

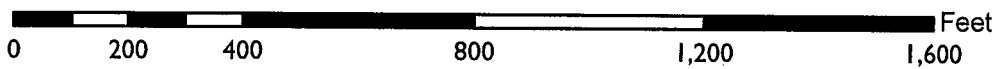
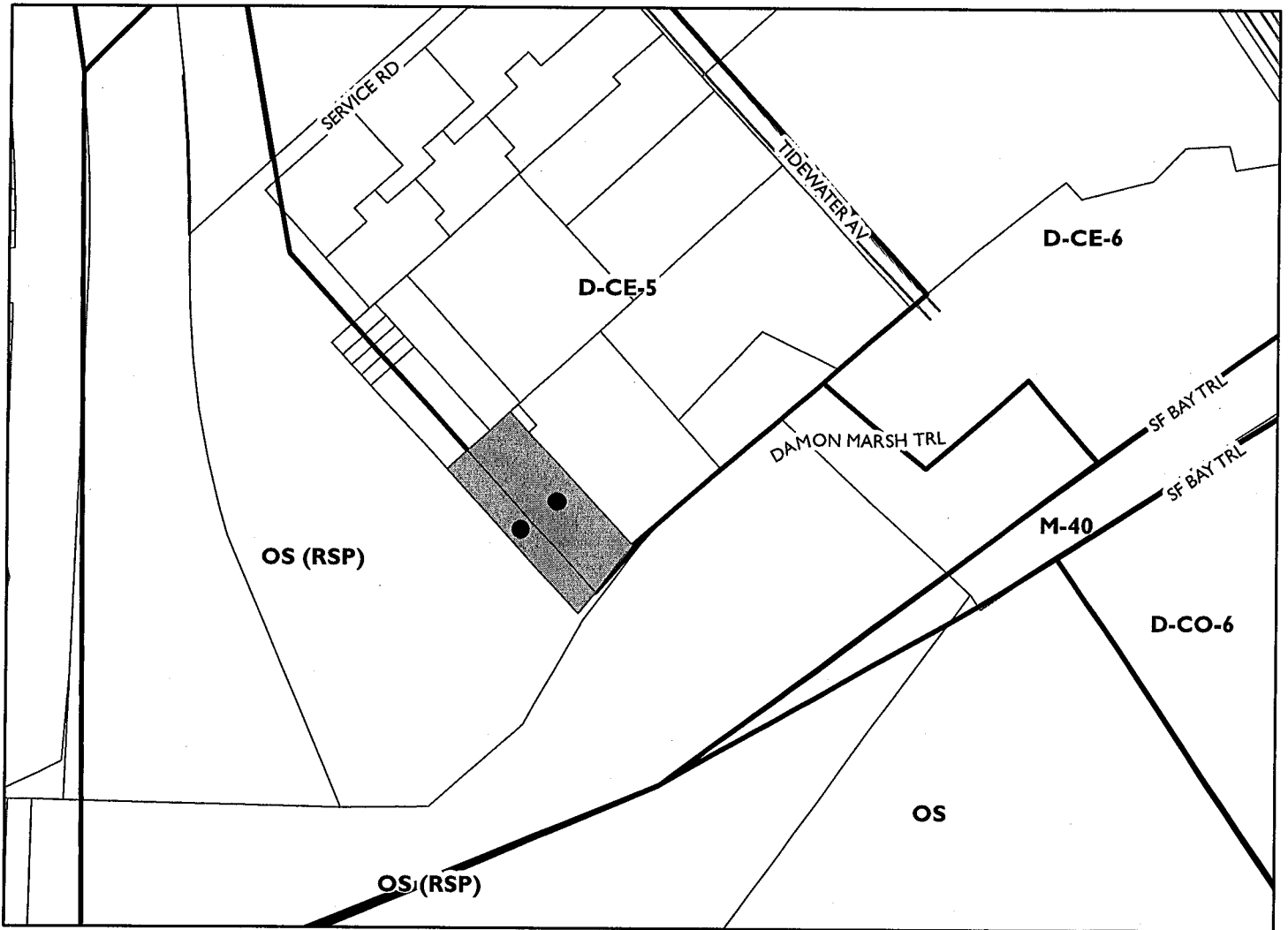
Location:	4901 and 4905 Tidewater Avenue
Assessors Parcel Numbers:	034 -2300-018-02 & 034-2300-017-02
Proposal:	To merge two adjoining parcels and establish a four-story, 65,197 square-foot commercial industrial building to function as a plant nursery facility on a 62,782 square-foot site.
Applicant / Owner:	Joe DeCredico Studio
Planning Permits Required:	Major Design Review for development of a site greater than one acre and including a structure larger than 25,000 square-feet and a Parcel Map Waiver to merge two lots into one. A Category III Creek Protection Permit to allow for construction within 100 feet of a creek (San Leandro Bay), and a Tree Removal Permit for the removal of seven on-site trees.
Case File Number	PLN17484
Estuary Policy Plan:	Planned Waterfront Development 3
Zoning:	D-CE-5, Central Estuary District Mix-3 Commercial Zone (Jingletown/Elmwood)
Environmental Determination:	Exempt, Section 15332, State CEQA Guidelines, In-fill Development Project Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	No Rating
Service Delivery District:	4
City Council District:	7
Finality of Decision	Appealable to the City Council within 10 days
Date Filed:	December 4, 2017
Staff recommendation:	Decision based on staff report
For further information:	Contact case planner: Moe Hackett, 238-3973 or mhackett@oaklandnet.com

SUMMARY

The proposal is the construction of a 46-foot tall, 65,197 square-foot industrial building designed for a plant nursery on a 62,782-square foot lot. The lot is created through the merger of two smaller lots. The business would operate on a 24-hour business cycle with no public access.

Staff recommends approval of the project consistent with the plans and subject to the attached conditions.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17484
Applicant: Eugene Gardner and DecCredico Studio
Address: 4901-4905 Tidewater Ave
Zone: D-CE-4 & OS

PROPERTY DESCRIPTION

The site is a mostly vacant, paved lot of 62,782 square feet on the south side of a Tidewater Avenue access road. (approximately 178 feet from Tidewater Avenue). The site is currently an unused industrial property located within an industrial neighborhood.

PROJECT DESCRIPTION

General

The applicant proposes to construct and operate a four-story, 65,197 square-foot, industrial building to function as a plant nursery. The site would have one entrance, which would be from the Tidewater Avenue access road. The facility would be minimally staffed and fenced off at the property perimeters.

Building Design

The front of the building would face onto the existing Tidewater Avenue access road and would not be easily seen from public vantage points. The rear and sides of the building face, and will be clearly visible from, the Bay Trail and Estuary. These facades contain a significant amount of glazing, which will give the facility the appearance of a modern industrial or office building.

The roof and window lines on the north and south elevations are proposed to create an articulated “zig-zag” pattern with roof pitches and valleys to reduce the mass of the building. A combination of glazing and painted metal panels will establish horizontal bands and provide nominal visual interest for travelers on the Bay Trail to defer the interest of recreational pedestrians and bikers towards the Bay.

The front façade contains a cantilevered and glazed second story overhang above the parking area. This cantilever extends to the roof line but is not visible by users of the Bay Trail. The building frontage represents an industrial appearance that is suitable for its intended uses.

Landscaping

Landscaping elements will be installed behind the building to improve and screen the project’s appearance from the Bay Trail. Plantings are proposed to include drought tolerant and native species consistent with the Bay-Friendly Basic Landscape Checklist.

GENERAL PLAN ANALYSIS

The subject property is located within the Planned Waterfront Development 3 land use designation of the Estuary Policy Plan, which is a document that implements the Estuary policies contained in the Land Use and Transportation Element of the General Plan (LUTE). The intent of this district is to “maintain light industrial, wholesale/retail, manufacturing and public utility uses while providing for the enhancement of the waterfront environment.” The EPP further states that the area “should be primarily industrial, manufacturing, commercial, and a variety of other uses.”

The proposed construction of a large industrial nursery is consistent with this intent and desired character for the area.

ZONING ANALYSIS

The subject property is located within the Central Estuary District -5 (D-CE-5) Zone. The intent of the D-CE-5 Zone is to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and industrial establishments, with allowances for greater off-site impacts permitted, provided they meet specific performance standards. This zone allows for the proposed industrial activity, and the construction requires Regular Design Review approval. In this case, the Design Review is Major, requiring review by the Planning Commission, because the size of the construction is over 25,000 square-feet of floor area.

The building has an approximately six-foot setback to the rear property-line, which staff will condition to be a minimum of 20-feet to allow for landscaping and separation from the abutting Bay-Trail and Estuary. The site has a height limit of 85 feet and required front setback of 5 feet; the proposal meets these requirements.

CREEK PERMIT/DESIGN

The project requires a Category III Creek Protection Permit due to its location between 20 and 100 feet from the Estuary (the new construction will approximately 45 feet from the edge of the Bay Trail's riprap wall). Landscaping that is consistent with the Bay-Friendly Basic Landscape Checklist will maintain a riparian zone separation between the paved Bay-trail and the proposed structure. Staff from the Bay Coastal Development Commission (BCDC) provided guidance on the landscaping, which have been incorporated into the project by the applicant. A condition of approval has been added to require the building to maintain a 20-foot setback from the rear property line to further soften this edge along the Bay Trail. Further standard Conditions of Approval will prevent construction related sedimentation and erosion from washing into the Estuary. Therefore, Staff recommends approval of the Creek Permit with the proposed construction mitigation measures subject to the Findings contain in Attachment A.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 of the CEQA Guidelines (In-fill Exemption Projects), and Section 15183 of the CEQA Guidelines (conformity to a community plan, general plan or zoning).

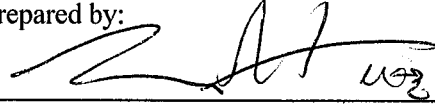
KEY ISSUES AND IMPACTS

Staff does not see major issues regarding the proposal. The attractiveness of the building is appropriate for its location in an industrial neighborhood. The most visual facades will be attractive but not create enough visual interest to distract pedestrian from the Bay Trail and Estuary. As conditioned, there will be a 20-foot space between the Bay Trail and building that will contain heavy landscaping.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Major Design Review and Category III Creek Protection Permit subject to the attached Findings and Conditions of Approval.

Prepared by:




MOE HACKETT
Planner II

Reviewed by:



ROBERT MERKAMP
Acting Zoning Manager

Approved by



ED MANASSE, INTERIM DEPUTY DIRECTOR
Department of Planning and Building

ATTACHMENTS:

- A. Findings
- B. Conditions of Approval
- C. Project Plans

ATTACHMENT A

FINDINGS FOR APPROVAL

This proposal meets the required findings under Sections 17.136.050(B) Non-Residential Design Review Findings, as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

**REGULAR DESIGN REVIEW CRITERIA FOR NONRESIDENTIAL FACILITIES AND SIGNS
(OMC SEC. 17.136.050(B))**

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

The north-west side of the building faces an industrial road and will not be visible to the public. The southeast side of the building faces the Bay Trail and, as conditioned, will be pulled back a minimum of 20-feet front the rear property line. Significant landscaping in this area will soften the visual impact of the building on the Bay Trail and the Estuary. The design is utilitarian and features a significant amount of glazing.

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

The building will be significantly buffered from the Bay Trail and Estuary by a 20-foot rear setback that will contain significant landscaping. The design of the building is similar to other industrial styled buildings in the area, including the nearby municipal boathouse.

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

See the General Plan Analysis section, above.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 of the CEQA Guidelines. The criteria for a Categorical Exemption under Section 15332 of the CEQA guidelines are as follows:

- 1) The project is consistent with the applicable general plan designation and all general plan policies as well as with applicable zoning designation and regulations.**

See the General Plan Analysis Zoning Analysis sections, above.

- 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The development site is located within the Oakland City limits, is less than five acres and is surrounded by commercial, transportation, or industrial uses on three sides.

- 3) The project site has no value as habitat for endangered, rare, or threatened species.**

The project site is undeveloped as a commercial industrial lot with other such commercial industrial and commercial activities (open facilities and enclosed alike) and does not contain any habitat for endangered, rare, or threatened species.

- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The proposal is within the capacity of the surrounding area to accommodate vehicle access, and levels of traffic trip generation. Custom thru General Industrial facilities such as the one proposed generate minimal trip generation. With implementation of standard and specific conditions of approval related to design, construction activities, and ongoing project activities, the project will not result in any significant impacts on, noise, air quality, or water quality.

- 5) The site can be adequately served by all required utilities and public services.**

All required utilities are readily accessible on the surrounding streets. There are ample fire and police services in the area.

SECTION 13.16.190 – CREEK PERMIT FINDINGS:

A creek protection permit may be issued only if certain findings and facts which support each finding are made and specified. Using the form below, a creek protection permit may be issued only if the answer to each question is "No" and facts supporting each answer are specified following each.

If in the opinion of the Director of Building Services the following findings can be met with imposition of Conditions for issuance, pursuant to OMC Section 13.16.190, the Director of Building Services may grant a Creek Protection Permit upon imposition of such conditions.

Findings and Supporting Facts

Pursuant to OMC Section 13.16.200, the following findings are made in support of the decision to issue a Creek Protection Permit:

- A. Will the proposed activity (during construction and after project is complete) (directly or indirectly) cause a substantial adverse impact on the creek?

Yes/No

No significant impact to the Creek will result from the applicant's proposed work, including construction and earth work associated with new foundations. The parking and maneuvering areas are located on the front of the lot with access to the private roadway that connects to the large Tidewater Avenue to the north. The creek (San Leandro Bay) is located to the rear of the site and is separated physically by the paved Bay Trail and an landscaping that abuts the rear property line. As conditioned, the building will maintain a 20-foot rear yard setback. No other significant uses are anticipated to impact the creek and on-site drainage will be directed to the north and northwest, or otherwise retained on site. No drainage associated with impervious surface will run from the site towards the creek. The project will not cause a substantial impact on the open portion of the creek or Bay Trail since conditions of approval require that protection measures during and post construction be installed and implemented to prevent sedimentation and erosion of the creek bank or the paved and landscaped Bay Trail areas.

In making the above finding, the Director of Building Services must, at a minimum, consider the following factors:

- 1. Will the proposed activity discharge a substantial amount of pollutants into the creek?

Yes/No

The Creek Protection Permit conditions of approval require adherence to Best Management Practices (BMPs) for the construction industry during all construction activities. Temporary and permanent protection from erosion will be diminished by implementing silt screens and the barrier created by existing fencing, and the creation of the minimal amount of new impervious (paved) surface.

- 2. Will the proposed activity result in substantial modifications to the natural flow of water in the creek?

Yes/No

The flow of the creek will not change due to the proposed work.

3. Will the proposed activity deposit a substantial amount of new material into the creek or cause substantial bank erosion or instability?

Yes/No

With implementation of required conditions of approval, the proposed structure, landscaping, and parking area will not result in deposition of a significant amount of new material in the creek or cause substantial bank erosion or instability. Also, standard BMPs during construction will prevent deposition of any significant amount of material into the open portion of the creek.

4. Will the proposed activity result in substantial alteration of the capacity of the creek?

Yes/No

The proposed construction, landscaping, and open surface area work will not affect the capacity of the creek.

5. Are there any other factors which would indicate that the proposed activity will adversely affect the creek?

Yes/No

To verify that the proposed activities will not adversely affect the creek, the conditions of approval specify that, upon request by City of Oakland Staff, the work be inspected by a qualified environmental consultant (retained as needed by the applicant). The consultant will make site visits and submit reports to Building Services Division certifying that the erosion and sedimentation control measures set forth in the Creek Protection Permit submittal material have been implemented during construction of the project.

B. Will the proposed activity substantially adversely affect the riparian corridor, including riparian vegetation, animal wildlife or result in loss of wildlife habitat?

Yes/No

The riparian corridor adjacent to the creek will not be affected by the continuation of industrial activities and uses that have existed previously (i.e. the transportation and warehousing, commercial, and industrial activities associated with the Tidewater Avenue area), and are now proposed with no modifications to the site (creek way).

C. Will the proposed activity substantially degrade the visual quality and natural appearance of the riparian corridor?

Yes/No

As noted above, there is existing riparian vegetation on the landscaped bay-trail immediately adjacent to the site. This landscaping / riparian zone is not natural, and was created as part of the creation of the Bay Trail. Landscape work is proposed at the rear of the project site to visually buffer the new building from the Bay Trail. No trees are to be planted to maintain the natural appearance of the riparian corridor.

D. Is the proposed activity inconsistent with the intent and purposes of OMC Chapter 13.16?

Yes/No

With implementation of the required conditions of approval, the proposed activities will control the discharge of material into the creek; control and prevent erosion and sedimentation; protect storm drainage facilities; and protect public and private property and public health and safety. The commercial /industrial building with its parking and

maneuvering spaces near the Tidewater access easement frontage will not result in any impacts to the Creek/San Leandro Bay at the rear of the lot. Therefore, the proposed activities are consistent with the purpose and intent of the OMC Chapter 13.16, the Creek Protection, Stormwater Management and Discharge Control Ordinance.

