

Case File Number: PLN17-041

November 1, 2017

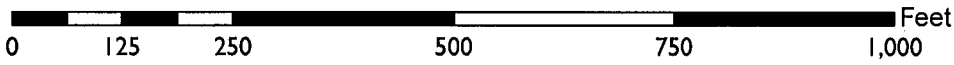
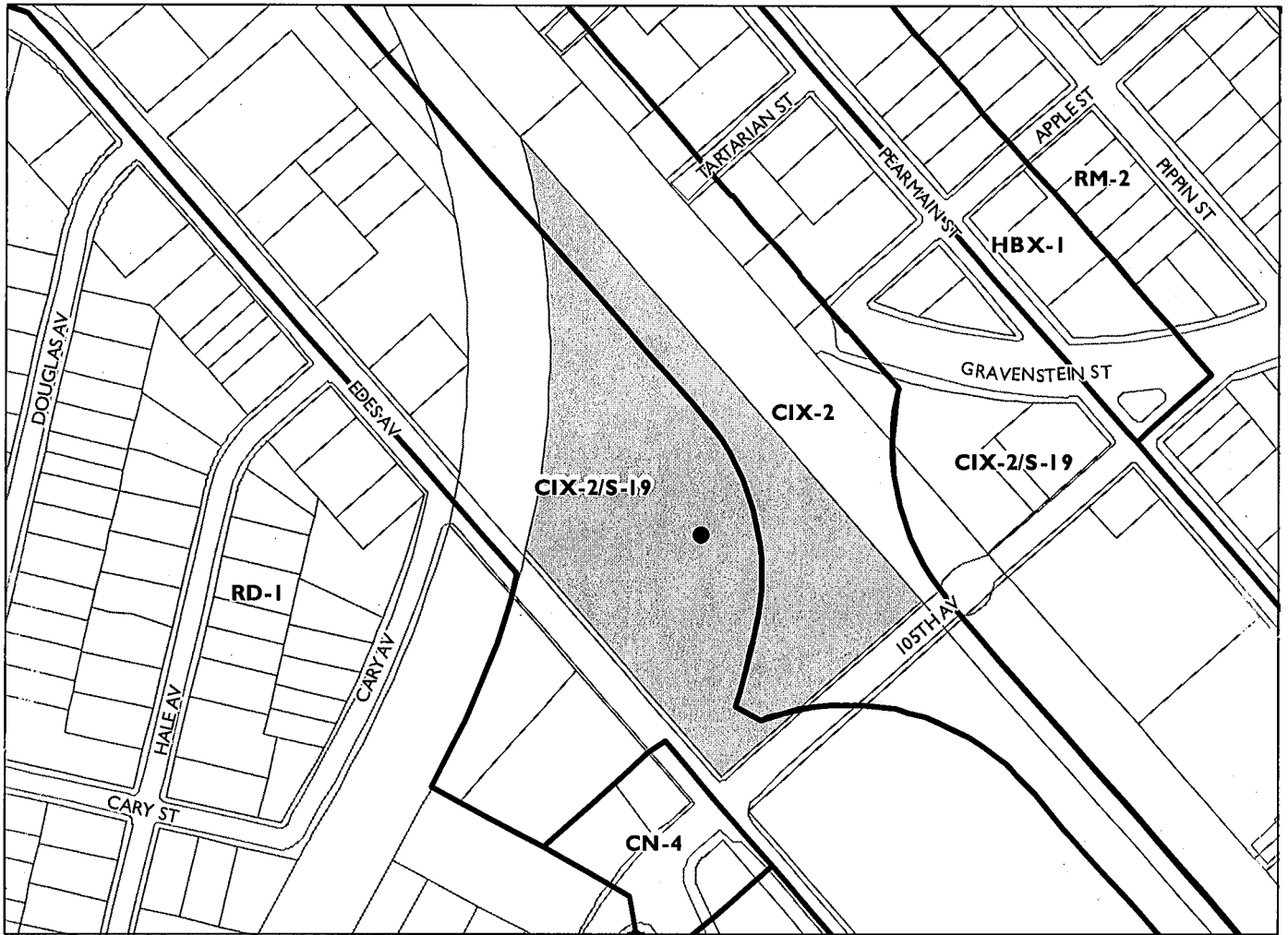
Location:	701 – 735 105 th Avenue
Assessor's Parcel Numbers:	045-5268-004-00; 005-00; 006-00; 007-00; 008-00; 009-00; 010-00; 011-00; 012-00; 013-00; 014-00; 015-00; 016-00; 017-00; 018-00.
Proposal:	To replace an existing Bible College (School of Urban Missions) with a new elementary and high school (Grades K through 12).
Owner:	School of Urban Missions (SUM) – George Neau
Applicant:	Lighthouse Community Charter School-Jenna Stauffer (323)422-9129
Case Number:	PLN17-041
Planning Permits Required:	Major Conditional Use Permit for Community Education
General Plan:	Business Mix
Zoning:	CIX-2 - Commercial Industrial Mix - 2 Industrial Zone S-19 - Health and Safety Protection Combining Zone
Environmental Determination:	The project relies on the City of Oakland General Plan Land Use and Transportation Element (LUTE) EIR (1998) and the Coliseum Area Redevelopment Plan EIR (1995) and subsequent amendments; A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15183 – Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15164 – Addenda to the 1995 and 1998 EIRs; none of the circumstances requiring preparation of a Subsequent or Supplemental EIR are present, CEQA Guidelines 15162 and 15163). The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor, Oakland CA 94612, or online-at: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak067101.pdf
Historic Status:	N/A
City Council District:	7
Status:	Pending
Action to be Taken:	Decision based on staff report
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

The proposed project is to replace an existing educational facility, the School of Urban Missions (SUM), with a new elementary and secondary school, the Lighthouse Community Charter School (LCCS). The 3.93-acre project site is located at the corner of 105th and Edes Avenues in East Oakland. The proposed new school would have 850 students with grades ranging from kindergarten to twelfth (K-12).

The Oakland General Plan designation for the subject site is Business Mix. The zoning is CIX-2 Commercial Industrial Mix-2/S-19 Health and Safety Protection Combining Zone where a Conditional Use Permit is required for Community Education Civic Facility. The Conditional Use Permit is major, and requires a hearing in front of the Planning Commission because the site is greater than one acre.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17041
Applicant: Lighthouse Community Charter School-Jenna Stauffer
Address: 701-735 105th Avenue
Zone: CIX-2 / S-19

Staff finds that the proposed project will be a successful adaptive reuse of the site that will provide a convenient educational facility for local families without having a major effect on the livability of the neighborhood. Staff, therefore, recommends that the Planning Commission approve the proposed project subject to the attached conditions of approval.

PROPERTY DESCRIPTION

The subject 3.93-acre (171,020 square-foot) site occupies a city block bounded by 105th Avenue to the south, Edes Avenue to the west and active railway tracks to the north and east. Industrial uses are located to the south across 105th Avenue and to the east of the railroad tracks. Commercial uses are located to the west across Edes Avenue. There are residential uses in the surrounding areas to the west, north, and east.

The site is currently being used as a bible college and theological seminary, the School of Urban Missions (SUM), serving 300 students, 70 of which live on-site. There are currently three buildings on the site: an educational building, an administrative/dormitory building, and a smaller restroom/concession stand. The one-story, 15,176-square-foot educational building is located on the southwest corner of the project site and includes ten classrooms, a library, and restrooms. The one-story, 20,160 square-foot administrative building is located on the southeast corner of the property and houses administrative offices and dormitories. The restroom/concession stand is approximately 700 square feet. The project site also includes an asphalt paved parking lot, a sports field, and landscaped areas. The asphalt paved parking lot is located between the educational and administrative/dormitory buildings. A basketball court is on the western border of the parking lot; a large play field, a gravel track, and a small stage is on the northern portion of the site.

PROJECT DESCRIPTION

The project proposes to replace an existing Bible College with a kindergarten through 12th grade (K-12) charter school in two phases. Phase 1 would renovate the existing educational and administrative/dormitory buildings. Improvements to the existing administrative/dormitory building include conversion of spaces into classrooms and offices for the charter school use. No floor area expansion of the administrative/dormitory building is proposed. Phase I will also include conversion of a portion of the existing playfields to a parking lot. The relocated parking lot would include an integrated student pickup and drop-off area. Parking lot ingress and egress would be from two separate driveways on Edes Avenue. Phase 2 includes construction of a new, approximately 23,600-square-foot high school educational classroom facility. Other site improvements include construction of a plaza around the new high school building on all sides and new landscaping installed along the eastern edge of the parking lot. Building 1 would house the elementary school; Building 2 would house the middle school and administrative space; Building 3 would house the high school. Once complete, all development on the site would total to approximately 58,936 gross square feet.

Phased Implementation

The program will be rolled out in two phases. Phase 1 of the implementation would involve an elementary school in one of the two existing buildings. The other building would house the middle

to house the high school. Once complete, all development on the site would total approximately 58,936 gross square feet.

The school hours would be as follows

- Kindergarten: 8:30AM-3:30PM with 50% of students remaining on campus until 6:00PM
- Elementary school: 8:30AM-3:30PM with 50% of students remaining on campus until 6:00PM
- Middle school: 8:30AM-3:30PM with 50% of students remaining on campus until 6:00PM
- High school: 8:30AM-3:45PM with 25% of students remaining on campus until 6:00PM

During Phase 1, student enrollment would be limited to 500 students. Upon completion of Phase 2, enrollment would increase to a maximum student capacity of 850 students in grades K–12. Project components are shown in the table below.

Component	Square Footage	Spaces	Enrollment	Staff
Phase 1				
Renovate Building 1 (elementary school)	15,176		333	
Renovate Building 2 (middle school & administrative)	20,160		167	
Parking Spaces	—	86	—	
Phase 2				
Construct Building 3 (high school)	23,600		350	
Relocate playground	24,000	—	—	
Relocate parking area	—	—	—	
Reduce existing playfield	31,000			
Install site improvements (plaza and parking area landscaping)	—	—	—	
Parking spaces	—	70	—	
Total building square footage	58,936	70	850	

The project proposes a Major Conditional Use Permit to allow for the development and use of a charter school facility serving 850 students in grades K–12 in the CIX-2/S-19 zone. Project design building features would include:

Existing Building

- A furred interior stud would be added to all walls facing railroad tracks;
- an additional 3/8-inch laminated glass pane would be added to the existing glazing of all existing windows; and
- The project would replace all existing ceiling tiles with gypsum backed tiles.

New Building

- The project would construct exterior walls as double stud walls. Exterior construction would be standard 3-coat stucco finish; and
- Windows on the train tracks facing side would not be operable and be dual paned.

Soil Remediation

According to the project-specific Phase I Environmental Site Assessment, the project site was historically used for iron foundry activities. Based on the types of activities typically associated with an iron foundry, the potential exists for shallow soil contamination of heavy metals. Elevated metal concentrations were identified in soil beneath the hardscaped patio. Shallow soils appear to consist of non-native, mixed fill materials in some areas of the project site, notably on the athletic field. Impacts to these soils appear to consist of carcinogenic polycyclic aromatic hydrocarbons (PAHs) above ambient/background levels. To remediate current site conditions, the project would include soil removal for remediation purposes, installation of replacement materials, and management of new and existing covers. Remediation activities would take place as follows:

- **Future athletic field** – Top 1 foot of existing athletic field soils would be excavated, off-hauled, and replaced with residential-quality fill and a new grass surface resulting in a 1-foot athletic field cap/cover.
- **Future parking lot** – Top 1.5 foot of existing athletic field soils would be excavated, off-hauled, and replaced with up to a 1-foot section of new asphalt pavement and base rock, resulting in a hardscaped cap/cover. The total amount to be excavated and off-hauled is estimated to be 1,667 cubic yards or 2,500 tons. The cubic yards of soil to be imported would be less, to account for replacement with pavement sections.
- **Existing area** – Existing area of elevated metals in soil beneath hardscaped patio. Proposal to manage-in-place beneath existing cap/cover.

Soils from the existing athletic field would be exported as alternative daily cover (ADC) to a non-hazardous Class II licensed landfill (e.g. Waste Management's Altamont landfill). Additionally, the project would entail the management of subsurface soils under the existing and future hardscaping and a Soil Management Plan as part of the Remedial Action Work-Plan (RAW).

The soil remediation would take place around the wet weather grading restrictions imposed by the City of Oakland from October to April of every year. If an exception is granted to the wet weather grading restrictions, the remediation would begin in December, 2017 or January, 2018.

Project Construction

Project construction would be conducted in two phases, with Phase 1 beginning in January, 2018 and ending June, 2018. Phase 2 would be constructed July, 2018 to October, 2019

Project construction would take place over two phases, detailed the **Construction Phasing and Duration** table below. Phase 1 would renovate the existing buildings and relocate the parking lot, and Phase 2 would construct the new building, relocate the playground, and install other site improvements. Construction equipment would differ for each phase. Phase 1 would require hand tools and small power tools, as well as trucks to deliver equipment. Most Phase 1 construction activities would take place on the interior of the existing buildings except for the export and import of soil. Phase 2 would require a grader, excavator, compactor, concrete mixer and pump, scraper,

front loader, jackhammer, and an AC paver, and other equipment. Project construction would take place in compliance with the City’s Noise Ordinance, which outlines construction hours.

Phase	Duration	Construction Activities
Phase 1: Renovate Buildings 1 and 2	6 months	<ul style="list-style-type: none"> • Adaptation of the existing buildings into classroom space • Other interior renovations • Installation of soundproofing measures • Soil export and import • Installation of new parking lot • Demolition of existing parking lot • Relocation of playground
Phase 2: Construct Building 3, relocate playground, reduce existing playfields, install site improvements	14 – 16 months	<ul style="list-style-type: none"> • High school building site • Excavation/foundations • Podium slab/rough utilities • Rough framing/roofing/exterior • Interior finish/plumbing/electrical • Fixtures/casework/appliances • Installation of new playground • Installation of site improvements (plaza, landscaping)
Total	22 months	

Construction vehicles would access the site via 105th Avenue. Roads would not be closed during construction, and all road access would be maintained during construction. Signage would be used to warn motorists approaching the project from 105th Avenue and Edes Avenue, as needed. A Construction Management Plan (CMP) detailing construction logistics would be required for review and approval by the City prior to issuance of Building Permits. Depending on the construction phase, the number of on-site construction workers could range from approximately 12 to 35 workers per day. The maximum number of workers would be present during framing, rough-in, and interior finish, as well as for the exterior work during the building construction phase.

CEQA ANALYSIS

The project relies on the previously prepared City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and The Coliseum Area Redevelopment Plan EIR (1995) and subsequent amendments, as detailed in the attached CEQA Findings. A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:

- 15183 – Projects consistent with a community plan, general plan, or zoning;
- 15183.3 – Streamlining for in-fill projects; and/or
- 15164 – Addenda to the 1995 and 1998 EIRs.

