

**TABLE 2-1
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.1 Aesthetics, Shadow, and Wind		
<p>Impact AES-1: Adoption of the Proposed Project would not have a substantial adverse effect on a public scenic vista or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, located within a state or locally designated scenic highway. (Criteria 1 and 2) <i>(Less than Significant)</i></p>	<p>SCA 18: Landscape Plan 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. 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. 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. SCA 83: Underground Utilities <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>	<p align="center">Less Than Significant</p>
<p>Impact AES-2: Adoption of the Proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings. (Criterion 3) <i>(Less than Significant)</i></p>	<p>SCA 18: Landscape Plan. See above.</p>	<p align="center">Less Than Significant</p>
<p>Impact AES-3: Adoption of the Proposed Project would not create a new source of substantial light or glare which could substantially and adversely affect day or nighttime views in the area. (Criterion 4) <i>(Less than Significant)</i></p>	<p>SCA 19: Lighting <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.</p>	<p align="center">Less Than Significant</p>

TABLE 2-1 (CONTINUED)
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Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.1 Aesthetics, Shadow, and Wind (cont.)		
<p>Impact AES-4: Adoption of the Proposed Project and future development under the Proposed Project could result in substantial new shadow that would shade solar collectors, passive solar heaters, public open space, or historic resources, or otherwise result in inadequate provision of adequate light. (Criterion 5 through 9) (<i>Significant and Unavoidable</i>)</p>	<p>SCA 18: Landscape Plan. See above.</p> <p>Mitigation Measure AES-1: To minimize and/or avoid impacts related to shadows associated with new development under the Proposed Project cast upon solar collectors, passive solar heaters, public open space, or historic resources as described below, the City shall adopt a new application requirement or SCA that requires project sponsors with proposed projects with a height of 50 feet or greater (measured to the top of building roof at any point) to provide one of the following:</p> <ul style="list-style-type: none"> a. The project sponsor shall provide an annotated aerial photo specifying the project site location, applicable building height, and potential shadow path demonstrating that none of the following resources are within the shadow path: <ul style="list-style-type: none"> i. A building with documented use of passive solar heat collection, solar collectors for hot water heating, or photovoltaic solar collectors; ii. A public or quasi-public park, lawn, garden or other open space as documented in the City of Oakland Planning and Zoning Map; or iii. A building or structure that meets the definition of “historical resources” contained in Section 15064.5 of the <i>CEQA Guidelines</i>, as documented in the City of Oakland Planning and Zoning Map, and that contains sunlight-sensitive character defining features; <p align="center">- OR -</p> <ul style="list-style-type: none"> b. The project sponsor shall prepare a site-specific shadow study. A shadow study shall address the following: <ul style="list-style-type: none"> i. For buildings using passive solar heat collection, solar collectors for hot water heating, or photovoltaic solar collectors; the shadow study shall evaluate if the new project shadow would affect the productivity of the solar units (in terms of how much of the year solar collectors are shaded and what portion of the year the solar units are shaded), and provide support to determination of whether or not the new project shadow would substantially impair the function of the affected building(s). ii. For public or quasi-public parks, lawn, garden or open spaces, the shadow study shall evaluate how the new project shadow would impact the beneficial use (in terms of how much of the year and what portion of the year the resource is shaded), and provide support to determine whether or not the new project shadow would substantially impair the beneficial use of any public or quasi-public park, lawn, garden, or open space. iii. For Historical Resources, as defined by CEQA Guidelines Section 15064.5(a), that contain a sunlight-sensitive character defining feature; the shadow study shall evaluate how the new project shadow would affect the building or structure, and provide support to a determine whether or not the new project shadow would materially impair the resource’s historic significance by materially altering those physical characteristics of the resource that convey its historical significance and that justify its inclusion on or eligibility for listing in the National 	<p>Significant and Unavoidable</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.1 Aesthetics, Shadow, and Wind (cont.)		
Impact AES-4 (cont.)	<p>Register of Historic Places, California Register of Historical Resources, Local Register of historical resources, or a historical resource survey form (DPR Form 523) with a rating of 1-5. The shadow study shall be carried out by a professional who meets the Secretary of Interior's Standards of Historic Properties and Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings (SOIS) for Architectural History (NPS, 1995). The shadow study shall consider the SOIS, which require the preservation of character defining features which convey a building's historical significance and offers guidance about appropriate and compatible alterations to such structures. The results of the shadow study shall be submitted as a Historic Architectural Assessment Report to the City of Oakland. Once the report is reviewed and approved by the City, a copy of the report shall be submitted to the Northwest Information Center (NWIC) at Sonoma State University, an information center affiliated with the State of California Office of Historic Preservation (OHP).</p> <p>If the shadow study provides support to determine that the new project shadow would not adversely affect the resources as described above, no further study would be required.</p> <p>If the shadow study provides support to determine that the proposed project building design would adversely affect the resources as described above, the project sponsor shall modify the building design and placement and provide a revised shadow study to support the determination that the revised new project shadow would minimize and/or avoid shadow effects adversely affecting the resources as described above.</p>	
Impact AES-5: Adoption of the Proposed Project would not require an exception (variance) to the policies and regulations in the General Plan, Planning Code, or Uniform Building Code, and the exception causes a fundamental conflict with policies and regulations in the General Plan, Planning Code, and Uniform Building Code addressing the provision of adequate light related to appropriate uses. (Criterion 9) <i>(Less than Significant)</i>	None required.	Less Than Significant
Impact AES-6: Adoption of the Proposed Project could create winds that exceed 36 mph for more than one hour during daylight hours during the year. (Criterion 10) <i>(Significant and Unavoidable)</i>	<p>Mitigation Measure AES-2: To avoid impacts related to wind hazards associated with new development under the Proposed Project, the City shall adopt a new application requirement or SCA that requires project sponsors to complete a site-specific wind analysis when individual projects are proposed. This shall be required for proposed projects with a height of 100 feet or greater (measured to the top of building roof at any point) and one of the following conditions exist:</p> <ul style="list-style-type: none"> • The project is located adjacent to a substantial water body (i.e., Oakland Estuary, Lake Merritt or San Francisco Bay); or • The project is located in Downtown. (Downtown is defined in the Land Use and Transportation Element of the General Plan (page 67) as the area generally bounded by West Grand Avenue to the north, Lake Merritt and Channel Park to the east, the Oakland Estuary to the south and I-980/Brush Street to the west.) 	Significant and Unavoidable

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4.1 Aesthetics, Shadow, and Wind (cont.)		
<p>Impact AES-6 (cont.)</p>	<p>If a wind analysis is required, it shall be conducted by a qualified wind consultant approved by the Oakland Department of Planning & Building. The consultant shall conduct an analysis of the proposed building using a model that represents the proposed building in the context of then-existing conditions to reflect actual building designs known at the time. The testing shall include test points deemed appropriate by the consultant and agreed upon by the Oakland Department of Planning & Building to determine the wind performance of the building, such as building entrances and sidewalks, and the consultant's report shall be submitted to the Oakland Department of Planning & Building.</p> <p>If the wind analysis demonstrates that the building design would not create a net increase in hazardous wind hours or locations, compared to then-existing conditions, no further review would be required.</p> <p>If the wind analysis determines that the building's design would increase the hours of wind hazard (36 mph for one hour of the year) or the number of test points subject to hazardous winds, compared to then-existing conditions, the wind consultant shall notify the City and the project sponsor. The project sponsor shall work with the wind consultant to identify feasible mitigation strategies, including design changes (e.g., setbacks, rounded/chamfered building corners, stepped facades, landscaping and/or installation of canopies along building frontages), to eliminate increased hours of wind hazards.</p> <p>Such mitigation strategies shall be tested and presented in a wind report to demonstrate a reduction in wind hazards, defined as wind speeds of or exceeding the 36-mph wind hazard criterion for a single hour of the year, as compared to the then-existing conditions; but in no event shall the proposed building(s) result in increases in the number of hours or number of locations of hazard exceedances compared to then-existing conditions. The proposed building(s) shall be wind-tunnel-tested using a model that represents the proposed building in the context of then-existing conditions, updated to reflect the mitigation strategies.</p>	
<p>Impact AES-7: Future development under the Proposed Project, combined with cumulative development, could result in significant cumulative impacts to aesthetics, wind, and shadow (<i>Conservatively Significant and Unavoidable</i>)</p>	<p>SCA 19: Lighting. See above.</p>	<p>Significant and Unavoidable</p>
4.2 Air Quality		
<p>Impact AIR-1: Adoption of the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan. (Criteria 1 and 2) (<i>Less than Significant</i>)</p>	<p>SCA 20: Dust Controls – Construction Related</p> <p><u>Requirement:</u> The project applicant shall implement all of the following applicable dust control measures during construction of the project:</p> <p>a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.</p>	<p>Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
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Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-1 (cont.)	<p>b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).</p> <p>c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</p> <p>d) Limit vehicle speeds on unpaved roads to 15 miles per hour.</p> <p>e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 miles per hour.</p> <p>f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</p> <p><i>[Enhanced Controls: All "Basic" controls listed above plus the following controls if the project involves: Extensive site preparation (i.e., the construction site is four acres or more in size); or Extensive soil transport (i.e., 10,000 or more cubic yards of soil import/export).]</i></p> <p>h) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p> <p>i) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>j) When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity.</p> <p>k) Post a publicly visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p> <p>l) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>SCA 21: Criteria Air Pollutant Controls – Construction Related</p> <p><u>Requirement:</u> The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:</p> <p>a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.</p>	

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4.2 Air Quality (cont.)		
Impact AIR-1 (cont.)	<p>b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off- Road Diesel Regulations”).</p> <p>c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.</p> <p>d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.</p> <p>e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.</p> <p>f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.</p> <p>Enhanced Controls</p> <p>a) <i>Criteria Air Pollutant Reduction Measures</i> <u>Requirement:</u> The project applicant shall retain a qualified air quality consultant to identify criteria air pollutant reduction measures to reduce the project’s average daily emissions below 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.</p> <p>b) <i>Construction Emissions Minimization Plan</i> <u>Requirement:</u> The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures. The Emissions Plan shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <p>i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all Verified Diesel Emissions Control Strategies (VDECS), the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.</p>	

TABLE 2-1 (CONTINUED)
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Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-1 (cont.)	<p>ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.</p> <p>SCA 22: Diesel Particulate Matter Controls – Construction Related</p> <p>a) Diesel Particulate Matter Reduction Measures</p> <p><u>Requirement:</u> The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose one of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.</p> <p>-OR-</p> <p>ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.</p> <p>b) Construction Emissions Minimization Plan (if required by above)</p> <p><u>Requirement:</u> The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality Management District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <p>i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.</p>	

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Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
<p>Impact AIR-1 (cont.)</p>	<p>ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.</p> <p>SCA 23: Exposure to Air Pollution (Toxic Air Contaminants)</p> <ul style="list-style-type: none"> - The project involves any of the following sensitive land uses: <ul style="list-style-type: none"> ▪ Residential uses (new dwelling units, excluding secondary units); or ▪ New or expanded schools, daycare centers, parks, nursing homes, or medical facilities; and - The project is located within 1,000 feet (or other distance as specified below) or one or more of the following sources of air pollution: <ul style="list-style-type: none"> ▪ Freeway; ▪ Roadway with significant traffic (at least 10,000 vehicles per day); ▪ Rail line (except BART) with over 30 trains per day; ▪ Distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating Transportation Refrigeration Units (TRUs) per day, or where the TRU nit operations exceed 300 hours per week; ▪ Major rail or truck yard (such as the Union Pacific rail yard adjacent to the Port of Oakland); ▪ Ferry terminal; ▪ Stationary pollutant source requiring a permit from BAAQMD (such as a diesel generator); ▪ Within 0.5 miles of the Port of Oakland or Oakland Airport; ▪ Within 300 feet of a gas station; or ▪ Within 300 feet of a dry cleaner with a machine using PERC (or within 500 feet of a dry cleaner with two or more machines using PERC); and - The project exceeds the health risk screening criteria after a screening analysis is conducted in accordance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines. <p>a) Health Risk Reduction Measures</p> <p><u>Requirement:</u> The Project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure of toxic air contaminants. The project applicant shall choose one of the following methods:</p> <ul style="list-style-type: none"> i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health 	

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4.2 Air Quality (cont.)		
<p>Impact AIR-1 (cont.)</p>	<p>risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.</p> <p>-OR-</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> - Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 [insert MERV-16 for projects located in the West Oakland Specific Plan area] or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. - Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). - Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. - The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. - Sensitive receptors shall be located on the upper-floors of buildings, if feasible. - Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (Pinus nigra var. maritima), Cypress (X Cupressocyparis leylandii), Hybrid poplar (Populus deltoids X trichocarpa), and Redwood (Sequoia sempervirens). - Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. - Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible. - Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: <ul style="list-style-type: none"> ▪ Installing electrical hook-ups for diesel trucks at loading docks. ▪ Requiring trucks to use Transportation Refrigeration Units (TRUs) that meet Tier 4 emission standards. 	

