see Green Building Definitions) over 25,000 sq. ft. of total floor area to a Non-Residential Building.]</p> <p>a. Compliance with Green Building Requirements During Plan-Check</p>	<p>a. Bureau of Building</p> <p>b. N/A</p> <p>c. Bureau of Planning</p>	<p>a. Prior to approval of construction-related permit</p> <p>b. During construction</p> <p>c. Prior to final approval</p>	<p>a. N/A</p> <p>b. Bureau of Building</p> <p>c. Bureau of Building</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p><u>Requirement:</u> The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).</p>				
<p>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</p>				
<ul style="list-style-type: none"> ▪ Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. ▪ Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. ▪ Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. ▪ Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. ▪ Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. ▪ Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. ▪ Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. 				
<p>ii. The set of plans in subsection (i) shall demonstrate</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>compliance with the following:</p> <ul style="list-style-type: none"> ▪ CALGreen mandatory measures. ▪ All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit. ▪ The point level certification requirement is 53 points for residential and LEED Gold (mid-60 points minus cool roof requirements) for non-residential per the appropriate checklist approved during the Planning entitlement process. ▪ All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved 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. 				
<p>b. Compliance with Green Building Requirements During Construction</p>				
<p><u>Requirement:</u> The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</p>				
<p>The following information shall be submitted to the City for review and approval:</p>				
<ol style="list-style-type: none"> 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 				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>project complies with the requirements of the Green Building Ordinance.</p> <p>iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</p>				
<p>c. Compliance with Green Building Requirements After Construction</p>				
<p><u>Requirement:</u> 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.</p>				
<p>SCA-UTL-11: Green Building Requirements: Small Projects (#86)</p>	<p>a. Bureau of Building</p>	<p>a. Prior to approval of construction-related permit</p>	<p>a. N/A</p>	
<p><u>Applicable To:</u> All projects involving any of the following and are rated using the Small Commercial or Bay Friendly Basic Landscape Checklists:</p>	<p>b. N/A</p>	<p>b. During construction</p>	<p>b. Bureau of Building</p>	
<p>a. New Construction of Non-Residential Buildings between 5,000 and 25,000 sq. ft. of total floor area;</p> <p>b. Additions/Alterations 5,000 and 25,000 sq. ft. of total floor area to a Non-Residential Building;</p> <p>c. Additions/Alterations (not meeting the Major Alteration Definition) over 25,000 sq. ft. of total floor area to a Non-Residential Building;</p> <p>d. Additions/Alterations 5,000 and 25,000 sq. ft. of total floor area to a Historic Non-Residential Building;</p> <p>e. Additions/Alterations (not meeting the Major Alteration Definition) over 25,000 sq. ft. of total floor area to a Historic Non-Residential Building; or</p> <p>f. Construction projects with over 25,000 sq. ft. of total floor area of new construction requiring a landscape plan.]</p>				
<p>a. Compliance with Green Building Requirements During Plan-Check</p>				
<p>The project applicant shall comply with the requirements of the California Green Building Standards</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
(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 StopWaste.Org Small Commercial Checklist or Bay Friendly Basic Landscape Checklist].				
i. The following information shall be submitted to the City for review and approval with application for a building permit:				
<ul style="list-style-type: none"> ▪ Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. ▪ Completed copy of the 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:				
<ul style="list-style-type: none"> ▪ 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				
<u>Requirement:</u> 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 and approval:				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
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.				
<p>SCA-UTL-12: Sanitary Sewer System (#87) <u>Applicable To:</u> The following condition applies to all major development projects, specifically those involving any of the following:</p> <p>a. Construction of 50 or more residential dwelling units;</p> <p>b. Construction of 50,000 sq. ft. or more of nonresidential floor area; or</p> <p>c. CEQA review (e.g., negative declaration, mitigated negative declaration, or EIR.)</p> <p><u>Requirement:</u> 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>	Public Works Department, Department of Engineering and Construction	Prior to approval of construction- related permit	N/A	
<p>SCA-UTL-13: Storm Drain System (#88) <u>Applicable To:</u> The following condition applies to all major development projects, specifically those involving any of the following:</p> <p>a. Construction of 50 or more residential dwelling units;</p> <p>b. Construction of 50,000 sq. ft. or more of nonresidential floor area; or</p>	Bureau of Building	Prior to approval of construction- related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>c. CEQA review (e.g., negative declaration, mitigated negative declaration, or EIR.) <u>Requirement:</u> 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>SCA-UTIL-14: Recycled Water (#89) <u>Applicable To:</u> The following condition applies to all projects per OMC section 16.08.030 involving a tentative map approval (tentative parcel map or tentative tract map) for a land subdivision or condominium subdivision located in the EBMUD Recycled Water Project area (generally portions of West Oakland, Downtown, and Jack London Square; staff can refer to the map on the City server). <u>Requirement:</u> Pursuant to Section 16.08.030 of the Oakland Municipal Code, the project applicant shall provide for the use of recycled water in the project for feasible recycled water uses unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the project, or the use of recycled water is not financially or technically feasible for the project. Feasible recycled water uses may include, but are not limited to, landscape irrigation, commercial and industrial process use, and toilet and urinal flushing in non-residential buildings. The project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EBMUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the project, the project drawings submitted for construction-related permits shall include the proposed recycled water system and the project applicant shall install the recycled water system during construction.</p>	<p>Bureau of Planning; Bureau of Building</p>	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>SCA-UTL-15: Water Efficient Landscape Ordinance (WELO) (#90) <u>Applicable To:</u> The following condition applies to all projects involving:</p> <ul style="list-style-type: none"> a. New Construction Projects with an aggregate landscape area equal to or greater than 500 sq.ft. (For the purpose of this condition “New Construction” means a new building with a landscape or other new landscape not associated with a building); b. Rehabilitated Landscape Projects with an aggregate landscape area equal to or greater than 2,500 sq. ft. (For the purpose of this Condition “Rehabilitated” means any re-landscaping project); c. Existing Landscapes; and d. Cemeteries <p><u>Requirement:</u> The project applicant shall comply with California’s Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf</p> <p>For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California’s Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.</p> <p><i>Prescriptive Measures:</i> Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California’s Model Water Efficient Landscape Ordinance (see page 38.14(g) in the</p>	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
link above).				
<i>Performance Measures:</i> Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following:				
<ul style="list-style-type: none"> a. Project Information: <ul style="list-style-type: none"> 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." b. Water Efficient Landscape Worksheet: <ul style="list-style-type: none"> i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report d. Landscape Design Plan e. Irrigation Design Plan, and f. Grading Plan 				
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.				