The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor, Oakland CA 94612, or online-at:
<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak067101.pdf>

GENERAL PLAN ANALYSIS

The City of Oakland General Plan Land Use Map designates the project site as Business Mix. The Business Mix designation is intended to create, preserve, and enhance areas of the city that are

appropriate for a wide variety of business and related commercial and industrial establishments. The proposed project is consistent in all significant respects with the following General Plan policy:

Policy N12.2, Making Schools Available: Adequate public school capacity should be available to meet the needs of Oakland's growing community. The City and the Oakland Unified School District (OUSD) should work together to establish a continuing procedure for coordinating residential and commercial development and exploring residential and commercial development and exploring the imposition of mutually agreed upon reasonable and feasible strategies to provide for adequate school capacity. The City and OUSD should jointly consider where feasible and appropriate, funding mechanisms such as assessment districts, Redevelopment agency funding (AB1290), use of surplus City owned land, bond issues, and adjacent or shared use of land or school facilities with recreation, libraries, childcare and other public uses.

The proposed project is a charter school that is open to the Oakland public and will be available to meet some of the educational needs of the surrounding communities.

ZONING ANALYSIS

The project site is zoned CIX-2/S-19 Commercial Industrial Mix-2/Health and Safety Protection Overlay. The intent of the CIX-2 zone is to create, preserve, and enhance areas for industrial uses, including manufacturing, scientific and product-related research and development, construction, transportation, warehousing/storage/distribution, recycling/waste-related activities, clean technology, and similar uses. The primary purposes of the areas are to support Oakland's economic base and to provide employment opportunities.

The S-19 (Health and Safety Protection Overlay) is to promote public health, safety, and welfare by ensuring that activities that use or store hazardous materials, hazardous waste, or explosives are in appropriate locations. Additionally, the zone ensures these uses develop to not be a serious threat to the environment or public health. The S-19 overlay prohibits electroplating, hazardous waste management, industrial/transfer storage and residual repositories, and activities that involve manufacturing, storing, or use of explosives.

Pursuant to Section 17.73.020 of the Oakland Municipal Code (OMC), Community Education Civic Activity is conditionally permitted in the CIX-2 zone, and per Section 17.134.020A1(a) of OMC, a major Conditional Use Permit is required when a conditionally permitted activity involves a site of one acre or more. The proposed project replaces an existing educational facility (SUM), which was also permitted by means of a major CUP in 1999 under zoning application number CMD99253.

KEY ISSUES AND IMPACTS

The key issues and impacts pertaining to the proposed new school are discussed below.

Transportation Impact Analysis

Kittelson & Associates Inc., prepared a Transportation Impact Analysis as part of the CEQA Analysis for the proposed project and determined that, subject to the incorporation of Project Specific Conditions of Approval (COA #26 & #27 of Attachment B) and Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (Attachment C), the project would result in less than

significant impacts and would be in conformance with applicable plans and/or policies adopted for the purposes of addressing all environmental effects.

Current Environmental Conditions and Proposed Actions

Based on previous uses (Phase I) and some preliminary soil investigation work at the project site (Phase II), some soil contamination was identified at the subject site. The results of the soil investigation, and a remedial action work plan prepared to address the site contamination, were presented to the Department of Toxic Substances Control (DTSC) for review and approval. Implementation of the recommendations and requirements of these studies, under the jurisdiction of the DTSC, would ensure that impacts related to hazardous materials would be less than significant.

Based on the project-specific analysis and the findings and conclusions of the Program EIRs, the Project would not substantially increase the severity of significant impacts identified nor would it result in new significant impacts related to hazards and hazardous materials that were not identified in the Program EIRs. The Program EIRs did not identify any mitigation measures that are relevant to the project site related to hazards and hazardous materials, and none would be needed for the Project. SCAs related to asbestos removal, lead-based paint/coatings, PCBs, ESA reports and remediation, health and safety plans, groundwater and soil contamination, and hazardous materials business plans would apply to the Project, as identified in the SCAs.

CONCLUSION

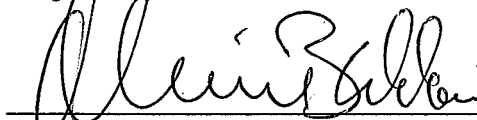
Based on the analysis contained in this report, staff believes that the proposed project is an appropriate replacement and expansion of the current educational facility. It will also further the overall objectives of the Oakland Land Use and Transportation Plan which, among other goals, aims to increase the provision schools and other essential amenities to support the residential communities in the area. Overall, the project will provide a school that will benefit the residents in the surrounding area.

RECOMMENDATIONS:

Thus, staff recommends that the Commission:

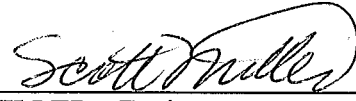
1. Affirm staff's CEQA determination; and
2. Approve the Conditional Use Permit subject to the attached Findings and Conditions of Approval.

Prepared by:



MAURICE BRENYAH-ADDOW - Planner III

Reviewed by:



SCOTT MILLER - Zoning Manager

Approved for forwarding to the
City Planning Commission:



DARIN RANELLETTI – Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings
- B. Conditions of Approvals
- C. SCA/MMRP from the October 2017 CEQA Analysis
- D. Project Plans

ATTACHMENT A: FINDINGS

This proposal meets all the required findings under the Minor Conditional Use Permit criteria found in Section 17.134.050 of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold type**; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050

CONDITIONAL USE PERMIT FINDINGS:

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

The proposed K-12 community education facility is compatible with the character of the surrounding communities and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. It is not expected to generate any unusual traffic.

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

The proposed school will be compatible with the businesses and residences in the vicinity because it will provide educational services to residents and business owners in the area.

- (c) **That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The proposed use will enhance the use of the site as an educational facility. The new K-12 school is expected to serve neighboring communities.

- (d) **That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURES at Section 17.136.50. N/A.**

- (e) **That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The Business Mix designation is intended to create, preserve, and enhance areas of the city that are appropriate for a wide variety of business and related commercial and industrial establishments. The proposed K-12 charter school will provide elementary and secondary education services for residents and business owners in the surrounding community and therefore consistent with the General Plan. Specifically, the proposed project is a charter school that is open to the Oakland public and will be

available to meet some of the educational needs of the surrounding communities therefore consistent with General Plan Policy N12.2 as stated below:

Policy N12.2, Making Schools Available: Adequate public school capacity should be available to meet the needs of Oakland's growing community. The City and the Oakland Unified School District (OUSD) should work together to establish a continuing procedure for coordinating residential and commercial development and exploring residential and commercial development and exploring the imposition of mutually agreed upon reasonable and feasible strategies to provide for adequate school capacity. The City and OUSD should jointly consider where feasible and appropriate, funding mechanisms such as assessment districts, Redevelopment agency funding (AB1290), use of surplus City owned land, bond issues, and adjacent or shared use of land or school facilities with recreation, libraries, childcare and other public uses.

CEQA COMPLIANCE FINDINGS

I. Introduction: These findings are made pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.; "CEQA") and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.; "CEQA Guidelines") by the Zoning Manager in connection with the environmental analysis of the effects of implementation of the **Lighthouse Academy Project** or **Lighthouse Community Charter School (LCCS)** as more fully described elsewhere in this Staff Report and City of Oakland ("City")-prepared CEQA Analysis document entitled "**Lighthouse Academy Project CEQA Analysis**" dated **October 2017** ("CEQA Analysis") (the "Project"). The City is the lead agency for purposes of compliance with the requirements of CEQA. These CEQA findings are attached and incorporated by reference into each and every decision associated with approval of the Project and are based on substantial evidence in the entire administrative record.

II. Applicability/Adoption of Previous CEQA Documents

- A. Adoption of General Plan Land Use and Transportation Element (LUTE) and Certification of 1998 LUTE EIR: The City finds and determines that (a) the Oakland City Council on March 24, 1998 adopted Resolution No. 74129 C.M.S. which adopted the General Plan Land Use and Transportation Element, made appropriate CEQA findings, including certification of the 1998 LUTE Environmental Impact Report ("EIR"); and (b) the LUTE satisfies the description of "Community Plan" set out in Public Resources Code section 21083.3(e) and in CEQA Guidelines section 15183, as well the description of "Planning Level Document" set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the LUTE following a public hearing, approved applicable mitigation measures which are largely the same as those identified in the other Program EIRs prepared after the 1998 LUTE EIR, either as mitigation measures or as a part of newer Standard Conditions of Approval ("SCAs") which constitute uniformly applied development policies or standards (together with other City development regulations) and determined that the mitigation measures set out in the 1998 LUTE EIR, would substantially mitigate the impacts of the LUTE and future projects thereunder. While approved after certification of the 1998 LUTE EIR, growth and potential effects of the development of the Project would have been considered in the cumulative growth projections factored into the LUTE EIR analysis.
- B. Adoption of the Coliseum Area Redevelopment Plan (CARP) EIR (1995) and subsequent amendments: The City finds and determines that (a) the Oakland City Council on July 18, 1995 adopted Resolution No. 95-51 C.M.S. which adopted the Coliseum Area Redevelopment Plan (CARP) EIR for the Project Area; and (b) made appropriate CEQA findings including certification of the CARP EIR; and (c) the CARP EIR satisfies the designation of a "Program EIR" under CEQA Guidelines Section 15168. The City Council, in adopting the CARP EIR following a public hearing, approved applicable mitigation measures and conditions of approval and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the CARP EIR, would substantially mitigate the impacts of the CARP EIR and future projects thereunder.

III. CEQA Analysis Document: The CEQA Analysis and all of its findings, determinations and information is hereby incorporated by reference as if fully set forth herein. The CEQA Analysis concluded that the Project satisfies each of the following CEQA provisions, qualifying the Project for two separate CEQA exemptions as summarized below, and provides substantial evidence to support the following findings.

The City hereby finds that, as set forth below and in the checklist attached as part of the CEQA Analysis, the Project is exempt from any additional CEQA Analysis under the “Community Plan Exemption” of Public Resources Code section 21083.3 (CEQA Guidelines §15183) and/or the “Qualified Infill Exemption” under Public Resources section 21094.5 (CEQA Guidelines §15183.3) and that the CEQA Analysis also constitutes an Addendum to the 1995 CARP and 1998 LUTE EIRs (collectively called “Previous CEQA Documents”); pursuant to Public Resources Code section 21166 (CEQA Guidelines §15162) and that such Addendum determines that none of the three events requiring subsequent or supplemental environmental analysis as stipulated in Public Resources Code section 21166 have occurred, thus not additional environmental analysis beyond the 1995 CARP and 1998 LUTE EIRs and the CEQA Analysis is necessary. The specific statutory exemptions and the categorical exemption are discussed below in more detail.

A. Community Plan Exemption; Public Resources Code Section 21083.3 (CEQA Guidelines §15183): The City finds and determines that, for the reasons set out below and in the CEQA Analysis, the Community Plan Exemption applies to the Project. Therefore, no further environmental analysis is required because all of the Project’s effects on the environment were adequately analyzed and mitigation measures provided in the 1998 LUTE EIR, and the 1995 CARP EIR (collectively called “Previous CEQA Documents”); there are no significant effects on the environment which are peculiar to the Project or to the parcel upon which it is located not addressed and mitigated in the Previous CEQA Documents; and there is no new information showing that any of the effects shall be more significant than described in the Previous CEQA Documents.

As set out in detail in Attachment B to the CEQA Analysis, the City finds that, pursuant to CEQA Guidelines section 15183 and Public Resources Code section 21083.3, the Project is consistent with the development uses and intensities analyzed in the Previous CEQA Documents and that there are no environmental effects of the Project peculiar to the Project or the Project Site which were not analyzed as significant effects in the Previous CEQA Documents, nor are there potentially significant off-site impacts and cumulative impacts not discussed in the Previous CEQA Documents; nor are any of the previously identified significant effects which, as a result of substantial information not known at the time of certification of the Previous CEQA Documents, are now determined to present a more severe adverse impact than discussed in the Previous CEQA Documents. As such, no further analysis of the environmental effects of the Project is required.

B. Qualified Infill Exemption; Public Resources Code Section 21094.5 (CEQA Guidelines §15183.3): The City finds and determines that, for the reasons set forth below and in the CEQA Analysis, a Qualified Infill Exemption applies to the Project and no further environmental analysis is required since all the Project’s effects on the environment were adequately analyzed and mitigation measures provided in the Previous CEQA Documents; the Project will cause no new specific effects not addressed in the Previous CEQA Documents that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse

environmental effects of the Project are more significant than described in the Previous CEQA Documents.

The City finds that, pursuant to CEQA Guidelines section 15183.3, the CEQA Analysis contains in Attachment C a written analysis consistent with Appendix M to the CEQA Guidelines examining whether the Project will cause any effects that require additional review under CEQA. The contents of Attachment C document that the Project is located in an urban area satisfying the requirements of CEQA Guidelines section 15183.3 and satisfies the applicable performance standards set forth in Appendix M to the CEQA Guidelines. It also explains how the effects of the Project were analyzed in the Previous CEQA Documents; and indicates that the Project incorporates all applicable mitigation measures and SCAs from the Previous CEQA Documents. Attachment C also determines that the Project will cause no new specific effects not analyzed in the Previous CEQA Documents; determines that there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents; determines that the Project will not cause new specific effects or more significant effects; and documents how uniformly applicable development policies or standards (including, without limitation, the SCAs) will mitigate environmental effects of the Project. Based upon the CEQA Analysis and other substantial evidence in the record, the City finds and determines that no further environmental analysis of the effects of the Project is required.

IV. Severability: The City finds that all three CEQA provisions discussed and determined to be applicable in Section III above are separately and independently applicable to the consideration of the Project and should any of the three be determined not to be so applicable, such determinations shall have no effect on the validity of these findings and the approval of the Project on any of the other grounds.

V. Incorporation by Reference of Statement of Overriding Considerations: Each of the Previous CEQA Documents identified significant and unavoidable impacts.¹ The 1998 LUTE EIR identified six areas of environmental effects of the LUTE that presented significant and unavoidable impacts and the Coliseum Area Redevelopment Plan EIR identified one area of environmental that presented significant and unavoidable impacts. Because the Project may contribute to some significant and unavoidable impacts identified in the Previous CEQA Documents identified above, but a Subsequent and/or Supplemental EIR is not required in accordance with CEQA Guidelines sections 15162, 15163, 15164, 15168, 15180, 15183 and 15183.3, a Statement of Overriding Considerations is not legally required. Nevertheless, in the interest of being conservative, the Statements of Overriding Consideration for the 1998 LUTE EIR, adopted by the City Council on March 24, 1998, via Resolution No. 74129 C.M.S. and for the 1995 Coliseum Area Redevelopment Plan EIR adopted by the Oakland City Council on July 18, 1995, via Resolution No. 95-51 C.M.S, are all hereby incorporated by reference as if fully set forth herein.

¹ If these or any other findings inaccurately identify or fail to list a significant and unavoidable impact identified in the analysis, findings and conclusions of the 1988 LUTE EIR, the Coliseum Area Redevelopment Plan EIR (1995), or their administrative records as a whole, the identification of that impact and any mitigation measure or SCA required to be implemented as part of the Project is not affected.