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4.2 Air Quality (cont.)		
<p>Impact AIR-1 (cont.)</p>	<ul style="list-style-type: none"> ▪ Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. ▪ Prohibiting trucks from idling for more than two minutes. ▪ Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. <p>b) Maintenance of Health Risk Reduction Measures</p> <p><u>Requirement:</u> The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.</p> <p>SCA 24: Stationary Sources of Air Pollution (Toxic Air Contaminants)</p> <p><u>Requirement:</u> The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods:</p> <p>a) The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>-OR-</p> <p>b) The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the city for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> i. Installation of non-diesel fueled generator, if feasible; or ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible <p>SCA 41: Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist. See Section 4.7, Greenhouse Gas Emissions, below.</p> <p>SCA 42: Greenhouse Gas (GHG) Reduction Plan. See Section 4.7, Greenhouse Gas Emissions, below.</p>	

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4.2 Air Quality (cont.)		
Impact AIR-1 (cont.)	<p>SCA 77: Plug-In Electric Vehicle (PEV) Charging Infrastructure. See Section 4.15, Transportation and Circulation, below.</p> <p>SCA 78: Transportation and Parking Demand Management. See Section 4.15, Transportation and Circulation, below.</p>	
<p>Impact AIR-2: Adoption of the Proposed Project would not result in a cumulatively considerable net increase of any criteria air pollutant for which the Plan Area region is in nonattainment under and applicable federal or State air quality standard. (Criteria 1 and 2) <i>(Less than Significant)</i></p>	None required.	Less Than Significant
<p>Impact AIR-3: Future development under the Proposed Project could result in average daily emissions that would exceed the City's construction significance thresholds of 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10; operational of future development under the Proposed Project could result in operational average daily emissions of more than 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10; or result in maximum annual emissions of 10 tons per year of ROG, NOx, or PM2.5 or 15 tons per year of PM10. (Criteria 5 and 6) <i>(Significant and Unavoidable)</i></p>	<p>SCA 20: Dust Controls – Construction Related. See above.</p> <p>SCA 21: Criteria Air Pollutant Controls – Construction Related. See above.</p> <p>SCA 22: Diesel Particulate Matter Controls – Construction Related. See above.</p> <p>Mitigation Measure AIR-1: Text Changes to SCA 21, Criteria Air Pollutant Controls – Construction Related.</p> <p>21. Criteria Air Pollutant Controls - Construction and Operational Related</p> <p><i>[Enhanced Controls: All "Basic" controls listed above plus the following controls if the project involves: Construction activities with average daily emissions exceeding the CEQA thresholds for construction activity, currently 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10. In most cases, criteria pollutants from construction will not require SCA measures, but analysis must be performed to determine applicability for projects that exceed 100,000 square feet of non-residential development or 200 residential dwelling unit.]</i></p> <p>g) <i>Criteria Air Pollutant Reduction Measures</i></p> <p>Requirement: <u>Project applicants proposing projects that exceed BAAQMD screening levels (as amended to specify projects that include extensive demolition i.e., demolition greater than 100,000 square feet of building space) shall retain a qualified air quality consultant to prepare a project-level criteria air pollutant assessment of construction and operational emissions at the time the project is proposed. The project-level assessment shall either include a comparison of the project with other similar projects where a quantitative analysis has been conducted or shall provide a project-specific criteria air pollutant analysis to determine whether the project exceeds the City's criteria air pollutant thresholds.</u></p> <p><u>In the event that a project-specific analysis finds that the project could result in criteria air pollutant emissions that exceed City significance thresholds (54 pounds per day of ROG, NO_x, or PM_{2.5} or 82 pounds per day of PM₁₀), the project applicant shall identify criteria air pollutant reduction measures to reduce the project's average daily emissions below these thresholds 54 pounds per day of ROG, NO_x, or PM_{2.5} or 82 pounds per day of PM₁₀. The following emission</u></p>	Significant and Unavoidable

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-3 (cont.)	<p>reduction measures shall be implemented to the degree necessary to reduce emissions to levels below the significance thresholds. Additional measures shall be implemented if necessary. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.</p> <p><i>i. Clean Construction Equipment</i></p> <p>a) <u>Where access to grid-powered electricity is reasonably available, portable diesel engines shall be prohibited and electric engines shall be used for concrete/industrial saws, sweepers/scrubbers, aerial lifts, welders, air compressors, fixed cranes, forklifts, cement and mortar mixers, pressure washers, and pumps.</u></p> <p>b) <u>Diesel off-road equipment shall have engines that meet the Tier 4 Final off-road emission standards, as certified by CARB, as required to reduce the emissions to less than the thresholds of significance shown in Table 2-1 of BAAQMD CEQA Guidelines (BAAQMD 2017b). This requirement shall be verified through submittal of an equipment inventory that includes the following information: (1) Type of Equipment, (2) Engine Year and Age, (3) Number of Years Since Rebuild of Engine (if applicable), (4) Type of Fuel Used, (5) Engine HP, (6) Engine Certification (tier rating), (7) Verified Diesel Emission Control Strategy (VDECS) information if applicable, and other related equipment data. A Certification Statement is also required to be made by the Contractor as documentation of compliance and for future review by the air district as necessary. The Certification Statement must state that the Contractor agrees to comply and acknowledges that a violation of this requirement shall constitute a material breach of contract.</u></p> <p>c) <u>Any other best available technology that reduces emissions offered at the time that future projects are reviewed may be included in the construction emissions minimization plan (e.g., alternative fuel sources, etc.).</u></p> <p>d) <u>Exceptions to requirements a), b), and c) above may be granted if the project sponsor has submitted information providing evidence that meeting the requirement (1) is technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, or (3) there is a compelling emergency need to use equipment that to not meet the engine standards and the sponsor has submitted documentation that the requirements of this exception provision apply. In seeking an exception, the project sponsor shall demonstrate that the project will use the cleanest piece of construction equipment available and feasible and strive to meet a performance standard of average construction emissions of ROG, NO_x, PM_{2.5} below 54 lbs/day, and PM₁₀ emissions below 82 lbs/day.</u></p>	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
<p>Impact AIR-3 (cont.)</p>	<p>ii. <u>Super-Compliant VOC Architectural Coatings during Construction.</u> <u>The Project sponsor shall use super-compliant VOC architectural coatings during construction for all interior and exterior spaces and shall include this requirement on plans submitted for review by the City's building official. "Super-Compliant" refers to paints that meet the more stringent regulatory limits in South Coast Air Quality Management District rule 1113 which requires a limit of 10 grams VOC per liter.¹</u></p> <p>iii. <u>Use Low and Super-compliant VOC Architectural Coatings in Maintaining Buildings.</u> <u>Subsequent projects shall use super-compliant VOC architectural coatings in maintaining buildings. "Super-Compliant" refers to paints that meet the more stringent regulatory limits in South Coast Air Quality Management District rule 1113, which requires a limit of 10 grams VOC per liter.²</u></p> <p>iv. <u>Promote Use of Green Consumer Products.</u> <u>To reduce ROG emissions associated with the Project, the Project Sponsor and/or future developer(s) shall provide education for residential tenants concerning green consumer products. The Project sponsor and/or future developer(s) shall develop electronic correspondence to be distributed by email annually and upon any new lease signing to residential tenants of each building on the Project site that encourages the purchase of consumer products that generate lower than typical VOC emissions. The correspondence shall encourage environmentally preferable purchasing.</u></p> <p>v. <u>Best Available Control Technology for Projects with Diesel Backup Generators and Fire Pumps.</u> <u>The Project sponsor shall implement the following measures. These features shall be submitted to the City for review and approval and be included on the Project drawings submitted for the construction-related permit or on other documentation submitted to the City:</u></p> <p>a) <u>Pursuant to SCA 24, non-diesel fueled generators shall be installed to replace diesel-fueled generators if feasible. Alternative fuels used in generators, such as biodiesel, renewable diesel, natural gas, or other biofuels or other non-diesel emergency power systems, must be demonstrated to reduce criteria pollutant emissions compared to diesel fuel.</u></p> <p>b) <u>Pursuant to SCA 24, all new diesel backup generators shall have engines that meet or exceed CARB Tier 4 off-road Compression Ignition Engine Standards (title 13, CCR, section 2423). If CARB adopts future emissions standards that exceed the Tier 4 requirement, the emissions standards resulting in the lowest criteria pollutant emissions shall apply.</u></p>	

¹ <http://www.aqmd.gov/home/regulations/compliance/architectural-coatings/super-compliant-coatings>

² <http://www.aqmd.gov/home/regulations/compliance/architectural-coatings/super-compliant-coatings>