E. Will the proposed activity substantially endanger public or private property?

Yes/ No

The proposed light industrial activity will be consistent with other uses in the neighborhood and, as conditioned, will be significantly buffered from the Bay Trail and San Leandro Bay.

F. Will the proposed activity (directly or indirectly) substantially threaten the public's health or safety?

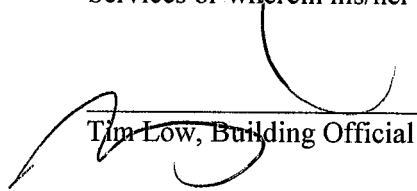
Yes/ No

With implementation of the required conditions of approval, the proposed work presents no substantial threat to the public's health or safety.

Based on the forgoing, the Creek Protection Permit for the above described project is hereby GRANTED.

If GRANTED, this Permit is subject to all conditions of approval which are hereby incorporated by this reference.

Pursuant to OMC Section 13.16.450, the applicant or any interested party may appeal this decision within ten (10) calendar days to the City Planning Commission by the payment of the appropriate fees and the submittal of the appropriate form. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Director of Building Services or wherein his/her decision is not supported by substantial evidence in the record.



Tim Low, Building Official

Date 7/11/2016

ATTACHMENT B

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

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 **December 4, 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 (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire two years from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

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

4. Minor and Major Changes

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

5. Compliance with Conditions of Approval

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

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

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

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of

Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

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

12. Compliance Matrix

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

13. Construction Management Plan

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

14. 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,

CONDITIONS OF APPROVAL

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. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Graffiti Control

Requirement:

- 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:
 - 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).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - 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.

CONDITIONS OF APPROVAL

iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Landscape Plan

a. *Landscape Plan Required*

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. *Landscape Installation*

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. *Landscape Maintenance*

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

CONDITIONS OF APPROVAL

18. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

19. Public Art for Private Development

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: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

20. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).

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- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

21. Diesel Particulate Matter Controls-Construction Related

a. *Diesel Particulate Matter Reduction Measures*

Requirement: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose **one** of the following methods:

- i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.

-or-

- ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.

When Required: Prior to issuance of a construction related permit (i), during construction (ii)

Initial Approval: Bureau of Planning

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Monitoring/Inspection: Bureau of Building

b. Construction Emissions Minimization Plan (if required by a above)

Requirement: The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any).

The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:

- i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
- ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.

When Required: Prior to issuance of a construction related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

22. Criteria Air Pollutant Controls - Construction Related

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel

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engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.

- e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

d. Truck Loading Docks

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

e. Truck Fleet Emission Standards

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

When Required: Prior to building permit final; ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

24. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

CONDITIONS OF APPROVAL

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

25. Bird Collision Reduction Measures

Requirement: The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include all of the following:

- i. For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights.
- ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures.
- iii. Monopole structures or antennas shall not include guy wires.
- iv. Avoid the use of mirrors in landscape design.
- v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule), as explained below.
- vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following:
 - Use opaque glass in window panes instead of reflective glass.
 - Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
 - Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
 - Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects.
 - Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans.
 - Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
 - Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides.
 - Install opaque window film or window film with a pattern/design which also adheres to the "two-by-four" rule for coverage.
- vi. Reduce light pollution. Examples include the following:

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- Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30).
 - Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise.
 - Reduce perimeter lighting whenever possible.
 - Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass.
 - Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration.
- vii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:
- Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws.
 - Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials.
 - Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day.
 - Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs.
 - Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

26. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Human Remains – Discovery During Construction

Requirement: 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Construction-Related Permit(s)

Requirement: 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.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

29. Soils Report

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

30. Hazardous Materials Related to Construction

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:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable

regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

31. Erosion and Sedimentation Control Measures for Construction

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. State Construction General Permit

Requirement: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.

When Required: Prior to approval of construction-related permit

Initial Approval: State Water Resources Control Board; evidence of compliance submitted to Bureau of Building

Monitoring/Inspection: State Water Resources Control Board

33. NPDES C.3 Stormwater Requirements for Regulated Projects

f. Post-Construction Stormwater Management Plan Required

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;
- iii. Location of proposed on-site storm drain lines;
- iv. Site design measures to reduce the amount of impervious surface area;
- v. Source control measures to limit stormwater pollution;
- vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
- vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

g. Maintenance Agreement Required

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

- i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

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

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

34. Vegetation Management on Creekside Properties

Requirement: The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

35. Creek Protection Plan

h. Creek Protection Plan Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

i. ***Construction BMPs***

Requirement: The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control BMPs to protect the creek during construction. The measures shall include, but are not limited to, the following:

- i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.
- ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
- iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
- v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.
- viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.
- ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.

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- x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.
- xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
- xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

j. ***Post-Construction BMPs***

Requirement: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

k. ***Creek Landscaping***

Requirement: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season.

Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

1. **Creek Protection Plan Implementation**

Requirement: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.

When Required: During construction; ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

36. **Structures in a Flood Zone**

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

37. **Bay Conservation and Development Commission (BCDC) Approval**

Requirement: The project applicant shall obtain the necessary permit/approval, if required, from the Bay Conservation and Development Commission (BCDC) for work within BCDC's jurisdiction to address issues such as but not limited to shoreline public access and sea level rise. The project applicant shall submit evidence of the permit/approval to the City and comply with all requirements and conditions of the permit/approval.

When Required: Prior to activity requiring permit/approval from BCDC

Initial Approval: Approval by BCDC; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: BCDC

38. **Construction Days/Hours**

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the

doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.

- c. No construction is allowed on Sunday or federal holidays.

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.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

39. Construction Noise

Requirement: 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:

- 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

40. Extreme Construction Noise

a. ***Construction Noise Management Plan Required***

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Public Notification Required***

Requirement: 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.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

41. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;
- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

42. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

43. Capital Improvements Impact Fee

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

TRANSPORTATION/TRAFFIC

44. Construction Activity in the Public Right-of-Way

c. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

d. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in

Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

e. ***Repair of City Streets***

Requirement: 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.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

45. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

46. Transportation Impact Fee

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

47. Plug-In Electric Vehicle (PEV) Charging Infrastructure

a. ***PEV-Ready Parking Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready") per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***PEV-Capable Parking Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

48. Construction and Demolition Waste Reduction and Recycling

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.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

49. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

50. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

51. 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.
 - The Bay Friendly Basic Landscape Checklist per the approved 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:

- 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

a.

52. Green Building Requirements – Small Projects

d. ***Compliance with Green Building Requirements During Plan-Check***

The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code) for projects using the The Bay Friendly Basic Landscape Checklist.

- The following information shall be submitted to the City for review and approval with 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 green building checklist approved during the review of a Planning and Zoning permit.
 - Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below.
 - Other documentation to prove compliance.
- ii. The set of plans in subsection (a) shall demonstrate compliance with the following:
- CALGreen mandatory measures.
 - All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

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

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

- i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
- ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

53. 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

54. Storm Drain System

Requirement: 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.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

55. Recycled Water

Requirement: Pursuant to section 16.08.030 of the Oakland Municipal Code, the project applicant shall provide for the use of recycled water in the project for landscape irrigation purposes unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the project, or the use of recycled water is not financially or technically feasible for the project. The project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EBMUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the project, the project drawings submitted for construction-related permits shall include the proposed recycled water system and the project applicant shall install the recycled water system during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

56. Water Efficient Landscape Ordinance (WELO)

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

Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

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

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

a. Project Information:

i. Date,

- ii. Applicant and property owner name,
 - iii. Project address,
 - iv. Total landscape area,
 - v. Project type (new, rehabilitated, cemetery, or home owner installed),
 - vi. Water supply type and water purveyor,
 - vii. Checklist of documents in the package, and
 - viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- b. Water Efficient Landscape Worksheet
 - i. Hydrozone Information Table
 - ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
 - c. Soil Management Report
 - d. Landscape Design Plan
 - e. Irrigation Design Plan, and
 - f. Grading Plan

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

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

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

57. Specific Condition, Parcel Map Approval

Requirement: The applicant shall verify that both subject parcels have been combined by an approved map process.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

58. Specific Condition, Rear Setback Area and Landscaping

Requirement: For the review and approval of the Zoning Manager, a minimum 20-foot rear setback from the proposed building wall and the proposed fencing abutting the Bay-trail, shall be included the final building plans set. The setback area shall include an appropriate landscape irrigation system. The landscaping shall be maintained in good condition or wholly replaced as need.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

59. Specific Condition, Final Building Design and Building Plans

Requirement: The final building design plans shall be approved by the Zoning Manager, and include all modifications requested by the approving body. At the discretion of the Zoning Manager, additional minor design changes shall be implemented to enhance the bay-trail facing façade. The applicant shall include BCDC documentation for approval as part of the final building plan sets.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

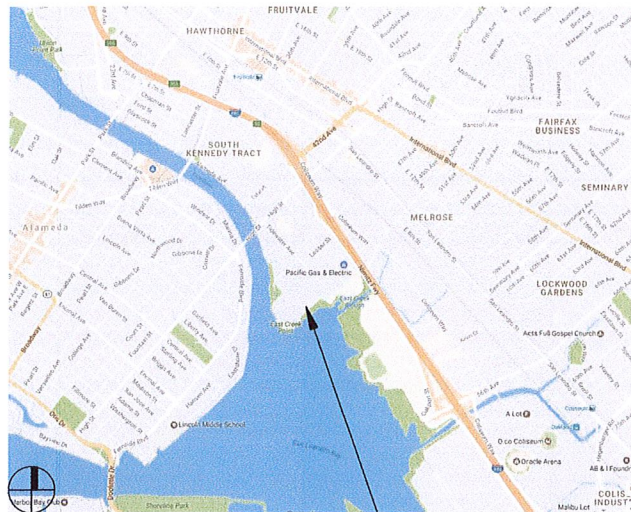
APPROVED BY:

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

City Council: _____ (date) _____ (vote)

Attachment C





LOCATION MAP

PROJECT LOCATION



CONTEXT MAP

PROJECT LOCATION

PLANNING INFORMATION		
ZONING	D-CE-5 Central Estuary District - 5 Industrial Zone	
PROPOSED USE	Cannabis Greenhouse & Distribution Facility	
LOT LINE ADJUSTMENT: Project includes merging of two properties.		
PROJECT INFORMATION / PLANNING REQUIREMENTS		
PROPERTY AREA	GROSS	62,782 SF
	NET	58,980 SF
BUILDING AREA	GROUND LEVEL	
	PREMISE A CULTIVATION	10,000 SF
	PREMISE A SUPPORT	5,629 SF
	PREMISE B CULTIVATION	10,000 SF
	PREMISE B SUPPORT	5,629 SF
	PREMISE C SUPPORT	7,299 SF
	PREMISE D	982 SF
	PREMISE E	982 SF
	COMMON USE AREA	2,676 SF
	LEVEL 2	PREMISE C
TOTAL		65,197 SF
DEVELOPMENT STANDARDS		
PROPOSED	REQUIREMENT	
Minimum Lot Width	169'-0"	25 FT
Minimum Lot Frontage	169'-0"	25 FT
Minimum Lot Size	62,782 SF	10,000 SF
Minimum Front Setback	23'-4" from Property Line	5 FT
	1'-0" From R.O.W.	
Minimum Side Setback	6'-0"	0
Minimum Rear Setback	Varies 5'-10" to 27'-3"	0
Building Height	46'-0"	85 FT MAX
Fence Height	8 FT	No requirement.
Fence Height at Open Space	8 FT	8 FT MIN/ 12 FT MAX
F.A.R.	1.04	3.0 Maximum
Open Space	Not applicable.	No requirement.
Landscaping (% of Lot Area)	(7,155 SF) 11 %	5%
Landscaping of Parking (% of Area)	(256 SF / 2581 SF) 9.9%	10%
Minimum Distance of Driveway to Open Space	Not applicable.	50 FT
Maximum Driveway Width	Not applicable. See plan.	35 FT
Pedestrian Walkway	Existing condition (none).	Required.
Service Frontage Requirements:		
Maximum Blank Wall Length	< 35 FT	35 FT
Minimum Glazing	Not applicable.	No requirement.
Off-Street Parking Requirement - Agriculture	15 + 1 Accessible = 16	To be determined by Director of Planning.
Off-Street Loading Requirement - Agriculture	1 loading berth	No requirement.
Bicycle Parking Requirement	To be determined by Director of Planning.	To be determined by Director of Planning.

PROJECT & PLANNING INFORMATION

PROJECT INFORMATION	DESIGN REVIEW PERMIT APPLICATION 1 12.04.17	CREEK PRESERVATION PERMIT APPLICATION 1
PROJECT INFORMATION	G-001	X X
PROJECT DESCRIPTION	G-002	X
ASSESSORS MAP	G-003	X X
SURVEY	G-004	X X
CONTEXT PHOTOS	G-005	X X
CONTEXT PHOTOS	G-006	X X
GRADING PLAN	C-101	X X
EROSION CONTROL PLAN	C-201	X X
STORMWATER POLLUTION PREVENTION PLAN	C-301	X X
SITE PLAN	AS101	X X
PARTIAL SITE PLAN	AS102	X
CONCEPTUAL LANDSCAPE PLAN	AL101	X X
FLOOR PLAN - GROUND LEVEL	A-101	X
FLOOR PLAN - 2ND FLOOR / LOWER ROOF PLAN	A-102	X
UPPER ROOF PLAN	A-103	X
ELEVATIONS	A-201	X
ELEVATIONS	A-202	X
SECTIONS	A-301	X
MATERIALS, COLORS - ARCHITECTURAL IMAGERY	A-601	X
RENDERING	A-901	X

SHEET INDEX

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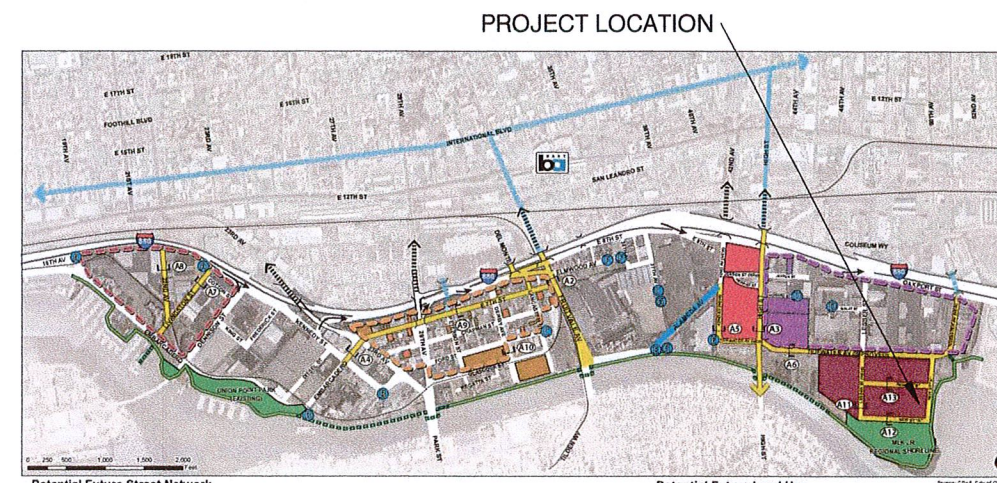
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PROJECT DIRECTORY



ZONING MAP



ESTUARY POTENTIAL LAND USE & STREET PLAN

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OAKLAND, CALIFORNIA

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Revision _____ Date _____

DESIGN REVIEW 1
12.04.17

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JDeS Project Number: 16022
Issue Date: 12.04.17

PROJECT INFORMATION
G-001

PROJECT OVERVIEW

The Charisiam Project consists of the construction of a ground up state-of-the-art greenhouse nursery facility located in Central Estuary area of Oakland, California. The project will consist of a total of 5 premise; 3 cannabis greenhouse nursery with head-house premise, and 2 cannabis processing premise (to be determined; possibly a cannabis lab or extraction processing). The project site consists of 2 properties to be merged, is within D-CE-5 zoning district, and subject to City of Oakland Design Guidelines for the Central Estuary. The surrounding uses are currently trucking facilities and shipping container stacking storage. Access to the property is through private development access roads via private unpaved road.

The front of the building is two story with ground floor parking and head-houses with a second level of green house. The rear portion of the building is a single story greenhouse structure. 15 parking spaces are provided for an estimated staff of 10-12 full time employees. A truck loading zone is provided for daily shipping and receiving. Exterior cladding of the opaque portions of the building is composite metal panel and the greenhouse will be of transparent material like glass or polycarbonate. The area surrounding the building will be landscaped with plants indigenous to California and the bay area.

Climate control, irrigation and fertigation systems will be installed, the design allowing for efficiencies in process flow as well as maximizing sustainability. Water and power usage will be minimized through efficiencies in the design and materials used for construction. All roof rainwater will be collected for use within the greenhouse. Heating, cooling, and humidity will be closely monitored to allow for a higher control of humidity and temperature. This system provides opportunities to reduce power and water consumption.

Biosecurity measures will be installed to protect the greenhouses and entry into the facility. The perimeter will be fenced with 8'-0" chain-link security fencing with secure gates at exiting and access locations.

HOURS OF OPERATIONS AND EMPLOYEES

The greenhouse facilities will maintain daily operating hours from 8:00 - 5:00. The staff will consist of approximately 10-12 full-time employees. Daily routines will include local deliveries and shipping/receiving, all of which will be conducted during the 8:00 - 5:00 operating period.