CONDITIONS OF APPROVAL

1. **Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, Staff report and the approved plans **dated February 14, 2017 and submitted February 14, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. **Effective Date, Expiration, Extensions and Extinguishment**

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

3. **Compliance with Other Requirements**

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

4. **Minor and Major Changes**

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

5. Compliance with Conditions of Approval

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys’ fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called “Action”) against the City to attack, set aside, void or annul this

Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

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

9. Severability

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

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

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

11. Public Improvements

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

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition

of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

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

14. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

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

- a. All mitigation measures identified in the **Lighthouse Academy CEQA Analysis Document** are included in the Standard Condition of Approval / Mitigation Monitoring

and Reporting Program (SCAMMRP) which is included in these Conditions of Approval and are incorporated herein by reference, as Attachment C, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the **Lighthouse Academy CEQA Analysis Document** are also included in the SCAMMRP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCAMMRP and these Conditions, the more restrictive Conditions shall govern. In the event a Standard Condition of Approval or mitigation measure recommended in **Lighthouse Academy CEQA Analysis Document** has been inadvertently omitted from the SCAMMRP, that Standard Condition of Approval or mitigation measure is adopted and incorporated from the **Lighthouse Academy CEQA Analysis Document** into the SCAMMRP by reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or Condition of Approval, and subject to the review and approval by the City of Oakland. The SCAMMRP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval and mitigation measure. Monitoring of compliance with the Standard Conditions of Approval and mitigation measures will be the responsibility of the Bureau of Planning and the Bureau of Building, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

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

16. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

Project-Specific Conditions

17. Public Improvements Consistent with the LMSP

Requirement: Plans shall be submitted for review and approval that include public right of way improvements that are consistent with the Lake Merritt Station Plan. This shall apply to all project frontages.

When Required: Prior to issuance of Building Permit

Initial Approval: Bureau of Planning; Public Works

Monitoring/Inspection: Bureau of Building

18. Exterior Finishes

Requirement: The final building permit plan set shall contain detailed information on all proposed exterior finishes for city approval. If requested by the Bureau of Planning sample materials shall be submitted and are subject to final approval by the Zoning Manager.

When Required: Prior to issuance of a Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

19. Public Art for Private Development Condition of Approval

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art fund, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in-lieu contribution, or provide proof of installation of artwork on the development site prior to the City's issuance of a final certificate of occupancy for each phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations that are verified by the City to either hold a valid Oakland business license and/or be an Oakland-based 501(c) (3) tax designated organization in good standing.

The project sponsor shall allocate the public art funds to hire Oakland-based artists to provide public art on or near the site if an in-lieu contribution is not selected. The method of calculating public art fees for mixed use developments (as explained below) shall apply:

For projects containing a mix of residential and nonresidential uses, the proportion of the building development cost assessed for the residential or commercial contribution is equal to the proportion of the floor area devoted to such activities. For example, if 80 percent of the floor area of a proposed new building is residential, then 80 percent of the development costs would be used to determine the residential share of the contribution. The remaining 20

percent of development cost would be used to determine the nonresidential share of the contribution fee.

When Required: Prior to issuance of Final Certificate of Occupancy for the first unit and Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

20. Development Impact Fees

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

When Required: Prior to issuance of Building Permits

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

21. Green Building Requirements

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).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.

- All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
- 53 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.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. ***Compliance with Green Building Requirements During Construction***

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. ***Compliance with Green Building Requirements After Construction***

Requirement: Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to **Green Building Certification Institute** and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

22. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

23. Tentative Parcel Map

In order for the proposed project to be completed as condominiums, the project applicant shall revise the Tentative Parcel Map to reflect the change in number of units, and apply and receive approval for a Final Parcel Map with the City of Oakland Planning and Building Departments.

When Required: Prior to approval of issuance of certificate of occupancy

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Other City Department Requirements

The applicant shall comply with all requirements of other City of Oakland departments.

When Required: Prior to application for a building permit

Initial Approval: Bureau of Planning; Bureau of Building; Fire Prevention; Public Works.

Monitoring/Inspection: Bureau of Building

25. Final Building Materials and Colors

The applicant shall submit the final exterior building materials and colors to the Oakland Planning Bureau for review and approval. The applicant shall provide the following details:

- a. Samples of exterior materials, colors, and other finishes; and
- b. Window details showing 2" minimum recess from surrounding exterior walls.

When Required: Prior to application for a building permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

26. Transportation Improvement Measures

The applicant shall incorporate the following transportation improvements into the proposed project, subject to City review and approval:

The following project-specific improvement measures have been identified to further reduce the less than significant transportation-related impacts related to vehicle access and circulation, bicycle access, and pedestrian access:

Improvement Measure TR-1: Entering Queue Abatement

For Phase 2 conditions, as an improvement measure to minimize the tendency for vehicles on Edes Avenue to queue across the railroad tracks, the project would work with City staff to identify appropriate street markings and signage, compliant with the MUTCD, to warn drivers where to wait in advance of the tracks when a downstream queue is present.

Improvement Measure TR-2: Spillback Queue Abatement

For Phase 1 and Phase 2 conditions, as an improvement measure to minimize the tendency for vehicles in queue to drop off or pick up students to spillback onto the local street network, the project sponsor should designate staff members to help manage the flow of traffic during drop off and pick up periods to ensure the queue continues to flow.

Improvement Measure TR-3: Transit Subsidy

As an improvement measure to encourage use of transit, the project sponsor should provide subsidized transit passes to all students and staff. The value of the student passes should be equivalent to the monthly pass value of an AC Transit local youth 31-day pass (currently \$26.50). The value of the staff passes should be equivalent to the monthly pass value of the adult local 31-day pass (currently \$81).

Improvement Measure TR-5: Signal Timing Modifications at 105th Avenue/Edes Avenue

For Phase 1 and Phase 2 conditions, since the pedestrian crossings at the intersection are approximately 32 feet to 40 feet in length, the pedestrian clearance time should be increased to 10 to 12 seconds, relative to the crossing distance. The MUTCD standard assumption of 3.5 feet per second crossing speed should be used to compute the pedestrian clearance time for each crossing.

Improvement Measure TR-5: Pedestrian-Specific Points of Access to Project Site

As the site plan is refined for Phase 1 and Phase 2, pedestrian-specific access points should be incorporated into the site plan. For example, pedestrian-only gates should be installed in the existing perimeter fence along 105th Avenue and Edes Avenue so that pedestrians can enter and exit the project site via pathways other than the vehicle driveways.

Transportation and Parking Demand Management Plan

The following transportation demand management measures have been recommended as part of the TDM plan:

TDM-1: TDM Program Coordinator. The TDM Program Coordinator is responsible for implementation, monitoring, and reporting of the TDM Plan. The TDM Coordinator would

facilitate site inspections by City staff to verify that the standards specified as conditions of approval are met. This person(s) can be a school employee or a third party provider that runs the program.

TDM-2: Bike Parking. The project would provide short-term and long-term bicycle parking facilities to meet maximum estimated demand. The maximum estimated demand is calculated as 200 percent of the highest peak hour demand based on the bike mode share and estimated travel demand and the increase in bike trips resulting from implementation of this TDM strategy. The project shall include at least 20 short-term and 20 long-term bicycle parking spaces. The number of bicycle parking spaces would be equitably adjusted (increased) based on observed demand.

TDM-3: Transit and Bicycle Incentives. The project would provide subsidized/discounted daily or monthly public transit or bike share passes. The project would provide the equivalent of a \$1.50 per trip subsidy for these modes.

TDM-4: School Pool Program. The project would develop and implement a ridesharing program for students. The ridesharing "School Pool" program will help to match parents to transport students to/from campus. The VMT reduction calculation assumes aggressive implementation with a 35 percent adoption rate.

TDM-5: Pedestrian Network Improvements. The project would implement on-site and off-site improvements to the pedestrian network and link areas of the project site and encourage people to walk instead of drive. The project would also minimize barriers to pedestrian access and interconnectivity. The project would implement the following improvements:

- o Modify signal timing at 105th Avenue/Edes Avenue to increase pedestrian clearance time across 105th Avenue (Improvement Measure TR-3);8
- o Install reconstructed sidewalks and roadway striping upgrades at the nearby railroad crossings at 105th Avenue and Edes Avenue;9 and,
- o Provide pedestrian access points to reduce out of direction travel and allow people to enter the campus from multiple directions (Improvement Measure TR-4).

The project sponsor shall submit an annual compliance report for review and approval by the City. This report will be submitted within one year of occupancy and every following year for a total of at least five years. If timely reports are not submitted, the reports indicate a failure to achieve the stated policy goals, or the required alternative mode split is still not achieved, staff will work with the project sponsor to find ways to meet their commitments and achieve trip reduction goals. If the issues cannot be resolved, the matter may be referred to the Planning Commission for resolution. Project sponsors shall be required, as a condition of approval to reimburse the City for costs incurred in maintaining and enforcing the trip reduction program for the approved project.

When Required: Prior to application for; issuance of; Building Permits; final inspections; issuance of Certificate of Occupancy; and Ongoing

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

Monitoring/Inspection: Bureau of Building

27. Emergency Preparedness Plan

The project applicant shall develop an emergency preparedness plan for the school to address safety, shelter-in-place and evacuation measures in the event of any train derailment or hazardous materials spill due to the proximity of rail tracks in the vicinity of the proposed school.

When Required: Prior to application for; issuance of; Building Permits; final inspections; issuance of Certificate of Occupancy; and Ongoing

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

Monitoring/Inspection: Bureau of Building

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

Name of Project Applicant

Signature of Project Applicant

Date

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)

Attachment C

Standard Conditions of Approval and Mitigation and Monitoring Reporting Plan

This Standard Conditions of Approval and Mitigation and Monitoring Reporting Plan (SCAMMRP) is based on the CEQA Analysis prepared for the Lighthouse Academy Project.

The City of Oakland's Uniformly Applied Development Standards, adopted as Standard Conditions of Approval (Standard Conditions of Approval, or SCAs), were originally adopted by the City in 2008 (Ordinance No. 12899 C.M.S.) pursuant to Public Resources Code section 21083.3) and have been incrementally updated over time. The SCAs incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection, Stormwater Water Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) permit requirements, Housing Element-related mitigation measures, Green Building Ordinance, historic/Landmark status, California Building Code, and Uniform Fire Code, among others), which have been found to substantially mitigate environmental effects. These SCAs are incorporated into Projects as conditions of approval, regardless of the determination of a Project's environmental impacts. As applicable, the SCAs are adopted as requirements of an individual Project when it is approved by the City, and are designed to, and will, avoid or substantially reduce a Project's environmental effects.

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

All SCAs identified in the CEQA Analysis—which are consistent with the measures and conditions presented in the City of Oakland General Plan, Land Use and Transportation EIR (LUTE EIR, 1998)—are included herein. To the extent that any SCA identified in the CEQA Analysis was inadvertently omitted, it is automatically incorporated herein by reference.

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

ATTACHMENT A. STANDARD CONDITIONS OF APPROVAL

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

The Project sponsor is responsible for compliance with any recommendations in approved technical reports and with all SCAs set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific SCA, and subject to the review and approval of the City of Oakland. Overall monitoring and compliance with the SCAs will be the responsibility of the Planning and Zoning Division. Prior to the issuance of a demolition, grading, and/or construction permit, the Project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule. Note that the SCAs included in this document are referred to using an abbreviation for the environmental topic area and are numbered sequentially for each topic area—i.e., SCA-AIR-1, SCA-AIR-2, etc. The SCA title and the SCA number that corresponds to the City's master SCA list are also provided in the Appendix listing—i.e., SCA-AIR-1: Construction-Related Air Pollution (Dust and Equipment Emissions) (#19).

ATTACHMENT A. STANDARD CONDITIONS OF APPROVAL

Standard Condition of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring Inspection
Aesthetics, Shadow, and Wind			
<p>SCA AES-1 (Standard Condition of Approval 16): <i>Graffiti Control</i></p> <p>a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:</p> <ul style="list-style-type: none"> i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. iii. Use of paint with anti-graffiti coating. iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). <p>b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:</p> <ul style="list-style-type: none"> i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system. ii. Covering with new paint to match the color of the surrounding surface. iii. Replacing with new surfacing (with City permits if required). 	Ongoing.	N/A	City of Oakland Bureau of Building Services Division, Zoning Inspections
<p>SCA AES-2 (Standard Condition of Approval 17): <i>Landscape Plan</i></p> <p>a. Landscape Plan Required 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.</p> <p>b. Landscape Installation 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</p>	<ul style="list-style-type: none"> a. Prior to approval of construction-related permit. b. Prior to building permit final. c. Ongoing 	<ul style="list-style-type: none"> a. City of Oakland Bureau of Planning and Building b. City of Oakland Bureau of Planning and Building c. N/A 	<ul style="list-style-type: none"> a. N/A b. City of Oakland Bureau of Building Services Division, Zoning Inspections c. City of Oakland Bureau of Building Services Division, Zoning Inspections

ATTACHMENT A. STANDARD CONDITIONS OF APPROVAL

Standard Condition of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring Inspection
<p>cost of implementing the Landscape Plan based on a licensed contractor's bid.</p> <p>c. Landscape Maintenance</p> <p>All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.</p>			
<p>SCA AES-3 (Standard Condition of Approval 18): <i>Lighting</i></p> <p>Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties.</p>	Prior to building permit final.	N/A	City of Oakland Bureau of Building Services Division, Zoning Inspections
Air Quality			
<p>SCA AIR-1 (Standard Condition of Approval 19): <i>Construction-Related Air Pollution Controls (Dust and Equipment Emissions)</i></p> <p>The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <p>a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.</p> <p>b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).</p> <p>c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</p> <p>d. Pave all roadways, driveways, sidewalks, etc., as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>e. Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p> <p>f. Limit vehicle speeds on unpaved roads to 15 miles per hour.</p>	During construction.	N/A	City of Oakland Bureau of Building Services Division, Zoning Inspections

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<p>g. 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 five 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> <p>h. 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 five 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>i. 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.</p> <p>j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.</p> <p>k. 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>l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>p. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity.</p>			

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<p>q. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time.</p> <p>s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>t. 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>u. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.</p> <p>v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p> <p>w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.</p> <p>x. Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard.</p> <p>y. 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>SCA AIR-2 (Standard Condition of Approval 20): <i>Exposure to Air Pollution (Toxic Air Contaminants)</i></p> <p>a. Health Risk Reduction Measures <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 to toxic air contaminants. The project applicant shall choose <u>one</u> of the following methods:</p>	<p>a. Prior to approval of construction-related permit.</p> <p>b. Ongoing</p>	<p>a. City of Oakland Bureau of Planning and Building;</p> <p>b. N/A</p>	<p>a. City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>b. City of Oakland Bureau of Building</p>

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<p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>- or -</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> • Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. • Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). • Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. • The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a 			Services Division, Zoning Inspections

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<p>distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.</p> <ul style="list-style-type: none"> • Sensitive receptors shall be located on the upper floors of buildings, if feasible. • Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra</i> var. <i>maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids X trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>). • 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 (TRU) that meet Tier 4 emission standards. - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. - Prohibiting trucks from idling for more than two minutes. - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. <p>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</p>			