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
<p>Impact AIR-3 (cont.)</p>	<p>c) <u>All new diesel backup generators shall have an annual maintenance testing limit of 20 hours, subject to any further restrictions as may be imposed by BAAQMD in its permitting process.</u></p> <p>d) <u>For each new diesel backup generator permit submitted to BAAQMD for the Project, the Project sponsor shall submit the anticipated location and engine specifications to the City for review and approval prior to issuance of a permit for the generator from the City of Oakland Department of Building Inspection. Once operational, all diesel backup generators shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The operator of the facility at which the generator is located shall be required to maintain records of the testing schedule for each diesel backup generator for the life of that diesel backup generator and to provide this information for review to the planning department within three months of requesting such information.</u></p> <p>vi. <u>Electric Vehicle Charging</u></p> <p><u>Prior to the issuance of the building’s final certificate of occupancy, the project applicant shall demonstrate that the project is designed to comply with EV requirements in the most recently adopted version of CALGreen Tier 2 at the time of project-specific CEQA review. The installation of all EV charging equipment shall be included on the project drawings submitted for the construction-related permit(s) or on other documentation submitted to the City.</u></p> <p>vii. <u>Additional Operational Emission Reduction Measures</u></p> <p><u>Subsequent projects that do not meet the screening criteria and exceed the applicable criteria air pollutant thresholds of significance shall implement the following additional measures to reduce operational criteria air pollutant emissions:</u></p> <p>a) <u>Prohibit TRUs from operating at loading docks for more than 30 minutes by posting signs at each loading dock presenting this TRU limit.</u></p> <p>b) <u>All newly constructed loading docks that can accommodate trucks with TRUs shall be equipped with electric vehicle (EV) charging equipment for heavy-duty trucks. This measure does not apply to temporary street parking for loading or unloading.</u></p> <p>c) <u>Require that all future tenants have a plan to convert their vehicle fleet(s) to zero emission vehicles (ZEVs) no later than 2040. This would be a condition of all leases at the project site.</u></p> <p>d) <u>Other measures that become available and are shown to effectively reduce criteria air pollutant emissions on site or off site if emission reductions are realized within the air basin. Measures to reduce emissions on site are preferable to off-site emissions reductions.</u></p>	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-3 (cont.)	<p><i>h) Construction Emissions Minimization Plan</i></p> <p>Requirement: For projects that involve construction activities with average daily emissions exceeding the CEQA thresholds for construction activity, currently 54 pounds per day of ROG, NOx, or PM_{2.5} or 82 pounds per day of PM₁₀. The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures. The Emissions Plan shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following: ...</p>	
<p>Impact AIR-4: Traffic associated with adoption of the Proposed Project would not contribute to carbon monoxide (CO) concentrations exceeding the California Ambient Air Quality Standards (CAAQS) of nine parts per million (ppm) averaged over eight hours and 20 ppm for one hour. (Criterion 7) (<i>Less than Significant</i>)</p>	<p>SCA 23: Exposure to Air Pollution (Toxic Air Contaminants). See above.</p> <p>Mitigation Measure AIR-2: Text Changes to SCA 23, Reduce Exposure to Air Pollution – Toxic Air Contaminants. (<i>As also modified by Mitigation Measure AIR-4 in double underline.</i>)</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements <u>and in accordance with Bay Area Air Quality Management District (BAAQMD) CEQA guidance for HRAs to determine the health risk of exposure of project residents/occupants/users to air pollutants and the exposure of existing off-site sensitive receptors to project-generated TAC emissions. The HRA shall be based on project-specific activity data. Estimated project-level health risks shall be compared to the City's health risk significance thresholds for projects.</u> The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels <u>the City's health risk significance thresholds for projects</u>, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels <u>the City's health risk significance thresholds for projects</u>, health risk reduction measures shall be identified to reduce the health risk to acceptable levels below the City's health risk significance thresholds. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> Installation of <u>mechanical ventilation systems air filtration</u> to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-1613 <u>insert MERV-16 for projects located in the West Oakland Specific Plan area or higher Mechanical ventilation systems shall be capable of achieving the protection from particulate matter (PM_{2.5}) equivalent to that associated with a MERV-16 filtration (as defined by American Society of Heating, Refrigerating and Air-Conditioning Engineers [ASHRAE] standard 52.2).</u> <u>As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.</u> 	<p align="center">Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
<p>Impact AIR-5: Adoption of the Proposed Project could result in exposure of future on-site sensitive receptors to substantial levels of toxic air contaminants (TACs). (Criteria 3 and 9) (<i>Significant and Unavoidable</i>)</p>	<p>None required.</p>	<p>Significant and Unavoidable</p>
<p>Impact AIR-6: Construction and operation of future development under the Proposed Project would result in emissions of fine particulate matter (PM2.5) and TACs that could result in exposure of sensitive receptors to substantial pollutant concentrations. (Criteria 8a, 8b, 8c, and 9) (<i>Significant and Unavoidable</i>)</p>	<p>SCA 22: Diesel Particulate Matter Controls – Construction Related. See above. SCA 23: Exposure to Air Pollution (Toxic Air Contaminants). See above. SCA 24: Stationary Sources of Air Pollution (Toxic Air Contaminants). See above. SCA 25: Truck-Related Risk Reduction Measures (Toxic Air Contaminants) a) Truck Loading Docks <u>Requirement:</u> The project applicant shall locate proposed truck loading docks as far from nearby sensitive receptors as feasible. b) Truck Fleet Emissions Standards <u>Requirement:</u> The project applicant shall comply with all applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City. Methods to comply include, but are not limited to, new clean diesel trucks, higher-tier diesel engine trucks with added Particulate Matter (PM) filters, hybrid trucks, alternative energy trucks, or other methods that achieve the applicable CARB emission standard. Compliance with this requirement shall be verified through CARB’s Verification Procedures for In-Use Strategies to Control Emissions from Diesel Engines. SCA 26: Asbestos in Structures <u>Requirement:</u> The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request. SCA 27: Naturally-Occurring Asbestos <u>Requirement:</u> The project applicant shall comply with all applicable laws and regulations regarding construction in areas of naturally-occurring asbestos, including but not limited to, the Bay Area Air Quality Management District’s (BAAQMD) Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations (implementing California Code of Regulations, section 93105, as may be amended) requiring preparation and implementation of an Asbestos Dust Mitigation Plan to minimize public exposure to naturally occurring asbestos. Evidence of compliance shall be submitted to the City upon request.</p>	<p>Significant and Unavoidable</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-6 (cont.)	<p>Mitigation Measure AIR-3: Text Changes to SCA 22, Diesel Particulate Matter Controls-Construction Related.</p> <p>Requirement: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) <u>and particulate matter less than 2.5 microns in diameter (PM_{2.5})</u> from construction emissions activities. The project applicant shall choose one of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB), the and Office of Environmental Health and Hazard Assessment, <u>and Bay Area Air Quality Management District (BAAQMD)</u> to determine the health risk to sensitive receptors exposed to DPM <u>and PM_{2.5}</u> from project construction emissions. <u>The HRA shall be based on project-specific construction schedule, equipment, and activity data. Estimated project-level health risks shall be compared to the City's health risk significance thresholds for projects.</u> The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels the City's health risk significance thresholds for projects, then DPM <u>and PM_{2.5}</u> reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels the City's health risk significance thresholds for projects, DPM <u>and PM_{2.5}</u> reduction measures shall be identified to reduce the health risk to acceptable levels below the City's health risk significance thresholds as set forth under subsection b below. Identified DPM <u>and PM_{2.5}</u> reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM <u>and PM_{2.5}</u> reduction measures shall be implemented during construction.</p> <p align="center">-or-</p> <p>ii. <u>The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</u></p> <ul style="list-style-type: none"> • All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract. • <u>Where access to grid-powered electricity is reasonably available, portable diesel engines shall be prohibited and electric engines shall be used for concrete/industrial saws, sweepers/scrubbers, aerial lifts, welders, air compressors, fixed cranes, forklifts, cement and mortar mixers, pressure washers, and pumps.</u> 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-6 (cont.)	<ul style="list-style-type: none"> • <u>Any other best available technology that reduces emissions offered at the time that future projects are reviewed may be included in the construction emissions minimization plan (e.g., alternative fuel sources, etc.).</u> <p>Mitigation Measure AIR-4: Text Changes to SCA 23, Reduce Exposure to Air Pollution – Toxic Air Contaminants. <i>(As also modified by Mitigation Measure AIR-2 in double underline/strikeout.)</i></p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements <u>and in accordance with Bay Area Air Quality Management District (BAAQMD) CEQA guidance for HRAs</u> to determine the health risk of exposure of project residents/occupants/users to air pollutants <u>and the exposure of existing off-site sensitive receptors to project-generated TAC emissions. The HRA shall be based on project-specific activity data. Estimated project-level health risks shall be compared to the City's health risk significance thresholds for projects.</u> The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels <u>the City's health risk significance thresholds for projects</u>, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels <u>the City's health risk significance thresholds for projects</u>, health risk reduction measures shall be identified to reduce the health risk to acceptable levels <u>below the City's health risk significance thresholds</u>. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.</p> <p>Mitigation Measure AIR-5: Text Changes to SCA 24, Stationary Sources of Air Pollution (Toxic Air Contaminants).</p> <p>a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements <u>and in accordance with Bay Area Air Quality Management District (BAAQMD) CEQA guidance for HRAs</u> to determine the health risk associated with proposed stationary sources of pollution in the project. <u>The HRA shall be based on project-specific activity data. Estimated project-level health risks shall be compared to the City's health risk significance thresholds for projects.</u> The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels <u>the City's health risk significance thresholds for projects</u>, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels <u>the City's health risk significance thresholds for projects</u>, health risk reduction measures shall be identified to reduce the health risk to acceptable levels <u>the City's health risk significance thresholds for projects</u>. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.</p>	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
<p>Impact AIR-6 (cont.)</p>	<p>The City shall revise the items under section b. of SCA 24, Stationary Sources of Air Pollution (Toxic Air Contaminants), as follows:</p> <ol style="list-style-type: none"> a. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City: <ol style="list-style-type: none"> i. Installation of non-diesel fueled generators, if feasible, or; ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible. <u>If CARB adopts future emissions standards that exceed the Tier 4 requirement, the emissions standards resulting in the lowest DPM emissions shall apply.</u> iii. <u>All new diesel backup generators shall have an annual maintenance testing limit of 20 hours, subject to any further restrictions as may be imposed by BAAQMD in its permitting process.</u> iv. <u>All diesel backup generator exhaust shall be vented on the rooftops of each building where the generators are located. This could be achieved by either placing the diesel backup generators themselves on the rooftops, or by constructing exhaust stacks from the diesel backup generator locations to the rooftops. Alternatively, the generators or exhaust stacks could be located in areas where the Project sponsor can quantitatively demonstrate that these locations would not result in health risks that exceed those associated with rooftop placement for both existing offsite and future onsite sensitive receptors.</u> v. <u>For each new diesel backup generator permit submitted to BAAQMD for the Project, the Project sponsor shall submit the anticipated location and engine specifications to the City for review and approval prior to issuance of a permit for the generator from the City of Oakland Department of Building Inspection. Once operational, all diesel backup generators shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The operator of the facility at which the generator is located shall be required to maintain records of the testing schedule for each diesel backup generator for the life of that diesel backup generator and to provide this information for review to the planning department within three months of requesting such information.</u> <p>Mitigation Measure AIR-6: Text Changes to SCA 25, Truck-Related Risk Reduction Measures (Toxic Air Contaminants).</p> <ol style="list-style-type: none"> a. <i>Diesel Truck Emission Reduction Measures</i> <u>Requirement: The Project sponsor shall incorporate the following health risk reduction measures into the Project design and construction contracts (as applicable) in order to reduce the potential health risk due to exposure to toxic air contaminants. These features shall be submitted to the City for review and approval and be included on the Project drawings submitted for the construction-</u> 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-6 (cont.)	<p><u>related permit or on other documentation submitted to the City. Emissions from Project-related diesel trucks shall be reduced through implementing the following measures, if feasible:</u></p> <ul style="list-style-type: none"> i. <u>Prohibit TRUs from operating at loading docks for more than 30 minutes by posting signs at each loading dock presenting this TRU limit.</u> ii. <u>All newly constructed loading docks that can accommodate trucks with TRUs shall be equipped with electric vehicle (EV) charging equipment for heavy-duty trucks. This measure does not apply to temporary street parking for loading or unloading.</u> iii. <u>Require that all future tenants have a plan to convert their vehicle fleet(s) to zero emission vehicles (ZEVs) no later than 2040. This would be a condition of all leases at the project site.</u> iv. <u>Requiring truck-intensive tenants to use advanced exhaust technology (e.g., hybrid) or alternative fuels.</u> v. <u>Other measures that become available and are shown to effectively reduce criteria air pollutant emissions on site or off site if emission reductions are realized within the air basin. Measures to reduce emissions on site are preferable to off-site emissions reductions.</u> vi. <u>The project sponsor shall develop a Truck Route Plan that establishes operational truck routes to avoid sensitive receptors as identified in the environmental review analysis completed for the project. The purpose of the Truck Route Plan is to route trucks on streets that are located as far from offsite sensitive receptors as possible, while still maintaining the operational goals of the project. The Truck Route Plan must include route restrictions, truck calming, truck parking, and truck delivery restrictions to minimize exposure of nearby sensitive receptors to truck exhaust and fugitive particulate emissions. Prior to the commencement of operational activities, the project sponsor shall certify (1) compliance with the Truck Route Plan, and (2) all applicable requirements of the Truck Route Plan have been incorporated into tenant contract specifications.</u> 	
Impact AIR-7: Adoption of the Proposed Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. (Criteria 4 and 10) <i>(Less than Significant)</i>	None required.	Less Than Significant
Impact AIR-8: Future development under the Proposed Project, in conjunction with cumulative sources, could result in exposure of sensitive receptors to substantial levels of fine particulate matter (PM2.5) and TACs under cumulative conditions. (Criteria 8d, 8e, 8f, and 9) <i>(Significant and Unavoidable)</i>	<p>SCA 22: Diesel Particulate Matter Controls – Construction Related. See above.</p> <p>SCA 23: Exposure to Air Pollution (Toxic Air Contaminants). See above.</p> <p>SCA 24: Stationary Sources of Air Pollution (Toxic Air Contaminants). See above.</p> <p>SCA 25: Truck-Related Risk Reduction Measures (Toxic Air Contaminants). See above.</p> <p>SCA 26: Asbestos in Structures. See above.</p> <p>Mitigation Measure AIR-2: Text Changes to SCA 23, Reduce Exposure to Air Pollution – Toxic Air Contaminants. See above.</p>	Significant and Unavoidable

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.2 Air Quality (cont.)		
Impact AIR-8 (cont.)	<p>Mitigation Measure AIR-3: Text Changes to SCA 22, Reduce Exposure to Air Pollution – Toxic Air Contaminants. See above.</p> <p>Mitigation Measure AIR-4: Text Changes to SCA 23, Reduce Exposure to Air Pollution – Toxic Air Contaminants. See above.</p> <p>Mitigation Measure AIR-5: Text Changes to SCA 24, Stationary Sources of Air Pollution (Toxic Air Contaminants). See above.</p> <p>Mitigation Measure AIR-6: Text Changes to SCA 25, Truck-Related Risk Reduction Measures (Toxic Air Contaminants). See above.</p>	
Impact AIR-9: Adoption of the Proposed Project, in combination with cumulative projects, would not combine with other sources of odors that would adversely affect a substantial number of people. (Criteria 4 and 10) (<i>Less than Significant</i>)	None required.	Less Than Significant
4.3 Biological Resources		
Impact BIO-1: Adoption of the Proposed Project could have a substantial adverse effect, either directly, indirectly, or through habitat modifications, on a species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS (special-status plant species, nesting birds, roosting bats, Alameda whipsnake). (Criterion 1) (<i>Less than Significant with Mitigation</i>)	<p>SCA 29: Tree Removal During Bird Breeding Season.</p> <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 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 31: Alameda Whipsnake Protection Measures.</p> <p>a. Pre-Construction Survey Required</p> <p><u>Requirement:</u> The project applicant shall hire a qualified biologist to conduct an Alameda whipsnake survey to identify the potential presence of Alameda whipsnakes at the project site. If the presence of Alameda whipsnakes is confirmed, the whipsnakes shall be captured and relocated away from the construction area by a qualified biologist in accordance with all applicable regulations and guidelines. The biologist shall submit the results of the survey (and capture/relocation if applicable) to the City for review and approval.</p>	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-1 (cont.)</p>	<p>b. Information and Protocols for Construction Workers <u>Requirement:</u> The biologist from section (a) above shall instruct the project superintendent and the construction crews (primarily the clearing, demolition, and foundation crews) of the potential presence, status, and identification of Alameda whipsnakes. The biologist shall also establish a set of protocols for use during construction concerning the steps to take if a whipsnake is seen on the project site, including who to contact, to ensure that whipsnakes are not harmed or killed. The project applicant shall submit evidence of compliance with these requirements to the City for review and approval.</p> <p>c. Alameda Whipsnake Exclusion Fence <u>Requirement:</u> Unless alternative (equivalent or more effective) measures are recommended by the biologist, the project applicant shall install a solid fence to prevent whipsnakes from entering the work site. The snake exclusion fence shall be constructed as follows:</p> <ul style="list-style-type: none"> i. Plywood sheets at least three feet in height, above ground. Heavy duty geotextile fabric approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife may also be used for the snake exclusion fence; ii. Buried four to six inches into the ground; iii. Soil back-filled against the plywood fence to create a solid barrier at the ground; iv. Plywood sheets maintained in an upright position with wooden or masonry stakes; v. Ends of each plywood sheet overlapped to ensure a continuous barrier; and vi. Work site or construction area shall be completely enclosed by the exclusion fence or approved traps shall be installed at the ends of exclusion fence segments to allow capture and relocation of Alameda whipsnake away from the construction area by a qualified biologist. <p>The location and design of the proposed exclusion fence shall be submitted for review and approval by the City and be included on plans for all construction-related permits.</p> <p>d. Alameda Whipsnake Protection During Construction <u>Requirement:</u> The project applicant shall comply with the requirements in the above sections during construction activities. The approved protocol from section (b) above shall be followed in the event Alameda whipsnakes are encountered. The snake exclusion fence from section (c) above shall be installed and remain in place throughout the construction period. All construction activities and equipment/materials/debris storage shall take place on the project-side of the exclusion fence.</p> <p>Mitigation Measure BIO-1: Avoid and Minimize Impacts on Special-Status Plant Species. To avoid and minimize impacts on special-status plant species, the City shall revise its development application form and adopt a new SCA that shall apply to residential development proposed on or adjacent to an undeveloped parcel(s) containing a contiguous vegetated area of one acre or more in size, located northeast of Highway 13 and Interstate 580, southeast of its intersection with State Highway 13 within the City of Oakland.</p>	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
Impact BIO-1 (cont.)	<p>The review process created through the revised application and SCA shall require the following measures:</p> <ul style="list-style-type: none"> • Prior to and within 12 months of the start of construction, including clearing and grubbing, and grading, a qualified biologist shall conduct a properly timed special-status plant survey during the blooming period for pallid manzanita, western leatherwood, Presidio clarkia, Tiburon buckwheat, and most beautiful jewel flower within the species' suitable habitat within the project work limits. The survey will follow the CDFW <i>Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities</i> (CDFW, 2018a) and will determine the potential presence and distribution of sensitive natural communities. • If the survey concludes that special-status plant species are present within the project work limits, the biologist shall establish an adequate buffer area for each plant population to exclude activities that directly remove or alter the habitat of, or result in indirect adverse impacts on, the special-status plant species. • As necessary, all necessary approvals from USFWS/CDFW will be obtained for any impacts to special-status plant species protected under FESA or CESA. <p><u>When Required:</u> Prior to the start of construction; During construction; Ongoing as specified in the condition</p> <p><u>Initial Approval:</u> Bureau of Planning</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p> <p>Mitigation Measure BIO-2: Avoid and Minimize Impacts on Nesting Birds.</p> <p>To avoid and minimize impacts on nesting birds, the City shall adopt a new SCA that shall apply to residential development proposed on parcels located northeast of Highway 13 and Interstate 580 southeast of its intersection with State Highway 13 within the City of Oakland AND at least one of the following:</p> <ol style="list-style-type: none"> a) Parcels containing structures that have been unoccupied / vacant for 12 months or more; or b) Parcels within 200 feet of a substantial vegetated area (generally contiguous one acre in size or larger) <p>The SCA shall require the following measures:</p> <ol style="list-style-type: none"> a) If construction begins during the nesting season (February 1 to August 15), a pre-construction survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 7 days prior to the onset of construction, to identify any active nests. The surveys shall be submitted to the City for review and approval. <ol style="list-style-type: none"> i. For qualifying projects containing structures that have been unoccupied / vacant for 12 months or more, surveys shall be performed for the project site to locate any active passerine (e.g., songbird) or raptor (bird of prey) nests. 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-1 (cont.)</p>	<ul style="list-style-type: none"> ii. For qualifying projects within 200 feet of a substantial vegetated area, surveys shall be performed within 50 feet to locate any active passerine (e.g., songbird) nests and within 200 feet to locate any active raptor (bird of prey) nests. b) If no active nests are identified during the survey period, or if development is initiated during the non-breeding season (August 16 to January 31), construction may proceed with no restrictions. c) If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest. d) Any birds that begin nesting amid construction activities shall be assumed to be habituated to construction-related or similar noise and disturbance levels and no work exclusion zones shall be established around active nests in these cases. e) Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest's success, work within the no-disturbance buffer shall halt until the nest occupants have fledged. <p><u>When Required:</u> Prior to start of construction.</p> <p><u>Initial Approval:</u> Bureau of Planning</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p> <p>Mitigation Measure BIO-3: Avoid and Minimize Impacts on Special-Status Roosting Bats in Buildings.</p> <p>To avoid and minimize impacts on special-status roosting bat species, the City shall adopt a new SCA that shall apply to development involving full demolition or relocation of structures that are vacant and/or abandoned and have been vacant and/or abandoned for 14 days or more during the preceding maternity season (April 15 – August 15). The SCA shall require the following measures:</p> <p><u>Requirement:</u> The project applicant shall retain a qualified biologist (as defined by CDFW³) who is experienced with bat surveying techniques, behavior, and roosting habitat. The retained biologist shall conduct a pre-construction habitat assessment of the project area (focusing on buildings to be demolished or relocated) to identify potential bat habitat and/or signs of potentially active roost sites. Should the pre-construction habitat assessment not identify potential bat habitat and or signs of potentially active roost sites, no further action is required.</p>	

³ CDFW defines credentials of a qualified biologist within permits or authorizations issued for a project. Typical qualifications include a minimum of four years of academic training leading to a degree and a minimum of 2 years of experience conducting surveys for each species that may be present within the project area.