FACILITY HYGEINE STANDARDS

The facility will be designed to industry wide 3-A sanitary standards, allowing for efficient and hygienic processes. All products will be protected from contamination from receiving through distribution. This design will include all elements required for protection from contamination including, but not limited to, temperature control, facilities for hygiene and implementation of personnel practices, manufacturing controls, and traffic control.

The facility will have floors, walls, and ceilings constructed of suitable, approved materials that are durable, smooth, impervious and easily cleaned. Walls will be light colored and well-joined, and floors will be properly sloped for drainage (where applicable) to trapped outlets. Openings to the outside and/or processing or handling rooms or facilities will be sealed. Instrument panels will be appropriately locked and sealed to prevent harborage of insects. Protection from contamination also includes shielding from overhead contamination as deemed necessary. Windows and doors must be tight and close-fitting. Doors in processing areas will be self-closing. Overhead structures will be situated and constructed to prevent contamination of the products, and support-area lighting will adhere to properly sealed, safety type overhead fixtures.

The design of the facility will incorporate a product flow-through that physically and operationally separates raw product functions from processing functions and finished product functions in order to avoid cross-contamination. Boiler and engineering rooms will be separated from handling areas. Turnstile hygiene stations and airlocks are critical aspects of hygiene and are integral in the design.

HEATING, COOLING, WATER-TECHINAL-ELECTRICAL DESIGN

Heating, Ventilation, and Air Conditioning (HVAC) Systems will be designed and installed to prevent build-up of heat, steam, condensation, or dust, and to remove contaminated air. Positive air pressure is included in biologically sensitive areas. HVAC systems are designed to be cleanable, and air intakes are located to prevent intake of contaminated air.

Drainage and Waste Systems. Floor drains will be minimized, and placed strategically. Preferred sanitation methods will provide for a hydrogen peroxide solution. Appropriate traps and vents will be used as required. There should be no potential of cross connections existing between human waste effluent and other wastes in the plant. Appropriate vacuum breakers or air breaks will be used. Facility design provides for the sanitary storage of waste and inedible material prior to their removal from plants or surroundings.

CO2 Dosing System: The design includes distribution of a CO2 piping system based on an optimal profit of the ventilator capacity and minimal pressure losses in the pipes. The unit will be equipped with a maximum thermostat and a pressure switch. A separate frequency controller with pressure sensor adjusts the speed of the CO2 ventilator at the closing or opening of the valves in the CO2 piping system.

Upper Heating System: In the growing areas, each zone will have a separate upper heating system installed. The pipes are to be mounted in loops and connected with a steel pipe. The diameters of the distribution pipes are based on a constant pressure loss. The result is an optimal heat balance over the loops.

Bench Heating System: Additionally, in the grow facility for each zone a separate bench heating system will be installed. Like the upper heating system, the diameters of the distribution pipes are based on a constant pressure loss.

Part Flow Filter: In order to protect the installation against pollution and damage caused by magnetite, a part-flow filter will be mounted. Magnetite can be in water as result of a release of the rolled layer (skin) of the steel pipes. It is in the water in the form of a fine magnetic black powder. A magnetic part-flow filter extracts a part of the main flow through polypropylene bags with magnets in it. The filter bags take care of the filtering of the rough pollution and the magnets of the filtering of the magnetic particles.

Water analysis: Chemical analysis of site water will check the hardness and quality of the water supplied to the site, and water treatment advice will be provided as necessary to obtain the necessary specifications for water quality in the heating system.

Electrical installation: design elements will include a main distribution panel, main distribution cables, cable trays, emergency generator, power to boiler, lighting, power to automatic doors, screen motors, sulphur evaporators, and air handling units.

Computer Design and Installation: Controlling climate, CO2, irrigation, nutrient dosing, controlling of the central heating of the floor level. Includes controlling of the climate in the processing area and offices. Also provides for registration of data in a central database system, and fire control.

Water/Technical: Team will advise on and select appropriate irrigation/fertigation systems, fog system, tap water system, and UV sand filter.

PROJECT DESCRIPTION & OPERATIONAL OVERVIEW

PROCESS FLOW

The process flow through the designed cultivation and processing facilities are designed with process efficiency, safety and security in mind. From receiving materials through the end of the processing of the product(s), all steps have been designed to limit contamination, ensure worker safety and maintain a high level of security (including bio-security) to limit outside contaminants from contaminating the product(s).

All receiving will take place through a single secure delivery area that will be isolated from the rest of the facility with limited access points. Once proper record keeping has been completed, the materials will enter the facility through the appropriate entryways. All propagation equipment and materials will enter the facility into the bio-secure propagation locations including: Potting and Transplanting room, Tissue Culture lab, Vegetative growing area(s) and Flowering area(s). Additional bio-security measures will be implemented where appropriate.

The process by which the product will go from seedling or cutting through drying will be tightly controlled and monitored. The process will allow large-scale propagation of clean, disease free starter plants. Limited access to these rooms has been designed to ensure appropriate conditions for propagation. Once "hardened" and ready for transplant, the plantlets will be removed from the Tissue Culture lab and transferred into the potting and transplanting room.

All plants that pass quality control from Propagation will then be transplanted into a soil medium and monitored for a successful transition into the new medium. The plantlets will then transition into the vegetative area and upon completion of the vegetative growth will transition to the flowering area and maintained until harvest.

The facility is designed for prevention of mold. By following the design standards outlined above, the facility should remain mold-free at all times.

Sources:

3-A Sanitary Standards: www.3-a.org

PROJECT DESCRIPTION & OPERATIONAL OVERVIEW (CONTINUED)

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Revision _____ Date _____

DESIGN REVIEW 1
12.04.17

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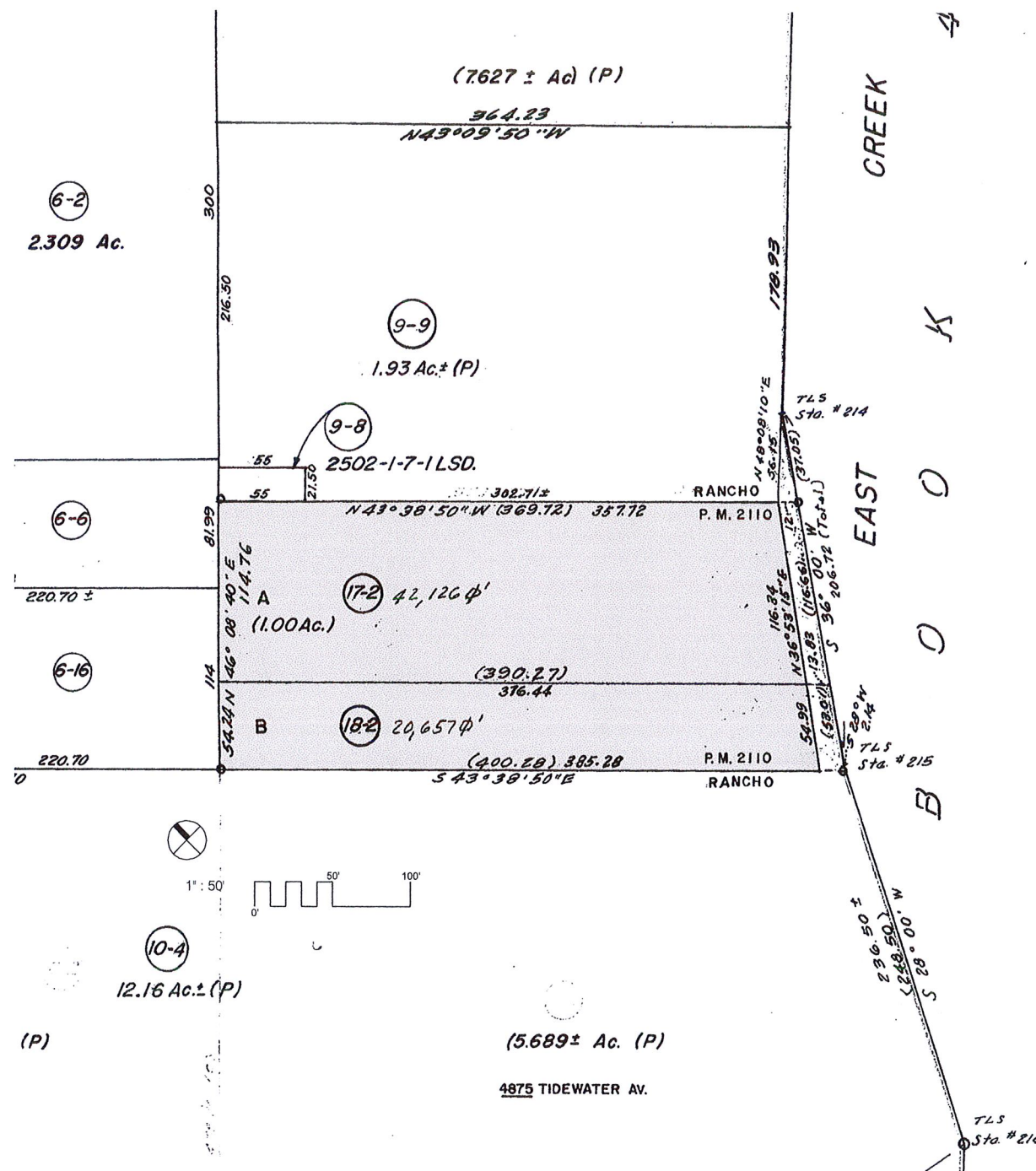
PROJECT
DESCRIPTION
G-002

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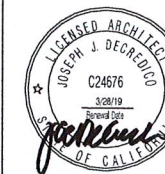
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NOTE:
PROJECT INCLUDES MERGING OF TWO LOTS.

ASSESSOR'S MAP (EXISTING CONDITION)

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ASSESSOR'S MAP
G-003

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF PARCELS A & B, PARCEL MAP 2110 (97 PM 91)
 LOCATED AT 4901-4905 TIDEWATER AVENUE
 CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA

OCTOBER 3, 2017 SCALE: 1" = 16'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930

LESSER STREET
 N45°59'22"E 571.77'
 N44°00'00"W 523.80'
 TIDEWATER AVENUE

SURVEYOR'S CERTIFICATE:
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF
 EUGENE GARDNER ON JULY 12, 2017

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS DELINEATED UPON THIS PLAT ARE BASED UPON CITY OF OAKLAND DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I FURTHER STATE THAT THE PARCEL DELINEATED UPON THIS SURVEY IS THE SAME AS THAT SHOWN ON THE CURRENT EQUALIZED COUNTY ASSESSMENT ROLL AS A UNIT.

I FURTHER STATE THAT IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE THAT A CORNER RECORD BE FILED.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

RCE NO. 18650
 DATE: _____

LEGEND	
BLDG.	BUILDING
B/W	BASE OF WALL
CONC.	CONCRETE
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
G	GAS
J.P.	JOINT POLE
R.U.D.	ROLL-UP DOOR
SS	SANITARY SEWER
S/W	SIDEWALK
TOE	TOE OF SLOPE
TOP	TOP OF BANK
W	WATER
W.M.	WATER METER
⊙	CITY MONUMENT
●	FD. IRON PIPE (97 PM 91)

GENERAL NOTES:

HORIZONTAL AND VERTICAL CURVES EXIST WITHIN 300 FEET OF THE PROPOSED DRIVEWAY.

PROTECTED TREES EXIST ON THIS SITE.

UTILITY LOCATIONS ARE BASED UPON SURFACE STRUCTURES AND PAINTED MARKINGS. VERIFY UNDERGROUND UTILITIES.

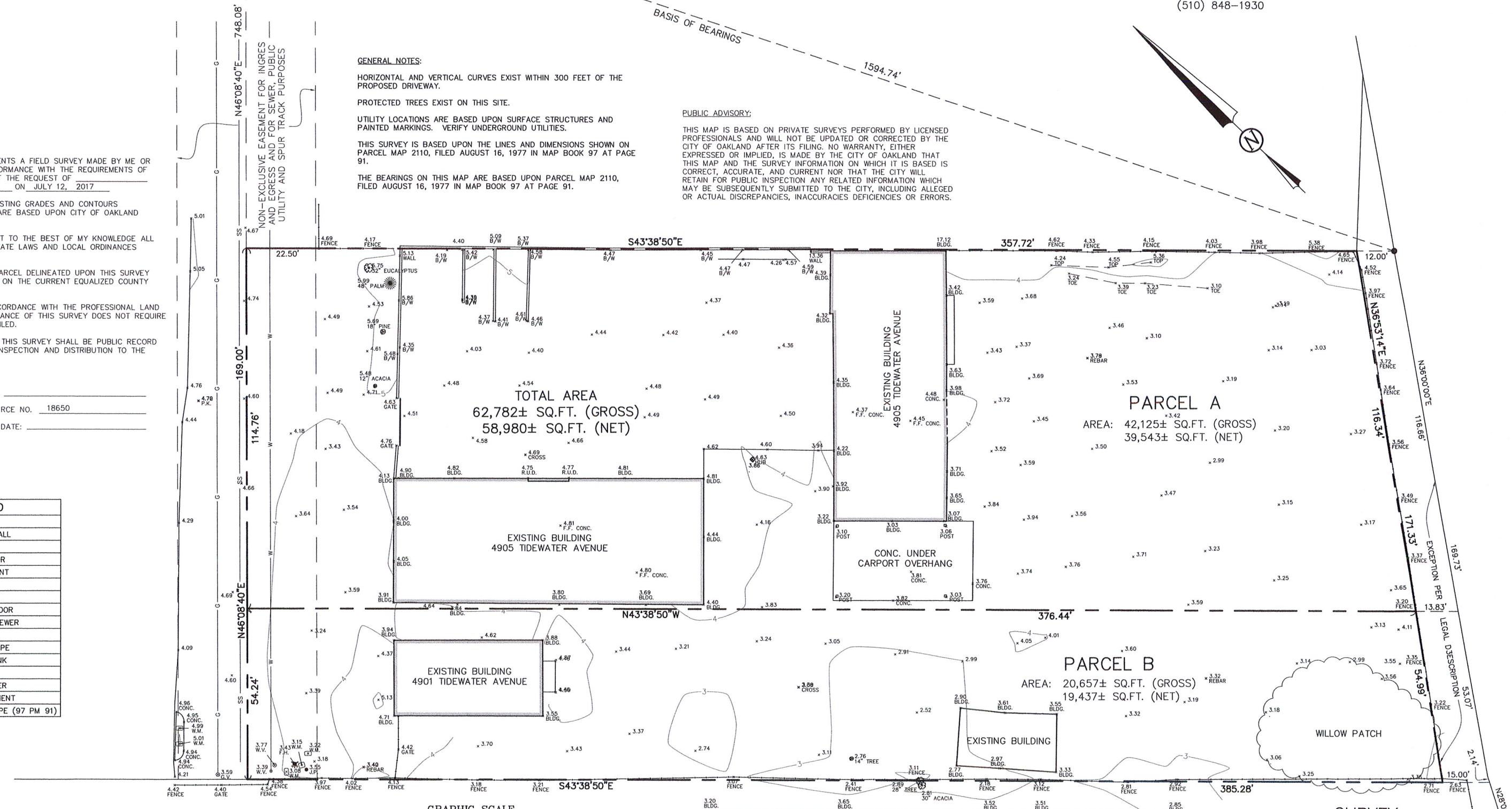
THIS SURVEY IS BASED UPON THE LINES AND DIMENSIONS SHOWN ON PARCEL MAP 2110, FILED AUGUST 16, 1977 IN MAP BOOK 97 AT PAGE 91.

THE BEARINGS ON THIS MAP ARE BASED UPON PARCEL MAP 2110, FILED AUGUST 16, 1977 IN MAP BOOK 97 AT PAGE 91.

PUBLIC ADVISORY:

THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES DEFICIENCIES OR ERRORS.