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<p>maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.</p>			
<p>SCA AIR-3 (Standard Condition of Approval 21) <i>Stationary Sources of Air Pollution (Toxic Air Contaminants)</i></p> <p>The Project applicant shall incorporate appropriate measures into the Project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods:</p> <p>a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>or</p> <p>b The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <p>i. Installation of non-diesel fueled generators, if feasible, or;</p> <p>ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.</p>	<p>Prior to approval of Construction-related permit</p>	<p>City of Oakland Bureau of Building Services Division.</p>	<p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA AIR-4 (Standard Condition of Approval 23): <i>Asbestos in Structures</i></p> <p><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</p>	<p>Prior to approval of construction-related permit</p>	<p>City of Oakland Bureau of Building Services Division BAAQMD</p>	<p>City of Oakland Bureau of Building Services Division, Zoning Inspections BAAQMD</p>

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Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.			
<p>SCA GEN-1 (Standard Condition of Approval 13): <i>Construction Management Plan</i></p> <p>Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.</p>	Prior to issuance of construction related permit	City of Oakland Bureau of Building Services Division	City of Oakland Bureau of Building Services Division, Zoning Inspections
Biological Resources			
<p>SCA BIO-1 (Standard Condition of Approval 26): <i>Tree Removal During Bird Nesting Season</i></p> <p>To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and</p>	Prior to removal of trees.	City of Oakland Bureau of Building Services Division	City of Oakland Bureau of Building Services Division, Zoning Inspections

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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>SCA BIO-2 (Standard Condition of Approval 27): Tree Permit</p> <p>a. Tree Permit Required Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.</p> <p>b. Tree Protection During Construction <u>Requirement:</u> Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:</p> <p>i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.</p> <p>ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.</p> <p>iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter</p>	<p>a. Prior to approval of construction-related permit</p> <p>b. During construction.</p> <p>c. Prior to building permit final.</p>	<p>a. City of Oakland Public Works Department, Tree Division; Bureau of Buildings</p> <p>b. City of Oakland Public Works Department, Tree Division</p> <p>c. Public Works Department, Tree Division</p>	<p>a. City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>b. City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>c. City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.</p> <p>iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.</p>			
<p>v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved.</p> <p>If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.</p> <p>vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.</p> <p>c. <i>Tree Replacement Plantings</i> <u>Requirement:</u> Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:</p> <p>i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.</p> <p>ii. Replacement tree species shall consist of <i>Sequoia sempervirens</i> (Coast Redwood), <i>Quercus agrifolia</i> (Coast Live Oak), <i>Arbutus</i></p>			

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<p>menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.</p> <p>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.</p> <p>iv. Minimum planting areas must be available on site as follows:</p> <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. <p>v. In the event that replacement trees are required but cannot be planted due to site constraints, and 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.</p> <p>vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.</p>			
Cultural Resources			
<p>SCA CUL-1 (Standard Condition of Approval 29): <i>Archaeological and Paleontological Resources – Discovery During Construction</i></p> <p><u>Requirement:</u> Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during 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</p>	During construction.	N/A	City of Oakland Bureau of Building Services Division

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<p>factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</p> <p>In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p> <p>In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.</p>			
<p>SCA CUL-2 (Standard Condition of Approval SCA 30): Archaeologically Sensitive Areas—Pre-Construction Measures</p> <p>Requirement: The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources.</p> <p>Provision A: Intensive Pre-Construction Study.</p> <p>The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period</p>	<p>Prior to approval of Construction-related permit; during construction</p>	<p>City of Oakland Bureau of Building Services Division</p>	<p>City of Oakland Bureau of Building Services Division</p>

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<p>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> <p>Provision B: Construction ALERT Sheet.</p> <p>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, firecracked rocks); concentrations of bones; recognizable Native American artifacts</p>			

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(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 invisible location at the project site.			
<p>SCA CUL-3 (Standard Condition of Approval SCA 31): 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>	During construction.	N/A	City of Oakland Bureau of Building Services Division, Zoning Inspections
Geology and Soils			
<p>SCA GEO-1 (Standard Condition of Approval 33): Construction-Related Permit(s)</p> <p><u>Requirement:</u> The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.</p>	Prior to approval of construction-related permit.	City of Oakland Bureau of Building Services Division, Zoning Inspections	City of Oakland Bureau of Building Services Division, Zoning Inspections
<p>SCA GEO-2 (Standard Condition of Approval 34): Soils Report</p> <p><u>Requirement:</u> The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils</p>	Prior to approval of construction-related permit.	City of Oakland Bureau of Building Services Division, Zoning Inspections	City of Oakland Bureau of Building Services Division, Zoning Inspections

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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.			
Greenhouse Gas Emissions/Global Climate Change			
Also refer to SCA-TRANS-1: Transportation and Parking Demand Management (#71) and SCA-UTIL-3: Construction and Demolition Waste Reduction and Recycling (#74) for additional Greenhouse Gas Conditions of Approval that apply to this project			
Hazards and Hazardous Materials			
<p>SCA HAZ-1 (Standard Condition of Approval 39): <i>Hazards Materials Related to Construction</i></p> <p>Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> 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 	During construction.	N/A	City of Oakland Bureau of Building Services Division, Zoning Inspections

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measures have been implemented under the oversight of the City or regulatory agency, as appropriate.			
<p>SCA HAZ-2 (Standard Condition of Approval 40): <i>Hazardous Building Materials and Site Contamination</i></p> <p>a. Hazardous Building Materials Assessment <u>Requirement:</u> The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p>	<p>a. Prior to approval of demolition, grading or building permits</p> <p>b. Prior to approval of construction-related permit</p> <p>c. Prior to approval of construction-related permit</p> <p>d. During Construction</p>	<p>a. City of Oakland Bureau of Building Services Division</p> <p>b. Applicable regulatory agency with jurisdiction</p> <p>c. City of Oakland Bureau of Building Services Division</p> <p>d. N/A</p>	<p>a. City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>b. Applicable regulatory agency with jurisdiction</p> <p>c. City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>d. City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>b. Environmental Site Assessment Required <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 <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 Sites</p>			

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<p>Requirement: 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. 			
See SCA AIR-4, Asbestos in Structures . See <i>Air Quality</i> , above for actions to address Hazardous Materials impacts.			
Hydrology and Water Quality			
<p>SCA HYD-1 (Standard Condition of Approval 45): <i>Erosion and Sedimentation Control Plan for Construction</i></p> <p>a. Erosion and Sedimentation Control Plan Required</p> <p>Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction 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,</p>	<ul style="list-style-type: none"> a. Prior to approval of construction-related permit. b. During construction. 	<ul style="list-style-type: none"> a. City of Oakland Bureau of Building Services Division b. N/A 	<ul style="list-style-type: none"> a. N/A b. City of Oakland Bureau of Building Services Division, Zoning Inspections
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			

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<p>applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p> <p>b. Erosion and Sedimentation Control During Construction</p> <p><u>Requirement:</u> The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.</p>			
Noise			
<p>SCA NOI-1 (Standard Condition of Approval 58): <i>Construction Days/Hours</i></p> <p><u>Requirement:</u> The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <p>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.</p> <p>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.</p> <p>c. No construction is allowed on Sunday or federal holidays.</p> <p>Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non- enclosed area.</p> <p>Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property</p>	<p>During construction.</p>	<p>N/A</p>	<p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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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>SCA NOI-2 (Standard Condition of Approval 59): <i>Construction Noise</i></p> <p><u>Requirement:</u> The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or 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. 	During construction.	N/As	City of Oakland Bureau of Building Services Division, Zoning Inspections
<p>SCA NOI-3 (Standard Condition of Approval 60): <i>Extreme Construction Noise</i></p> <p>a. Construction Noise Management Plan Required</p>	a. Prior to approval of construction-	City of Oakland Bureau of Building Services Division	City of Oakland Bureau of Building Services Division,

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<p><u>Requirement:</u> Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:</p> <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. <i>Public Notification Required</i></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>related permit.</p> <p>b. During construction.</p>		<p>Zoning Inspections</p>
<p>SCA NOI-4 (Standard Condition of Approval 61): <i>Project-Specific Construction Noise Reduction Measures</i></p> <p><u>Requirement:</u> Requirement: The project applicant shall submit a Construction Noise Management Plan</p>	<p>Prior to approval of construction-related permit</p>	<p>City of Oakland Bureau of Building Services Division</p>	<p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts. The project applicant shall implement the approved Plan during construction.			
<p>SCA NOI-5 (Standard Condition of Approval 62): <i>Construction Noise Complaints</i></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> <ol style="list-style-type: none"> Designation of an on-site construction complaint and enforcement manager for the project; 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; Protocols for receiving, responding to, and tracking received complaints; and 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. 	Prior to approval of construction-related permit.	City of Oakland Bureau of Building Services Division	City of Oakland Bureau of Building Services Division, Zoning Inspections
<p>SCA NOI-6 (Standard Condition of Approval 63) <i>Exposure to Community Noise</i></p> <p><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"> 45 dBA: Residential activities, civic activities, hotels 50 dBA: Administrative offices; group assembly activities 55 dBA: Commercial activities 65 dBA: Industrial activities 	Prior to approval of construction-related permit.	City of Oakland Bureau of Building Services Division	City of Oakland Bureau of Building Services Division, Zoning Inspections
<p>SCA NOI-7 (Standard Condition of Approval 64): <i>Operational Noise</i></p> <p><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</p>	Ongoing.	City of Oakland Bureau of Building Services Division,	City of Oakland Bureau of Building Services Division, Zoning Inspections

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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.			
Recreation			
Refer to SCA HAZ-2 Hazardous Materials Related to Construction (#39) and SCA-HAZ-3 Hazardous Building Materials and Site Contamination (#40) to address potential recreation impacts			
Transportation and Circulation			
<p>SCA TRA-1 (Standard Condition of Approval 68): <i>Construction Activity in the Public Right-of-Way</i></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 and sidewalks.</p> <p>b. Traffic Control Plan Required <u>Requirement:</u> In the event of obstructions to vehicle or bicycle travel lanes, 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 detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.</p> <p>c. Repair of City Streets <u>Requirement:</u> The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.</p>	<p>a. Prior to approval of construction-related permit.</p> <p>b. Prior to approval of construction-related permit.</p> <p>c. Prior to building permit final.</p>	<p>a. City of Oakland Bureau of Building Services Division</p> <p>b. Public Works Department, Transportation Services Division</p> <p>c. N/A</p>	<p>a. City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>b. City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>c. City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA TRA-2 (Standard Condition of Approval 69): <i>Bicycle Parking</i></p> <p><u>Requirement:</u> The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland</p>	Prior to approval of construction-related permit.	City of Oakland Bureau of Planning and Building	City of Oakland Bureau of Building Services Division, Zoning Inspections

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Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.			
<p>SCA TRA-3 (Standard Condition of Approval 70): <i>Transportation Improvements.</i></p> <p>The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Study for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, and 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) 	Prior to building permit final or as otherwise specified	Bureau of Building; Public Works Department, Transportation Services Division	City of Oakland Bureau of Building Services Division, Zoning Inspections

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<p>o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor</p> <p>p. Signal timing plans for the signals in the coordination group</p>			
<p>SCA TRA-4 (Standard Condition of Approval 71): <i>Transportation and Parking Management Plan</i></p> <p>a. Transportation and Parking Demand Management (TDM) Plan Required</p> <p><u>Requirement:</u> 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, consistent with the potential traffic and parking impacts of the project. • 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 <p>Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR</p> <ul style="list-style-type: none"> • 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. 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 	<p>Prior to building permit final or as otherwise specified</p>	<p>Bureau of Building; Public Works Department, Transportation Services Division</p>	<p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project.</p> <ul style="list-style-type: none"> • Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan 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). <p>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.</p> <ul style="list-style-type: none"> • 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 			

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<p>or transit pass alternative to a free parking space in commercial properties.</p> <ul style="list-style-type: none"> • Parking management strategies including attendant/valet parking and shared parking spaces. • Requiring tenants to provide opportunities and the ability to work off-site. • Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). • Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. <p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p> <p>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</p>			

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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>SCA TRA-5 (Standard Condition of Approval 73): <i>Railroad Crossings</i></p> <p><u>Requirement:</u> The project applicant shall submit for City review and approval a Diagnostic Review to evaluate potential impacts to at-grade railroad crossings resulting from project-related traffic. In general, the major types of impacts to consider are collisions between trains and vehicles, trains and pedestrians, and trains and bicyclists. The Diagnostic Review shall include specific traffic elements, such as roadway and rail description, accident history, traffic volumes (all modes, including pedestrian and bicyclist crossing movements), train volumes, vehicular speeds, train speeds, and existing rail and traffic control.</p> <p>Where the Diagnostic Review identifies potentially substantially dangerous crossing conditions at at-grade railroad crossings caused by the project, measures relative to the project's traffic contribution to the crossings shall be applied through project redesign and/or incorporation of the appropriate measures to reduce potential adverse impacts at the crossings. These measures may include, without limitation, the following:</p> <ol style="list-style-type: none"> a. Installation of grade separations at crossings, i.e., physically separating roads and railroad tracks by constructing overpasses or underpasses b. Improvements to warning devices at existing highway rail crossings that are impacted by project traffic c. Installation of additional warning signage d. Improvements to traffic signaling at intersections adjacent to crossings, e.g., signal preemption e. Installation of median separation to prevent vehicles from driving around railroad crossing gates f. Where sound walls, landscaping, buildings, etc. would be installed near crossings, maintaining the visibility of warning devices and approaching trains g. Prohibition of parking within 100 feet of the crossings to improve the visibility of warning devices and approaching trains h. Construction of pull-out lanes for buses and vehicles transporting hazardous materials 	Prior to approval of construction-related permit	Bureau of Building; Public Works Department, Transportation Services Division	City of Oakland Bureau of Building Services Division, Zoning Inspections

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<p>i. Installation of vandal-resistant fencing or walls to limit the access of pedestrians onto the railroad right-of-way</p> <p>j. Elimination of driveways near crossings</p> <p>k. Increased enforcement of traffic laws at crossings</p> <p>1. Rail safety awareness programs to educate the public about the hazards of highway-rail grade crossings</p> <p>Any proposed improvements must be coordinated with California Public Utility Commission (CPUC) and affected railroads and all necessary permits/approvals obtained, including a GO 88-B Request (Authorization to Alter Highway Rail Crossings). The project applicant shall implement the approved measures during construction of the project.</p>			
Tribal Cultural Resources			
<p>Refer to SCA CUL-1 <i>Archaeological and Paleontological Resources – Discovery During Construction</i> (#29); SCA CUL-2 <i>Archaeologically Sensitive Areas – Pre-construction Measures</i> (#30); and SCA CUL-3, <i>Human Remains – Discovery During Construction</i> (#31) for actions to address potential impacts to Tribal Cultural Resources</p>			
Utilities and Services			
<p>SCA UTL-1 (Standard Condition of Approval 74) <i>Construction and Demolition Waste Reduction and Recycling</i></p> <p>Requirement: 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>Prior to approval of construction-related permit</p>	<p>City of Oakland Public Works Department, Environmental Services Division</p>	<p>City of Oakland Public Works Department, Environmental Services Division</p>
<p>SCA UTL-2 (Standard Condition of Approval 77) <i>Green Building Requirements</i></p> <p>a. <i>Compliance with Green Building Requirements During Plan-Check</i></p>	<p>a. Prior to approval of construction-related permit.</p>	<p>a. City of Oakland Bureau of Building</p>	<p>a. N/A b. City of Oakland Bureau of Building</p>