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-1 (cont.)</p>	<p>Should the pre-construction habitat assessment identify potential bat habitat and/or signs of potentially active roost sites within the project area (e.g., guano, urine staining, dead bats, etc.), the project applicant shall be required to implement the following measures:</p> <ul style="list-style-type: none"> a) For projects starting demolition during the non-sensitive periods (August 16 – October 14, and March 2 – April 14), work shall be done under the supervision of a qualified biologist with restrictions such as: <ul style="list-style-type: none"> i. Potential bat roosting habitat or active roosts shall be disturbed only under clear weather conditions when precipitation is not forecast for three days, average wind speeds are less than 15 miles per hour, and when nighttime temperatures are at least 45 degrees Fahrenheit. ii. When appropriate, buildings shall be partially dismantled to significantly change the roost conditions, causing bats to abandon and not return to the roost, likely in the evening. Under no circumstances shall active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist. – or – b) For projects starting demolition during one of the sensitive periods (maternity season/April 15 – August 15 or period of winter torpor/October 15 – March 1), the project applicant shall be required to implement the following measures: <ul style="list-style-type: none"> i. To the extent feasible, construction activities in areas identified as potential roosting habitat during the habitat assessment shall not occur during bat maternity roosting season and period of winter torpor (April 15 to August 15, and October 15 to March 1, respectively). ii. If avoidance of the bat maternity roosting season and period of winter torpor, defined above, is infeasible, the qualified biologist shall conduct pre-construction surveys of potential bat roost sites identified during the initial habitat assessment. The survey shall be submitted to the City for review and approval. iii. If no signs of potentially active roost sites are identified, no further action is required. iv. If active bat roosts or evidence of roosting is identified during pre-construction surveys, the qualified biologist shall determine, if possible, the type of roost and species. A no-disturbance buffer shall be established around roost sites either through the seasonal avoidance windows of April 15 to August 15 and October 15 to March 1, or until the qualified biologist determines the roosts are no longer active. The size of the no-disturbance buffer would be determined by the qualified biologist and would depend on the species present, roost type, existing screening around the roost site (such as dense vegetation or a building), as well as the type of construction activity that would occur around the roost site. v. Any work that must occur within established no-disturbance buffers shall be done under the supervision by a qualified biologist with restrictions such as: 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-1 (cont.)</p>	<ul style="list-style-type: none"> a) Potential bat roosting habitat or active roosts shall be disturbed only under clear weather conditions when precipitation is not forecast for three days and when daytime temperatures are at least 50 degrees Fahrenheit. b) When appropriate, buildings shall be partially dismantled to significantly change the roost conditions, causing bats to abandon and not return to the roost, likely in the evening and after bats have emerged from the roost to forage. Under no circumstances shall active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist. c) If adverse effects in response to project work within the no-disturbance buffers are observed, work within the no-disturbance buffer shall halt until the roost disbands. <p>Mitigation Measure BIO-4: Avoid and Minimize Impacts on Special-Status Roosting Bats in Trees.</p> <p>To avoid and minimize impacts on special-status roosting bat species, the City shall adopt a new SCA that shall apply to residential development requiring a tree permit per the City's Tree Protection Ordinance (OMC Chap. 12.36). The SCA shall require the following measures:</p> <ul style="list-style-type: none"> a) A qualified biologist (as defined by CDFW⁴) who is experienced with bat surveying techniques (including auditory sampling methods), behavior, and roosting habitat shall conduct a pre-construction habitat assessment of the subject tree to characterize potential bat habitat and identify potentially active roost sites. b) Trees with potential bat roosting habitat or active bat roost sites shall follow a two-step removal process which shall occur outside of the bat maternity roosting season and period of winter torpor (April 15 to August 15, and October 15 to March 1). c) On the first day and under supervision of the qualified biologist, tree branches and limbs not containing cavities or fissures in which bats could roost shall be cut using chainsaws or other handheld equipment. d) On the following day and under the supervision of the qualified biologist, the remainder of the tree may be trimmed or removed, either using chainsaws or other equipment (e.g., excavator or backhoe). e) All felled trees shall remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats to escape, or be inspected once felled by the qualified biologist to ensure no bats remain within the tree and/or branches. The tree will be removed on or after the third day. <p><u>When Required:</u> Prior to start of building demolition or tree removal.</p>	

⁴ CDFW defines credentials of a qualified biologist within permits or authorizations issued for a project. Typical qualifications include a minimum of four years of academic training leading to a degree and a minimum of 2 years of experience conducting surveys for each species that may be present within the project area.

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-1 (cont.)</p>	<p><u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>Mitigation Measure BIO-5: Text changes to SCA 31, Alameda Whipsnake Protection Measures. Add the following.</p> <p>e. <u>Mitigation for Impacts to Alameda Whipsnake Habitat</u></p> <p><u>Requirement:</u> To restore Alameda whipsnake critical habitat impacted by the project, the applicant shall have a qualified biologist experienced in identifying Alameda Whipsnake critical habitat conduct a preconstruction baseline survey of the project site, from which they shall then prepare and submit a Revegetation Plan (Plan) for review and approval by USFWS and if necessary CDFW, pursuant to regulatory agency permitting requirements. The Plan shall include detailed specifications for minimizing the introduction of invasive weeds and restoring all temporarily disturbed areas. The Plan shall include mitigation in accordance with USFWS and if necessary CDFW requirements to address permanent impacts to Alameda whipsnake critical habitat. The applicant or its designee shall ensure successful implementation of the Plan. As part of the preparation of the Vegetation Management Plan (VMP), as required by SCA 47, the VMP shall quantify the area of Alameda Whipsnake critical habitat that will be disturbed by implementing the VMP. The VMP shall be submitted to USFWS and if necessary CDFW.</p> <p><u>When Required:</u> Prior to the start of ground disturbing activities, including clearing and grubbing, associated with construction; During construction; Ongoing as specified in the Revegetation Plan</p> <p><u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p>	
<p>Impact BIO-2: Adoption of the Proposed Project could have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by CDFW or USFWS. (Criteria 1 and 2). (<i>Less than Significant with Mitigation</i>)</p>	<p>SCA 58: Creek Protection Plan.</p> <p>a. Creek Protection Plan Required</p> <p><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>b. Construction BMPs</p> <p><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>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.</p>	<p>Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-2 (cont.)</p>	<ul style="list-style-type: none"> ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected. iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible. iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted. v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains. vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek. viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site. ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work. xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains. 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-2 (cont.)</p>	<p>xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).</p> <p>xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.</p> <p>c. Post-Construction BMPs <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 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.</p> <p>Mitigation Measure BIO-1: Avoid and Minimize Impacts on Special-Status Plant Species. See above.</p>	
<p>Impact BIO-3: Adoption of the Proposed Project would not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. (Criterion 3) (<i>Less than Significant</i>)</p>	<p>None required.</p>	<p>Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
<p>Impact BIO-4: Adoption of the Proposed Project could interfere substantially with the movement of a native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. (Criterion 4) <i>(Less than Significant with Mitigation)</i></p>	<p>SCA 28: Bird Collision Reduction Measures</p> <p><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:</p> <ol 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. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. 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. 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: <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. – 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>Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
Impact BIO-4 (cont.)	<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. - 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 p.m., if possible. <p>SCA 29: Tree Removal During Bird Breeding Season. See above.</p> <p>Mitigation Measure BIO-1: Avoid and Minimize Impacts on Special-Status Plant Species. See above.</p> <p>Mitigation Measure BIO-2: Avoid and Minimize Impacts on Nesting Birds. See above.</p>	
Impact BIO-5: Adoption of the Proposed Project could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. (Criterion 5) (<i>Less than Significant with Mitigation Measures</i>)	<p>SCA 28: Bird Collision Reduction Measures. See above.</p> <p>SCA 29: Tree Removal During Bird Breeding Season. See above.</p> <p>SCA 30: Tree Permit</p> <p>a. Tree Permit Required</p> <p><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>	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
Impact BIO-5 (cont.)	<p>b. Tree Protection During Construction</p> <p><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> <ul style="list-style-type: none"> i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree. ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree. iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree. iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration. v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed. vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations. 	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
Impact BIO-5 (cont.)	<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> <ol style="list-style-type: none"> i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered. ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division. iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate. iv. Minimum planting areas must be available on site as follows: <ul style="list-style-type: none"> – For Sequoia sempervirens, three hundred fifteen (315) square feet per tree; – For other species listed, seven hundred (700) square feet per tree. v. In the event that replacement trees are required but cannot be planted due to site constraints, an in-lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians. vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense. <p>SCA 31: Alameda Whipsnake Protection Measures. See above.</p> <p>SCA 58: Creek Protection Plan. See above.</p> <p>Mitigation Measure BIO-1: Avoid and Minimize Impacts on Special-Status Plant Species. See above.</p> <p>Mitigation Measure BIO-2: Avoid and Minimize Impacts on Nesting Birds. See above.</p> <p>Mitigation Measure BIO-3: Avoid and Minimize Impacts on Special-Status Roosting Bats in Buildings. See above.</p>	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.3 Biological Resources (cont.)		
Impact BIO-5 (cont.)	<p>Mitigation Measure BIO-4: Avoid and Minimize Impacts on Special-Status Roosting Bats in Trees. See above.</p> <p>Mitigation Measure BIO-5: Text changes to SCA 31, Alameda Whipsnake Protection Measures. See above.</p>	
<p>Impact BIO-6: Future development under the Proposed Project, combined with cumulative development, could result in significant cumulative impacts to biological resources. <i>(Less than Significant with Mitigation)</i></p>	<p>SCA 28: Bird Collision Reduction Measures. See above.</p> <p>SCA 29: Tree Removal During Bird Breeding Season. See above.</p> <p>SCA 30: Tree Permit. See above.</p> <p>SCA 31: Alameda Whipsnake Protection Measures. See above.</p> <p>SCA 58: Creek Protection Plan. See above.</p> <p>Mitigation Measure BIO-1: Avoid and Minimize Impacts on Special-Status Plant Species. See above.</p> <p>Mitigation Measure BIO-2: Avoid and Minimize Impacts on Nesting Birds. See above.</p> <p>Mitigation Measure BIO-3: Avoid and Minimize Impacts on Special-Status Roosting Bats in Buildings. See above.</p> <p>Mitigation Measure BIO-4: Avoid and Minimize Impacts on Special-Status Roosting Bats in Trees. See above.</p> <p>Mitigation Measure BIO-5: Text changes to SCA 31, Alameda Whipsnake Protection Measures. See above.</p>	Less Than Significant
4.4 Cultural Resources		
<p>Impact CUL-1: Future development under the Proposed Project could cause a substantial adverse change in the significance of a historic architectural resource pursuant to CEQA Guidelines Section 15064.5. (Criterion 1) <i>(Significant and Unavoidable)</i></p>	<p>SCA 35: Property Relocation</p> <p>Requirement: Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:</p> <ol style="list-style-type: none"> a) Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations; b) Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City; c) Maintaining the signs and advertising in place for a minimum of 90 days; and d) Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement. 	Significant and Unavoidable