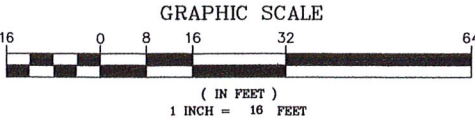
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR SEWER, PUBLIC UTILITY AND SPUR TRACK PURPOSES



TOTAL AREA
 62,782± SQ.FT. (GROSS)
 58,980± SQ.FT. (NET)

PARCEL A
 AREA: 42,125± SQ.FT. (GROSS)
 39,543± SQ.FT. (NET)

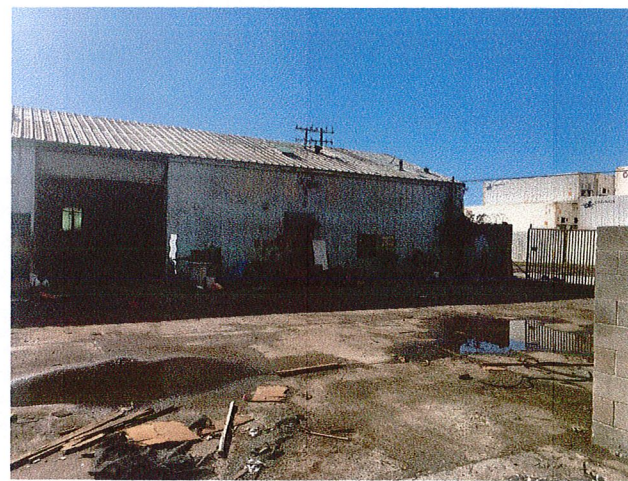
PARCEL B
 AREA: 20,657± SQ.FT. (GROSS)
 19,437± SQ.FT. (NET)



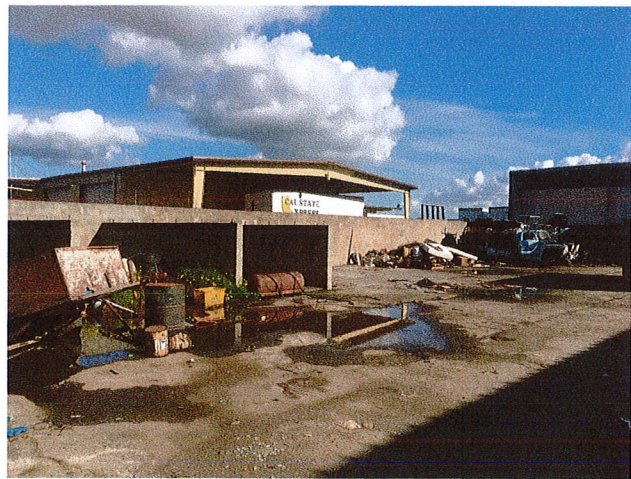
SURVEY
G-004



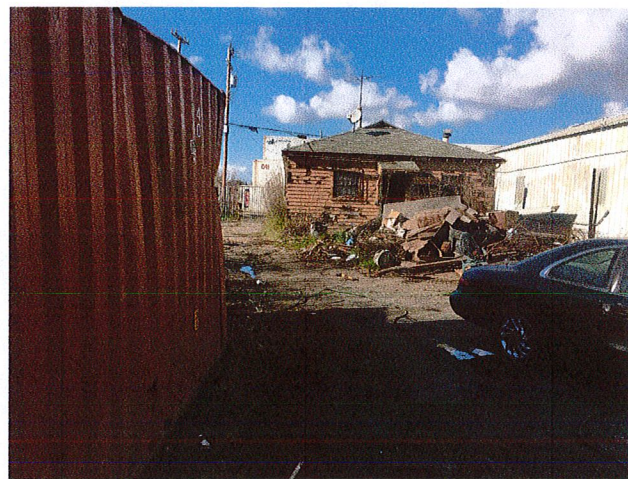
1. INTERNAL SITE



2. INTERNAL SITE



3. INTERNAL SITE



4. INTERNAL SITE



PHOTO KEY



5. SOUTH PROPERTY LINE @ BIKE / PEDESTRIAN TRAIL



6. SOUTH PROPERTY LINE @ BIKE / PEDESTRIAN TRAIL



7. SOUTH PROPERTY LINE @ BIKE / PEDESTRIAN TRAIL



8. WILLOW THICKET

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CONTEXT PHOTOS
G-005



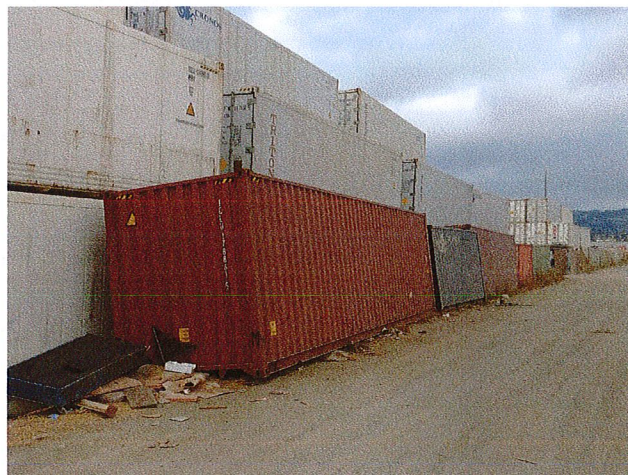
1. NORTH END OF ACCESS ROADWAY



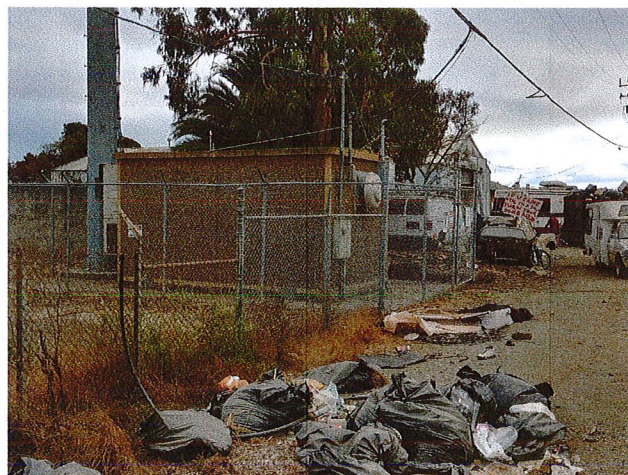
2. VIEW OPPOSITE PROJECT SITE



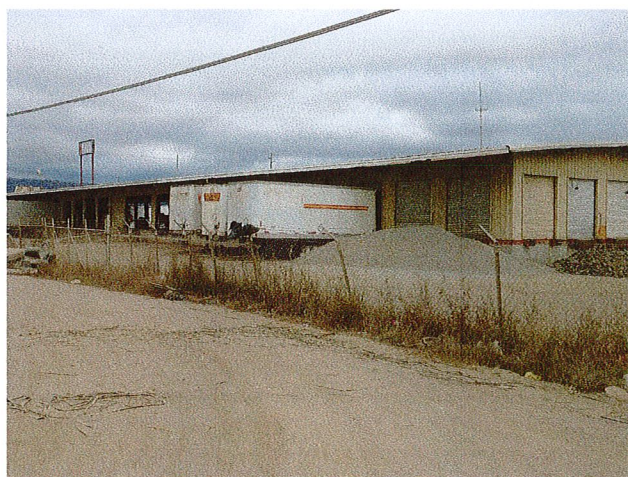
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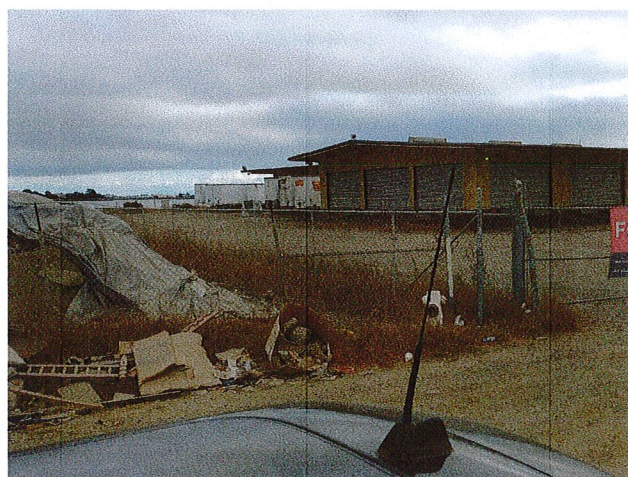
3. VIEW DOWN ACCESS ROADWAY OPPOSITE PROJECT SITE



4. ADJACENT TO PROJECT SITE



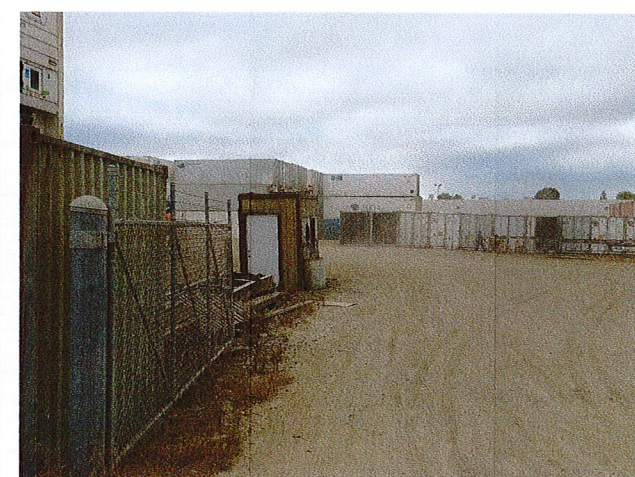
5. PROPERTY NORTH OF PROJECT SITE



6. PROPERTY NORTH OF PROJECT SITE



7. PROPERTY NORTH OF PROJECT SITE



8. PROPERTY NORTH OF PROJECT SITE OPPOSITE SIDE OF ACCESS ROAD

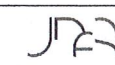
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CONTEXT PHOTOS
G-006

GENERAL NOTES

- ELEVATIONS ARE BASE ON A TOPOGRAPHIC SURVEY PREPARED BY MORAN ENGINEERING.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND ORDINANCES; REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATIONS TO THE SAFETY AND CHARACTER OF THE WORK, EQUIPMENT AND PERSONNEL.
- ALL IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND STANDARD PLANS, AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, IRRIGATION, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCT FOR ANY WORK SHOWN HEREON.
- THE CONTRACTOR SHALL PROVIDE JOB RELATED EROSION CONTROL PLANS AND SPECIFICATIONS AND A STORMWATER POLLUTION PROTECTION PLAN (SWPPP) AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL AND STORMWATER CONTROL MEASURES PER PLANS.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT U.S.A. UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO ANY EXCAVATION WITHIN THE CITY RIGHT OF WAY (800-422-4133).

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPELINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SURVEY OR BY REVIEW OF EXISTING PLANS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, PIPELINES OR STRUCTURES WITHIN THE LIMITS OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR AND SUBCONTRACTORS AGREE THAT THEY ASSUME SOLE RESPONSIBILITY AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CONSTRUCTION WITH THE UTILITY AGENCIES AND THE SUBCONTRACTORS.
- THE CONTRACTOR SHALL EXPOSE (I.E. BY POTHOLES) AND CHECK INVERTS ON EXISTING SEWERS, STORM DRAINS, AND CLEARANCES OF KNOWN CROSSINGS OF OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES. IF THE CONTRACTOR DETERMINES THE EXISTING INVERTS ARE NOT IN CONFORMANCE WITH THE PLANS, OR CROSSING CONFLICTS ARISE, HE SHALL NOTIFY THE ENGINEER BEFORE PERFORMING ANY WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN MAINS AND LATERALS (I.E., STORM DRAINS, SANITARY SEWERS AND WATER MAINS).
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER FOR SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.



APPROXIMATE IN PLACE EARTHWORK QUANTITIES

EXCAVATION	FILL	IMPORT
300 CU.YD.	480 CU.YD.	180 CU.YD.

IT IS THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY VERIFY EARTHWORK QUANTITIES. VOLUMES ARE CALCULATED TO APPROXIMATE SUBGRADE USING IN PLACE MATERIAL VOLUMES. NO EXPANSION OR SHRINKAGE FACTORS HAVE BEEN APPLIED.

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12.04.17



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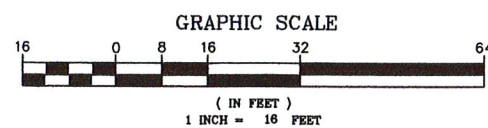
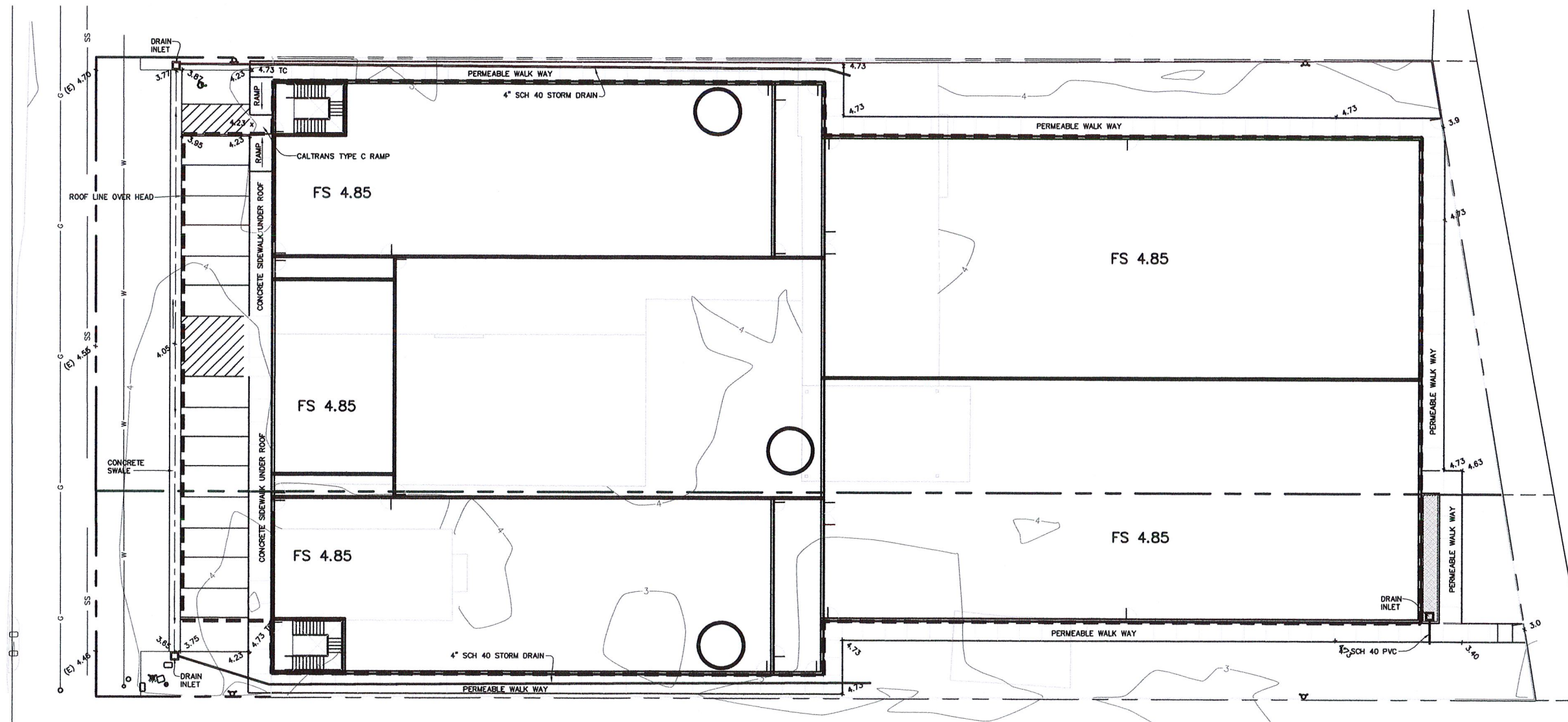
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GRADING PLAN

C-101



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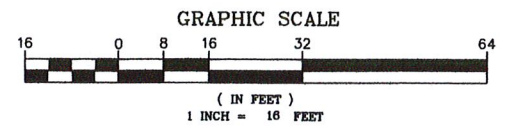
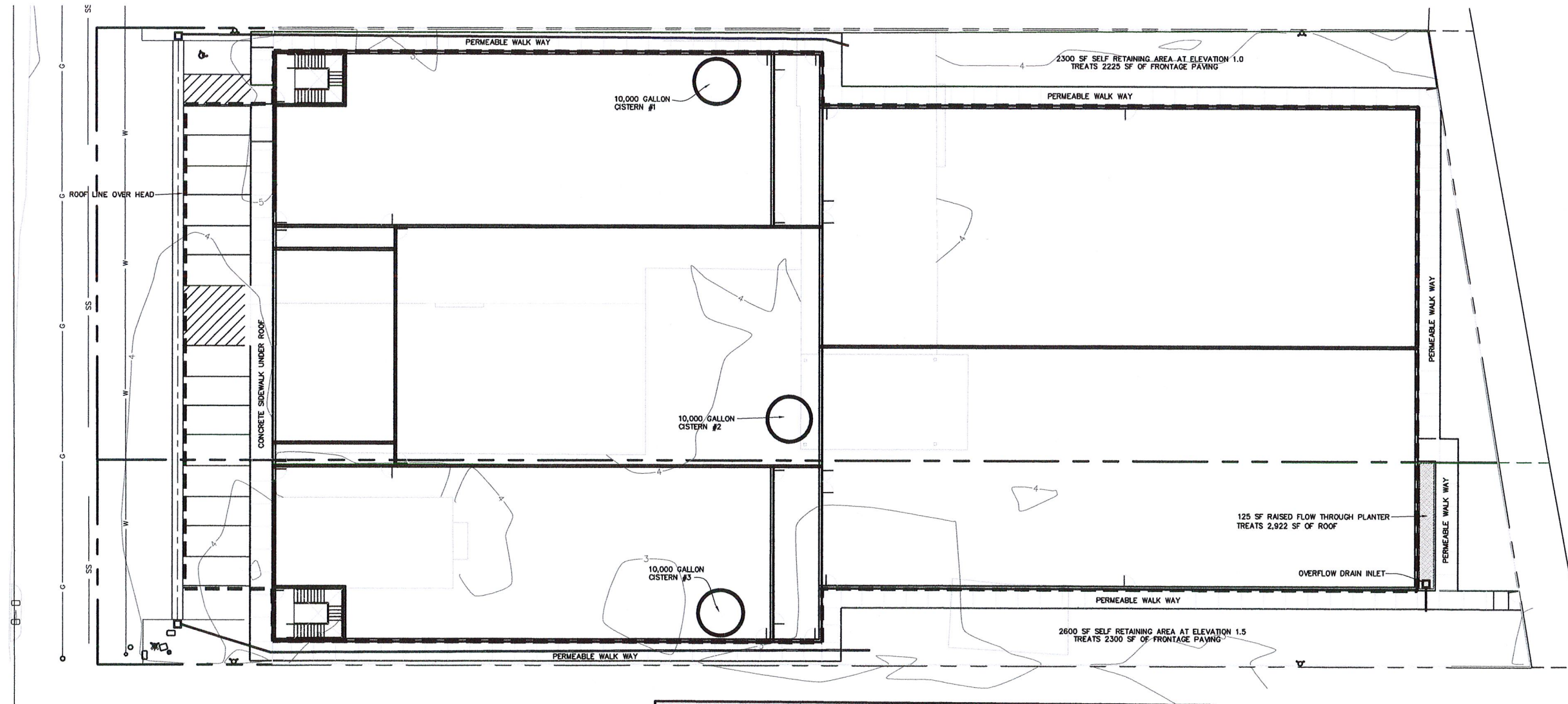
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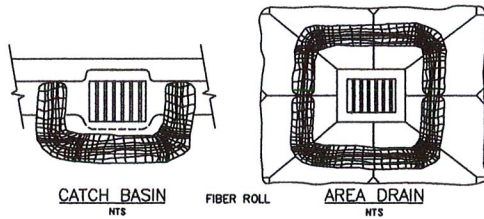