ATTACHMENT A. STANDARD CONDITIONS OF APPROVAL

Standard Condition of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring Inspection
<p><u>Requirement:</u> The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).</p> <p>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</p> <ul style="list-style-type: none"> • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> • CALGreen mandatory measures. • All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit. 	<p>b. During construction.</p> <p>c. Prior to final approval.</p>	<p>Services Division</p> <p>b. N/A</p> <p>c. City of Oakland Bureau of Planning and Building</p>	<p>Services Division, Zoning Inspections</p> <p>c. City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

ATTACHMENT A. STANDARD CONDITIONS OF APPROVAL

Standard Condition of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring Inspection
<ul style="list-style-type: none"> LEED Silver (minimum 50 points) (except the cool roof requirement) per the appropriate checklist approved during the Planning entitlement process. CALGreen mandatory measures for non-residential construction Green Building Certification (Green Building Certification Institution and City staff for CALGreen) 			
<ul style="list-style-type: none"> All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. The required green building point minimums in the appropriate credit categories. <p>b. Compliance with Green Building Requirements During Construction</p> <p><u>Requirement:</u> The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</p> <p>The following information shall be submitted to the City for review and approval:</p> <ol style="list-style-type: none"> Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>c. Compliance with Green Building Requirements After Construction</p> <p><u>Requirement:</u> Prior to the finaling of the building permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.</p>			
<p>SCA UTL-5 (Standard Condition of Approval 79) <i>Sanitary Sewer System</i></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</p>	Prior to approval of construction-related permit.	City of Oakland Public Works Department, Department of	N/A

ATTACHMENT A. STANDARD CONDITIONS OF APPROVAL

Standard Condition of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring Inspection
of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.		Engineering and Construction	
<p>SCA UTL-6 (Standard Condition of Approval 80) <i>Storm Drain System</i></p> <p><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>	Prior to approval of construction-related permit.	City of Oakland Bureau of Building Services Division	City of Oakland Bureau of Building Services Division, Zoning Inspections

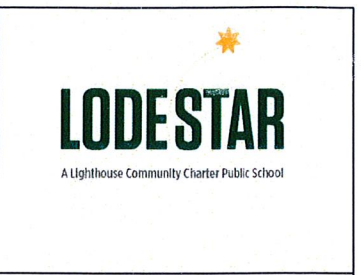
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A REDUCED PRINT SCALE ACCORDINGLY

INDEX OF DRAWINGS

- A1 TITLE SHEET
- A2 PHASE DIAGRAMS
- A3 PHASE I - TRAFFIC & LANDSCAPE PLANS
- A4 PHASE I - BUILDING 1 - FLOOR PLAN (ELEMENTARY SCHOOL)
- A5 PHASE I - BUILDING 2 - FLOOR PLAN (MIDDLE SCHOOL & ADMIN)
- A6 PHASE II - BUILDING 3 - FLOOR PLAN DIAGRAM (HIGH SCHOOL)
- A7 PHASE I - EXTERIOR ELEVATIONS - BUILDING 1
- A8 PHASE I - EXTERIOR ELEVATIONS - BUILDING 2
- A9 PHASE II - EXTERIOR ELEVATION DIAGRAMS



Revisions

No.	Revisions	By	Date	Appr.
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SCOPE OF WORK

PHASE I

- RENOVATION OF BUILDINGS 1 & 2

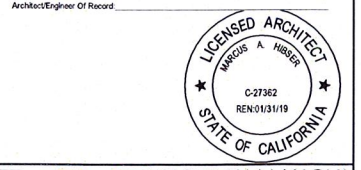
PHASE II

- CONSTRUCTION OF HIGH SCHOOL, BUILDING 3
- CONVERSION OF PORTION OF PLAYFIELD TO PARKING LOT
- CONVERSION OF (E) PARKING LOT TO PLAYGROUND

BUILDING & SITE DATA

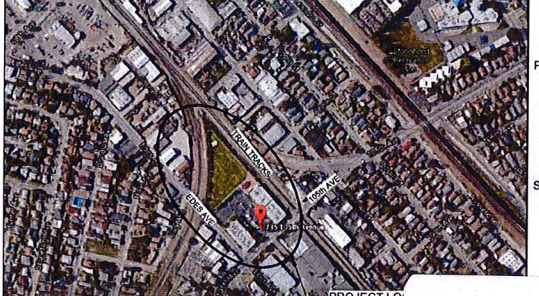
SITE ACREAGE	: 3.2 ACRES
BUILDING 1	: +/- 15,000 SF
BUILDING 2	: +/- 20,000 SF
BUILDING 2A	: 700 SF
BUILDING 3	: 11,800 SF / FLOOR
	: 23,600 SF TOTAL
PARKING STALLS - PHASE I (NO CHANGE)	
STANDARD	: 82
ACCESSIBLE	: 4
TOTAL	: 86
PARKING STALLS - PHASE I (RELOCATED)	
STANDARD	: 67
ACCESSIBLE	: 3
TOTAL	: 70

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PROJECT LOCATION

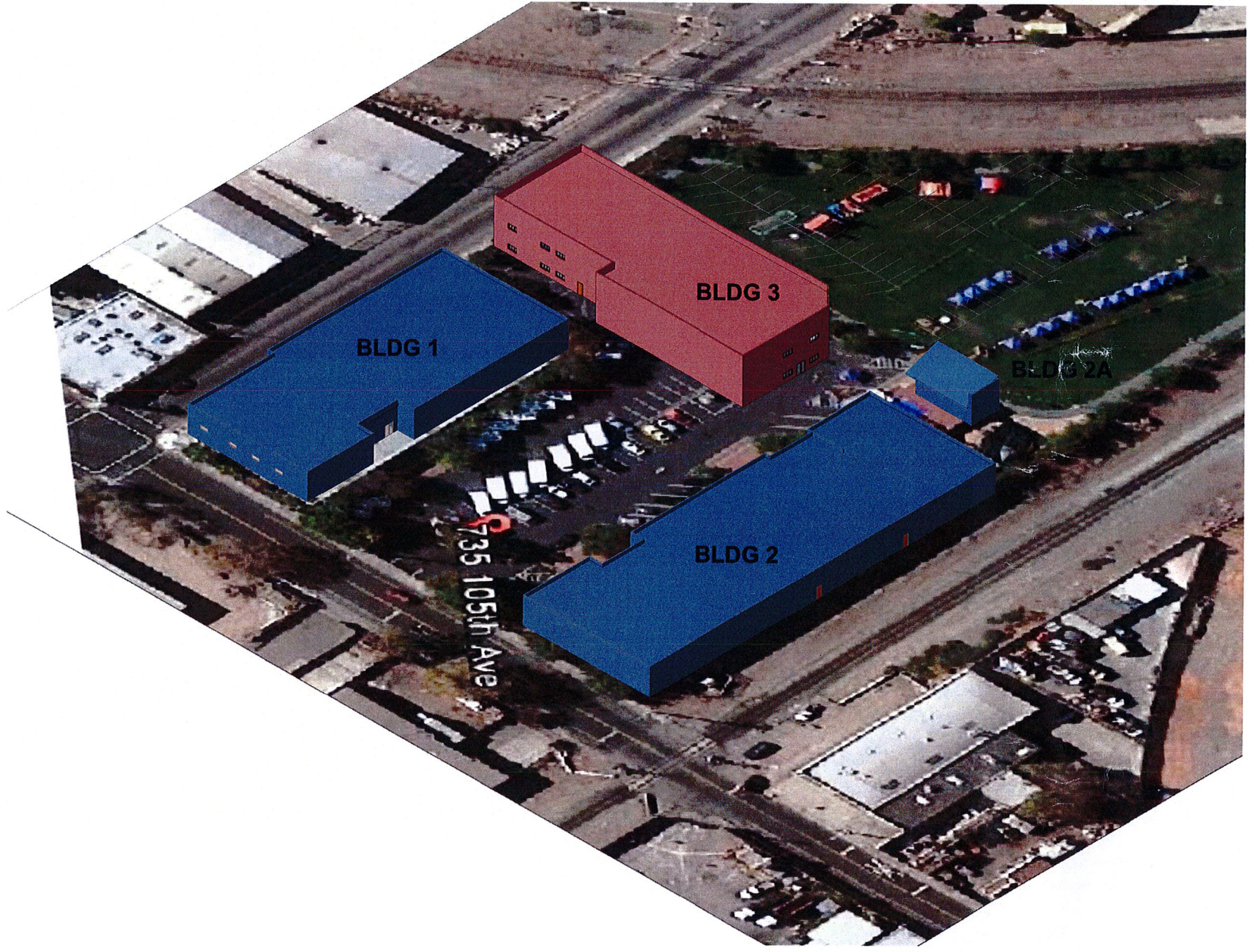


HY Architects Project number: _____ Project Number: _____

Facility
 LODESTAR CHARTER PUBLIC SCHOOL
 735 105TH AVE, OAKLAND, CA 94603

Project
 CUP SUBMISSION -
 LODESTAR CAMPUS

Sheet Title
 TITLE SHEET



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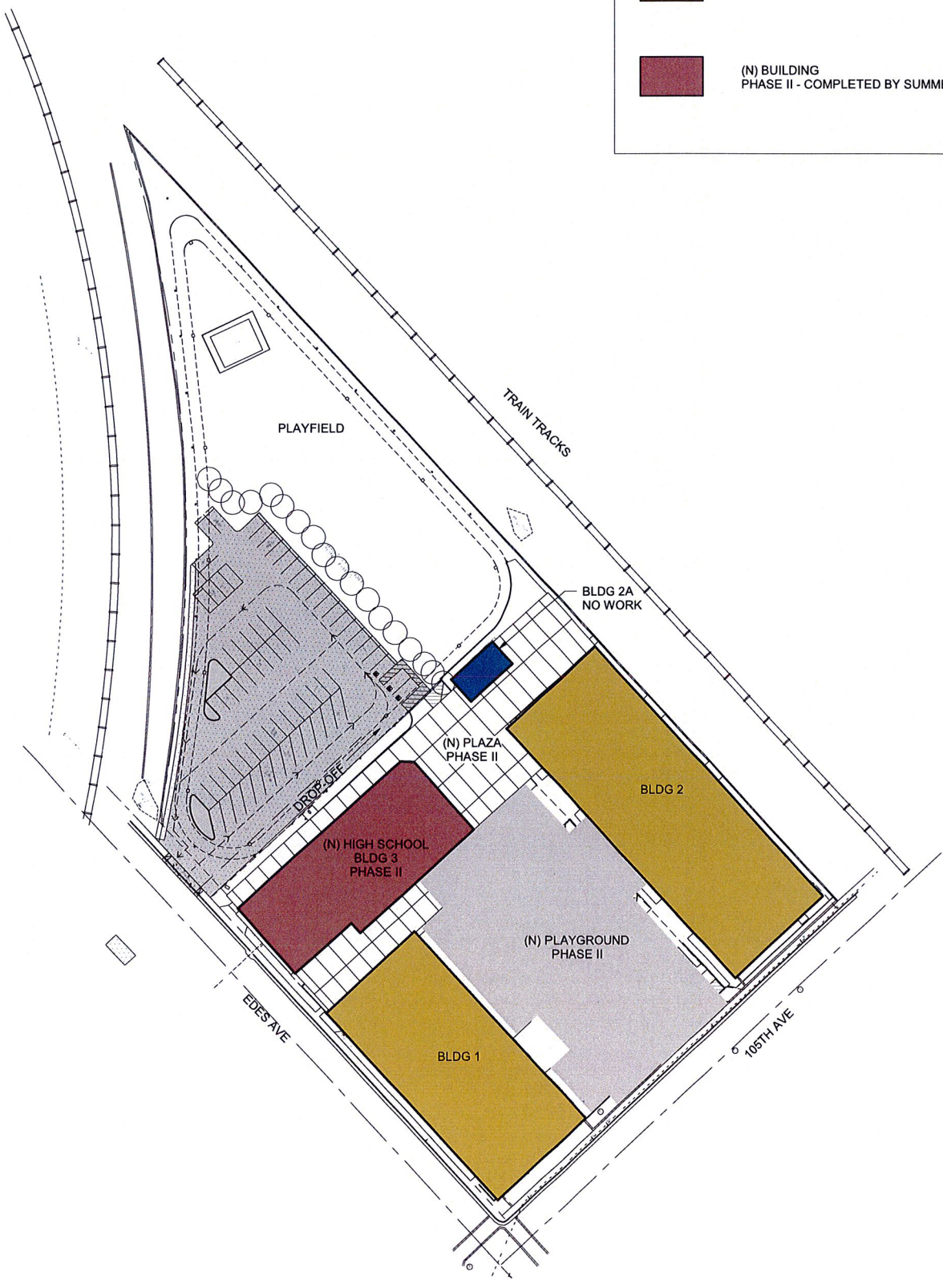
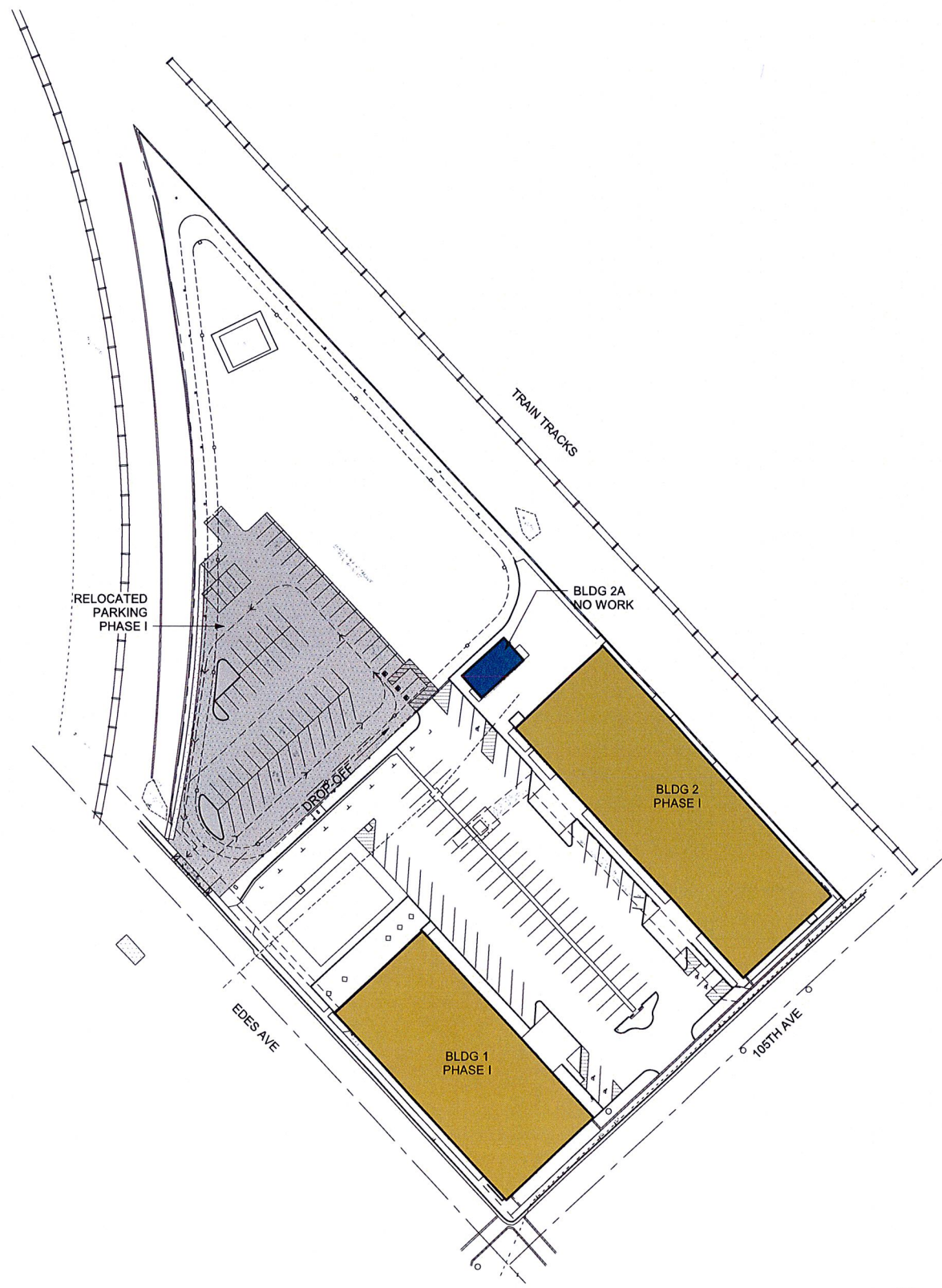


LEGEND

- (E) BUILDING TO REMAIN - NO WORK
- (E) BUILDING TO BE RENOVATED PHASE I - COMPLETED BY SUMMER 2017
- (N) BUILDING PHASE II - COMPLETED BY SUMMER 2019

Revisions

No.	Revisions	By	Date	Appr.