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.4 Cultural Resources		
<p>Impact CUL-1 (cont.)</p>	<p>SCA 70: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities <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 located adjacent to the project site or within an established boundary from the project site. The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.</p> <p>Mitigation Measure CUL-1: Identify Architectural Historic Resources. To facilitate the protection of architectural historic resources, the City shall create a ministerial process involving a screening assessment incorporated into the City of Oakland basic application for development review to determine when a building or structure is an eligible historic resource. The screening assessment shall be reviewed and approved by a City of Oakland Preservation Planner. Once the process is established, the City shall require discretionary review for the issuance of demolition permits of eligible historic resources unless, consistent with City regulations: rehabilitation is not feasible; demolition is necessary to protect health, safety, and/or welfare; or the benefit of demolition outweighs the loss of the structure.</p>	
<p>Impact CUL-2: Future development under the Proposed Project could cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. (Criterion 2) (<i>Less than Significant with Mitigation</i>)</p>	<p>SCA 32: Archaeological and Paleontological Resources – Discovery During Construction <u>Requirement:</u> Pursuant to <i>CEQA Guidelines</i> Section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</p> <p>In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and</p>	<p>Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.4 Cultural Resources (cont.)		
<p>Impact CUL-2 (cont.)</p>	<p>specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p> <p>In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.</p> <p>SCA 33: Archaeologically Sensitive Areas – Pre-Construction Measures</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. 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> <ul style="list-style-type: none"> 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. b) A report disseminating the results of this research. c) Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. <p>If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior’s Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction.</p>	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.4 Cultural Resources (cont.)		
<p>Impact CUL-2 (cont.)</p>	<p>Provision B: Construction ALERT Sheet. The project applicant shall prepare a construction “ALERT” sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project’s prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.</p> <p>The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City’s Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire- cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.</p> <p>Mitigation Measure CUL-2: Text changes to SCA 33: Archaeological and Paleontological Resources – Discovery During Construction.</p> <p><u>Requirement:</u> The project applicant shall implement either Provision A (Intensive Pre- Construction Study) or and Provision B (Construction ALERT Sheet) concerning archaeological resources. <u>If Native American archaeological resources are identified or suspected in a project site, the City shall consult with a Native American representative(s) registered with the Native American Heritage Commission that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3.</u></p>	
<p>Impact CUL-3: Future development under the Proposed Project would not disturb human remains, including those interred outside of formal cemeteries. (Criterion 3) (<i>Less than Significant</i>)</p>	<p>SCA 34: Human Remains – Discovery During Construction</p> <p><u>Requirement:</u> Pursuant to CEQA Guidelines Section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.</p>	<p align="center">Less Than Significant</p>

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.4 Cultural Resources (cont.)		
Impact CUL-4: Future development under the Proposed Project, combined with cumulative development, could result in cumulatively considerable impacts for historic architectural resources. <i>(Significant and Unavoidable)</i>	SCA 35: Property Relocation. See above. SCA 70: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities. See above. Mitigation Measure CUL-1: Identify Architectural Historic Resources. See above	Significant and Unavoidable
Impact CUL-5: Adoption of the Proposed Project, combined with cumulative development, could result in less than significant cumulative impacts for archaeological resources and human remains. <i>(Less than Significant with Mitigation)</i>	SCA 32: Archaeological and Paleontological Resources – Discovery During Construction. See above. SCA 33: Archaeologically Sensitive Areas – Pre-Construction Measures. See above. SCA 34: Human Remains – Discovery During Construction. See above. Mitigation Measure CUL-2: Text changes to SCA 33: Archaeological and Paleontological Resources – Discovery During Construction. See above.	Less Than Significant
4.5 Energy		
Impact ENE-1: Adoption of the Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction and operation or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. <i>(Criteria 1 and 2) (Less than Significant)</i>	None required.	Less Than Significant
Impact ENE-2: Adoption of the Proposed Project, combined with cumulative development, would not result in energy use that would be considered wasteful and unnecessary or conflict with or obstruct a State or local plan for renewable energy or energy efficiency under cumulative conditions. <i>(Less than Significant)</i>	None required.	Less Than Significant
4.6 Geology, Soils, and Paleontological Resources		
Impact GEO-1: Adoption of the Proposed Project would not expose people or structures to substantial risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking; seismic-related ground failure, including liquefaction, lateral spreading, subsidence, or collapse. <i>(Criteria 1a through 1c) (Less than Significant)</i>	SCA 36: Construction-Related Permit(s). <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. SCA 37: Soils Report. <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 contained in the approved report during project design and construction.	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.6 Geology, Soils, and Paleontological Resources (cont.)		
Impact GEO-1 (cont.)	<p>SCA 38: Earthquake Fault Zone. <u>Requirement:</u> The project applicant shall submit a site-specific fault location investigation, as defined in California Geological Survey Note 49 (as amended), prepared by a certified engineering geologist for City review and approval containing at a minimum the results of subsurface investigations, locations of hazardous faults adjacent to the project site, recommended setback distances of proposed structures from hazardous faults, and additional recommended measures to accommodate warping and distributive deformation associated with faulting (e.g., strengthened foundations, engineering design, flexible utility connections). The project applicant shall implement the recommendations contained in the approved report during project design and construction.</p> <p>SCA 39: Seismic Hazards Zone (Landslide/Liquefaction). The Project applicant shall comply with the following restrictions: <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, and 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>	
Impact GEO-2: Adoption of the Proposed Project would not expose people or structures to substantial risk of loss, injury, or death involving landslides. (Criterion 1d) <i>(Less than Significant)</i>	<p>SCA 36: Construction Related Permits. See above.</p> <p>SCA 37: Soils Report. See above.</p> <p>SCA 38: Earthquake Fault Zone. See above.</p> <p>SCA 39: Seismic Hazards Zone. See above.</p>	Less Than Significant
Impact GEO-3: Adoption of the Proposed Project would not result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways. (Criterion 2) <i>(Less than Significant)</i>	<p>SCA 48: Erosion and Sedimentation Control Measures for Construction. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 49: Erosion and Sedimentation Control Plan for Construction. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 50: State Construction General Permit. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 51: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 52: Site Design Measures to Reduce Stormwater Runoff. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 53: Source Control Measures to Limit Stormwater Pollution. See Section 4.9, Hydrology and Water Quality, below.</p>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.6 Geology, Soils, and Paleontological Resources (cont.)		
Impact GEO-3 (cont.)	<p>SCA 54: NPDES C.3 Stormwater Requirements for Regulated Projects. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 55: NPDES C.3 Stormwater Requirements for Small Projects. See Section 4.9, Hydrology and Water Quality, below.</p>	
Impact GEO-4: Adoption of the Proposed Project would not be located on expansive soil creating substantial risks to life or property. (Criterion 3) (<i>Less than Significant</i>)	<p>SCA 36: Construction Related Permits. See above.</p> <p>SCA 37: Soils Report. See above.</p> <p>SCA 38: Earthquake Fault Zone. See above.</p> <p>SCA 39: Seismic Hazards Zone. See above.</p>	Less Than Significant
Impact GEO-5: Adoption of the Proposed Project would not be located above a well, pit, swamp, mound, tank vault, or unmarked sewer line, creating substantial risks to life or property. (Criterion 4) (<i>Less than Significant</i>)	<p>SCA 36: Construction Related Permits. See above.</p> <p>SCA 37: Soils Report. See above.</p> <p>SCA 38: Earthquake Fault Zone. See above.</p> <p>SCA 39: Seismic Hazards Zone. See above.</p>	Less Than Significant
Impact GEO-6: Adoption of the Proposed Project would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. (Criterion 7) (<i>Less than Significant</i>)	<p>SCA 32, Archaeological and Paleontological Resources. See Section 4.4 Cultural Resources, above.</p>	Less Than Significant
Impact GEO-7: Adoption of the Proposed Project, combined with cumulative development, would not result in significant cumulative impacts to geology, soils, and paleontological resources. (<i>Less than Significant</i>)	<p>SCA 32: Archaeological and Paleontological Resources. See Section 4.4 Cultural Resources, above.</p> <p>SCA 36: Construction Related Permits. See above.</p> <p>SCA 37: Soils Report. See above.</p> <p>SCA 38: Earthquake Fault Zone. See above.</p> <p>SCA 39: Seismic Hazards Zone. See above.</p> <p>SCA 48: Erosion and Sedimentation Control Measures for Construction. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 49: Erosion and Sedimentation Control Plan for Construction. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 50: State Construction General Permit. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 51: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 52: Site Design Measures to Reduce Stormwater Runoff. See Section 4.9, Hydrology and Water Quality, below.</p>	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.6 Geology, Soils, and Paleontological Resources (cont.)		
Impact GEO-7 (cont.)	<p>SCA 53: Source Control Measures to Limit Stormwater Pollution. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 54: NPDES C.3 Stormwater Requirements for Regulated Projects. See Section 4.9, Hydrology and Water Quality, below.</p> <p>SCA 55: NPDES C.3 Stormwater Requirements for Small Projects. See Section 4.9, Hydrology and Water Quality, below.</p>	
4.7 Greenhouse Gas Emissions		
Impact GHG-1: Adoption of the Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. (Criterion 1) (<i>Less than Significant with Mitigation</i>)	<p>SCA 21 (Criteria Air Pollutant Controls – Construction Related). See Section 4.1. Air Quality, above.</p> <p>SCA 22 (Diesel Particulate Matter Controls – Construction Related). See Section 4.1. Air Quality, above.</p> <p>SCA 23 (Exposure to Air Pollution (Toxic Air Contaminants)). See Section 4.1. Air Quality, above.</p> <p>SCA 24 (Stationary Sources of Air Pollution (Toxic Air Contaminants)). See Section 4.1. Air Quality, above.</p> <p>SCA 41: Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist.</p> <p>Requirement: The project applicant shall implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase.</p> <ol style="list-style-type: none"> a. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits. b. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be implemented during construction. c. For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, including but not limited to the requirement for transit passes or additional Transportation Demand Management measures, the applicant shall provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents. <p>SCA 42: Greenhouse Gas (GHG) Reduction Plan.</p> <p>This requirement applies to projects which: (a) involve a land use development (i.e., a project that does not require a permit from the Bay Area Air Quality Management District [BAAQMD] to operate), and (b) does not commit to all of the GHG emissions reductions strategies described on the ECAP Consistency Checklist (SCA 41 above), as originally adopted by the Planning Commission on December 16, 2020 and as may be amended administratively from time to time.</p>	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.7 Greenhouse Gas Emissions (cont.)		
Impact GHG-1 (cont.)	<p>a. Greenhouse Gas (GHG) Reduction Plan Required</p> <p><u>Requirement:</u> The project applicant shall retain a qualified air quality consultant to develop a Greenhouse Gas (GHG) Reduction Plan for City review and approval and shall implement the approved GHG Reduction Plan.</p> <p>The goal of the GHG Reduction Plan shall be to increase energy efficiency and to reduce GHG emissions to at least the amount that would be achieved by committing to all of the emissions reductions strategies identified on the ECAP Consistency Checklist as the City’s project-level implementation of its Equitable Climate Action Plan (adopted in 2020), which calls for reducing city-wide GHG emissions by 56 percent below 2005 levels by 2030 and 83 percent by 2050. The GHG Reduction Plan shall include, at a minimum, (a) a detailed quantified GHG emissions inventory for the project taking into consideration energy efficiencies included as part of the project (including proposed mitigation measures, project design features, those strategies being implemented and other City requirements), (b) for each ECAP Consistency Checklist strategy that the project will not meet, a quantified calculation of the additional GHG emission reductions that would have occurred had it implemented the GHG emissions reduction measure consistent with the ECAP Consistency Checklist, (c) a quantified strategy for achieving an GHG emission reduction equivalent to the reduction that would have resulted from complying with the ECAP Consistency Checklist strategy, and (d) requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented.</p> <p>If the project is to be constructed in phases, the GHG Reduction Plan shall provide GHG emission scenarios by phase.</p> <p>Potential additional GHG reduction measures to be considered include, but are not be limited to, measures recommended in BAAQMD’s latest CEQA Air Quality Guidelines, the California Air Resources Board Scoping Plan (December 2008, as may be revised), the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures (August 2010, as may be revised), the California Attorney General’s website, and Reference Guides on Leadership in Energy and Environmental Design (LEED) published by the U.S. Green Building Council. The types of allowable GHG reduction measures include the following (listed in order of City preference): (1) physical design features; (2) operational features; and (3) the payment of fees to fund GHG-reducing programs (i.e., the purchase of “carbon credits”) as explained below.</p> <p>The allowable locations of the GHG reduction measures include the following (listed in order of City preference): (1) the project site; (2) off-site within the City of Oakland; (3) off-site within the San Francisco Bay Area Air Basin; then (4) off-site within the State of California.</p> <p>As with preferred locations for the implementation of all GHG reductions measures, the preference for carbon credit purchases include those that can be achieved as follows (listed in order of City preference): (1) within the City of Oakland; (2) within the San Francisco Bay Area Air Basin; then (3) within the State of California. The cost of carbon credit purchases shall be based on current market value at the time purchased and shall be based on the project’s net difference operational emissions estimated in the GHG Reduction Plan for the project as compared to the Checklist baseline.</p>	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.7 Greenhouse Gas Emissions (cont.)		
<p>Impact GHG-1 (cont.)</p>	<p>For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits.</p> <p>b. GHG Reduction Plan Implementation During Construction</p> <p><u>Requirement:</u> The project applicant shall implement the GHG Reduction Plan during construction of the project. For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be implemented during construction. For physical GHG reduction measures to be incorporated into off-site projects, the project applicant shall obtain all necessary permits/approvals and the measures shall be included on drawings and submitted to the City Planning Director or his/her designee for review and approval. These off-site improvements shall be installed prior to completion of the subject project (or prior to completion of the project phase for phased projects). For GHG reduction measures involving the purchase of carbon credits, evidence of the payment/purchase shall be submitted to the City for review and approval prior to completion of the project (or prior to completion of the project phase, for phased projects).</p> <p>c. GHG Reduction Plan Implementation After Construction</p> <p><u>Requirement:</u> The project applicant shall implement the GHG Reduction Plan after construction of the project (or at the completion of the project phase for phased projects). For operational GHG reduction measures to be incorporated into the project or off-site projects, the measures shall be implemented on an indefinite and ongoing basis.</p> <p>The project applicant shall satisfy the following requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. The GHG Reduction Plan requires regular periodic evaluation over the life of the project (generally estimated to be at least 40 years) to determine how the Plan is achieving required GHG emissions reductions over time, as well as the efficacy of the specific additional GHG reduction measures identified in the Plan.</p> <ul style="list-style-type: none"> - Annual Report. Implementation of the GHG reduction measures and related requirements shall be ensured through compliance with Conditions of Approval adopted for the project. Generally, starting two years after the City issues the first Certificate of Occupancy for the project, the project applicant shall prepare each year of the useful life of the project an Annual GHG Emissions Reduction Report ("Annual Report"), for review and approval by the City Planning Director or his/her designee. The Annual Report shall be submitted to an independent reviewer of the City's choosing, to be paid for by the project applicant. <p>The Annual Report shall summarize the project's implementation of GHG reduction measures over the preceding year, intended upcoming changes, compliance with the conditions of the Plan, and include a brief summary of the previous year's Annual Report results (starting the second year). The Annual Report shall include a comparison of annual project emissions to the Checklist baseline emissions reported in the GHG Plan.</p> <p>The GHG Reduction Plan shall be considered fully attained when project emissions are less than the Checklist baseline, as confirmed by the City through an established monitoring program. Monitoring and reporting activities will continue at the City's discretion, as discussed below.</p>	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.7 Greenhouse Gas Emissions (cont.)		
<p>Impact GHG-1 (cont.)</p>	<ul style="list-style-type: none"> - <i>Corrective Procedure.</i> If the third Annual Report, or any report thereafter, indicates that, in spite of the implementation of the GHG Reduction Plan, the project is not achieving the GHG reduction goal, the project applicant shall prepare a report for City review and approval, which proposes additional or revised GHG measures to better achieve the GHG emissions reduction goals, including without limitation, a discussion on the feasibility and effectiveness of the menu of other additional measures (“Corrective GHG Action Plan”). The project applicant shall then implement the approved Corrective GHG Action Plan. <p>If, one year after the Corrective GHG Action Plan is implemented, the required GHG emissions reduction target is still not being achieved, or if the project applicant fails to submit a report at the times described above, or if the reports do not meet City requirements outlined above, the City may, in addition to its other remedies, (a) assess the project applicant a financial penalty based upon actual percentage reduction in GHG emissions as compared to the percent reduction in GHG emissions established in the GHG Reduction Plan; or (b) refer the matter to the City Planning Commission for scheduling of a compliance hearing to determine whether the project’s approvals should be revoked, altered or additional conditions of approval imposed.</p> <p>The penalty as described in (a) above shall be determined by the City Planning Director or his/her designee and be commensurate with the percentage GHG emissions reduction not achieved compared to the applicable numeric significance thresholds described in the GHG Reduction Plan.</p> <p>In determining whether a financial penalty or other remedy is appropriate, the City shall not impose a penalty if the project applicant has made a good faith effort to comply with the GHG Reduction Plan.</p> <p>The City would only have the ability to impose a monetary penalty after a reasonable cure period and in accordance with the enforcement process outlined in Planning Code Chapter 17.152. If a financial penalty is imposed, such penalty sums shall be used by the City solely toward the implementation of the Equitable Climate Action Plan.</p> <ul style="list-style-type: none"> - <i>Timeline Discretion and Summary.</i> The City shall have the discretion to reasonably modify the timing of reporting, with reasonable notice and opportunity to comment by the applicant, to coincide with other related monitoring and reporting required for the project. <p>Mitigation Measure AIR-1 (Text Changes to SCA 21, Criteria Air Pollutant Controls Construction Related). See Section 4.1. Air Quality, above.</p> <p>SCA 78: Transportation and Parking Demand Management. See Section 4.15, Transportation and Circulation, below.</p>	
<p>Impact GHG-2: Adoption of the Proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs. (Criterion b) (<i>Less than Significant with Mitigation</i>)</p>	<p>Mitigation Measure AIR-1: Text Changes to SCA 21, Criteria Air Pollutant Controls – Construction Related. See Section 4.1. Air Quality, above.</p> <p>SCA 21 (Criteria Air Pollutant Controls – Construction Related). See Section 4.1. Air Quality, above.</p>	<p align="center">Less Than Significant</p>