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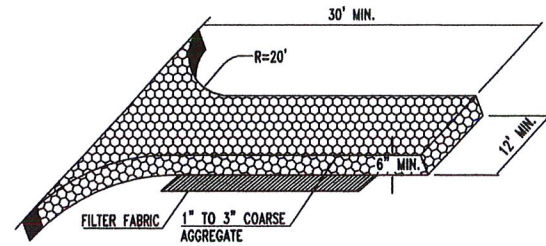
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STORMWATER
 POLLUTION
 PREVENTION PLAN
 C-301

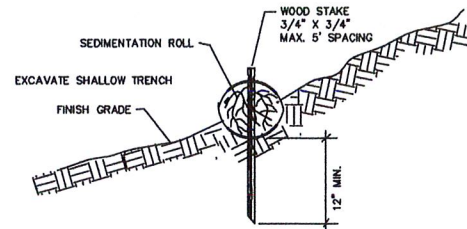




INLET FILTER DETAIL
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NO SCALE
PROVIDE AT ENTRANCE DURING CONSTRUCTION



SEDIMENTATION ROLL DETAIL
NO SCALE

- WET WEATHER GRADING NOTES:**
- IF GRADING IS NOT COMPLETED PRIOR TO THE RAINY SEASON, OCTOBER 15 UNTIL APRIL 15, CONSTRUCT AND MAINTAIN A SEDIMENTATION ROLL BARRIER, PER A.B.A.G. EROSION AND SEDIMENTATION CONTROL STANDARDS, AND PROVIDE A CONSTRUCTION ENTRANCE AT THE TOP OF THE DRIVEWAY.
 - DURING THE RAINY SEASON PROVIDE DROP INLETS AND AREA DRAINS WITH SEDIMENTATION FILTERS OR SILT FENCE PROTECTION.
 - PROVIDE SHORING, AS DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER, TO SUPPORT EXCAVATION WALLS AND SLOPES.
 - DURING THE RAINY SEASON INSPECT, AND IF NECESSARY REPAIR AND CLEAN, WET WEATHER CONTROL MEASURES AFTER EACH SIGNIFICANT STORM EVENT.
 - DURING THE RAINY SEASON PROTECT GRADED SLOPES WITH JUTE-NETTING.

CREEK PROTECTION BEST MANAGEMENT MEASURES:

- ALL WORK SHALL APPLY THE "BEST MANAGEMENT PRACTICES" (BMPs) FOR THE CONSTRUCTION INDUSTRY, INCLUDING BMPs FOR DUST, EROSION, AND SEDIMENTATION ABATEMENT PER SECTION 15.04 OF THE OAKLAND MUNICIPAL CODE, AS WELL AS ALL SPECIFIC CONSTRUCTION RELATED CONDITIONS OF APPROVAL FOR THIS PROJECT. IN ADDITION, THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH, AND IMPLEMENT ALL STORMWATER QUALITY AND POLLUTION CONTROL MEASURES IN ACCORDANCE WITH CODE.
- PROTECT ADJACENT PROPERTIES FROM ALL STORM WATER OR SILT RUNOFF GENERATED BY ON-SITE CONSTRUCTION ACTIVITIES.
- GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS. STORE ALL CONSTRUCTION MATERIALS AND WASTE IN A COVERED AREA, OR UNDER A TARP. SWEEP WHERE POSSIBLE. DO NOT USE WATER TO WASH DOWN AREAS DRAINING TO STORM DRAINS.
- MINIMIZE CONSTRUCTION ACCESS POINTS TO THE SITE. PROVIDE A CONSTRUCTION ENTRANCE AT EACH ACCESS POINT. REMOVE ALL SILT, GRAVEL, RUBBISH, AND GREEN WASTE FROM THE STREET ADJOINING THE SITE PRIOR TO OCTOBER 1ST. PROVIDE REGULAR MAINTENANCE, WEEKLY OR AFTER STORM EVENTS, TO KEEP ACCESS POINTS CLEAN AND FREE OF DEBRIS. DURING WET WEATHER AVOID DRIVING OFF PAVED AREAS AND TRACKING MUD AND SILT ONTO PAVED AREAS.
- MINIMIZE REMOVAL OF ANY VEGETATION. STABILIZE ALL CLEARED AND DE-VEGETATED AREAS PRIOR TO OCTOBER 1ST. STABILIZATION SHOULD INCLUDE TEMPORARY OR PERMANENT RE-SEEDING, MULCHING, PROTECTIVE BERRIS, SILT FENCES, PLASTIC COVERINGS OR ROCKING OF ROADS, AND SHOULD BE BASED ON ABAG EROSION CONTROL OR CALIFORNIA STORM WATER BMP HANDBOOK STANDARDS.
- DUST CONTROL MEASURES:
 - WATER ALL ACTIVE CONSTRUCTION AREAS NECESSARY TO CONTROL DUST.
 - COVER STOCKPILES OF DEBRIS, SOILS OR OTHER MATERIAL IF BLOWN BY WIND.
 - SWEEP ADJACENT PUBLIC RIGHT OF WAY AND STREET DAILY IF VISIBLE SOIL MATERIAL OR DEBRIS IS CARRIED ONTO THESE AREAS.
 - COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
 - HYDROSEED OR APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS.
 - ENCLOSE, COVER, WATER TWICE DAILY OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).
 - INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF ONTO PUBLIC ROADWAYS.
 - REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.

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12.04.17

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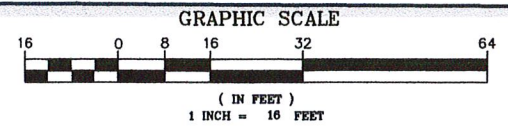
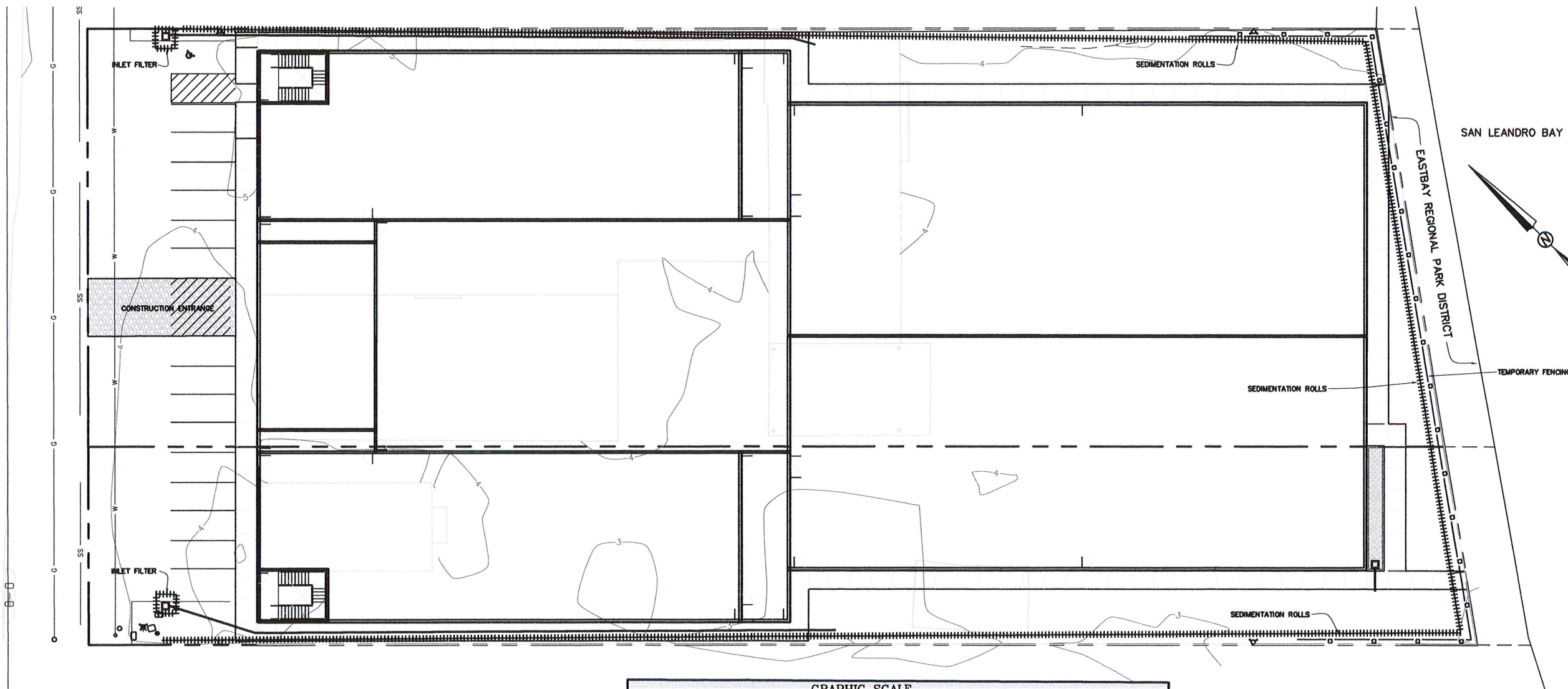
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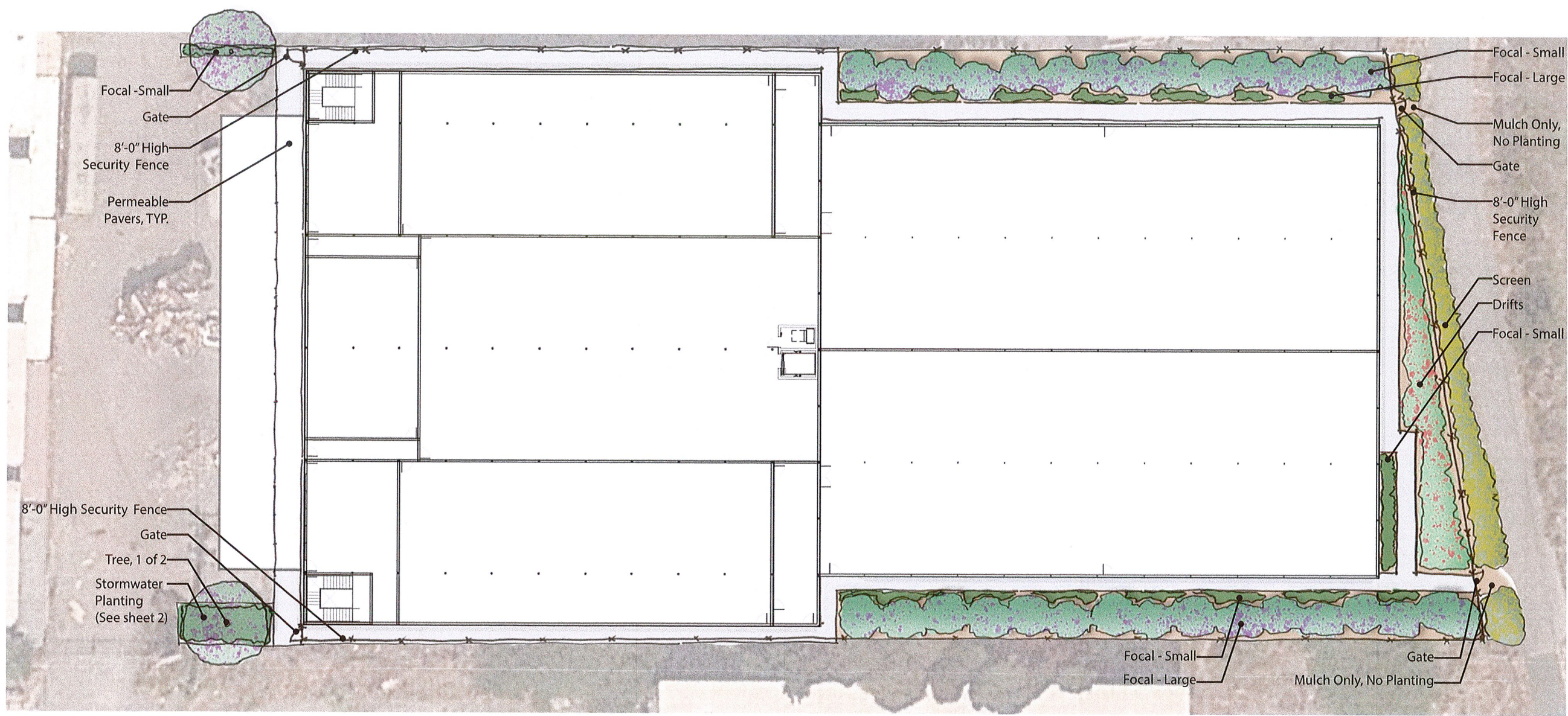


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JDeS Project Number: 17016
Issue Date: 10.12.17

EROSION CONTROL PLAN
&
CREEK PROTECTION PLAN
C-201





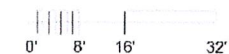
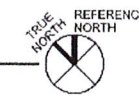
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CANNABIS GREENHOUSE
4901 & 4905 TIDEWATER AVE.
OAKLAND, CALIFORNIA

LUSL'NL GARDEN, LP
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415.515.4211
eng@lsgarden.com