8/17/2017 11:27:41 Y:\Lighthouse Charter Schools\5004.000_Lodestar at SUM_Phase I\5004.000_Lodestar at SUM_Phase I.rvt

1 SITE PLAN - PHASE I



2 SITE PLAN - PHASE II



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Facility
LODESTAR CHARTER PUBLIC SCHOOL
 735 105TH AVE, OAKLAND, CA 94603

Project
LODESTAR CHARTER SCHOOL TENANT IMPROVEMENT

Sheet Title
PHASE DIAGRAMS

Client Project Number:	Client Proj. #
Scale: As indicated	Sheet
Drawn By: NI	A2
Checked By: MH	
Issue Date: 8/2/17	of Sheets



Revisions				
No.	Revisions	By	Date	Appr.

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 735 105TH AVE, OAKLAND, CA 94603

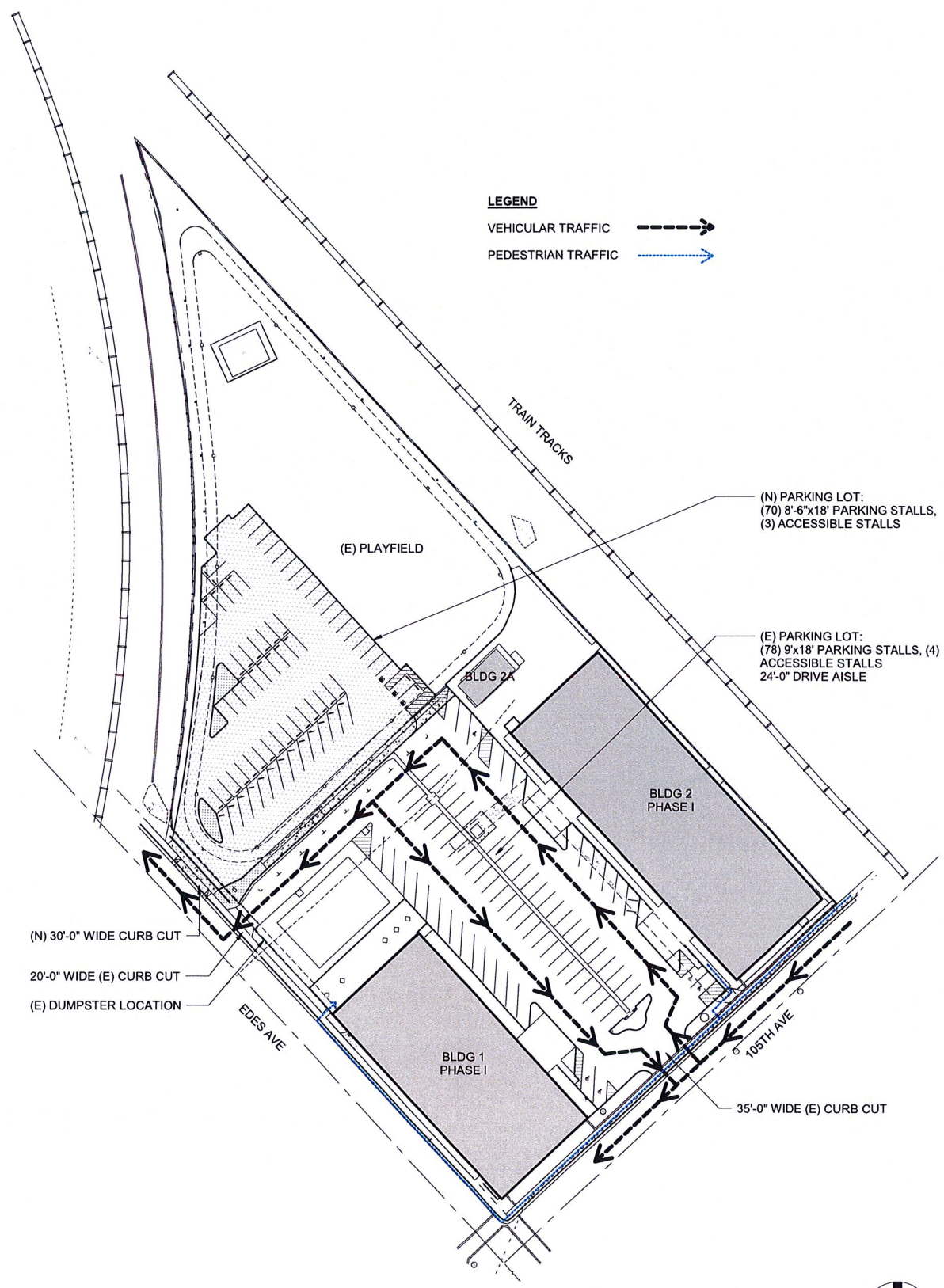
Project
LODESTAR CHARTER SCHOOL MODERNIZATION

Sheet Title
PHASE I - TRAFFIC & LANDSCAPE PLANS

Client Project Number: Client Proj. #

Scale: 1" = 50'-0"
 Drawn By: NI
 Checked By: MH
 Issue Date: 10/16/17
 Sheet **A3** of

LEGEND
 VEHICULAR TRAFFIC
 PEDESTRIAN TRAFFIC



1 TRAFFIC PLAN - PHASE I
 1" = 50'-0"

2 LANDSCAPE PLAN - PHASE I
 1" = 50'-0"

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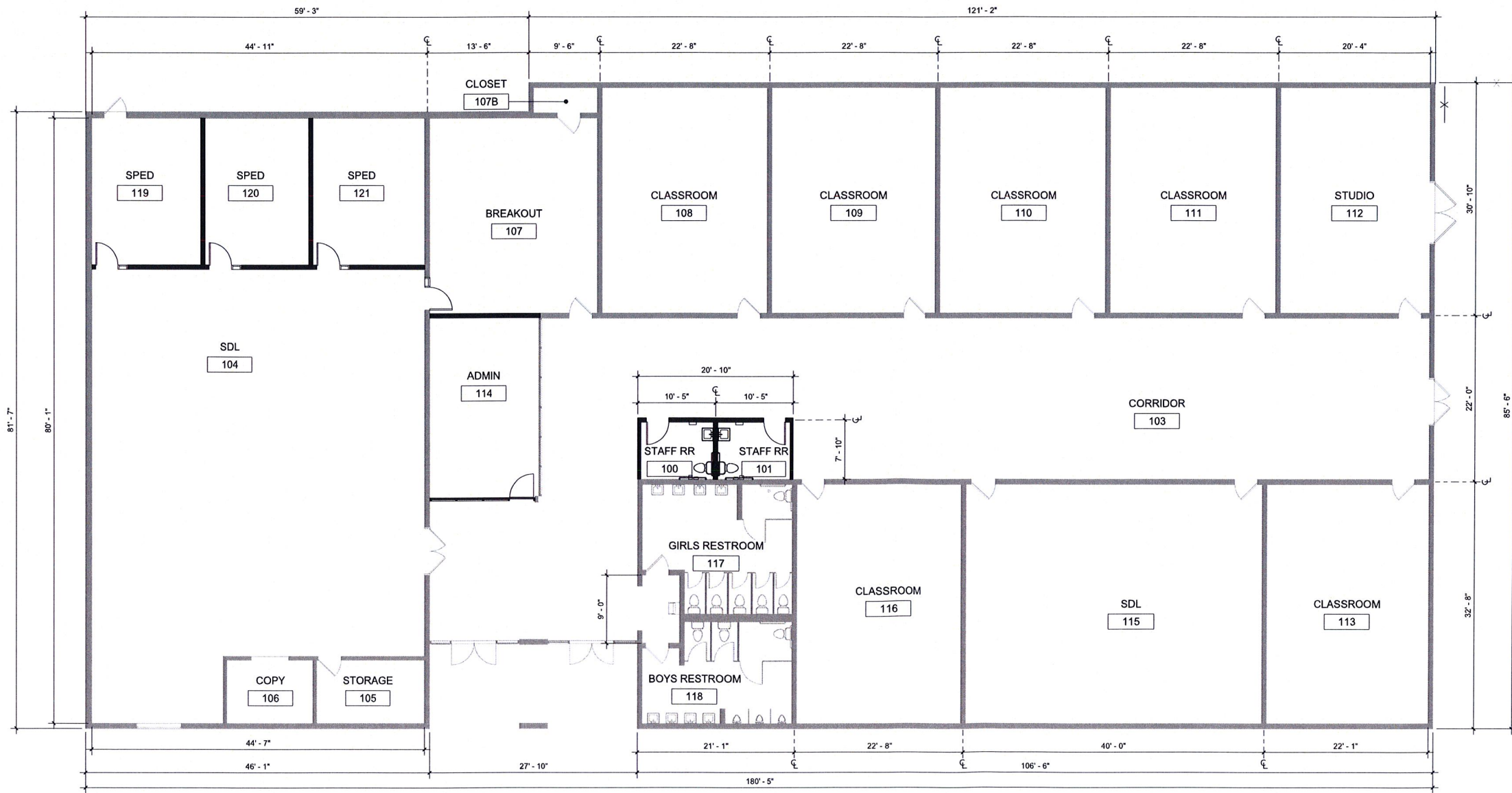


LEGEND

- NEW WALLS
- EXISTING WALLS

Revisions

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HY Architects Project number: 5004.000

Facility
LODESTAR CHARTER PUBLIC SCHOOL
735 105TH AVE, OAKLAND, CA 94603

Project
LODESTAR CHARTER SCHOOL MODERNIZATION

Sheet Title
PHASE I - BUILDING 1 - FLOOR PLAN (ELEMENTARY SCHOOL)

Client Project Number: Client Proj. #

Scale: 1/8" = 1'-0"