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.7 Greenhouse Gas Emissions (cont.)		
Impact GHG-2 (cont.)	<p>SCA 22 (Diesel Particulate Matter Controls – Construction Related). See Section 4.1. Air Quality, above.</p> <p>SCA 23 (Exposure to Air Pollution (Toxic Air Contaminants)). See Section 4.1. Air Quality, above.</p> <p>SCA 24 (Stationary Sources of Air Pollution (Toxic Air Contaminants)). See Section 4.1. Air Quality, above.</p> <p>SCA 41: Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist. See above.</p> <p>SCA 42: Greenhouse Gas (GHG) Reduction Plan. See above.</p>	
4.8 Hazards and Hazardous Materials		
Impact HAZ-1: Adoption of the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. (Criteria 1 and 2) (<i>Less than Significant</i>)	<p>SCA 43: Hazardous Materials Related to Construction.</p> <p><u>Requirement:</u> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> a. Follow manufacture’s recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; 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. 	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.8 Hazards and Hazardous Materials (cont.)		
Impact HAZ-1 (cont.)	<p>SCA 44: Hazardous Building Materials and Site Contamination.</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 (LBP), polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If LBP, 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 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</p> <p><u>Requirement:</u> 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 Site</p> <p><u>Requirement:</u> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <ul style="list-style-type: none"> i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.8 Hazards and Hazardous Materials (cont.)		
Impact HAZ-1 (cont.)	<p>SCA 45: Hazardous Materials Business Plan <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> <ul style="list-style-type: none"> a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. b. The location of such hazardous materials. c. An emergency response plan including employee training information. d. A plan that describes the manner in which these materials are handled, transported, and disposed. 	
<p>Impact HAZ-2: Adoption of the Proposed Project would not release hazardous materials; emit hazardous emissions; or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (Criteria 3 and 4) <i>(Less than Significant)</i></p>	<p>SCA 43: Hazardous Materials Related to Construction. See above. SCA 44: Hazardous Building Materials and Site Contamination. See above. SCA 45: Hazardous Materials Business Plan. See above. SCA 75: Construction Activity in the Public Right-of-Way</p> <p>a. Obstruction Permit Required <u>Requirement:</u> The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public-right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.</p> <p>b. Traffic Control Plan Required <u>Requirement:</u> In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved plan during construction.</p>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.8 Hazards and Hazardous Materials (cont.)		
<p>Impact HAZ-3: Adoption of the Proposed Project would not create an impact as a result of being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, could create a significant hazard to the public or the environment. (Criterion 5) <i>(Less than Significant)</i></p>	<p>SCA 43: Hazardous Materials Related to Construction. See above. SCA 44: Hazardous Building Materials and Site Contamination. See above.</p>	Less Than Significant
<p>Impact HAZ-4: Adoption of the Proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Plan Area related to a public airport or public use airport. (Criteria 7 and 8) <i>(Less than Significant)</i></p>	None required.	Less Than Significant
<p>Impact HAZ-5: Adoption of the Proposed Project would not result in less than two emergency access routes for streets exceeding 600 feet in length unless otherwise determined to be acceptable by the Fire Chief, or his/her designee, in specific instances due to climatic, geographic, topographic, or other conditions (Criterion 6) <i>(Less than Significant)</i></p>	None required.	Less Than Significant
<p>Impact HAZ-6: Adoption of the Proposed Project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (Criterion 9) <i>(Significant and Unavoidable)</i></p>	SCA 75: Construction Activity in the Public Right-of-Way. See above.	Significant and Unavoidable
<p>Impact HAZ-7: Adoption of the Proposed Project would not expose people or structures to significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (Criterion 10) <i>(Less than Significant)</i></p>	<p>SCA 46: Fire Safety Phasing Plan. <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 and emergency vehicle access incorporated into each phase of the project and the schedule for implementation of the features. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial and Revision Approval:</u> Oakland Fire Department <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>SCA 47: Designated Very High Fire Severity Zone – Vegetation Management a. Vegetation Management Plan Required <u>Requirement:</u> The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:</p>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.8 Hazards and Hazardous Materials (cont.)		
Impact HAZ-7 (cont.)	<ul style="list-style-type: none"> i. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically; ii. Removal of leaves and needles from roofs and rain gutters; iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure; iv. Trimming back vegetation around windows; Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes on 5 to 20% and within 100 feet or to the property line on slopes greater than 20%. v. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk; vi. Clearing out ground-level brush and derris; and all non-ornamental plants, seasonal weeds, and grasses, brush, leaf litter and debris within 30 feet of the residential, structure shall be cut, raked, and removed from the parcel. vii. Stacking woodpiles away from structures at least 20 feet from residential structures. viii. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species. <p>b. Fire Safety Prior to Construction</p> <p><u>Requirement:</u> The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6" or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.</p> <p>c. Fire Safety During Construction</p> <p><u>Requirement:</u> The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type 2A10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.</p>	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.8 Hazards and Hazardous Materials (cont.)		
Impact HAZ-7 (cont.)	<p>d. Smoking Prohibition</p> <p><u>Requirement:</u> The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.</p>	
<p>Impact HAZ-8: Adoption of the Proposed Project, combined with cumulative development, would not result in significant cumulative impacts related to hazards and hazardous materials. (<i>Less than Significant</i>)</p>	<p>SCA 43: Hazardous Materials Related to Construction. See above.</p> <p>SCA 44: Hazardous Building Materials and Site Contamination. See above.</p> <p>SCA 45: Hazardous Materials Business Plan. See above.</p> <p>SCA 46: Fire Safety Phasing Plan. See above.</p> <p>SCA 75: Construction Activity in the Public Right-of-Way See above.</p>	Less Than Significant
<p>Impact HAZ-9: Adoption of the Proposed Project, combined with cumulative development, could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (<i>Significant and Unavoidable</i>)</p>	<p>SCA 75: Construction Activity in the Public Right-of-Way. See above.</p>	Significant and Unavoidable
4.9 Hydrology and Water Quality		
<p>Impact HYD-1: Adoption of the Proposed Project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade water quality. (Criteria 1 and 7) (<i>Less than Significant</i>)</p>	<p>SCA 48: Erosion and Sedimentation Control Measures for Construction</p> <p><u>Requirement:</u> The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, 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 49: Erosion and Sedimentation Control Plan for Construction</p> <p>a. Erosion and Sedimentation Control Plan Required</p> <p><u>Requirement:</u> 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 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>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
<p>Impact HYD-1 (cont.)</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 50: State Construction General Permit</p> <p><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 City.</p> <p>SCA 51: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties</p> <p><u>Requirement:</u> The project applicant shall submit and implement a Drainage Plan to be reviewed and approved by the City. The Drainage Plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains. The Drainage Plan shall be included with the project drawings submitted to the City for site improvements.</p> <p>SCA 52: Site Design Measures to Reduce Stormwater Runoff</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 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. <p>SCA 53: Source Control Measures to Limit Stormwater Pollution</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 stormwater runoff. These measures may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> a. Stencil storm drain inlets “No Dumping – Drains to Bay;” b. Minimize the use of pesticides and fertilizers; 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
<p>Impact HYD-1 (cont.)</p>	<ul style="list-style-type: none"> 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 54: NPDES C.3 Stormwater Requirements for Regulated Projects</p> <p>a. Post-Construction Stormwater Management Plan Required</p> <p><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 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</p> <p><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 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
<p>Impact HYD-1 (cont.)</p>	<p>ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.</p> <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p> <p>SCA 55: NPDES C.3 Stormwater Requirements for Small 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 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. <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>Impact HYD-2: Adoption of the Proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or proposed uses for which permits have been granted. (Criterion 2) <i>(Less than Significant)</i></p>	<p>SCA 54: NPDES C.3 Stormwater Requirements for Regulated Projects. See above.</p>	<p>Less Than Significant</p>
<p>Impact HYD-3: Adoption of the Proposed Project would not result in substantial erosion or siltation on- or off-site that would affect the quality of receiving waters; result in substantial flooding on- or off-site; create or contribute substantial runoff which would exceed the capacity of existing or planned stormwater drainage systems; create or contribute substantial runoff which would be an additional source of polluted runoff; or substantially degrade water quality. (Criteria 3, 4, 5, 6, and 7) <i>(Less than Significant)</i></p>	<p>SCA 48: Erosion and Sedimentation Control Measures for Construction. See above. SCA 49: Erosion and Sedimentation Control Plan for Construction. See above. SCA 50: State Construction General Permit. See above. SCA 51: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties. See above. SCA 52: Site Design Measures to Reduce Stormwater Runoff. See above.</p>	<p>Less Than Significant</p>