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SCHEMATIC DESIGN 1
5/24/18

1 LANDSCAPE PLAN
1/8" = 1' (SEE SHEET 1)



DRIFTS



Brodiaea elegans
Harvest Brodiaea



Dichelostemma congestum
Ookow



Eriogonum fasciculatum
California Buckwheat



Eriogonum grande
var. *rubescens*
Red-Flowered
Buckwheat



Iris douglasiana
Douglas iris



Muhlenbergia rigens
Deer Grass



Nassella pulchra
Purple Needle Grass

FOCAL - SMALL



Epilobium californicum
California Fuschia



Erigeron glaucus
Seaside Daisy



Penstemon spectabilis
Royal Penstemon

FOCAL - LARGE



Lavatera assurgentiflora
Tree Mallow

SCREEN



Fremontodendron 'Ken Taylor'
Flannel Bush



Rhamnus californica
Coffeeberry



Westringia fruticosa
Coast Rosemary

TREE



Cercis occidentalis
Western Redbud

PERMEABLE PAVERS



Belgard Eco Dublin

8'-0" HIGH SECURITY FENCE



Gate



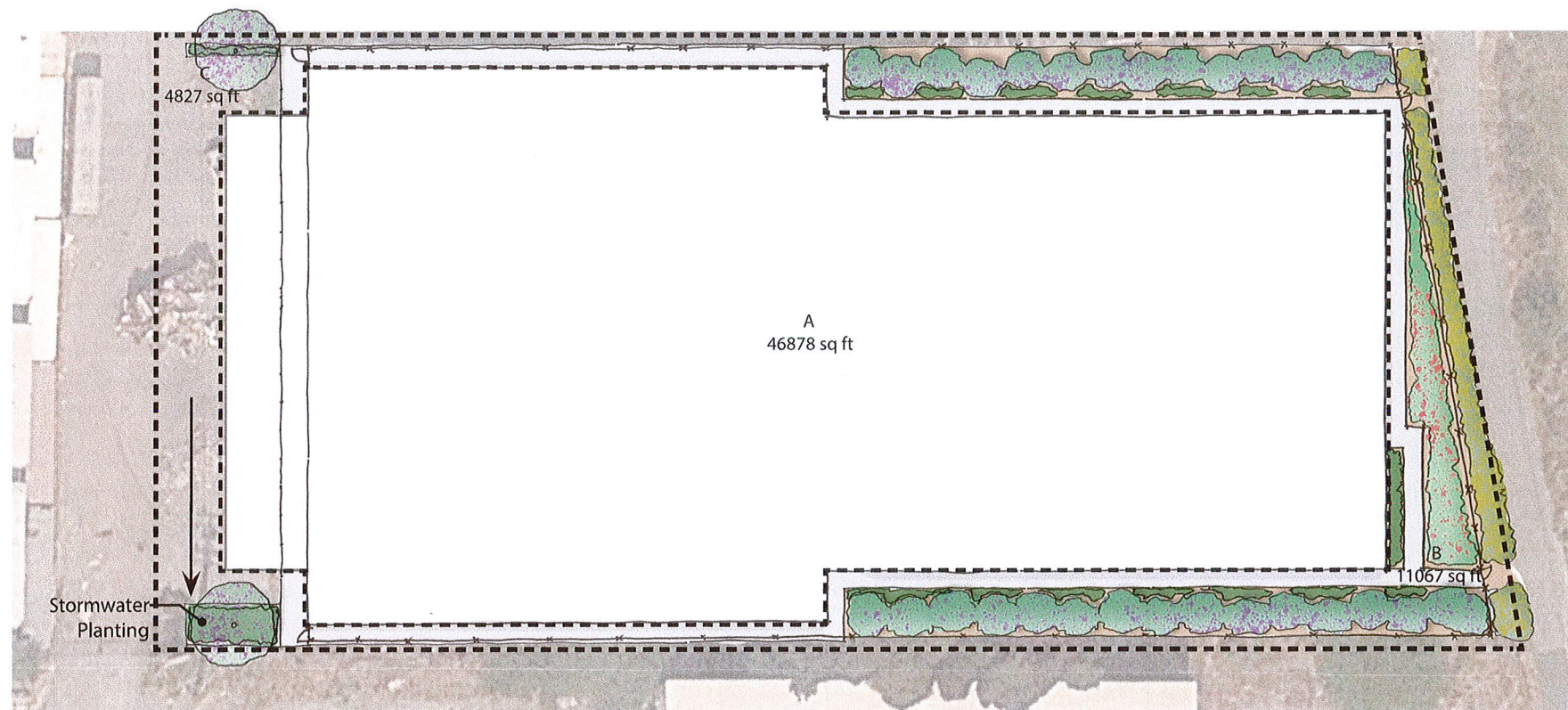
Galvanized Mini Mesh Chainlink Fence

PGAdesign

LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

PGAdesign Project Number: 9417
Issue Date: TBD

LANDSCAPE
PLAN
AL101



STORMWATER CONTROL PLAN

STORMWATER PLANTING



Arbutus unedo
Strawberry Tree



Juncus patens
Wire Grass

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

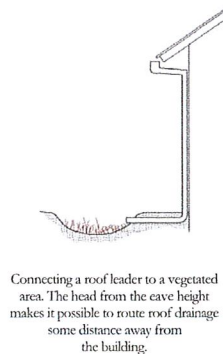
This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- Each impervious area from which runoff will be directed, and its square footage.
- The vegetated areas that will receive runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.



STEP 2: DELINEATE IMPERVIOUS AREAS AND LOCATIONS OF RUNOFF REDUCTION MEASURES

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you've selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required.

For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

STEP 3: COMPLETE AND SUBMIT YOUR PLAN

Consult with municipal staff about when and how to submit your Stormwater Control Plan for Small Projects.

Option 2: Permeable Pavement

This option can be easy to install and maintain, cost-effective, and can add aesthetic value to your project. Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings, open pavers with gravel, or solid pavers.

Show on your site plan:

- Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

- No erodible areas drain on to permeable pavement.
- Subgrade compaction is minimal.
- Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).
- No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- Rigid edge is provided to retain granular pavements and unit pavers.
- Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.



A. Water collected off green house roof at various downspouts and pumped to a single cistern to irrigate plants

B. Pervious surface: planter areas and pervious pavings

C. Runoff collected and drained to stormwater planter

TRIBUTARY	AREA SQ FT	STORMWATER COEFFICIENT	STORMWATER NEEDS SQ FT	STORMWATER PLANTER SQ FT
A	46878	100%	46878	0
B	11067	0	0	0
C	4827	100%	4827	288

STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION

Complete all fields.

Project Name/Number	Charisiam Greenhouse
Application Submittal Date [to be verified by municipal staff]	05/23/2018
Project Location [Street Address if available, or intersection and/or APN]	4901 to 4905 Tidewater Avenue, Oakland
Name of Owner or Developer	Eugene Gardner
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Industrial
Total Project Site Area (acres)	14.41 Acres
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	33300 S.F.
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	17486 S.F.
Total Pre-Project Impervious Surface Area	19928 S.F.
Total Post-Project Impervious Surface Area	51705 S.F.
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input checked="" type="checkbox"/> 2. Pervious pavement <input checked="" type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

Option 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement is subject to municipality approval. Planning and Building Permits may be required for larger systems.

Show on your site plan:

- Impervious areas tributary to each cistern or rain barrel.
- Location of each cistern or rain barrel.

Confirm the following standard specifications are met:

- Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- Gutters tributary to rain barrels are screened with a leaf guard or maximum 1/2-inch to 3/4-inch-minimum corrosion-resistant metallic hardware fabric.
- Water collected will be used for irrigation only.
- Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- Large openings are secured to prevent entry by children.
- Rain barrels and gutters are to be cleaned annually.

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SCHEMATIC DESIGN 1
5/24/18

PGAdesign

LANDSCAPE ARCHITECTS
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PGAdesign Project Number: 9417
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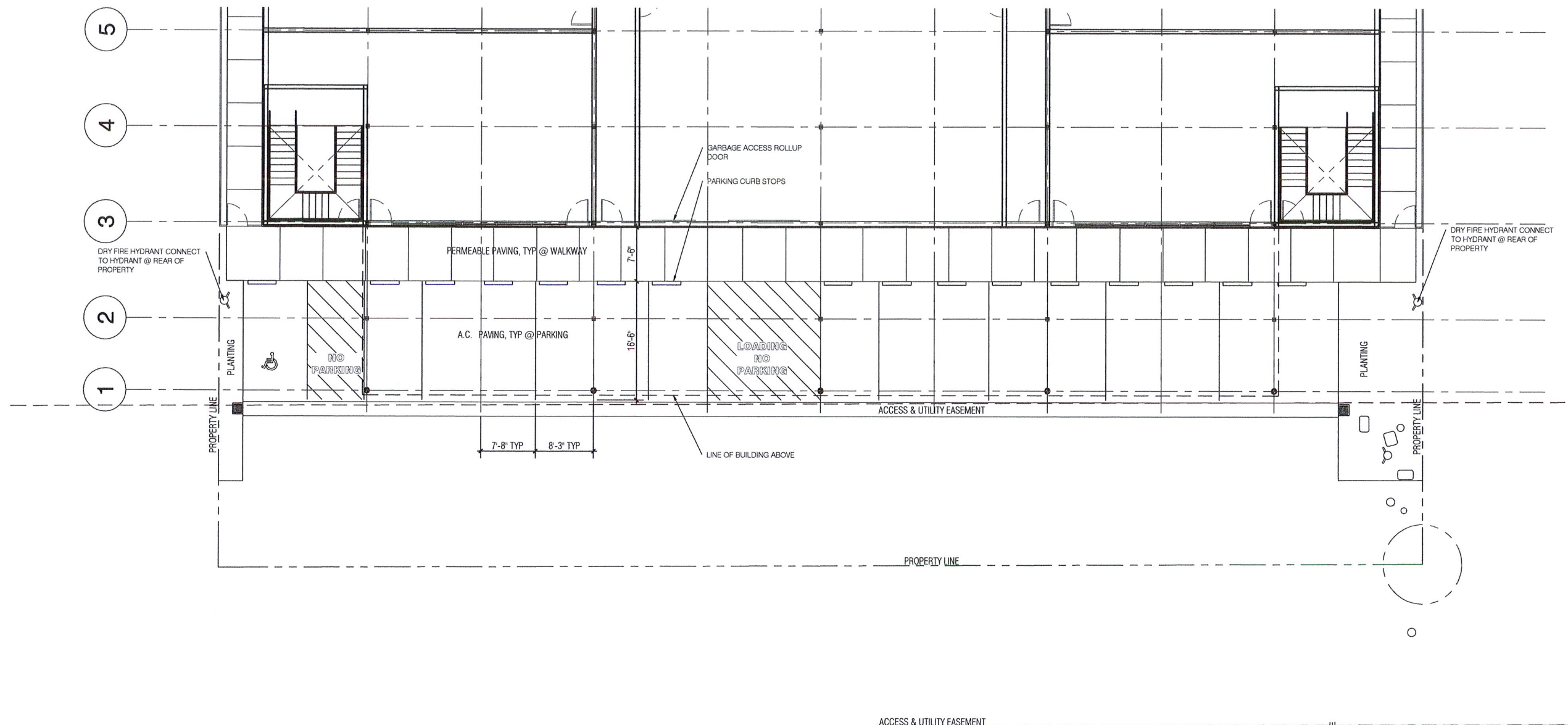
STORMWATER
CONTROL PLAN
AL102

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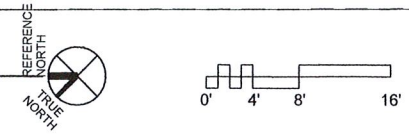
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DESIGN REVIEW 1
 12.04.17



1 PARTIAL SITE PLAN
 1/8" = 1'-0" @ 22 x 34 SHEET



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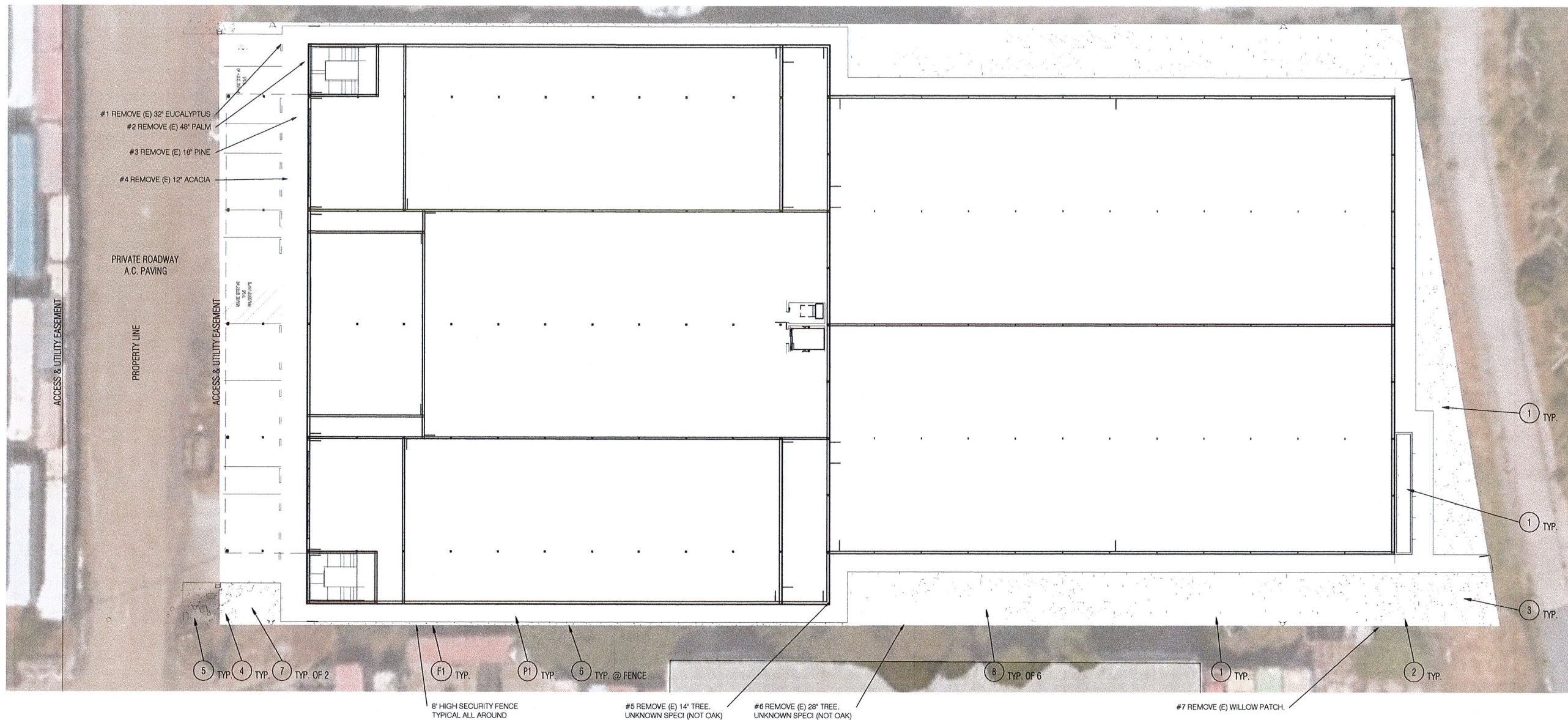
PARTIAL
 SITE PLAN
 AS102

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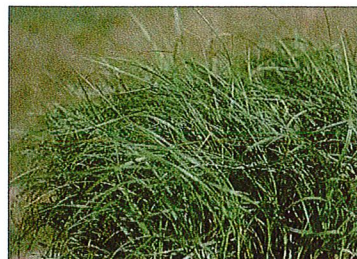
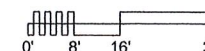
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12.04.17

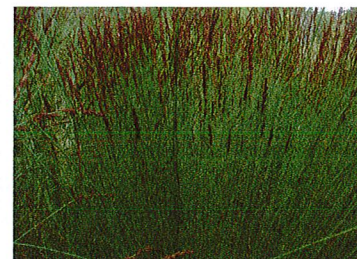


1 CONCEPTUAL LANDSCAPE PLAN

1/16" = 1'-0" @ 22 x 34 SHEET



1. CAREX PANSA
DUNE SEDGE



2. CHONDROPETALUM TECTORIUM
CAPE RUSH



3. MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



4. EPILOBIUM CANUM
CALIFORNIA FUSCHIA



5. LEYMUS CONDENSATUS
CANYON PRINCE WILD RYE



6. LONICERA HISPIDULA
HAIRY HONEYSUCKLE



7. PLATANUS ACERIFOLIA "YARDWOOD"
LONDON PLANE TREE



8. ARCITOSTAPHYLOS "DR. HURD"
MANZANITA

PLANTING & IRRIGATION NOTE:

1. SHRUBS SHALL BE #1 CONTAINER MINIMUM.
2. TREES SHALL BE #3 CONTAINER MINIMUM.
3. PROVIDE DRIP IRRIGATION UNTIL DROUGHT TOLERANT PLANTS ARE ESTABLISHED.

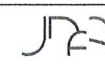


F1. SECURITY FENCE



P1. PERMEABLE PAVERS

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CONCEPTUAL
LANDSCAPE PLAN
AL101

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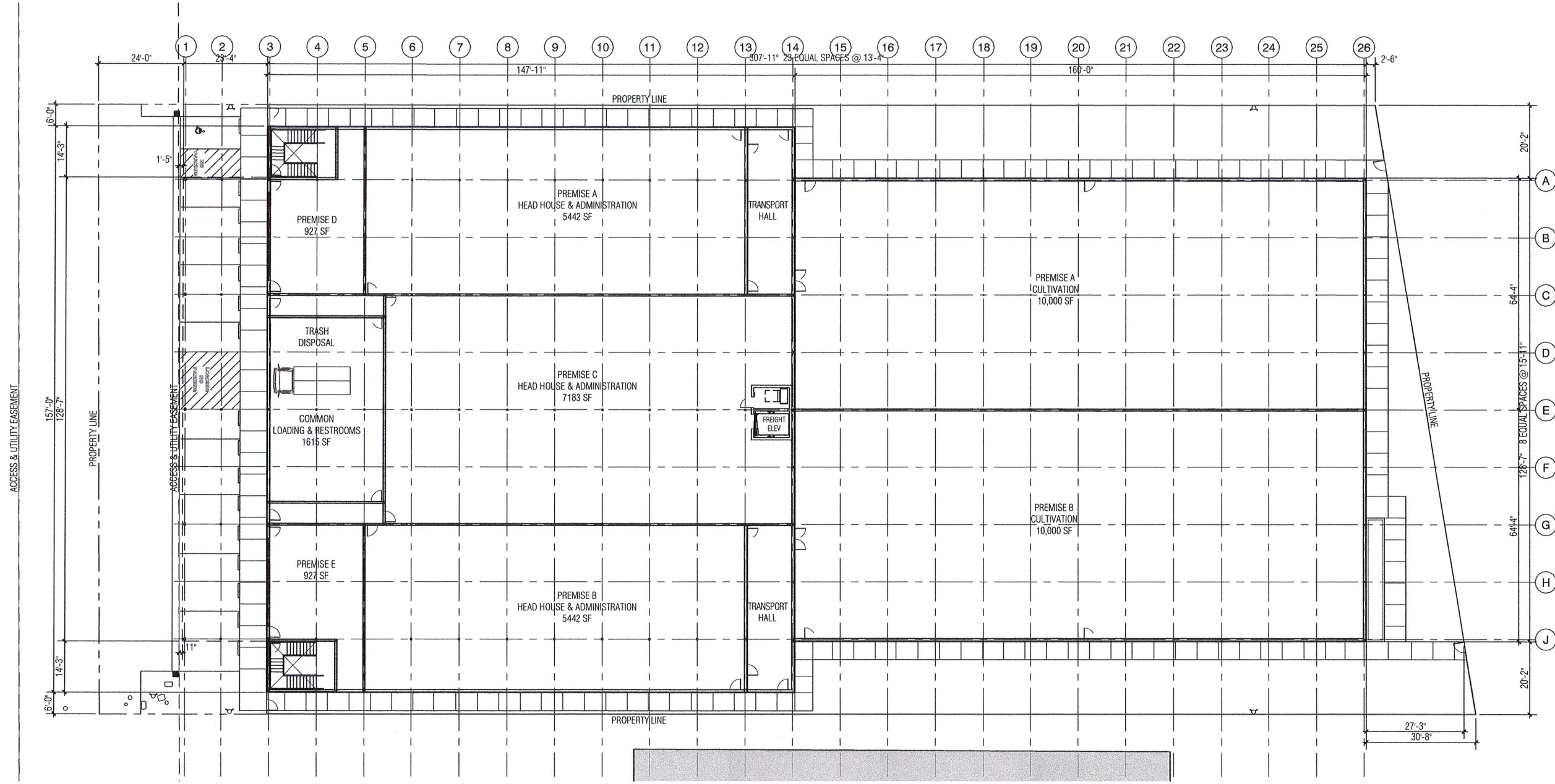
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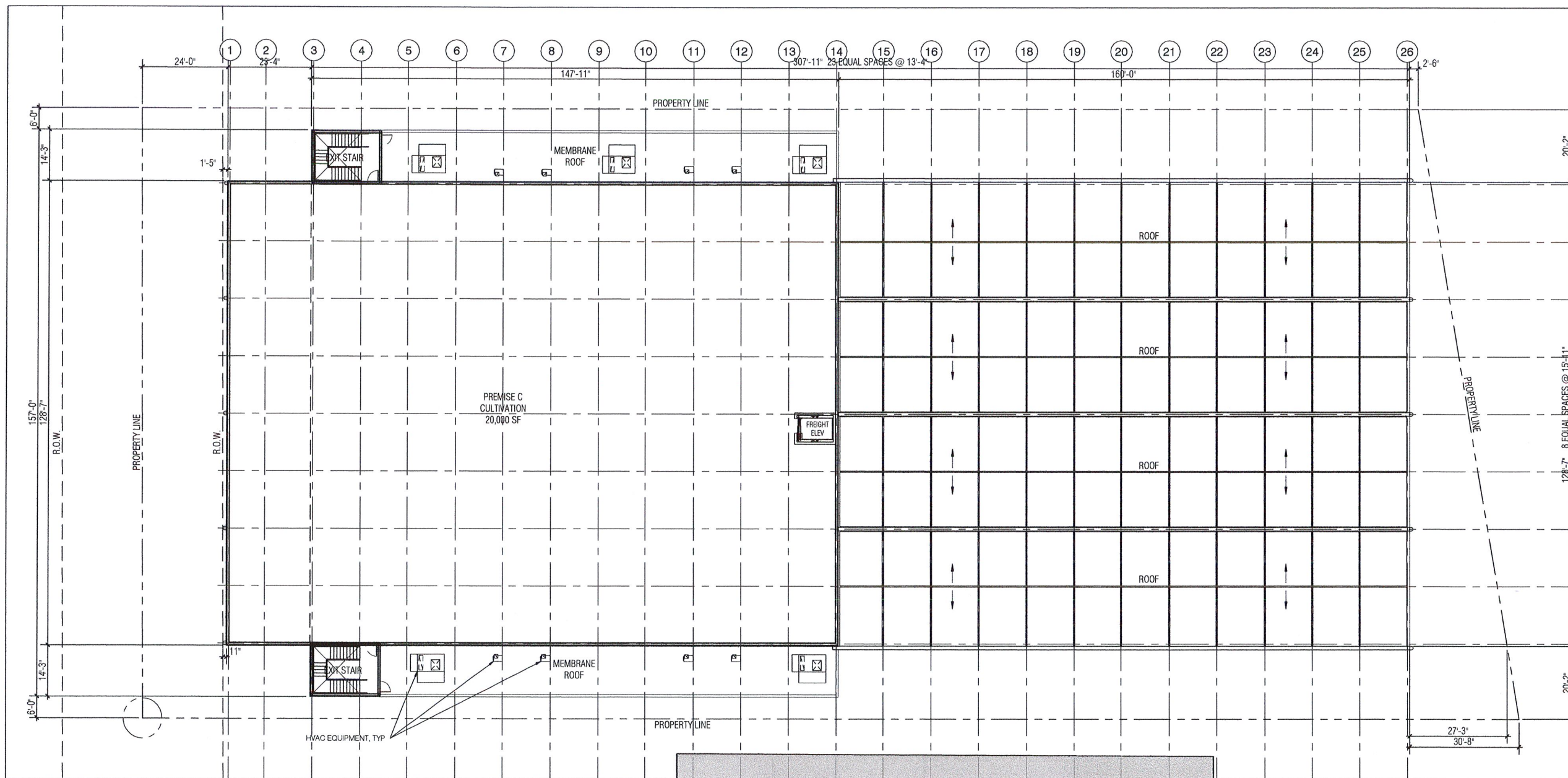
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FLOOR PLAN
GROUND FLOOR
A-101



1 FLOOR PLAN - GROUND FLOOR
1/16" = 1'-0" @ 22 x 34 SHEET



1 FLOOR PLAN - SECOND LEVEL & LOWER ROOF PLAN
 1/16" = 1'-0" @ 22 x 34 SHEET

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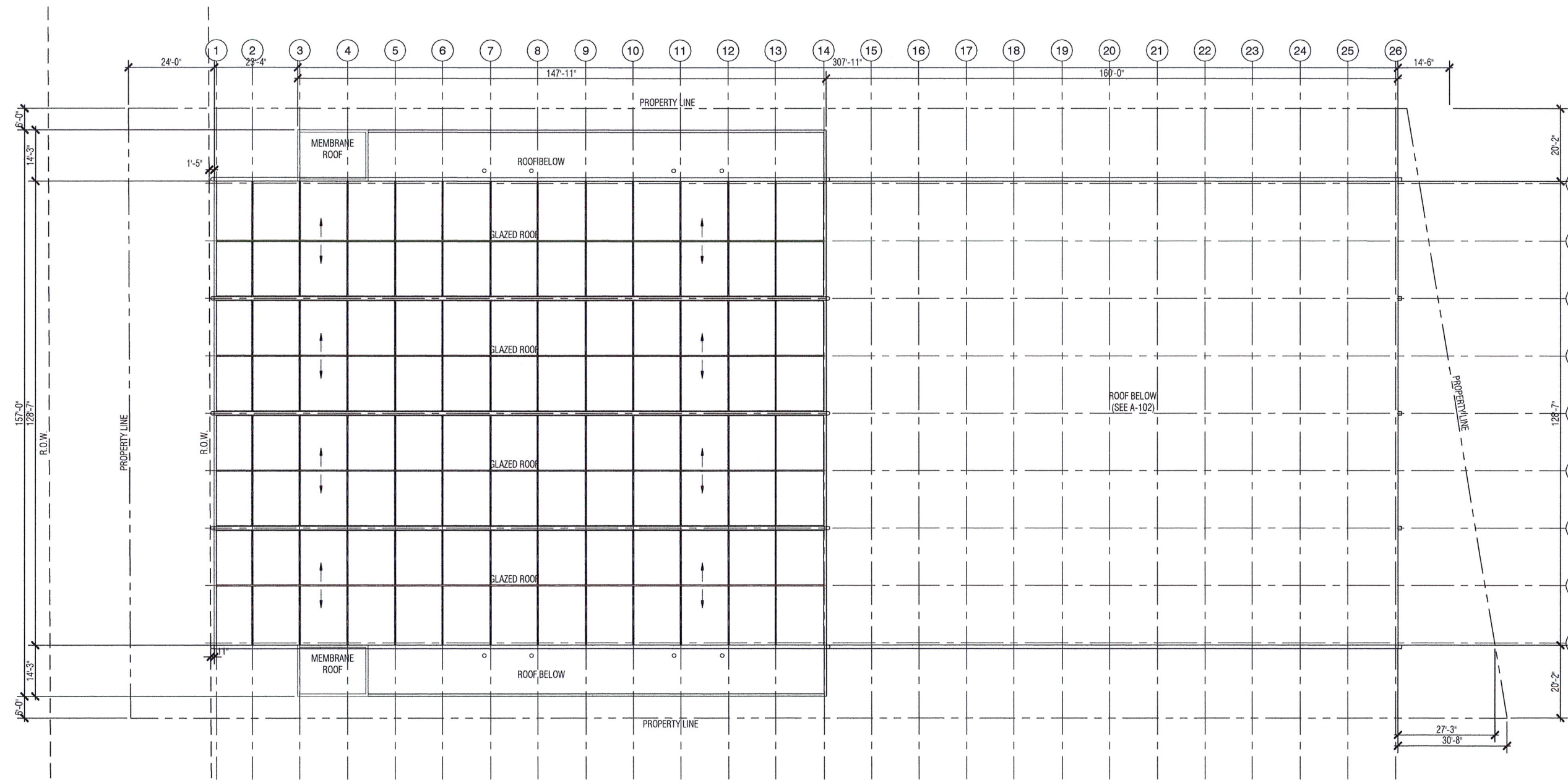
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FLOOR PLAN
 2ND LEVEL &
 LOWER ROOF PLAN
 A-102



1 UPPER ROOF PLAN
1/16" = 1'-0" @ 22 x 34 SHEET

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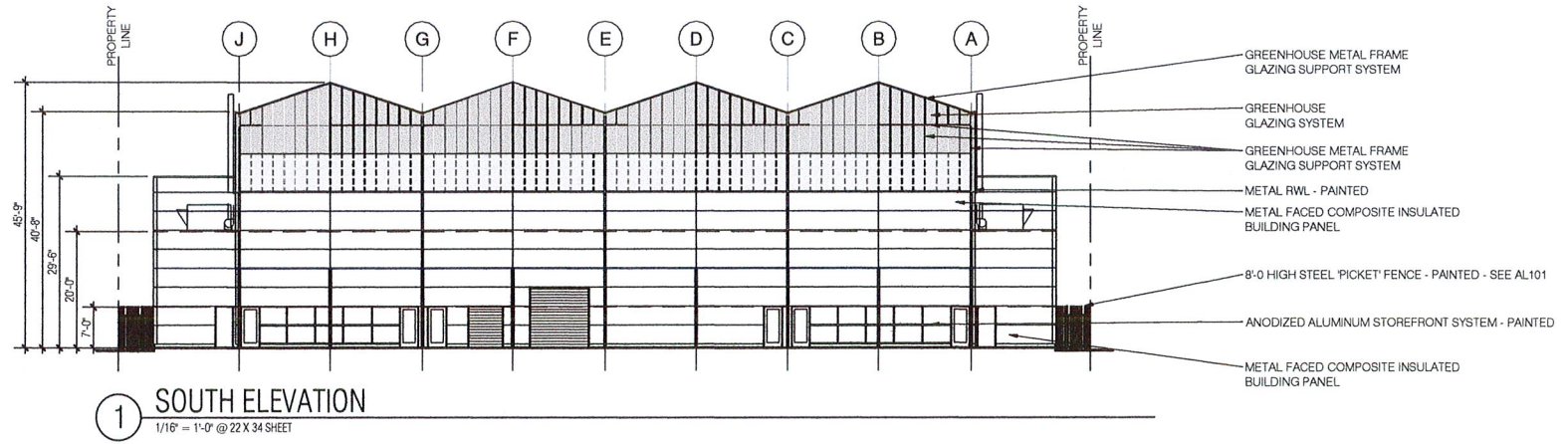
UPPER ROOF PLAN
A-103

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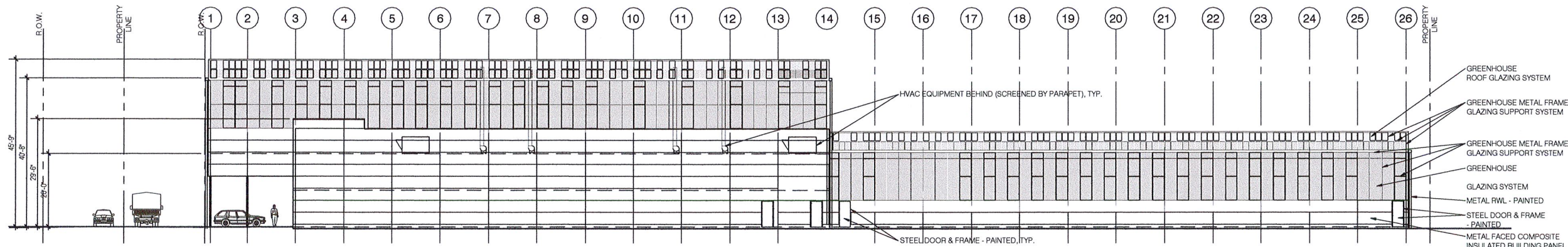
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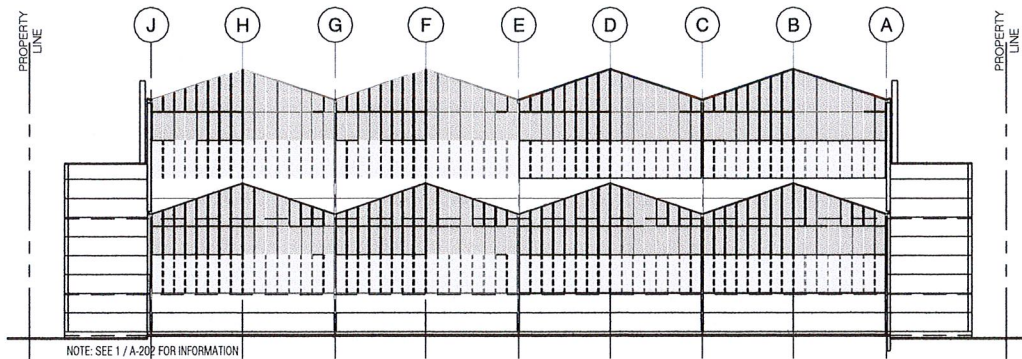
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12.04.17



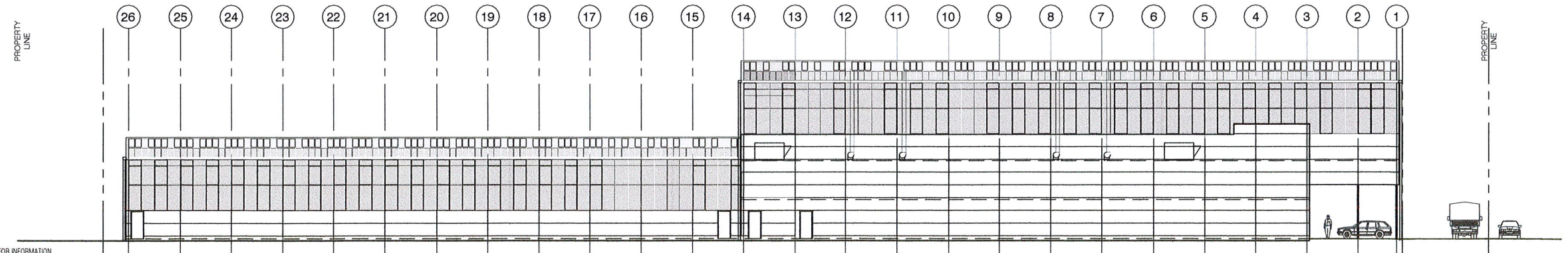
1 SOUTH ELEVATION
1/16" = 1'-0" @ 22 X 34 SHEET



2 WEST ELEVATION
1/16" = 1'-0" @ 22 X 34 SHEET



3 NORTH ELEVATION
1/16" = 1'-0" @ 22 X 34 SHEET



4 EAST ELEVATION
1/16" = 1'-0" @ 22 X 34 SHEET

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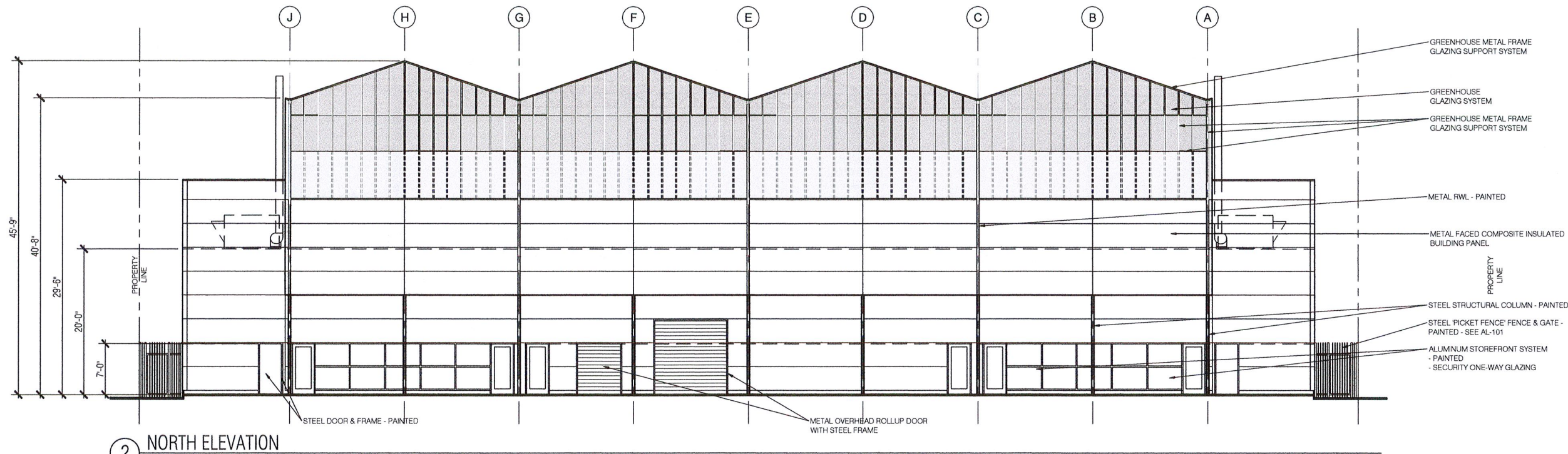
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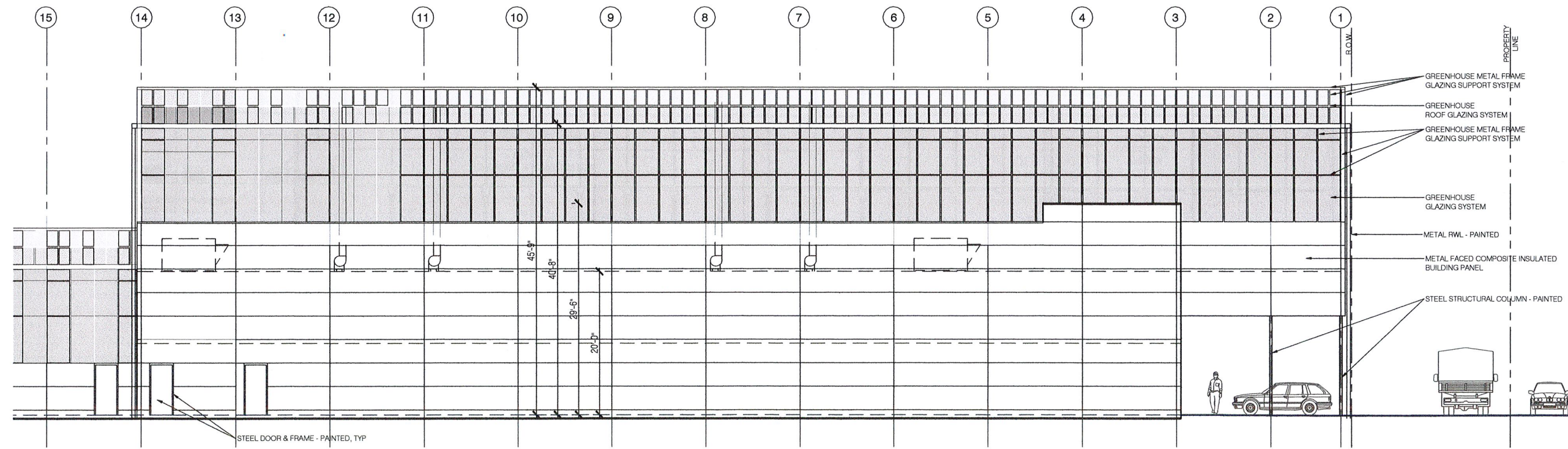
ELEVATIONS
A-201

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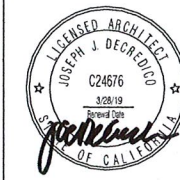


2 NORTH ELEVATION
1/8" = 1'-0" @ 22 X 34 SHEET



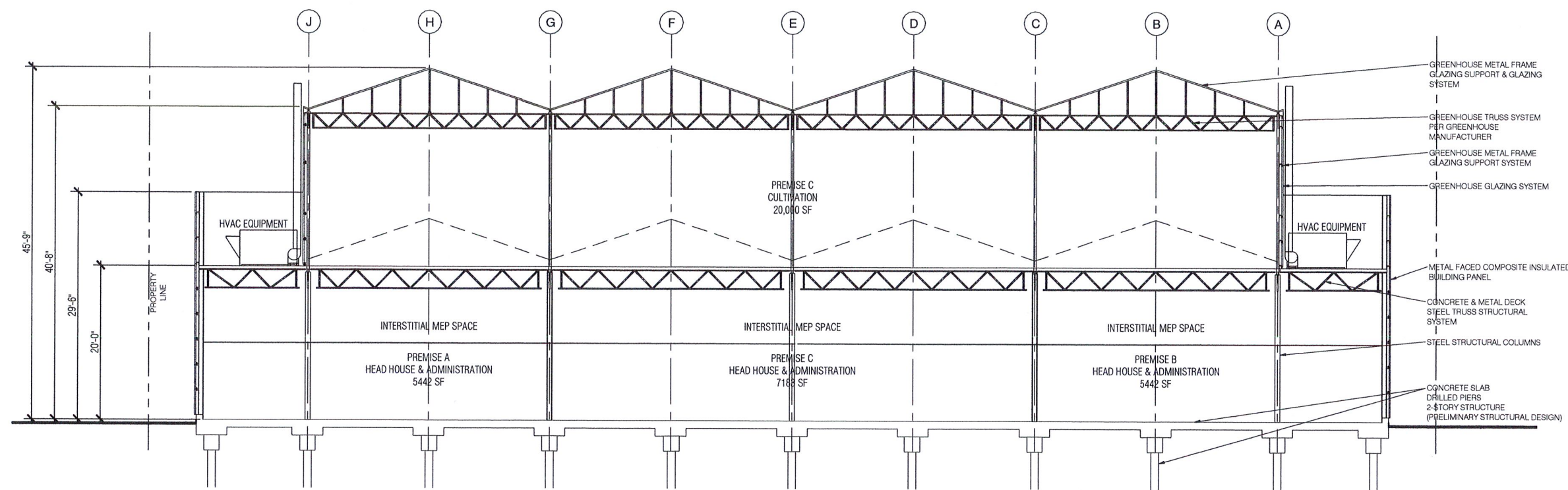
1 PARTIAL EAST ELEVATION
1/8" = 1'-0" @ 22 X 34 SHEET

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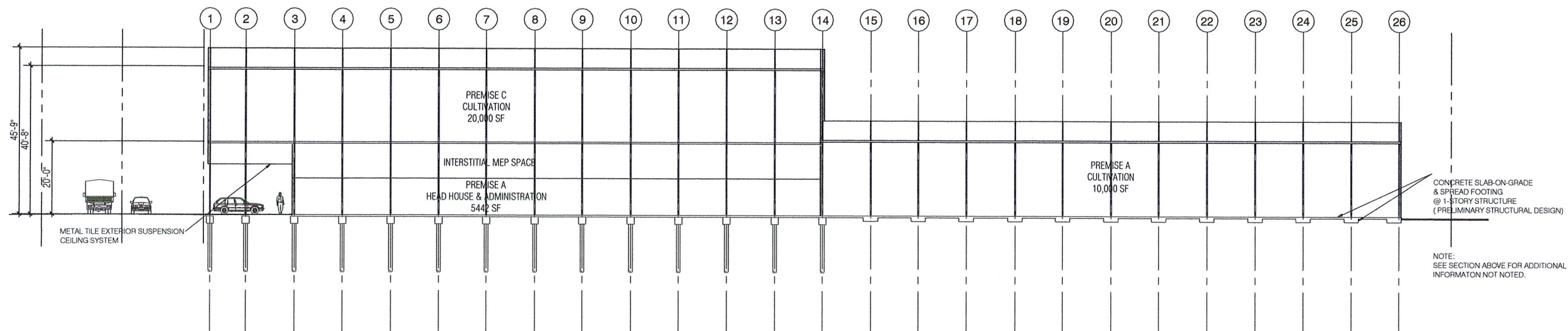


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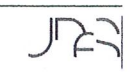


1 CROSS SECTION
1/8" = 1'-0" @ 22 X 34 SHEET



2 LONGITUDINAL SECTION
1/16" = 1'-0" @ 22 X 34 SHEET

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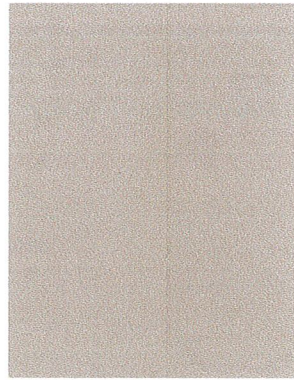
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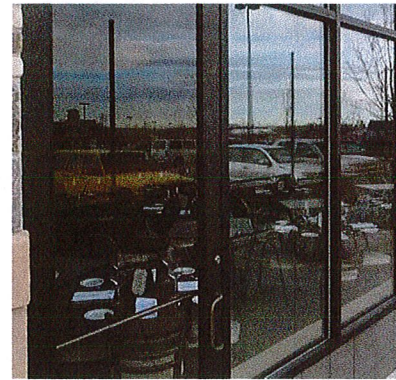
DESIGN REVIEW 1
 12.04.17



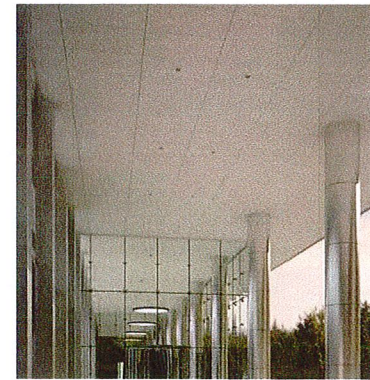
COMPOSITE METAL PANEL



COMPOSITE METAL WALL PANEL
 ALUCOBOND OR EQUAL
 'CASTLE GREY'



2X4 ALUMINUM STOREFRONT SYSTEM
 US ALUMINUM OR EQUAL
 DARK BRONZE ANODIZED FINISH



METAL CEILING TILE EXTERIOR CEILING
 USG OR EQUAL
 'METALLIC OYSTER' (SHOWN)



COMPOSITE METAL PANEL



GREENHOUSE GLAZED / SCREEN WALL



GREENHOUSE GLAZED / SCREEN WALL

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MATERIALS, COLORS
 ARCHITECT IMAGERY

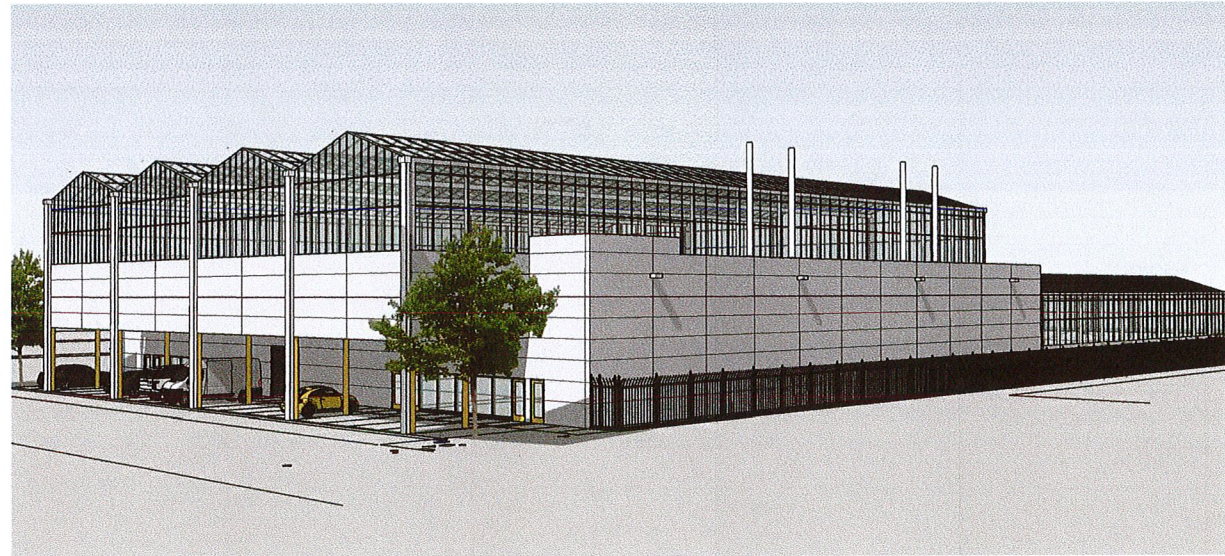
A-601

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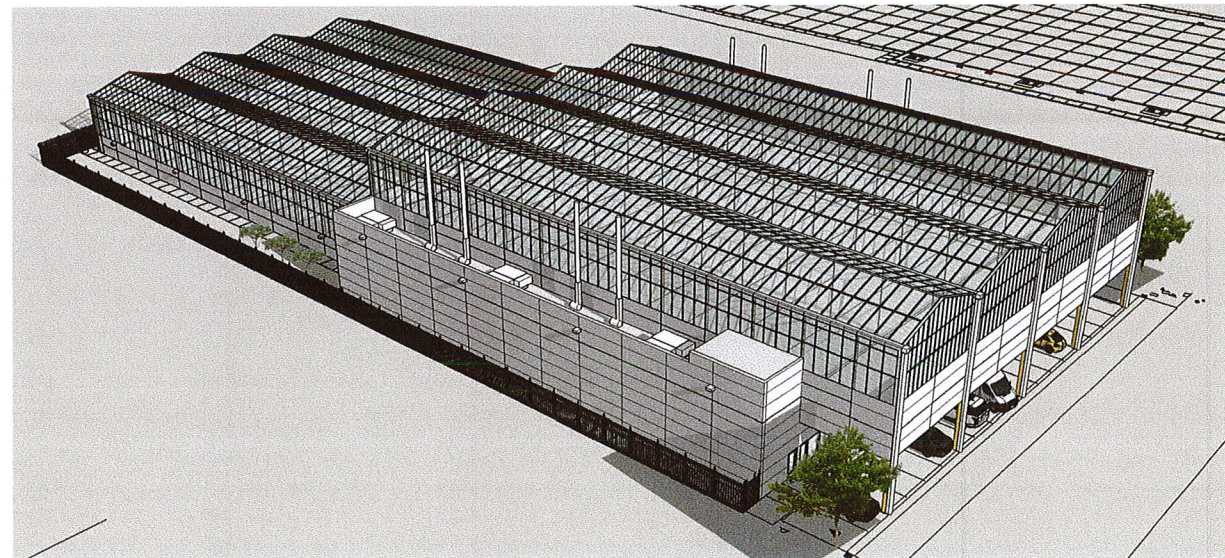
DESIGN REVIEW 1
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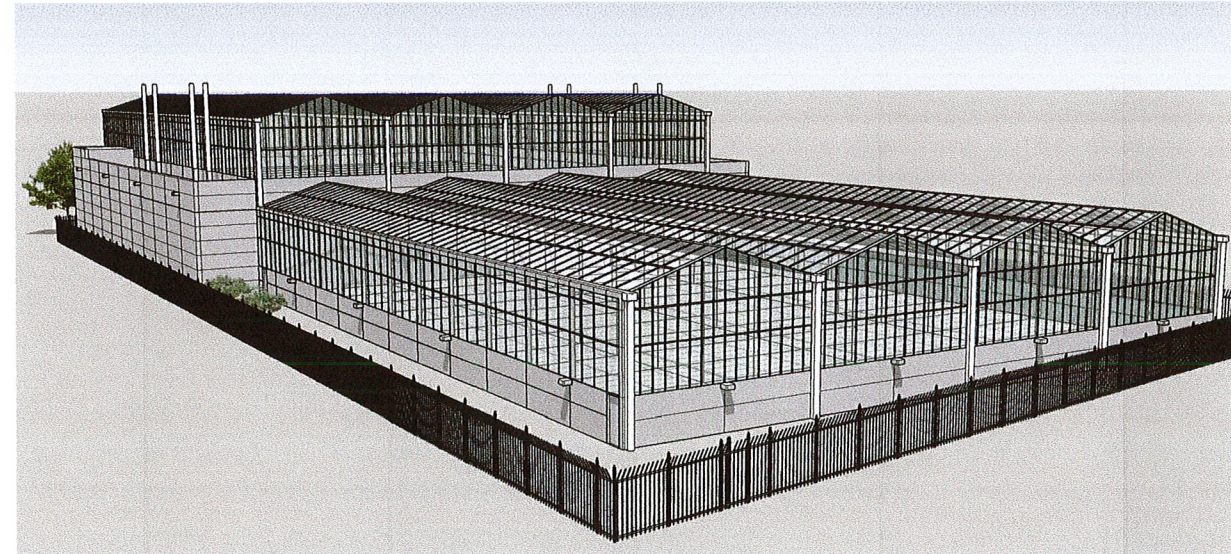
VIEW LOOKING SOUTHEAST



FRONT FACADE



AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NORTHWEST

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RENDERINGS
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