Drawn By: NI

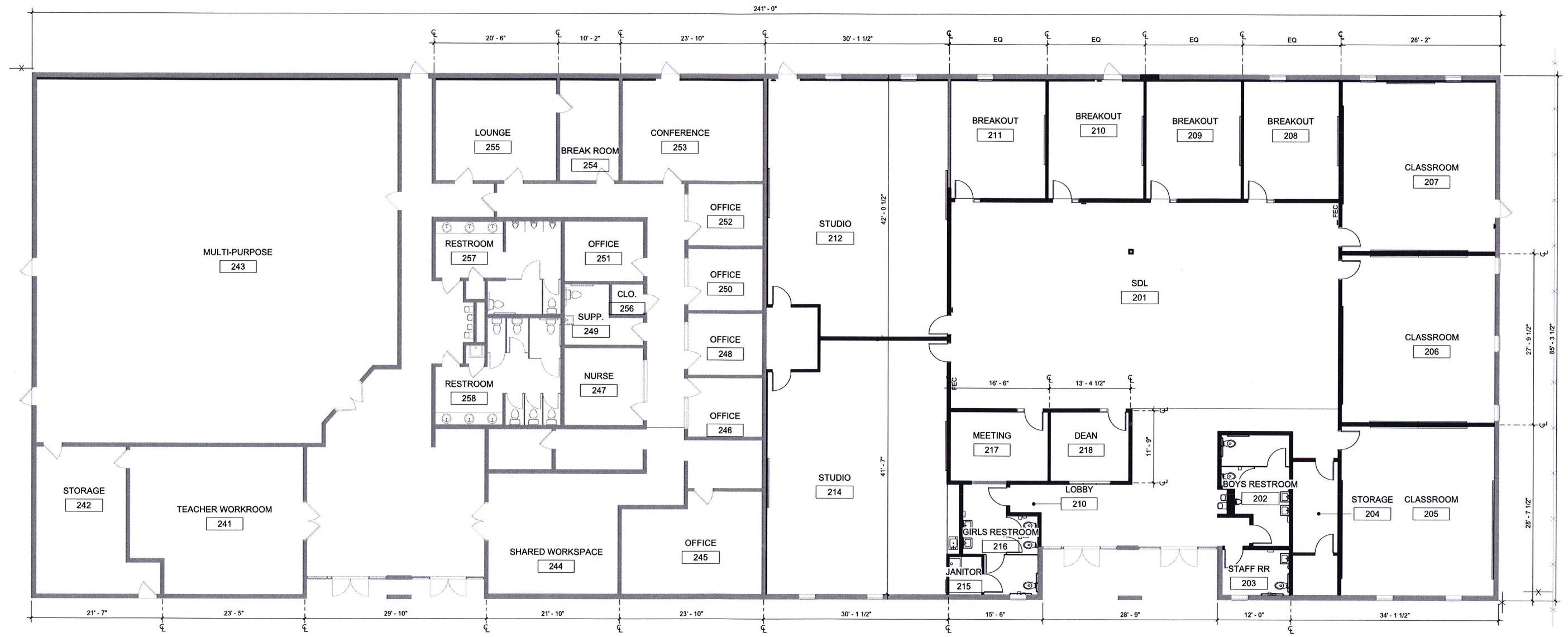
Checked By: MH

Issue Date: 10/16/17

Sheet
A4
of

1 FLOOR PLAN - BUILDING 1 (ELEMENTARY SCHOOL)

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1 FLOOR PLAN - BUILDING 2 - MIDDLE SCHOOL AND ADMIN



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LEGEND

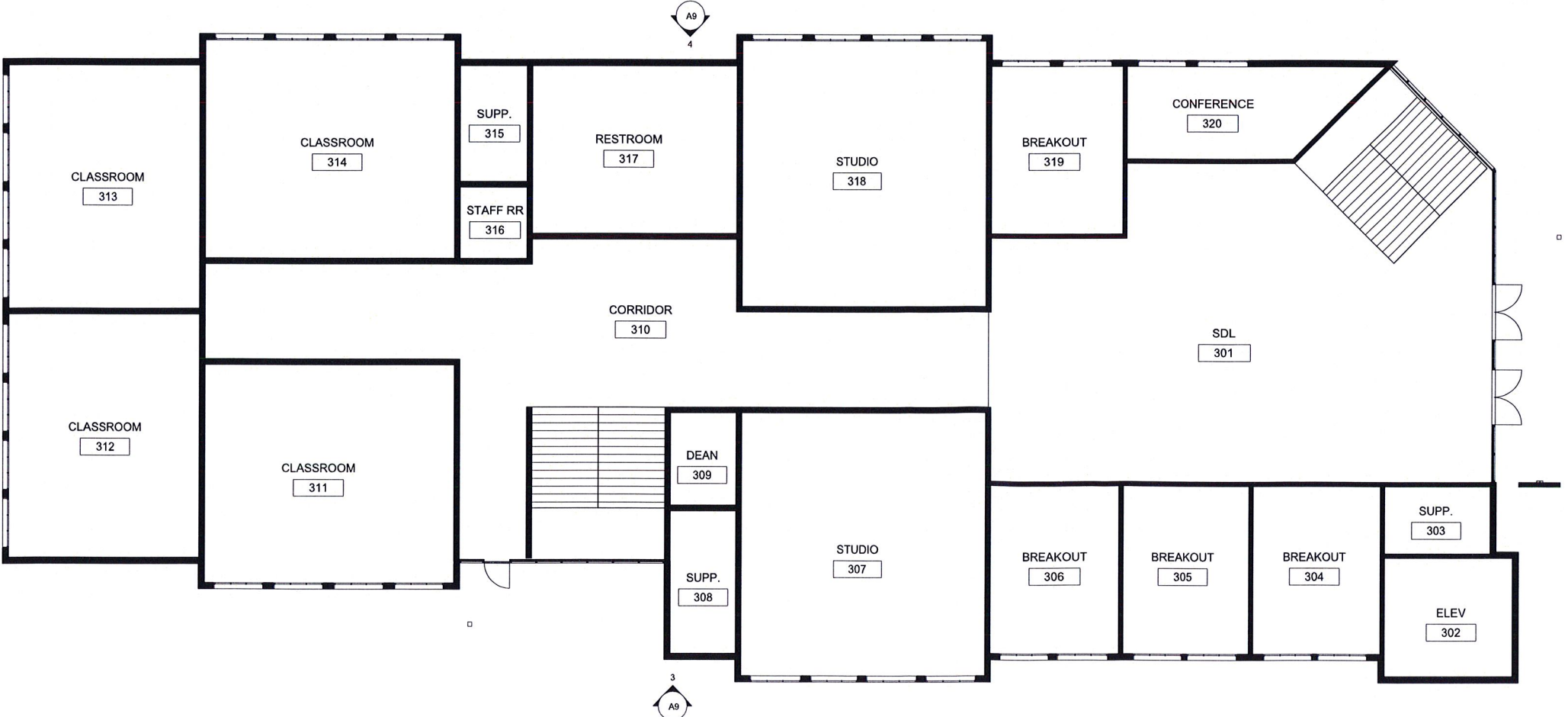
- NEW WALLS
- EXISTING WALLS

Revisions		HY Architects Project number: 5004.000	
No.	Revisions	By	Date
Facility LODESTAR CHARTER PUBLIC SCHOOL 735 105TH AVE, OAKLAND, CA 94603			
Project LODESTAR CHARTER SCHOOL MODERNIZATION			
Sheet Title PHASE I - BUILDING 2 - FLOOR PLAN (MIDDLE SCHOOL & ADMIN)			
Client Project Number:		Client Proj. #	
Scale: 1/8" = 1'-0"		Sheet A5	
Drawn By: NI		Checked By: MH	
Issue Date: 10/16/17		of	

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2 SECOND FLOOR PLAN - BUILDING 3 - HIGH SCHOOL



1 FIRST FLOOR PLAN - BUILDING 3 - HIGH SCHOOL

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HY Architects Project number: 5004.000

Facility
LODESTAR CHARTER PUBLIC SCHOOL
735 105TH AVE, OAKLAND, CA 94603

Project
LODESTAR CHARTER
SCHOOL MODERNIZATION

Sheet Title
PHASE II - BUILDING 3 -
FLOOR PLAN DIAGRAM
(HIGH SCHOOL)

Client Project Number: Client Proj. #

Scale: 1/8" = 1'-0" Sheet

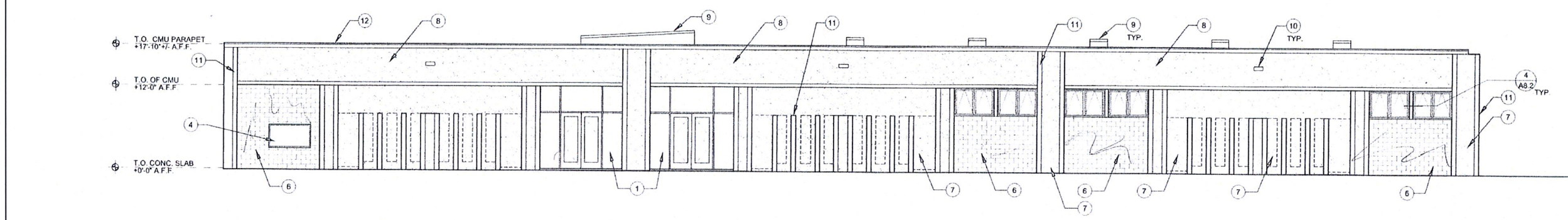
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Checked By: MH

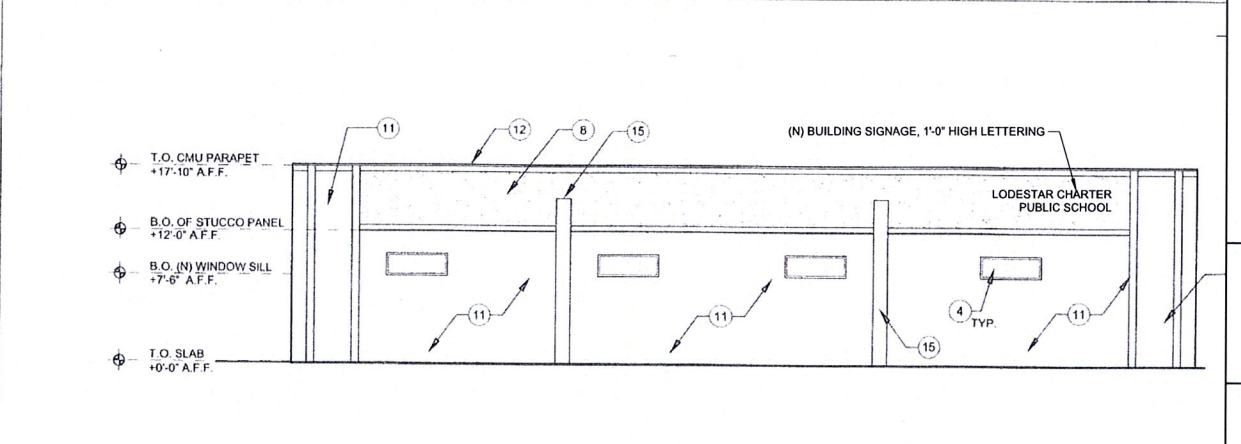
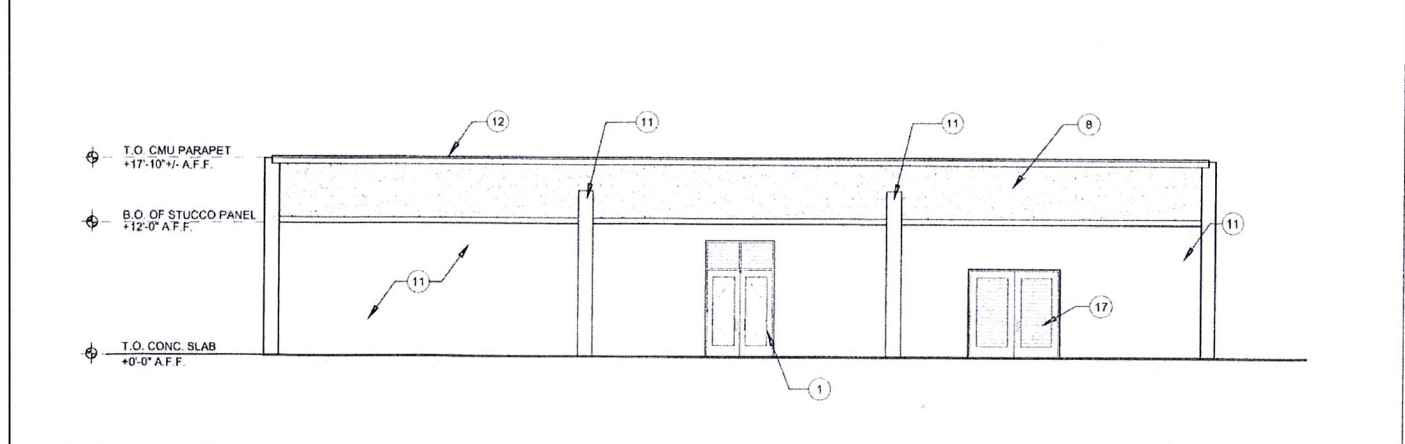
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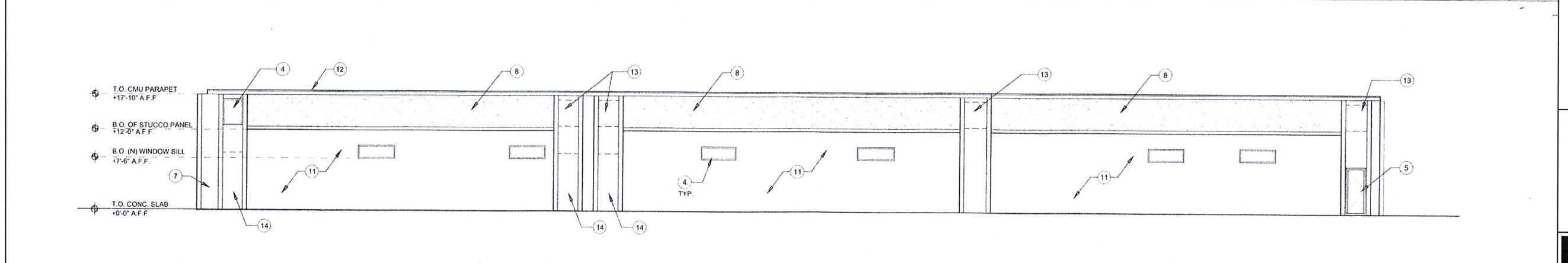
Revisions				
No.	Revisions	By	Date	Appr.



1 BUILDING 1: EXTERIOR ELEVATION NORTH SCALE 1/8" = 1'-0"



2 BUILDING 1: EXTERIOR ELEVATION WEST SCALE 1/8" = 1'-0" 3 BUILDING 1: EXTERIOR ELEVATION EAST SCALE 1/8" = 1'-0"



4 BUILDING 1: EXTERIOR ELEVATION SOUTH SCALE 1/8" = 1'-0"

- | | |
|--|---|
| 1 (N) ALUM. FRAME ENTRY SYSTEM WITH TEMPERED GLAZING. | 13 (E) METAL WINDOW TO BE REMOVED, FILL WITH (N) WD. WALL ASSEMBLY FOR CEMENT PLASTER FINISH. |
| 2 (N) ALUM. FRAME DOUBLE-HUNG WINDOW. | 14 (E) METAL DOOR TO BE REMOVED, FILL WITH (N) WD. WALL ASSEMBLY FOR CEMENT PLASTER FINISH. |
| 3 (N) ALUM. FRAME AWNING WINDOW. | 15 (N) CONC. COLUMN BRACING, S.S.D. |
| 4 (N) ALUM. FRAME FIXED WINDOW. | 16 (N) CLERESTORY BEYOND. |
| 5 (N) PTD. MTL. DOOR. | 17 (N) FULLY LOUVERED PTD. MTL. DOOR. |
| 6 (N) POLISHED FACE CMU WALL. | |
| 7 (N) CEMENT PLASTER OVER (E) CMU. | |
| 8 (N) CEMENT PLASTER OVER (N) FOAM PANEL SYSTEM REMOVE (E) WD. FASCIA. | |
| 9 (N) SKYLIGHT BEYOND. | |
| 10 (N) PTD. GSM OVERFLOW SCUPPER TO REPLACE (E) | |
| 11 (E) CMU WALL WITH (N) PTD. FINISH. | |
| 12 (E) GSM CAP WITH (N) PTD. FINISH, REPAIR/REPLACE AS REQ'D. | |

KEY NOTES

1. REFER TO SHEET A2.1 AND WINDOW SCHEDULE FOR ALL WINDOW AND GLAZED ENTRY SYSTEM SIZES.
 2. ALL CUTTING FOR NEW WINDOW R.O. TO OCCUR @ GROUT LINE OF (E) CMU BLOCK WALL.

THESE ELEVATIONS ARE EXISTING. NO CHANGES TO THE EXTERIOR ARE BEING MADE.