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
Impact HYD-3 (cont.)	<p>SCA 53: Source Control Measures to Limit Stormwater Pollution. See above.</p> <p>SCA 54: NPDES C.3 Stormwater Requirements for Regulated Projects. See above.</p> <p>SCA 55: NPDES C.3 Stormwater Requirements for Small Projects. See above.</p>	
<p>Impact HYD-4: Adoption of the Proposed Project could place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, that would impede or redirect flood flows; or expose people or structures to a substantial risk of loss, injury, or death involving flooding. (Criteria 8, 9, and 10) <i>(Less than Significant with Mitigation)</i></p>	<p>SCA 60: Structures in a Flood Zone</p> <p><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 (BFE).</p> <p>SCA 61: Bay Conservation and Development Commission (BCDC) Approval</p> <p><u>Requirement:</u> 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> <p>Mitigation Measure HYD-1: Sea Level Rise Vulnerability Assessment.</p> <p>To avoid and minimize impacts related to Sea Level Rise, the City shall adopt a new SCA that applies to all projects located in the 100-year coastal flood zone with 5.5 feet of SLR, or the most current SLR projection to be determined by the City.</p> <p>The SCA shall require the following measures:</p> <p>Conduct a Sea Level Rise vulnerability assessment for the project, prepare a Sea Level Rise Adaptation Plan for implementation as part of the project designs, and submit the assessment, adaptation plan, and preliminary design to the City for review and approval.</p>	Less Than Significant
<p>Impact HYD-5: Adoption of the Proposed Project would not risk release of pollutants in flood hazard, tsunami, or seiche zones (Criterion 11) <i>(Less than Significant)</i></p>	<p>SCA 60: Structures in a Flood Zone. See above.</p>	Less Than Significant
<p>Impact HYD-6: Adoption of the Proposed Project would not substantially alter the existing drainage pattern of the site or area including through the alteration of the course or increasing the rate or amount of flow, of a creek, river, or stream in a manner that would result in substantial erosion, siltation, or flooding, both on- or offsite; or fundamentally conflict with the City of Oakland Creek Protection Ordinance (OMC Chapter 13.16) intended to protect hydrologic resources. (Criteria 12 and 13) <i>(Less than Significant)</i></p>	<p>SCA 57: Vegetation Management on Creekside Properties</p> <p><u>Requirement:</u> The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:</p> <ol style="list-style-type: none"> Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat; Trim tree branches from the ground up (limbing up) and leave tree canopy intact; Leave stumps and roots from cut down trees to prevent erosion; Plant fire-appropriate, drought-tolerant, preferably native vegetation; Provide erosion and sediment control protection if cutting vegetation on a steep slope; 	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
<p>Impact HYD-6 (cont.)</p>	<ul style="list-style-type: none"> 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. <p>SCA 58: Creek Protection Plan</p> <p>a. Creek Protection Plan Required</p> <p><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>b. Construction BMPs</p> <p><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> <ul style="list-style-type: none"> i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek. ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected. 	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
<p>Impact HYD-6 (cont.)</p>	<ul style="list-style-type: none"> iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible. iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted. v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains. vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek. viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site. ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work. xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains. xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB). xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City. 	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
<p>Impact HYD-6 (cont.)</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 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</p> <p><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</p> <p><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.</p> <p>SCA 59: Creek Dewatering/Diversion</p> <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> <ol style="list-style-type: none"> 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). 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 	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.9 Hydrology and Water Quality (cont.)		
Impact HYD-6 (cont.)	<p>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 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>	
Impact HYD-7: Adoption of the Proposed Project, combined with cumulative development, could result in significant cumulative impacts to hydrology and water quality. <i>(Less than Significant with Mitigation)</i>	<p>SCA 51: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties. See above.</p> <p>SCA 52: Site Design Measures to Reduce Stormwater Runoff. See above.</p> <p>SCA 53: Source Control Measures to Limit Stormwater Pollution. See above.</p> <p>SCA 55: NPDES C.3 Stormwater Requirements for Small Projects. See above.</p> <p>Mitigation Measure HYD-1: Sea Level Rise Vulnerability Assessment. See above.</p>	Less Than Significant
4.10 Land Use and Planning		
Impact LUP-1: Adoption of the Proposed Project would not result in the physical division of an established community. (Criterion 1) <i>(Less than Significant)</i>	None required.	Less Than Significant
Impact LUP-2: Adoption of the Proposed Project would not cause a significant environmental impact due to a fundamental conflict between adjacent or nearby land uses. (Criterion 2) <i>(Less Than Significant)</i>	<p>SCA 23: Exposure to Air Pollution (Toxic Air Contaminants). See Section 4.2, Air Quality, above.</p> <p>SCA 45: Hazardous Materials Business Plan. See Section 4.8, Hazards and Hazardous Materials, above.</p> <p>SCA 67: Exposure to Community Noise. See Section 4.11, Noise, below.</p> <p>SCA 68: Operational Noise. See Section 4.11, Noise, below.</p>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.10 Land Use and Planning (cont.)		
<p>Impact LUP-3: Adoption of the Proposed Project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect and actually result in a physical change in the environment (Criterion 3) (<i>Less than Significant</i>)</p>	<p>None required.</p>	
<p>Impact LUP-4: Adoption of the Proposed Project, combined with cumulative development, would not result in significant cumulative impacts to Land Use and Planning. (<i>Less than Significant</i>)</p>	<p>SCA 23: Exposure to Air Pollution (Toxic Air Contaminants). See Section 4.2, Air Quality, above.</p> <p>SCA 45: Hazardous Materials Business Plan. See Section 4.8, Hazards and Hazardous Materials, above.</p> <p>SCA 67: Exposure to Community Noise. See Section 4.11, Noise, below.</p> <p>SCA 68: Operational Noise. See Section 4.11, Noise, below.</p>	
4.11 Noise and Vibration		
<p>Impact NOI-1: Adoption of the Proposed Project would not result in generation of a substantial temporary increase in ambient noise levels in the Plan Area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Criteria 1 and 2) (<i>Less than Significant</i>)</p>	<p>SCA 61: Construction Days/Hours</p> <p><u>Requirement:</u> 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. <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'</p>	<p>Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.11 Noise and Vibration (cont.)		
Impact NOI-1 (cont.)	<p>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 62: Construction Noise <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> <ul style="list-style-type: none"> a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. c. Applicant shall use temporary power poles instead of generators where feasible. d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction. e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented. <p>SCA 63: Extreme Construction Noise. a. Construction Noise Management Plan Required <u>Requirement:</u> Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90 dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:</p>	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.11 Noise and Vibration (cont.)		
Impact NOI-1 (cont.)	<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</p> <p><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> <p>SCA 64: Project-Specific Construction Noise Reduction Measures</p> <p><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 on [ENTER ADJACENT SENSITIVE RECEPTOR OR BUSINESS]. The project applicant shall implement the approved Plan during construction.</p> <p>SCA 65: Construction Noise Complaints</p> <p><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:</p> <ul style="list-style-type: none"> a. Designation of an on-site construction complaint and enforcement manager for the project; b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit; c. Protocols for receiving, responding to, and tracking received complaints; and d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City’s request. 	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.11 Noise and Vibration (cont.)		
<p>Impact NOI-2: Adoption of the Proposed Project would not result in exposure of persons to or generation of excessive groundborne vibration levels. (Criterion 8) <i>(Less than Significant)</i></p>	<p>SCA 69: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities <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 located at [ENTER ADDRESS OF ADJACENT PROPERTY OR VIBRATION SENSITIVE ACTIVITY]. 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>	Less Than Significant
<p>Impact NOI-3: Adoption of the Proposed Project would not expose persons to noise levels in excess of applicable standards established by a regulatory agency (e.g., occupational noise standards of the Occupational Safety and Health Administration (OSHA)). (Criterion 7) <i>(Less than Significant)</i></p>	None required.	Less Than Significant
<p>Impact NOI-4: Adoption of the Proposed Project would not result in generation of a substantial permanent increase in ambient noise levels in the Plan Area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Criteria 3 and 6) <i>(Less than Significant)</i></p>	<p>SCA 67: Operational Noise <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 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>	Less Than Significant
<p>Impact NOI-5: Adoption of the Proposed Project would not generate noise resulting in a 5 dBA permanent increase in ambient noise levels in the Plan Area above existing noise levels. (Criterion 4) <i>(Less than Significant)</i></p>	None required.	Less Than Significant
<p>Impact NOI-6: Adoption of the Proposed Project would not expose persons to interior Ldn or CNEL greater than 45 dBA for multi-family dwellings, hotels, motels, dormitories, and long-term care facilities (and may be extended by local legislative action to include single-family dwellings) per California Noise Insulation Standards (CCR Part 2, Title 24). (Criterion 5) <i>(Less than Significant for this non-CEQA impact)</i></p>	<p>SCA 66: Exposure to Community Noise <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> <ol style="list-style-type: none"> a. 45 dBA: Residential activities, civic activities, hotels b. 50 dBA: Administrative offices; group assembly activities c. 55 dBA: Commercial activities d. 5 dBA: Industrial activities 	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.11 Noise and Vibration (cont.)		
<p>Impact NOI-7: Adoption of the Proposed Project would not expose people in the Plan Area to community noise in conflict with the land use compatibility guidelines of the Oakland General Plan. (Criterion 6) <i>(Less than Significant for this non-CEQA impact)</i></p>	<p>SCA 66: Exposure to Community Noise. See above.</p> <p>SCA 68: Exposure to Vibration <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> <ul 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). <p>SCA 69: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities. See above.</p>	<p align="center">Less Than Significant</p>
<p>Impact NOI-8: Adoption of the Proposed Project would not expose persons to or generate groundborne vibration that exceeds criteria established by the Federal Transit Administration (FTA). (Criterion 8) <i>(Less than Significant)</i></p>	<p>SCA 68: Exposure to Vibration. See above.</p>	<p align="center">Less Than Significant</p>
<p>Impact NOI-9: Adoption of the Proposed Project would not result in new housing located within an airport land use plan that could expose people residing in the Plan Area to excessive noise levels. (Criterion 9) <i>(Less than Significant)</i></p>	<p>None required.</p>	<p align="center">Less Than Significant</p>
<p>Impact NOI-10: Adoption of the Proposed Project, combined with cumulative development, would not result in significant cumulative impacts to Noise. <i>(Less than Significant)</i></p>	<p>SCA 61: Construction Days/Hours. See above.</p> <p>SCA 62: Construction Noise. See above.</p> <p>SCA 63: Extreme Construction Noise. See above.</p> <p>SCA 64: Project-Specific Construction Noise Reduction Measures. See above.</p> <p>SCA 65: Construction Noise Complaints. See above.</p> <p>SCA 69: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities. See above.</p>	<p align="center">Less Than Significant</p>

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.12 Population and Housing		
<p>Impact POP-1: Adoption of the Proposed Project would not induce substantial population growth in a manner not contemplated in the General Plan, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extensions of roads or other infrastructure), such that additional infrastructure is required but the impacts of such were not previously considered or analyzed. (Criterion 1) <i>(Less than Significant)</i></p>	None required.	Less Than Significant
<p>Impact POP-2: Adoption of the Proposed Project would not displace substantial numbers of housing or people, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element. (Criterion 2) <i>(Less than Significant)</i></p>	<p>SCA 71: Jobs/Housing Impact Fee <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> <p>SCA 72: Affordable Housing Impact Fee <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (Chapter 15.72 of the Oakland Municipal Code).</p>	Less Than Significant
<p>Impact POP-3: Adoption and development under the Proposed Project individually and in combination with past, present, existing, approved, pending, and reasonably foreseeable future projects would not induce substantial population growth in a manner not contemplated in the General Plan, either directly by facilitating new housing or businesses, or indirectly through infrastructure improvements, such that additional infrastructure is required but the impacts of such were not previously considered or analyzed. <i>(Less than Significant)</i></p>	None required.	Less Than Significant
4.13 Public Services		
<p>Impact PUB-1: Adoption of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered fire protection and emergency medical response services facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. (Criterion 1.i) <i>(Less than Significant)</i></p>	<p>SCA 46: Fire Safety Phasing Plan. See Section 4.8 Hazards and Hazardous Materials, above.</p> <p>SCA 47: Designated Very High Fire Severity Zone – Vegetation Management. See Section 4.8 Hazards and Hazardous Materials, above.</p> <p>SCA 73: Capital Improvements Impact Fee <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>	Less Than Significant
<p>Impact PUB-2: Adoption of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police services. (Criterion 1.ii) <i>(Less than Significant)</i></p>	<p>SCA 73: Capital Improvements Impact Fee. See above.</p>	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.13 Public Services (cont.)		
Impact PUB-3: Adoption of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. (Criterion 1.iii) <i>(Less than Significant)</i>	None required.	Less Than Significant
Impact PUB-4: Adoption of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries. (Criterion 1.v) <i>(Less than Significant)</i>	SCA 73: Capital Improvements Impact Fee. See above.	Less Than Significant
Impact PUB-5: Adoption of the Proposed Project, combined with cumulative development, would not result in significant cumulative impacts related to substantial adverse physical impacts associated with the construction of new or physically altered governmental facilities in order to maintain acceptable performance objectives for public services. <i>(Less than Significant)</i>	SCA 73: Capital Improvements Impact Fee. See above.	Less Than Significant
4.14 Recreation		
Impact REC-1: Adoption of the Proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (Criterion 1) <i>(Less than Significant)</i>	SCA 73: Capital Improvements Impact Fee. See Section 4.13 Public Services, above.	Less Than Significant
Impact REC-2: Adoption of the Proposed Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. (Criterion 2) <i>(Less than Significant)</i>	SCA 73: Capital Improvements Impact Fee. See Section 4.13 Public Services, above.	Less Than Significant
Impact REC-3: Adoption of the Proposed, combined with cumulative development, would not result in significant cumulative impacts to parks and recreation. <i>(Less than Significant)</i>	SCA 73: Capital Improvements Impact Fee. See Section 4.13 Public Services, above. SCA 74: Access to Parks and Open Space (The following condition applies to all projects involving new construction adjacent to an existing open space such as parks, lakes, or the shoreline.) Requirement: The project applicant shall submit a plan for City review and approval to enhance bicycle and pedestrian access from the project site and adjacent areas to [INSERT NAME OF EXISTING OPEN SPACE]. Examples of enhancements may include, but are not limited to, new or improved bikeways, bike parking, traffic control devices, sidewalks, pathways, bulb-outs, and signage. The project sponsor shall install the approved enhancements during construction and prior to completion of the project.	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.15 Transportation and Circulation		
<p>Impact TRA-1: Adoption of the Proposed Project would not conflict with a plan, ordinance, or policy addressing the safety or performance of the circulation system, including transit, roadway, bicycle lanes, and pedestrian paths. (Criterion 1) (<i>Less than Significant</i>)</p>	<p>SCA 77: Transportation Improvements</p> <p><u>Requirement:</u> The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Review for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, transportation demand management measures, and transit, pedestrian, and bicyclist amenities). The project applicant is responsible for funding and installing the improvements and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:</p> <ul style="list-style-type: none"> a. 2070L Type Controller with cabinet accessory b. GPS communication (clock) c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) d. Countdown pedestrian head module switch out e. City Standard ADA wheelchair ramps f. Video detection on existing (or new, if required) g. Mast arm poles, full activation (where applicable) h. Polara Push buttons (full activation) i. Bicycle detection (full activation) j. Pull boxes k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum l. Conduit replacement contingency m. Fiber switch n. PTZ camera (where applicable) o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor p. Signal timing plans for the signals in the coordination group 	<p>Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures				
4.15 Transportation and Circulation (cont.)						
<p>Impact TRA-1 (cont.)</p>	<p>q. Bi-directional curb ramps (where feasible, and if project is on a street corner)</p> <p>r. Upgrade ramps on receiving curb (where feasible, and if project is on a street corner)</p> <p>SCA 78: Transportation and Parking Demand Management</p> <p>Transportation and Parking Demand Management (TDM) Plan Required Requirement: The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p> <p>i. The goals of the TDM Plan shall be the following:</p> <ul style="list-style-type: none"> • Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable. • Achieve the following project vehicle trip reductions (VTR): <ul style="list-style-type: none"> – Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR – Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR • Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. • Enhance the City’s transportation system, consistent with City policies and programs. <p>ii. The TDM Plan should include the following:</p> <ul style="list-style-type: none"> • Baseline existing conditions of parking and curbside regulations within the surrounding neighborhood that could affect the effectiveness of TDM strategies, including inventory of parking spaces and occupancy if applicable. • Proposed TDM strategies to achieve VTR goals (see below). <p>iii. For employers with 100 or more employees at the subject site, the TDM Plan shall also comply with the requirements of Oakland Municipal Code Chapter 10.68 Employer Based Trip Reduction Program.</p> <p>iv. The following TDM strategies must be incorporated into a TDM Plan based on a project location or other characteristics. When required, these mandatory strategies should be identified as a credit toward a project’s VTR.</p> <table border="1" data-bbox="787 1209 1684 1414"> <thead> <tr> <th data-bbox="787 1209 1134 1252">Improvement</th> <th data-bbox="1134 1209 1684 1252">Required by code or when...</th> </tr> </thead> <tbody> <tr> <td data-bbox="787 1252 1134 1414">Bus boarding bulbs or islands</td> <td data-bbox="1134 1252 1684 1414"> <ul style="list-style-type: none"> • A bus boarding bulb or island does not already exist, and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb </td> </tr> </tbody> </table>	Improvement	Required by code or when...	Bus boarding bulbs or islands	<ul style="list-style-type: none"> • A bus boarding bulb or island does not already exist, and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb 	
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**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures		Significance After Incorporation of SCAs and Mitigation Measures
4.15 Transportation and Circulation (cont.)			
Impact TRA-1 (cont.)	Improvement	Required by code or when...	
	Bus shelter	<ul style="list-style-type: none"> • A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day 	
	Concrete bus pad	<ul style="list-style-type: none"> • A bus stop is located along the project frontage and a concrete bus pad does not already exist 	
	Curb extensions or bulb-outs	<ul style="list-style-type: none"> • Identified as an improvement within site analysis 	
	Implementation of a corridor- level bikeway improvement	<ul style="list-style-type: none"> • A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips 	
	Implementation of a corridor- level transit capital improvement	<ul style="list-style-type: none"> • A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and • The project would generate 400 or more peak period transit trips 	
	Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	<ul style="list-style-type: none"> • Always required 	
	Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	<ul style="list-style-type: none"> • When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection 	
In-street bicycle corral	<ul style="list-style-type: none"> • A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages. 		

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

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4.15 Transportation and Circulation (cont.)																									
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⁵ Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.

⁶ May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.

⁷ Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a "scramble" signal phase where appropriate.

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures		Significance After Incorporation of SCAs and Mitigation Measures												
4.15 Transportation and Circulation (cont.)															
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<p>v. Other TDM strategies to consider include, but are not limited to, the following:</p> <ul style="list-style-type: none"> Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (Chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project. 															

⁸ Including typical traffic lights, pedestrian signals, bike actuated signals, transit-only signals

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TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.15 Transportation and Circulation (cont.)		
Impact TRA-1 (cont.)	<ul style="list-style-type: none"> • Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan, the Master Street Tree List and Tree Planting Guidelines and any applicable streetscape plan. • Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. • Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). • Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. • Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). • Guaranteed ride home program for employees, either through 511.org or through separate program. • Pre-tax commuter benefits (commuter checks) for employees. • Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. • On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. • Distribution of information concerning alternative transportation options. • Parking spaces sold/leased separately for residential units. Charge employees for parking or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. • Parking management strategies including attendant/valet parking and shared parking spaces. • Requiring tenants to provide opportunities and the ability to work off-site. • Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). • Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. 	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.15 Transportation and Circulation (cont.)		
Impact TRA-1 (cont.)	<p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p> <p>b. TDM Implementation – Physical Improvements <u>Requirement:</u> For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.</p> <p>c. TDM Implementation – Operational Strategies <u>Requirement:</u> For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.</p>	
Impact TRA-2: Adoption of the Proposed Project would not cause substantial additional VMT per capita, per service population, or other appropriate efficiency measure. (Criterion 2) (<i>Less than Significant</i>)	<p>SCA 76: Bicycle Parking <u>Requirement:</u> The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.</p> <p>SCA 77: Transportation Improvements. See above.</p> <p>SCA 78: Transportation and Parking Demand Management. See above.</p> <p>SCA 79: Transportation Impact Fee <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (Chapter 15.74 of the Oakland Municipal Code).</p>	Less Than Significant
Impact TRA-3: Adoption of the Proposed Project would not substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow lanes) or by adding new roadways to the network. (Criterion 3) (<i>Less than Significant</i>)	<p>SCA 76: Bicycle Parking. See above.</p> <p>SCA 77: Transportation Improvements. See above.</p> <p>SCA 78: Transportation and Parking Demand Management. See above.</p>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.15 Transportation and Circulation (cont.)		
Impact TRA-4: Implementation of the Proposed Project, combined with cumulative development, would not result in significant cumulative impacts related to transportation. <i>(Less than Significant)</i>	<p>SCA 76: Bicycle Parking. See above.</p> <p>SCA 77: Transportation Improvements. See above.</p> <p>SCA 78: Transportation and Parking Demand Management. See above.</p> <p>SCA 79: Transportation Impact Fee. See above.</p>	Less Than Significant
4.16 Tribal Cultural Resources		
Impact TRI-1: Adoption of the Proposed Project could cause a substantial adverse change in the significance of a tribal cultural resource. (Criterion 1) <i>(Less than Significant with Mitigation)</i>	<p>SCA 32, Archaeological and Paleontological Resources – Discovery During Construction. See Section 4.4 Cultural Resources, above.</p> <p>SCA 33, Archaeologically Sensitive Areas – Pre Construction Measures. See Section 4.4 Cultural Resources, above.</p> <p>SCA 34, Human Remains – Discovery During Construction. See Section 4.4 Cultural Resources, above.</p> <p>Mitigation Measure CUL-2: Text changes to SCA 33. See Section 4.4 Cultural Resources, above.</p>	Less Than Significant
Impact TRI-2: Adoption of the Proposed Project, combined with cumulative development, could result in less than significant cumulative impacts for tribal cultural resources. <i>(Less than Significant with Mitigation)</i>	<p>SCA 32, Archaeological and Paleontological Resources – Discovery During Construction. See Section 4.4 Cultural Resources, above.</p> <p>SCA 33, Archaeologically Sensitive Areas – Pre Construction Measures. See Section 4.4 Cultural Resources, above.</p> <p>SCA 34, Human Remains – Discovery During Construction. See Section 4.4 Cultural Resources, above.</p> <p>Mitigation Measure CUL-2: Text changes to SCA 33. See Section 4.4 Cultural Resources, above.</p>	Less Than Significant
4.17 Utilities and Service Systems		
Impact UTL-1: Adoption of the Proposed Project would not exceed the capacity of the existing wastewater conveyance or treatment system and could result in exceedance of EBMUD’s wastewater discharge limitations. (Criteria 1 and 4) <i>(Less than Significant)</i>	<p>SCA 85. Green Building Requirements</p> <p>a) Compliance with Green Building Requirements During Plan-Check Requirement: 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. 	Less Than Significant

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.17 Utilities and Service Systems (cont.)		
Impact UTL-1 (cont.)	<ul style="list-style-type: none"> - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> - CALGreen mandatory measures. - [INSERT: Green building point level/certification requirement: (See Green Building Summary Table; for New Construction of Residential or Non-residential projects that remove a Historic Resource (as defined by the Green Building Ordinance) the point level certification requirement is 53 points for residential and LEED Gold for non-residential)] per the appropriate checklist approved during the Planning entitlement process. - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved 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 Plan-Check <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> <ul 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 project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>c) Compliance with Green Building Requirements During Plan-Check <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>	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.17 Utilities and Service Systems (cont.)		
<p>Impact UTL-1 (cont.)</p>	<p>SCA 86. Green Building Requirements – Small Projects</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 (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 [INSERT: StopWaste.Org Small Commercial Checklist or Bay Friendly Basic Landscape Checklist].</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 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. - 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. - Other documentation to prove compliance. <p>ii. The set of plans in subsection (a) shall demonstrate compliance with the following:</p> <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. <p>b) Compliance with Green Building Requirements During Plan-Check</p> <p><u>Requirement:</u> The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction.</p> <p>The following information shall be submitted to the City for review and approval.</p> <p>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.</p> <p>ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</p> <p>SCA 87: Sanitary Sewer System</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</p>	

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.17 Utilities and Service Systems (cont.)		
Impact UTL-1 (cont.)	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.	
Impact UTL-2: Adoption of the Proposed Project would not require or result in construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (Criterion 2) <i>(Less than Significant)</i>	<p>SCA 49: Erosion and Sedimentation Control Measures for Construction. See Section 4.9, <i>Hydrology and Water Quality</i>, above.</p> <p>SCA 54 See Section 4.9, <i>Hydrology and Water Quality</i>, above.</p> <p>SCA 55: NPDES C.3 Stormwater Requirements for Regulated Projects/Small Projects. See Section 4.9, <i>Hydrology and Water Quality</i>, above.</p> <p>SCA 88: Storm Drain System <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>	Less Than Significant
Impact UTL-3: Adoption of the Proposed Project would not exceed water supplies available to serve projected demand in addition to the provider's existing commitments from existing entitlements and resources and require or result in construction of water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (Criterion 3) <i>(Less than Significant)</i>	<p>SCA 85. Green Building Requirements. See above.</p> <p>SCA 86. Green Building Requirements – Small Projects. See above.</p> <p>SCA 89: Recycled Water <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>SCA 90: Water Efficient Landscape Ordinance (WELO) <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. 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.</p>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.17 Utilities and Service Systems (cont.)		
Impact UTL-3 (cont.)	<p>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>Prescriptive Measures: Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see page 38.14(g) in the link above).</p> <p>Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following:</p> <ul style="list-style-type: none"> a. Project Information: <ul style="list-style-type: none"> i. Date, ii. Applicant and property owner name, iii. Property 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. Project contacts ix. 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 iii. Soil Management report iv. Landscape Design Plan v. Irrigation Design Plan, and vi. Grading Plan <p>Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee.</p>	

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.17 Utilities and Service Systems (cont.)		
<p>Impact UTL-4: Adoption of the Proposed Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. (Criterion 5) <i>(Less than Significant)</i></p>	<p>SCA 82: Construction and Demolition Waste Reduction and Recycling <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 (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.</p> <p>SCA 84: Recycling Collection and Storage Space <u>Requirement:</u> 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</p> <p>SCA 85. Green Building Requirements. See above.</p> <p>SCA 86. Green Building Requirements – Small Projects. See above.</p>	<p align="center">Less Than Significant</p>
<p>Impact UTL-5: Adoption of the Proposed Project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. (Criterion 6) <i>(Less than Significant)</i></p>	<p>SCA 82: Construction and Demolition Waste Reduction and Recycling. See above.</p> <p>SCA 84: Recycling Collection and Storage Space. See above.</p> <p>SCA 85. Green Building Requirements. See above.</p> <p>SCA 86. Green Building Requirements – Small Projects. See above.</p>	<p align="center">Less Than Significant</p>
<p>Impact UTL-1.CU: Adoption of the Proposed Project, when combined with other past, present, or reasonably foreseeable projects, would not contribute considerably to cumulative impacts on water supplies; the wastewater systems or stormwater conveyance capacity; or generation of solid waste. (Less than Significant)</p>	<p>SCA 49, Erosion and Sedimentation Control Measures for Construction. See Section 4.9, <i>Hydrology and Water Quality</i>, above.</p> <p>SCA 54 See Section 4.9, <i>Hydrology and Water Quality</i>, above.</p> <p>SCA 55, NPDES C.3 Stormwater Requirements for Regulated Projects/Small Projects. See Section 4.9, <i>Hydrology and Water Quality</i>, above.</p> <p>SCA 82: Construction and Demolition Waste Reduction and Recycling. See above.</p>	<p align="center">Less Than Significant</p>

**TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT**

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.17 Utilities and Service Systems (cont.)		
<p>Impact UTL-1.CU (cont.)</p>	<p>SCA 83: Underground Utilities <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> <p>SCA 84: Recycling Collection and Storage Space. See above.</p> <p>SCA 85: Green Building Requirements. See above.</p> <p>SCA 86: Green Building Requirements – Small Projects. See above.</p> <p>SCA 87: Sanitary Sewer System. See above.</p> <p>SCA 88: Storm Drain System. See above.</p> <p>SCA 90: Water Efficient Landscape Ordinance (WELO). See above.</p>	
4.18 Wildfire		
<p>Impact WLD-1: Adoption of the Proposed Project could substantially impair an adopted emergency response plan or emergency evacuation plan. (Criterion 1) (<i>Significant and Unavoidable</i>)</p>	<p>SCA 46: Fire Safety Phasing Plan <u>Applicability:</u> All projects to be constructed in phases and the furthest structure is over 150 feet from the nearest fire hydrant. <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 the fire safety features and emergency vehicle access incorporated into each phase of the project and the schedule for implementation of the features.</p> <p>SCA 75: Construction Activity in the Public Right-of-Way. See Section 4.8, Hazards and Hazardous Materials, above.</p>	Significant and Unavoidable
<p>Impact WLD-2: Future development under the Proposed Project located in or near State Responsibility Areas and/or lands classified as Very High Fire Hazard Severity Zones, would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. (Criterion 2) (<i>Less than Significant</i>)</p>	<p>SCA 47: Designated Very High Fire Severity Zone – Vegetation Management. See Section 4.8 Hazards and Hazardous Materials, above.</p>	Less Than Significant

TABLE 2-1 (CONTINUED)
SUMMARY OF IMPACTS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES FOR THE PROJECT

Impacts	Standard Conditions of Approval and Mitigation Measures	Significance After Incorporation of SCAs and Mitigation Measures
4.18 Wildfire (cont.)		
Impact WLD-3: Future development under the Proposed Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. (Criterion 3) <i>(Less than Significant)</i>	None required.	Less Than Significant
Impact WLD-4: Future development under the Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. (Criterion 4) <i>(Less than Significant)</i>	None required.	Less Than Significant
Impact WLD-5: Adoption of the Proposed Project, combined with cumulative development, could result in significant cumulative impacts related to wildfire. <i>(Significant and Unavoidable)</i>	SCA 47: Designated Very High Fire Severity Zone – Vegetation Management. See Section 4.8 Hazards and Hazardous Materials, above.	Significant and Unavoidable