SHEET NOTES

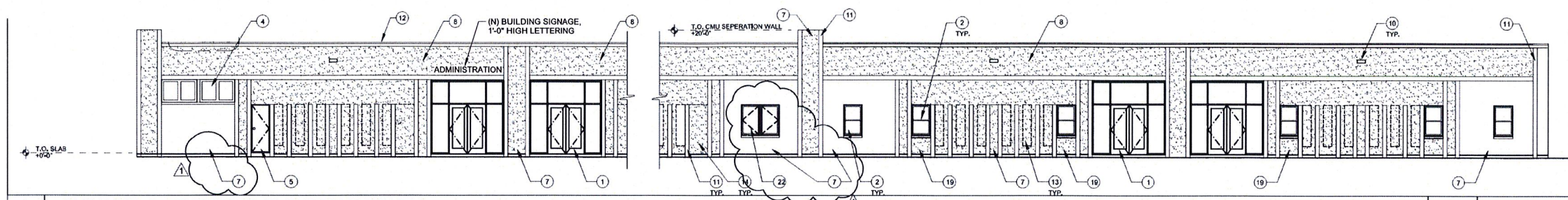
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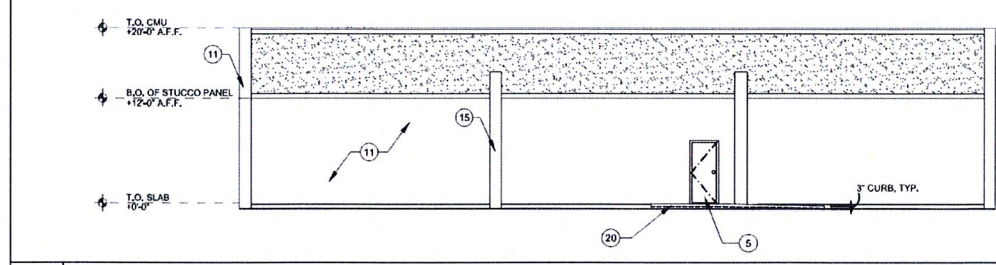
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HY Architects Project number: 5004.000
Facility LODESTAR CHARTER PUBLIC SCHOOL 735 105TH AVE, OAKLAND, CA 94603
Project LODESTAR CHARTER SCHOOL MODERNIZATION
Sheet Title PHASE I - EXTERIOR ELEVATIONS - BUILDING 1 - EXISTING
Client Project Number: Client Proj. #
Scale: 1/8" = 1'-0"
Drawn By: NI
Checked By: MH
Issue Date: 10/16/17
Sheet A7 of

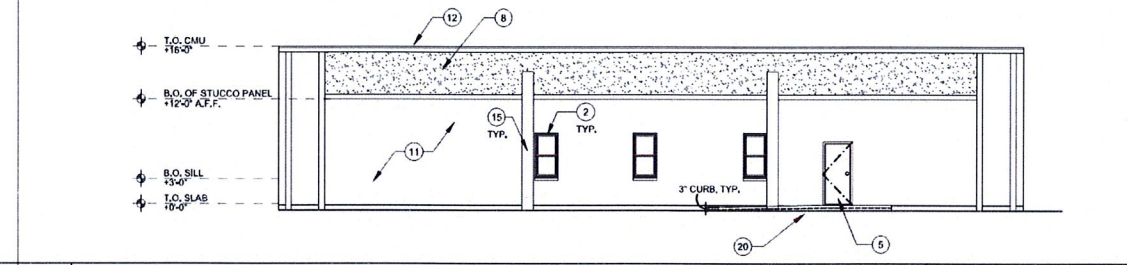
Revisions				
No.	Revisions	By	Date	Appr.



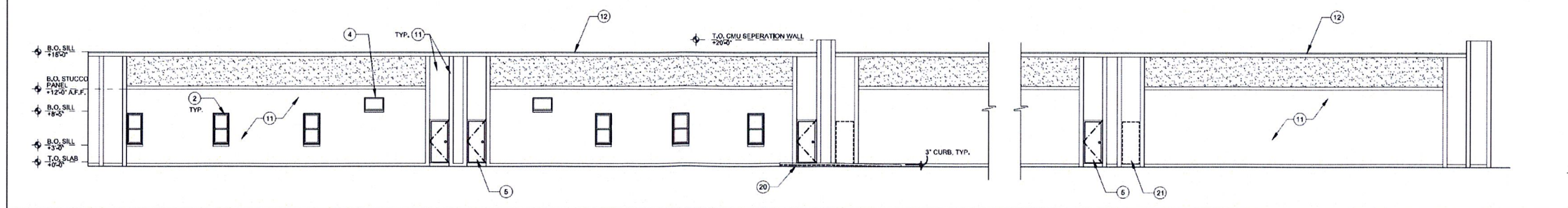
1 BUILDING 2: EXTERIOR ELEVATION SOUTH SCALE 1" = 10'-0"



2 BUILDING 2: EXTERIOR ELEVATION WEST SCALE 1" = 10'-0"



3 BUILDING 2: EXTERIOR ELEVATION EAST SCALE 1" = 10'-0"



4 BUILDING 2: EXTERIOR ELEVATION NORTH SCALE 1" = 10'-0"

- | | |
|--|--|
| 1 (N) ALUM. FRAME ENTRY SYSTEM WITH TEMPERED GLAZING. | 12 (E) GSM CAP WITH (N) PTD. FINISH, REPAIR/REPLACE AS REQD. |
| 2 (N) ALUM. FRAME DOUBLE-HUNG WINDOW W/ PRE-CAST CONC. SILL. | 13 (E) METAL WINDOW TO BE REMOVED, FILL WITH (N) SHOTCRETE ASSEMBLY FOR CEMENT PLASTER FINISH. |
| 3 (N) ALUM. FRAME AWNING WINDOW W/ PRE-CAST CONC. SILL. | 14 (E) METAL DOOR TO BE REMOVED, FILL WITH (N) SHOTCRETE ASSEMBLY FOR CEMENT PLASTER FINISH. |
| 4 (N) ALUM. FRAME FIXED WINDOW W/ PRE-CAST CONC. SILL. | 15 PTD. CONC. COLUMN BRACING, S.S.D. |
| 5 (N) PTD. MTL. DOOR. | 16 NOT USED |
| 6 (N) POLISHED FACE CMU WALL. | 17 (N) FULLY LOUVERED PTD. MTL. DOOR |
| 7 (N) CEMENT PLASTER. | 18 (N) CEMENT PLASTER STEEPLE, SEE DETAIL 6/A8.3 |
| 8 (N) CEMENT PLASTER OVER (N) FOAM PANEL SYSTEM REMOVE (E) WD. FASCIA. | 19 (N) CMU WALL W/ PTD. CEMENT PLASTER FINISH. |
| 9 (N) SKYLIGHT BEYOND. | 20 (N) CONC. LANDING W/ RAMP TO GRADE (1/2\"/> |
| 10 (N) PTD. GSM OVERFLOW SCUPPER TO REPLACE (E) | 21 (E) MTL. DOOR TO BE REMOVE, FILL W/ (N) CMU WALL & PAINT |
| 11 (E) CMU WALL WITH (N) PTD. FINISH. | 22 (N) ALUM. FRAME CASEMENT WINDOW W/ PRE-CAST CONC. SILL. |

KEY NOTES

- REFER TO SHEET A2.2 AND WINDOW SCHEDULE FOR ALL WINDOW AND GLAZED ENTRY SYSTEM SIZES.
- ALL (N) DOOR & WINDOW R.O. CUT FROM (E) CMU WALL TO OCCUR AT GROUT LINES. FIELD VERIFY LOCATION W/ ARCHITECT PRIOR TO CUTTING.

THESE ELEVATIONS ARE EXISTING. NO CHANGES TO THE EXTERIOR ARE BEING MADE.

SHEET NOTES

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Facility: LODESTAR CHARTER PUBLIC SCHOOL
735 105TH AVE, OAKLAND, CA 94603

Project: LODESTAR CHARTER SCHOOL MODERNIZATION

Sheet Title: PHASE I - EXTERIOR ELEVATIONS - BUILDING 2 - EXISTING

Client Project Number: 5004.000

Scale: 1" = 10'-0"
Drawn By: NI
Checked By: MH
Issue Date: 10/16/17

Client Proj. #
A8
of

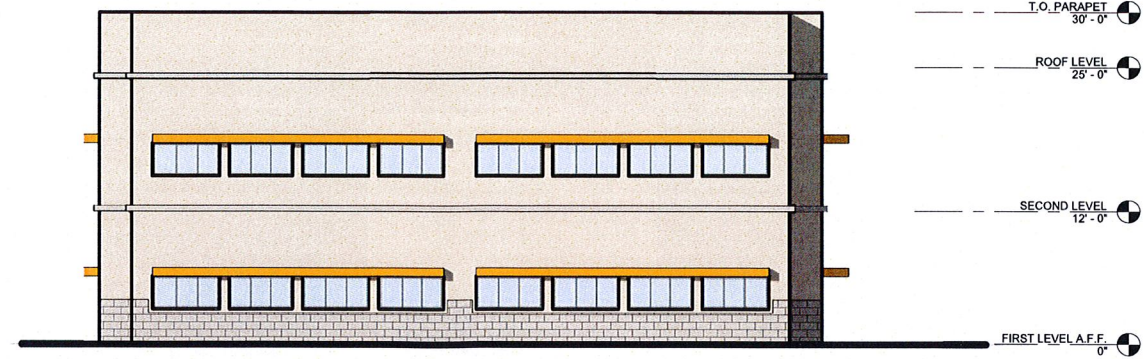
SHEET NOTES

1. ELEVATIONS ARE DIAGRAMMATIC IN NATURE.
2. WINDOW LOCATIONS AND SIZES ARE APPROXIMATE.
3. HEIGHTS ARE APPROXIMATE.

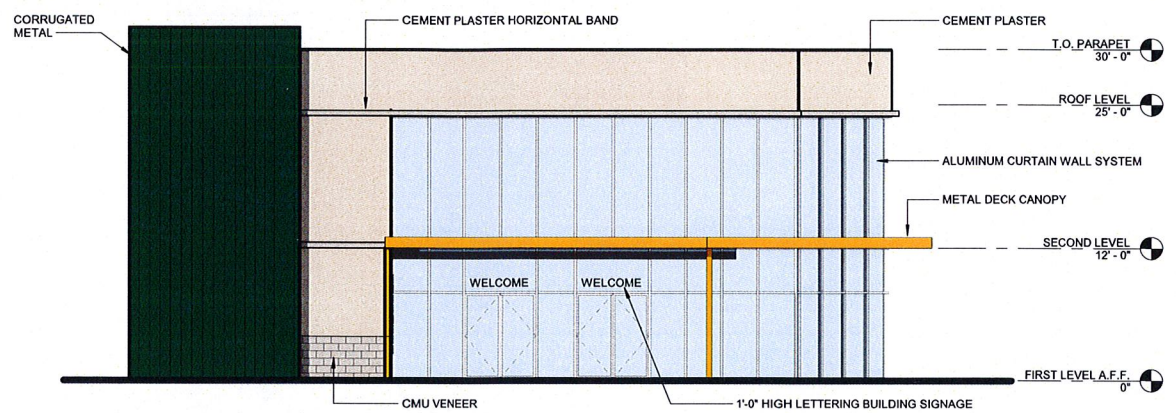


Revisions

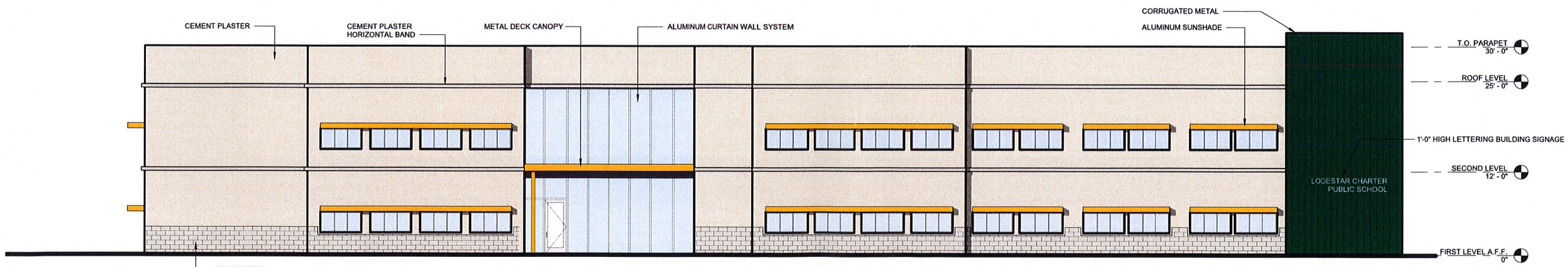
No.	Revisions	By	Date	Appr.



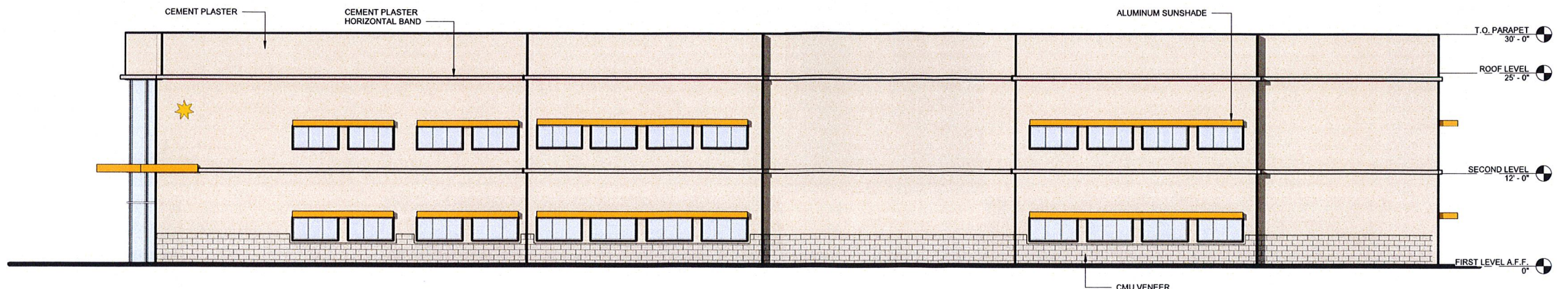
1 WEST ELEVATION - HIGH SCHOOL



2 EAST ELEVATION - HIGH SCHOOL

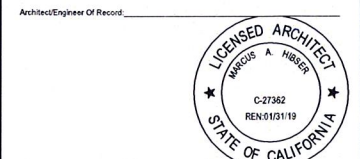


3 SOUTH ELEVATION - HIGH SCHOOL



4 NORTH ELEVATION - HIGH SCHOOL

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 510.446.2222 tel; 510.446.2211 fax

HY Architects Project number: 5004.000

Facility
LODESTAR CHARTER PUBLIC SCHOOL
 735 105TH AVE, OAKLAND, CA 94603

Project
LODESTAR CHARTER SCHOOL MODERNIZATION

Sheet Title
PHASE II - EXTERIOR ELEVATION DIAGRAMS

Client Project Number: Client Proj. #

Scale: 1/8" = 1'-0" Sheet

Drawn By: NI **A9**

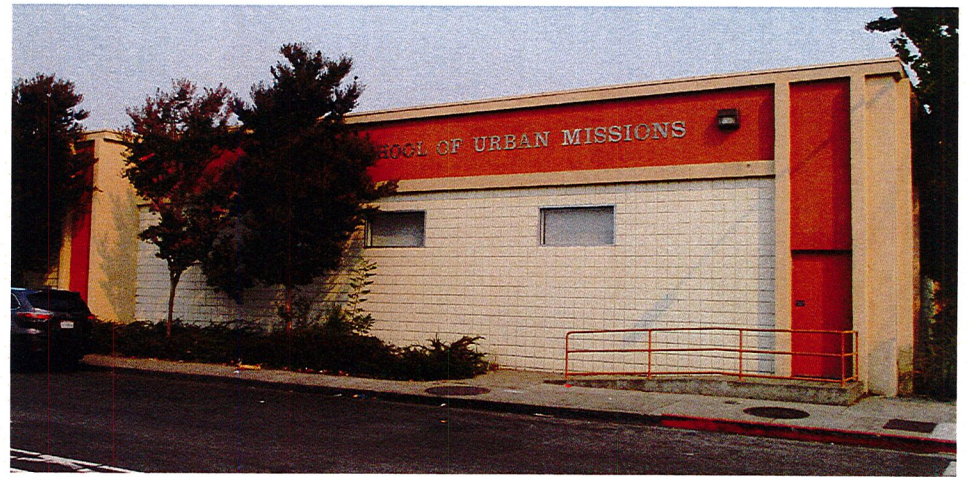
Checked By: MH of

Issue Date: 10/16/17

BUILDING 1
735 105TH AVE, OAKLAND, CA 94603



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

BUILDING 2
735 105TH AVE, OAKLAND, CA 94603



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION