

EXHIBIT C.2

STANDARD CONDITIONS OF APPROVAL / MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Condition of Approval / Mitigation Monitoring and Reporting Program (SCA/MMRP) was formulated based on the findings of the Environmental Impact Report (EIR) prepared for the California College of the Arts Oakland Campus Redevelopment Project in the city of Oakland. This SCA/MMRP is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”

The SCA/MMRP table below lists the applicable Standard Conditions of Approval (SCAs) and mitigation measures identified in the California College of the Arts Oakland Campus Redevelopment Project EIR as necessary to mitigate potentially significant impacts. Each mitigation measure is notated by its relevant environmental topic within the EIR. For example, Mitigation Measure HIST-1a is the first mitigation measure identified by the EIR in Section B, Cultural and Historic Resources.

The first column of the SCA/MMRP table identifies the Standard Condition of Approval and/or Mitigation Measure. The second column identifies implementation action and responsibility, the third column identifies the monitoring schedule or timing, and the fourth column names the party responsible for monitoring and the required monitoring action. The fifth column provides a place to record compliance with monitor dates and initials. These last columns will be used by the City to ensure that individual mitigation measures are monitored.

STANDARD CONDITIONS OF APPROVAL / MITIGATION MONITORING AND REPORTING PROGRAM

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
A. Land Use				
<i>Implementation of the project would not result in any significant land use impacts.</i>				
B. Cultural and Historic Resources				
<p><u>Mitigation Measure HIST-1a</u>: A rehabilitation plan for Macky Hall, the Carriage House, and the Broadway Wall and Stairs shall be prepared, and shall include narrative descriptions, plans, elevations, and section drawings, as needed, of each resource. The rehabilitation plan shall be consistent with the standards outlined in the following documents:</p> <ul style="list-style-type: none"> ▪ The <i>Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings</i>, with specific reference to the <i>Secretary of the Interior's Standards for Rehabilitation</i>. ▪ The City of Oakland's 1994 <i>Historic Preservation Element of the Oakland General Plan</i>. <p>The rehabilitation plan shall be prepared by a qualified consultant who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture. It shall be submitted for review and approval by the Director of the Planning & Building Department or their designee, prior to issuance of any demolition or construction-related site permit, whichever occurs first.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Have a qualified consultant who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture create a rehabilitation plan for Macky Hall, the Carriage House, and the Broadway Wall and Stairs. • Submit the rehabilitation plan to the City for review and approval. 	<p>Prior to issuance of any demolition or construction-related site permit, whichever comes first</p>	<p>Planning & Building Department</p>	
<p><u>Mitigation Measure HIST-1b</u>: A relocation plan for the Carriage House shall be prepared that shall include narrative descriptions, plans, elevation, and section drawings, as needed, of the Carriage House. The plan shall define procedures for protection of the historic buildings during relocation, relocation methods, and procedures for repair to inadvertent damage caused during the relocation process. The relocation plan shall</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Have a qualified consultant who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture prepare a 	<p>Prior to issuance of any demolition or construction-related site permit</p>	<p>Planning & Building Department</p>	

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<p>be consistent with the standards outlined in the following documents:</p> <ul style="list-style-type: none"> ▪ The <i>Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings</i>, with specific reference to the <i>Secretary of the Interior’s Standards for Rehabilitation</i>. ▪ City of Oakland’s 1994 <i>Historic Preservation Element of the Oakland General Plan</i>. <p>The relocation plan shall be prepared by a qualified consultant who meets the Secretary of the Interior’s Professional Qualification Standards for Historic Architecture. It shall be submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any construction-related site permit.</p>	<p>relocation plan for the Carriage House.</p> <ul style="list-style-type: none"> • Submit the relocation plan to the City for review and approval. 			
<p>Mitigation Measure HIST-1c: Historic American Landscape Survey (HALS)-Type Documentation of Treadwell Estate landscape features—Eucalyptus Row, Carnegie Bricks, and Sequoia trees. To reduce the impact on historical resources, prior to issuance of any demolition, grading, or construction permits for the site, the Project Sponsor shall retain a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History to prepare written and photographic documentation of the Treadwell Estate landscape features.</p> <p>The documentation for the Treadwell Estate landscape features shall be prepared based on the National Park Service’s Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/Historic American Landscape Survey (HALS) Guidelines. The documentation shall include the following:</p> <ul style="list-style-type: none"> ▪ Drawings: An existing conditions sketch site plan shall be produced depicting the current configuration 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Retain a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History to prepare written and photographic documentation of the Treadwell Estate landscape features 	<p>Prior to issuance of any demolition, grading, or construction permits for the site</p>	<p>Planning & Building Department</p>	

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<p>and spatial relationships of the contributing Treadwell Estate buildings and landscape features, including the locations of the two contributing sequoia trees removed in 2019. The existing conditions site plan shall be prepared by a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Historic Landscape Architecture or Historic Architecture, and be reviewed by the professional retained to prepare the written history.</p> <ul style="list-style-type: none"> ▪ Photographs: Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service’s National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include: <ul style="list-style-type: none"> ▪ Overall views of each landscape feature from multiple vantage points; ▪ Detail views of landscape features as relevant (i.e., typical stamped lettering on Carnegie bricks, etc.); and ▪ Contextual views of the landscape features in relationship to the site and Treadwell Estate buildings (Macky Hall and Carriage House). <p>All views shall be referenced on a photographic key. This photograph key shall be on a site plan of the property and shall show the photograph number with</p>				

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<p>an arrow indicating the direction of the view. Historical photographs shall also be collected, reproduced, and included in the dataset.</p> <ul style="list-style-type: none"> ▪ Written History: A historical report shall be prepared, providing a property description, including locations and historic photographs, as available of Treadwell Estate era landscape features, and summarizing the history of the Treadwell Estate and its historical significance. Photographs and descriptions should include Treadwell Hall, the Carriage House, the Broadway Wall and Stairs, a sample of the Carnegie bricks, and the sequoia trees. Documentation shall adhere to National Park Service standards for “short form” HALS documentation (updated July 2018). The documentation shall be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History, and submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Copies of the photographs and report, with existing conditions site plan, shall be given to the Oakland Planning Department and Oakland Cultural Heritage Survey, and to publicly accessible repositories including the Oakland Public Library, Bancroft Library at the University of California, Berkeley, the California Historical Society, and CCA Library Special Collections, which are invested in archiving the history of Oakland and CCA. This measure would create a collection of reference materials that would be available to the public and inform future research. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Retain a professional who meets the Secretary of the Interior’s Professional Qualifications 	<p>Prior to issuance of any demolition, grading, or construction permits for the site</p>	<p>Planning & Building Department</p>	

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<p>Professional Qualifications Standards for History or Architectural History to prepare written and photographic documentation of the California Register- and National Register-eligible CCAC API, inclusive of contributing buildings and landscape features. It should be noted that Mitigation Measure HIST-2a addresses impacts to the CCAC API, whereas Mitigation Measure HIST-1a addresses impacts to the Treadwell Estate-era landscape features; therefore, the focus of this documentation is on the site, buildings, and landscape features that contribute to the CCAC API within its period of significance.</p> <p>The documentation for the CCAC API shall be prepared based on the National Park Service’s Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/Historic American Landscape Survey (HALS) Historical Report Guidelines. The documentation shall include the following:</p> <ul style="list-style-type: none"> ▪ Drawings: Efforts should be made to locate original drawings and/or site plans of the district during its period of significance. If located, these drawings should be photographed or scanned at high resolution, reproduced, and included in the dataset. In addition, an existing conditions site plan shall be produced depicting the current configuration and spatial relationships of the contributing buildings and landscape features. The existing conditions site plan shall be prepared by a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Architecture or Historic Architecture and be reviewed by the professional retained to prepare the written history. ▪ Photographs: Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service’s 	<p>Standards for History or Architectural History to prepare written and photographic documentation of the California Register- and National Register-eligible CCAC API, inclusive of contributing buildings and landscape features.</p>			

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<p>National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:</p> <ul style="list-style-type: none"> ▪ Views of each exterior side of the 10 buildings and six landscape features that contribute to the CCAC API; ▪ Oblique views of buildings, landscape features, and vegetation; and ▪ Contextual views. <p>All views shall be referenced on a photographic key. This photograph key shall be on a map of the property and shall show the photograph number with an arrow indicating the direction of the view. Historical photographs shall also be collected, reproduced, and included in the dataset.</p> <ul style="list-style-type: none"> ▪ Written History: A HALS historical report shall be prepared, providing a property description and summarizing the history of the district and its historical significance, and briefly describe each contributing building and landscape feature. Documentation shall adhere to National Park Service standards for “short form” HABS/HALS documentation and shall include the 2019 Historic Resource Evaluation report as an appendix. <p>The documentation shall be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History and submitted for review and approval by the Director of the Planning & Building Department or</p>				

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<p>their designee prior to issuance of any demolition, grading, or construction permits for the site. Copies of the photographs, drawings, and report shall be given to the Oakland Planning Department and Oakland Cultural Heritage Survey (OCHS), and to publicly accessible repositories including the Oakland Public Library, Bancroft Library at the University of California, Berkeley, the California Historical Society, and CCA Library Special Collections, which are invested in archiving the history of Oakland and the CCA. This measure would create a collection of reference materials that would be available to the public and inform future research.</p>				
<p><u>Mitigation Measure HIST-2b: Commemoration and Public Interpretation.</u> The Project Sponsor shall prepare a permanent exhibit/display, in coordination with an experienced interpretation/exhibit designer, of the history of the CCA, including but not limited to historic and current condition photographs, interpretive text, drawings, and interactive media. The interpretive display will be placed in a suitable publicly accessible space(s) at the project site in Oakland.</p> <p>Design sketches, exhibit text, and narrative descriptions shall be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History and submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Planning & Building Department staff shall inspect the installed interpretive display to confirm its adherence to mitigation measure requirements prior to issuance of a Certificate of Occupancy.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Prepare a permanent exhibit/display, in coordination with an experienced interpretation/exhibit designer, of the history of the CCA, including but not limited to historic and current condition photographs, interpretive text, drawings, and interactive media. • Design sketches, exhibit text, and narrative descriptions shall be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural 	<p>Prior to issuance of a Certificate of Occupancy</p>	<p>Planning & Building Department:</p> <ul style="list-style-type: none"> • Inspect the installed interpretive display to confirm its adherence to mitigation measure requirements prior to issuance of a Certificate of Occupancy. 	

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<p><u>Mitigation Measure HIST-2c</u>: Outdoor Art. To reinforce the history of the site as a location for arts education and practice, the Project Sponsor shall establish a permanent outdoor art installation at the project site of comparable dimensions (approximately 20 feet by 20 feet) and visibility to that present at the west façade of Martinez Hall. This mitigation measure is intended to be implemented separately from, and in addition to compliance with City of Oakland Municipal Code Chapter 15.78. Acceptable options may include sculptures, or a large surface featuring temporary installations of large-scale artwork(s) produced by students pursuing studies in art practice at East Bay post-secondary or post-secondary educational institutions, such as the Oakland School for the Arts, the University of California, Berkeley, and California State University, East Bay, or at CCA, now located in San Francisco.</p> <p>Design sketches and narrative descriptions prepared by the artist(s) shall be submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Planning & Building Department staff will review the proposed size and location of the artwork to confirm adherence to this measure. The design and content of the proposed artwork will not be subject to review. Planning & Building Department staff shall inspect the installed artwork to confirm its adherence to mitigation measure requirements prior to issuance of a Certificate of Occupancy.</p>	<p>History and submitted for review and approval</p> <p>Project Applicant:</p> <ul style="list-style-type: none"> Establish a permanent outdoor art installation at the project site of comparable dimensions (approximately 20 feet by 20 feet) and visibility to that present at the west façade of Martinez Hall. 	<p>Design sketches and narrative descriptions prepared by the artist(s) shall be submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site</p>	<p>Planning & Building Department</p>	<p>Planning & Building Department staff shall inspect the installed artwork to confirm its adherence to mitigation measure requirements prior to issuance of a Certificate of Occupancy.</p>
<p><u>Mitigation Measure HIST-2d</u>: Prior to approval of demolition permits, the Project Sponsor shall contribute to the City’s Façade Improvement Program (FIP) in the manner and amounts described below. Funds collected</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Contribute to the City’s Façade Improvement 	<p>Prior to approval of first demolition permits for the project</p>	<p>Economic Workforce & Development Department, Planning & Building Department with final</p>	

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<p>should be reserved for historic resources with (i) historically significant landscapes or (ii) educational functions or (iii) of the architectural styles of the CCAC API (Arts & Crafts, Brutalist, or Third Bay Tradition) for a period of 2 years.</p> <ul style="list-style-type: none"> ▪ By directing that the funds be used in historic resources with (i) historically significant landscapes or (ii) educational functions or (iii) of the architectural styles of the CCAC API (Arts & Crafts, Brutalist, or Third Bay Tradition), the mitigation will have a direct effect on the similar historic resource types in the City of Oakland, which face similar threats of demolition or incompatible alteration and will require oversight by a Planner familiar with Historic Preservation. The mitigation measure is devised to reflect this and provide more specificity regarding the process for use of the funds. The amount of the contribution required to be paid by the Project Sponsor under this mitigation measure shall be based on three factors: <ul style="list-style-type: none"> ▪ Total linear feet of public-facing facades (FACTOR A). This recognizes that all portions of the building that can be seen by the public have the potential to communicate the historical significance of the building. Larger buildings, corner buildings, locations within a park, all dictate how much of the historic resource is visible to the public and provides a public benefit. Identification of the public-facing facades is consistent with the past application of FIP contribution mitigation measures. This mitigation measure defines public facing façade to include all portions of the building facades visible to the public to account for buildings that may be visible, but not fronting a street. ▪ Bureau of Building Construction Valuation fee schedule (FACTOR B). The Bureau of Building Construction Valuation fee schedule (PBD Rate) is used by the City to determine the cost of permits for building construction. It is regularly updated, is 	Program.		oversight and approval by a Planner familiar with Historic Preservation	

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<p>routinely applied for permitting, and is commonly referenced. Incorporation of this schedule into the FIP contribution calculation ties the mitigation for demolition of the building to a factor representing a portion of the building’s replacement cost. While the loss of a historic resource cannot be fully captured in this assessment because many materials and historical connections cannot be replicated, it does provide a way to quantify that loss through application of a fee schedule that takes into consideration the historical use, construction type, and location of the historical resource. This fee schedule is also regularly updated to account for inflation and other changes in building construction valuation and therefore represents a current basis for the calculation.</p> <ul style="list-style-type: none"> ▪ Historical Status multiplier (FACTOR C). For the purposes of CEQA, the City considers buildings listed in, or eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources, as well as buildings that qualify for “A” or “B” status on the Oakland Cultural Heritage Survey, or that are contributors to an Area of Primary Importance (API) as historic resources. Impacts that would cause a substantial adverse change in the significance of a historic resource would be considered significant and would require mitigation such as application of this mitigation measure. Because some buildings may qualify as CEQA historic resources both as individuals and as contributors to a historic district or API, Factor C, as shown in Table V.B-3, allows for application of a base multiplier as well as additional multipliers to account for these multiple CEQA triggers. 				

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TABLE V.B-3 FACTOR C DETERMINATION FOR PROPOSED DEMOLITION OF CEQA RESOURCES

First Factor	Other Additional Factors for Contributing Buildings		Factor C Total
CEQA Resource	NR/CR/Local (A or B)	Local (C or D)/ASI	
2.00	0.25	0.15	Sum of all Applicable Valuations

Source: Page & Turnbull, 2019.

For the project, this amounts to a sum of the above calculation for each impacted CEQA historic resource:

- The total linear feet of public facing facade for the impacted building (Factor A).
- Multiplied by the PBD Rate (Factor B).
- Multiplied by 2 for being a contributor to an API (Base Factor).
- Multiplied by 0.25 for each building designated as an individual Historical Resource under CEQA (Additional Factor, if applicable).

For purposes of this mitigation, the total length of public facing facades and the associated calculation of FIP contribution is shown in Table V.B-4.

TABLE V.B-4 FAÇADE IMPROVEMENT PROGRAM (FIP) MITIGATION CALCULATIONS

Building	Factor A				Factor B	Factor C	FIP Contribution	
	Public Facing Façade Linear Dimensions ^a							
	North	East	South	West	Total	CEQA Multiplier		
Macky Hall ^a								
Carriage House ^a								
Broadway Wall ^a								
Eucalyptus Row ^{a+}					0	\$ 0	2.00	\$ 103,680
Founders Hall	134	50			184	\$ 52,992	2.25	\$ 119,232
Martinez Hall			100	100	200	\$ 28,800	2.25	\$ 64,800
Martinez Annex			61	61	122	\$ 17,568	2.00	\$ 35,136
Treadwell Ceramic Arts			55	100	155	\$ 44,640	2.25	\$ 100,440
Building B			76	76	152	\$ 21,888	2.00	\$ 43,776
Ralls Studio	75				75	\$ 38,880	2.00	\$ 77,760
Facilities	25		45	70	140	\$ 20,160	2.00	\$ 40,320
Shaklee	120	76			196	\$ 56,448	2.00	\$ 112,896
Simpson	28		28	82	138	\$ 39,744	2.25	\$ 89,424
Inwin Student Center		166	118	166	450	\$ 129,600	2.00	\$ 259,200
Total								\$942,984

Assumes relatively planar facades, measurements taken from Google Earth.
 17.04.090 Valuation based on current PBD Construction Valuation fee schedule.
^aContributor to Treadwell API.
⁺Landscape Element, not subject to façade calculation.
 Source: City of Oakland, 2023.

The FIP contribution required hereunder shall be payable

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<p>upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades for historic resources with (i) historically significant landscapes or (ii) educational functions or (iii) of the architectural styles of the CCAC API (Arts & Crafts, Brutalist, or Third Bay Tradition) with oversight by a Planner familiar with Historic Preservation for a 2-year period. After that time, all remaining funds shall be eligible for citywide FIP expenditures. All rehabilitation efforts or façade improvements under the FIP shall be undertaken using the <i>Secretary of the Interior’s Standards for the Treatment of Historic Properties</i>. Daily administration of the FIP shall be overseen by Economic Workforce and Development, with final oversight and approval by a Planner familiar with Historic Preservation.</p> <p>In addition to the described Mitigation Measures, SCA-HIST-3, Property Relocation (#39) should be implemented as described above to provide the opportunity for relocation of contributing buildings in the CCAC API. Although implementation of Mitigation Measures HIST-2a, HIST-2b, HIST-2c, HIST-2d, and SCA-HIST-3 would reduce the level of impact to historical resources as a result of the project, this impact cannot be mitigated to a less-than-significant level, and the impact after mitigation would remain significant and unavoidable.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Hire a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for Architectural History to prepare written and photographic documentation of the 	<p>Prior to issuance of any demolition, grading, or construction permits for the site</p>	<p>Planning & Building Department</p>	

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<p>individually eligible CCA buildings, whereas the HALS-type HIST-2a addresses impacts to the CCAC API; therefore, the focus of this HABS-type documentation is of the four individual buildings, rather than the overall site and landscape.</p> <p>The documentation for each individually eligible property shall be prepared based on the National Park Service’s Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/Historic American Landscape Survey (HALS) Historical Report Guidelines. The documentation shall include the following:</p> <ul style="list-style-type: none"> ▪ Drawings: Efforts should be made to locate original construction drawings or plans of each individually eligible building during their period of significance. If located, these drawings should be photographed or scanned at high resolution, reproduced, and included in the dataset. If construction drawings or plans cannot be located, as-built drawings shall be produced of the four individually eligible buildings proposed for demolition. The as-built drawings shall be prepared by a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Architecture or Historic Architecture and be reviewed by the professional retained to prepare the written history. ▪ Photographs: Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service’s National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels 	<p>four buildings found eligible for listening in the California Register under Criterion 3, Architecture (Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio).</p>			

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<p>per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:</p> <ul style="list-style-type: none"> ▪ Views of each side of each building and interior views, where possible; ▪ Oblique views of buildings; ▪ Detail views of character-defining features; and ▪ Contextual views. <p>All views shall be referenced on a photographic key. This photograph key shall be on a map of the property and shall show the photograph number with an arrow indicating the direction of the view. Historical photographs shall also be collected, reproduced, and included in the dataset.</p> <ul style="list-style-type: none"> ▪ Written History: A historical report shall be prepared for each of the four buildings, summarizing the history of the buildings, property description, and historical significance. Documentation shall adhere to National Park Service standards for “outline form” HABS documentation. <p>The documentation shall be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History and submitted for review and approval by the Director of the Planning & Building Department or their designee prior to issuance of any demolition, grading, or construction permits for the site. Copies of the drawings, photographs, and report for each of the four individually eligible buildings shall be given to the Oakland Planning Department and Oakland Cultural Heritage Survey (OCHS), and to publicly-accessible repositories such as the Oakland Public Library, Bancroft Library at the University of California, Berkeley, the California Historical Society, and CCA Library Special Collections, which are invested in archiving the history of Oakland and the CCA.</p>				

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<p>This measure would create a collection of reference materials that would be available to the public and inform future research.</p>				
<p><u>Mitigation Measure HIST-4</u>: Implement Mitigation Measure HIST-2d.</p>				
<p>SCA-HIST-1: Archaeological and Paleontological Resources – Discovery During Construction (#36) <u>Requirement</u>: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</p> <p>In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Adhere to conditions and standards regarding the discovery of historic or prehistoric subsurface cultural resources and paleontological resources; avoidance measures. In the event of data recovery of archaeological resources, submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for City review and Approval. Implement the ARDTP. In the event of excavation of paleontological resources, submit an excavation plan prepared by a qualified paleontologist for review and approval 	<p>Ongoing throughout all demolition and construction activities</p>	<p>Planning & Building Department:</p> <ul style="list-style-type: none"> Verify qualifications of as-needed consulting archeologist and/or paleontologist. Review and approve the ATDTP if one is required under conditions of the SCA. 	

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<p>scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p> <p>In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.</p>	<p>by the City. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist.</p>			
<p>SCA-HIST-2: Human Remains – Discovery During Construction (#38) 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</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Instruct site personnel on human remains discovery protocol. Halt work immediately and notify appropriate agencies and organizations if human remains are found. Adhere to conditions 	<p>Ongoing throughout all construction activities</p>	<p>Planning & Building Department:</p> <ul style="list-style-type: none"> Notify the NAHC if Native American remains are discovered. If human remains are found to be significant, perform a site visit to verify that work has stopped 	

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<p>are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.</p>	<p>regarding avoidance measures, work stop and restart, data recovery, and monitoring.</p> <ul style="list-style-type: none"> Accept financial responsibility for any delays or plan changes that result from the conditions. 		<p>within 50 feet of discovery.</p>	
<p>SCA-HIST-3: Property Relocation (#39) <u>Requirement:</u> Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:</p> <ol style="list-style-type: none"> Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations; Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City; Maintaining the signs and advertising in place for a minimum of 90 days; and Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Post advertisements at the project site (signs/banners) and on Bay Area news media sources (print, audio, or visual) to announce the Kwik Way building availability for a minimum of 90 days. Contact neighborhood associations and other stakeholders about the property relocation. Follow up with each contact at least once if the contact is not reachable the first time. Assign someone to manage and regularly update a log of all efforts made to advertise and facilitate the property 	<p>Prior to approval of construction-related permit</p>	<p>Planning & Building Department:</p> <ul style="list-style-type: none"> Approve news media that will be used to advertise property relocation. Review log of all advertising efforts, including photos of large signs or banners, prior to approving any demolition or other activities that will impact the Kwik Way building. Verify that 90 days of advertising efforts will have passed before demolition or other impactful activities are scheduled to occur. Facilitate contact between the applicant and neighborhood associations and other 	

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	relocation and provide to the City. <ul style="list-style-type: none"> Earmark funds for the potential property relocation, consistent with OCHS estimate. Wait at least 90 days after advertising is placed before any demolition occurs. 		interested organizations as needed. OCHS: <ul style="list-style-type: none"> Review the cost to relocate the building. 	
<p>SCA-NOI-7: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities (#75) The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage Macky Hall, Carriage House, and retained portion of Broadway Wall and Stairs. The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.</p>	Project Applicant: <ul style="list-style-type: none"> Submit a Vibration Analysis and implement the recommendations during construction. 	Prior to construction	Bureau of Building	
<p>C. Traffic and Transportation</p>				
<p>SCA-TRANS-1: Construction Activity in the Public Right-of-Way (#80) a. Obstruction Permit Required <u>Requirement:</u> The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops. b. Traffic Control Plan Required <u>Requirement:</u> In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit.</p>	a. Project Applicant: <ul style="list-style-type: none"> Obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way b. Project Applicant:	a. Prior to approval of any construction-related permit b. Prior to obtaining an obstruction permit and on-going throughout construction activities c. If no further damage/	a. Planning & Building Department and Public Works Department, Transportation Services Division: <ul style="list-style-type: none"> Review and approve obstruction permit application. b. Planning &	

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<p>The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.</p> <p>c. Repair of City Streets <u>Requirement:</u> The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.</p>	<ul style="list-style-type: none"> • Submit a Traffic Control Plan and submit evidence of City approval of such plan to be implemented during construction <p>c. Project Applicant:</p> <ul style="list-style-type: none"> • Shall repair any damage to the public right-of-way caused by project construction within one week of the occurrence of the damage. All damage that is a threat to public health of safety shall be repaired immediately. 	<p>excessive wear is expected, within one week of the occurrence of the damage (or excessive wear) and prior to final building permit.</p> <p>If further damage/excessive wear may continue, prior to approval of the final inspection of the construction-related permit.</p>	<p>Building Department and Public Works Department, Transportation Services Division:</p> <ul style="list-style-type: none"> • Review and approve the Traffic Control Plan. • Verify project compliance with the Plan during construction. <p>c. Planning & Building Department and Public Works Department, Transportation Services Division:</p> <ul style="list-style-type: none"> • Review and approve obstruction permit application. • Verify whether damage or excessive wear to public right-of-way has occurred during construction. If so, verify adequate repair is or 	

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<p>SCA-TRANS-2: Bicycle Parking (#81) Prior to issuance of a demolition, grading, or building permit. <u>Requirement:</u> The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Consult Chapter 17.118 of the Oakland Planning Code to determine the required level of bike parking for the project. Illustrate the required amount of bicycle parking in drawings with the plan submittal. 	<p>Prior to approval of construction-related permit</p>	<p>Planning & Building Department:</p> <ul style="list-style-type: none"> Verify project compliance with City of Oakland Bicycle Parking Requirements prior to issuing construction-related permit. 	<p>replacement by the project applicant.</p>
<p>SCA-TRANS-3: Transportation Improvements (#82) Prior to issuance of a demolition, grading, or building permit. <u>Requirement:</u> The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Review for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, transportation demand management measures, and transit, pedestrian, and bicyclist amenities). The project applicant is responsible for funding and installing the improvements and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. 	<p>Prior to final building permit final</p>	<p>Planning & Building Department and Public Works Department, Transportation Services Division:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. If intersection improvements will occur, verify that the applicant will be using the latest City standards and ADA standards. 	

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<p>designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:</p> <ul style="list-style-type: none"> a. 2070L Type Controller with cabinet accessory b. GPS communication (clock) c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) d. Countdown pedestrian head module switch out e. City Standard ADA wheelchair ramps f. Video detection on existing (or new, if required) g. Mast arm poles, full activation (where applicable) h. Polara Push buttons (full activation) i. Bicycle detection (full activation) j. Pull boxes k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum l. Conduit replacement contingency m. Fiber switch n. PTZ camera (where applicable) o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor p. Signal timing plans for the signals in the coordination group q. Bi-directional curb ramps (where feasible, and if project is on a street corner) r. Upgrade ramps on receiving curb (where feasible, and if project is on a street corner) 	<p>a. Project Applicant:</p> <ul style="list-style-type: none"> • Draft and submit a TDM Plan that is 	<p>a. Prior to approval of planning application b. Prior to building</p>	<p>a. Planning & Building Department and Public Works Department,</p>	
<p>SCA-TRANS-4: Transportation and Parking Demand Management (#83) a. Transportation and Parking Demand Management</p>				

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<p>(TDM) Plan Required. <i>Prior to approval of planning application.</i></p> <p><u>Requirement:</u> The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p> <p>i. The goals of the TDM Plan shall be the following:</p> <ul style="list-style-type: none"> • Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable. • Achieve the following project vehicle trip reductions (VTR): <ul style="list-style-type: none"> ○ Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR ○ Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR • Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. • Enhance the City’s transportation system, consistent with City policies and programs. <p>ii. The TDM Plan should include the following:</p> <ul style="list-style-type: none"> • Baseline existing conditions of parking and curbside regulations within the surrounding neighborhood that could affect the effectiveness of TDM strategies, including inventory of parking spaces and occupancy if applicable. • Proposed TDM strategies to achieve VTR goals (see below). • For employers with 100 or more employees at the subject site, the TDM Plan shall also comply with the requirements of Oakland Municipal Code Chapter 10.68 Employer-Based Trip Reduction Program. • The following TDM strategies must be incorporated into a TDM Plan based on a project location or other characteristics. When required, these mandatory strategies should be identified as a credit toward a project’s VTR. 	<p>consistent with City policies and programs and will achieve the appropriate VTR goal.</p> <ul style="list-style-type: none"> • Draft an ongoing monitoring and enforcement program to implement the Plan. • If applicable, include the topics to be discussed in the TDM annual compliance report in the TDM Plan. <p>b. Project Applicant:</p> <ul style="list-style-type: none"> • Obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project. <p>c. Project Applicant:</p> <ul style="list-style-type: none"> • For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, submit an annual compliance report for the first five years following completion of the project. 	<p>permit final c. Ongoing</p>	<p>Transportation Services Division:</p> <ul style="list-style-type: none"> • Review and approve TDM plan. <p>b. Bureau of Building c. Department of Transportation</p>	

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SCA-TRANS-4 Improvement	Required by code or when...			
Bus boarding bulbs or islands	<ul style="list-style-type: none"> • A bus boarding bulb or island does not already exist, and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb 			
Bus shelter	<ul style="list-style-type: none"> • A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day 			
Concrete bus pad	<ul style="list-style-type: none"> • A bus stop is located along the project frontage and a concrete bus pad does not already exist 			
Curb extensions or bulb-outs	<ul style="list-style-type: none"> • Identified as an improvement within site analysis 			
Implementation of a corridor-level bikeway improvement	<ul style="list-style-type: none"> • A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips 			
Implementation of a corridor-level transit capital improvement	<ul style="list-style-type: none"> • A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and • The project would generate 400 or more peak period transit trips 			
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	<ul style="list-style-type: none"> • Always required 			

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Installation of safety improvements identified in the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.)	<ul style="list-style-type: none"> When improvements are identified in the Pedestrian Master Plan along project frontage or at an adjacent intersection 			
In-street bicycle corral	<ul style="list-style-type: none"> A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages. 			
Intersection improvements	<ul style="list-style-type: none"> Identified as an improvement within site analysis 			
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	<ul style="list-style-type: none"> Always required 			
No monthly permits and establish minimum price floor for public parking	<ul style="list-style-type: none"> If proposed parking ratio exceeds 1:1000 square feet (commercial) 			
Parking garage is designed with retrofit capability	<ul style="list-style-type: none"> Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 square feet (commercial) 			
Parking space reserved for car share	<ul style="list-style-type: none"> If a project is providing parking and a project is located within downtown. One car share space reserved for buildings between 50 – 200 units, then one car share space per 200 units. 			
Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	<ul style="list-style-type: none"> Typically required 			
Pedestrian crossing improvements	<ul style="list-style-type: none"> Identified as an improvement within site analysis 			
Pedestrian-supportive signal changes	<ul style="list-style-type: none"> Identified as an improvement within operations analysis 			
Real-time transit information system	<ul style="list-style-type: none"> A project frontage block includes a bus stop or BART station and is 			

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	along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better			
Relocating bus stops to far side	<ul style="list-style-type: none"> A project is located within 0.10 miles of any active bus stop that is currently near-side 			
Signal upgrades	<ul style="list-style-type: none"> Project size exceeds 100 residential units, 80,000 square feet of retail, or 100,000 square feet of commercial; and Project frontage abuts an intersection with signal infrastructure older than 15 years 			
Transit queue jumps	<ul style="list-style-type: none"> Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better 			
Trenching and placement of conduit for providing traffic signal interconnect	<ul style="list-style-type: none"> Project size exceeds 100 units, 80,000 sf. of retail, or 100,000 sf. of commercial; and Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and A major transit improvement is identified within operations analysis requiring traffic signal interconnect 			
Unbundled parking	<ul style="list-style-type: none"> If proposed parking ratio exceeds 1:1.25 (residential) 			

- iii. Other TDM strategies to consider include, but are not limited to, the following:
- Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement.

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<ul style="list-style-type: none"> ▪ Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. ▪ Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project. ▪ Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan, the Master Street Tree List and Tree Planting Guidelines (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 any applicable streetscape plan. ▪ Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. ▪ Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). ▪ Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. ▪ Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 				

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<p>3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3).</p> <ul style="list-style-type: none"> ▪ Guaranteed ride home program for employees, either through 511.org or through separate program. ▪ Pre-tax commuter benefits (commuter checks) for employees. ▪ Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. ▪ On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. ▪ Distribution of information concerning alternative transportation options. ▪ Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. ▪ Parking management strategies including attendant/valet parking and shared parking spaces. ▪ Requiring tenants to provide opportunities and the ability to work off-site. ▪ Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). ▪ Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually 				

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<p>determined work hours.</p> <p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report. <u>When Required:</u> Prior to approval of planning application. <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> N/A</p> <p>b. TDM Implementation – Physical Improvements <i>Prior to building permit final.</i> <u>Requirement:</u> For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project. <u>When Required:</u> Prior to building permit final <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>c. TDM Implementation – Operational Strategies. <i>On-Going.</i> <u>Requirement:</u> For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports</p>				

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<p>indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved. <u>When Required:</u> Ongoing <u>Initial Approval:</u> Department of Transportation <u>Monitoring/Inspection:</u> Department of Transportation</p>				
<p>SCA-TRANS-5: Transportation Impact Fee (#85) <i>Prior to issuance of building permit.</i> <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code). <u>When Required:</u> Prior to issuance of building permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> N/A</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with requirements of the City of Oakland Transportation Impact Fee Ordinance 	<p>Prior to issuance of building permit</p>	<p>Bureau of Building</p>	
<p>SCA-TRANS-6: Plug-In Electric Vehicle (PEV) Charging Infrastructure (#86) <i>Prior to issuance of building permit.</i> a. PEV-Ready Parking Spaces <u>Requirement:</u> 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. b. PEV-Capable Parking Spaces <u>Requirement:</u> 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</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit plans that show inaccessible PEV parking spaces and accessible EV parking spaces. 	<p>Prior to issuance of building permit</p>	<p>Bureau of Building</p>	

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<p>shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.</p> <p>c. ADA-Accessible Spaces <u>Requirement:</u> The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s). <u>When Required:</u> Prior to Issuance of Building Permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>D. Air Quality</p>				
<p>SCA-AIR-1: Dust Controls – Construction Related (#20) <u>Requirement:</u> The project applicant shall implement all of the following applicable dust control measures during construction of the project:</p> <ol style="list-style-type: none"> a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible. b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d) Limit vehicle speeds on unpaved roads to 15 miles per hour. e) All excavation, grading, and/or demolition activities (if any) shall be suspended when average wind speeds 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Require construction contractor to implement all applicable dust and air pollution control measures in SCA-AIR-1. 	<p>Ongoing</p>	<p>Bureau of Building:</p> <ul style="list-style-type: none"> • Verify that a designated dust control coordinator is on-call during construction periods. • Make regular site visits to verify dust control measures and equipment and vehicle operation protocols are being implemented and followed. • Ensure all other measures in the SCA are implemented as applicable. 	

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<p>exceed 20 mph.</p> <p>f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>g) Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</p> <p>h) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p>				
<p><u>When Required:</u> During construction</p>				
<p><u>Initial Approval:</u> N/A</p>				
<p><u>Monitoring/Inspection:</u> Bureau of Building</p>		During construction	Bureau of Building	
<p>Enhanced Controls</p>				
<p>i) Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.</p> <p>j) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than 10 days. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p> <p>k) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>l) When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity.</p> <p>m) Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air</p>				

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<p>Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p> <p>n) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>o) Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.</p> <p>p) Plant vegetation in areas designated for landscaping as soon as possible and water appropriately until vegetation is established.</p> <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Implement applicable basic and enhanced control measures for criteria air pollutants during construction. 	<p>Ongoing during construction</p>	<p>Bureau of Building</p>	
<p>SCA-AIR-2: Criteria Air Pollutant Controls – Construction and Operation Related (#21) <u>Requirement:</u> The project applicant shall implement all of the following applicable basic and enhanced control measures for criteria air pollutants during construction of the project as applicable:</p> <p>a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.</p> <p>b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operations must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).</p>				

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<p>c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at construction site and be available for review by the City and the Bay Area Air Quality District as needed.</p> <p>d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.</p> <p>e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.</p> <p>f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.</p>				
<p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>ENHANCED CONTROLS: All “Basic” controls listed above plus the following controls if the project involves: g) Criteria Air Pollutant Reduction Measures <u>Requirement:</u> Project applicants proposing projects that exceed BAAQMD screening levels (as amended to specify projects that include extensive demolition i.e., demolition greater than 100,000 square feet of building space) shall retain a qualified air quality consultant to prepare a project-level criteria air pollutant assessment</p>	<p>Project Applicant: Projects that exceed 100,000 square feet or BAAQMD screening levels shall retain a qualified air quality consultant to</p>		<p>Prior to issuance of construction and building related permits</p>	<p>Planning & Building Department and the Air District if specifically requested</p>

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<p>of construction and operational emissions at the time the project is proposed. The project-level assessment shall either include a comparison of the project with other similar projects where a quantitative analysis has been conducted or shall provide a project-specific criteria air pollutant analysis to determine whether the project exceeds the City’s criteria air pollutant thresholds.</p> <p>In the event that a project-specific analysis finds that the project could result in criteria air pollutant emissions that exceed City significance thresholds (54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10), the project applicant shall identify criteria air pollutant reduction measures to reduce the project's average daily emissions below these thresholds. The following emission reduction measures shall be implemented to the degree necessary to reduce emissions to levels below the significance thresholds. Additional measures shall be implemented if necessary. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.</p> <p><i>i. Clean Construction Equipment</i></p> <p>a) Where access to grid-powered electricity is reasonably available, portable diesel engines shall be prohibited and electric engines shall be used for concrete/industrial saws, sweepers/scrubbers, aerial lifts, welders, air compressors, fixed cranes, forklifts, cement and mortar mixers, pressure washers, and pumps.</p> <p>b) Diesel off-road equipment shall have engines that meet the Tier 4 Final off-road emission standards, as certified by CARB, as required to reduce the emissions to less than the thresholds of significance shown in Table 2-1 of BAAQMD CEQA Guidelines</p>	<p>prepare a project-level criteria air pollutant assessment of construction and operational emissions at the time the project is proposed.</p> <p>If the analysis finds that the project could result in criteria air pollutant emissions that exceed City significance thresholds, identify criteria air pollutant reduction measures to reduce the project's average daily emissions below these thresholds.</p> <p>Submit quantified and identified reduction measures to the City (and the Air District if specifically requested) for review and approval.</p>			

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<p>(BAAQMD 2017b). This requirement shall be verified through submittal of an equipment inventory that includes the following information: (1) type of equipment; (2) engine year and age; (3) number of years since rebuild of engine (if applicable); (4) type of fuel used; (5) engine HP; (6) engine certification (tier rating); (7) verified diesel emission control strategy (VDECS) information if applicable, and other related equipment data. A Certification Statement is also required to be made by the Contractor as documentation of compliance and for future review by the air district as necessary. The Certification Statement must state that the Contractor agrees to comply and acknowledges that a violation of this requirement shall constitute a material breach of contract.</p> <p>c) Any other best available technology that reduces emissions offered at the time that future projects are reviewed may be included in the construction emissions minimization plan (e.g. alternative fuel sources, etc.).</p> <p>d) Exceptions to requirements a), b), and c) above may be granted if the project sponsor has submitted information providing evidence that meeting the requirement (1) is technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, or (3) there is a compelling emergency need to use equipment that do not meet the engine standards and the sponsor has submitted documentation that the requirements of this exception provision apply. In seeking an exception, the project sponsor shall demonstrate that the project will use the cleanest piece of construction equipment available and feasible and strive to meet a performance standard of average construction emissions of ROG, NOx, PM2.5 below 54 lbs/day, and PM10 emissions below 82 lbs/day.</p>				
<p>ii. <i>Super-Compliant VOC Architectural Coatings during</i></p>				

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<p><i>Construction</i></p>	<p>The Project sponsor shall use super-compliant VOC architectural coatings during construction for all interior and exterior spaces and shall include this requirement on plans submitted for review by the City’s building official. “Super-Compliant” refers to paints that meet the more stringent regulatory limits in South Coast Air Quality Management District rule 1113 which requires a limit of 10 grams VOC per liter.</p>	<p>iii. <i>Use Low and Super-Compliant VOC Architectural Coatings in Maintaining Buildings</i></p>	<p>Subsequent projects shall use super-compliant VOC architectural coatings in maintaining buildings. “Super-Compliant” refers to paints that meet the more stringent regulatory limits in South Coast Air Quality Management District rule 1113, which requires a limit of 10 grams VOC per liter.</p>	<p>iv. <i>Promote Use of Green Consumer Products</i></p>	<p>To reduce ROG emissions associated with the Project, the Project Sponsor and/or future developer(s) shall provide education for residential tenants concerning green consumer products. The Project sponsor and/or future developer(s) shall develop electronic correspondence to be distributed by email annually and upon any new lease signing to residential tenants of each building on the Project site that encourages the purchase of consumer products that generate lower than typical VOC emissions. The correspondence shall encourage environmentally preferable purchasing.</p>	<p>v. <i>Best Available Control Technology for Projects with Diesel Backup Generators and Fire Pumps</i></p>	<p>The Project sponsor shall implement the following measures. These features shall be submitted to the City for review and approval and be included on the Project drawings submitted for the construction-</p>	

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<p>related permit or on other documentation submitted to the City:</p> <p>a) Pursuant to SCA 24, non-diesel fueled generators shall be installed to replace diesel- fueled generators if feasible. Alternative fuels used in generators, such as biodiesel, renewable diesel, natural gas, or other biofuels or other nondiesel emergency power systems, must be demonstrated to reduce criteria pollutant emissions compared to diesel fuel.</p> <p>b) Pursuant to SCA 24, all new diesel backup generators shall have engines that meet or exceed CARB Tier 4 off-road Compression Ignition Engine Standards (title 13, CCR, section 2423). If CARB adopts future emissions standards that exceed the Tier 4 requirement, the emissions standards resulting in the lowest criteria pollutant emissions shall apply.</p> <p>c) All new diesel backup generators shall have an annual maintenance testing limit of 20 hours, subject to any further restrictions as may be imposed by BAAQMD in its permitting process.</p> <p>d) For each new diesel backup generator permit submitted to BAAQMD for the Project, the Project sponsor shall submit the anticipated location and engine specifications to the City for review and approval prior to issuance of a permit for the generator from the City of Oakland Department of Building Inspection. Once operational, all diesel backup generators shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The operator of the facility at which the generator is located shall be required to maintain records of the testing schedule for each diesel backup generator for the life of that diesel backup generator and to provide this information for review to the planning department within three months of requesting such information.</p>				

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<p><i>vi. Electric Vehicle Charging</i> Prior to the issuance of the building’s final certificate of occupancy, the project applicant shall demonstrate that the project is designed to comply with EV requirements in the most recently adopted version of CALGreen Tier 2 at the time of project-specific CEQA review. The installation of all EV charging equipment shall be included on the project drawings submitted for the construction-related permit(s) or on other documentation submitted to the City.</p> <p><i>vii. Additional Operational Emissions Reduction Measures</i> Subsequent projects that do not meet the screening criteria and exceed the applicable criteria air pollutant thresholds of significance shall implement the following additional measures to reduce operational criteria air pollutant emissions:</p> <ul style="list-style-type: none"> a) Prohibit TRUs from operating at loading docks for more than 30 minutes by posting signs at each loading dock presenting this TRU limit. b) All newly constructed loading docks that can accommodate trucks with TRUs shall be equipped with electric vehicle (EV) charging equipment for heavy-duty trucks. This measure does not apply to temporary street parking for loading or unloading. c) Require that all future tenants have a plan to convert their vehicle fleet(s) to zero emission vehicles (ZEVs) no later than 2040. This would be a condition of all leases at the project site. d) Other measures that become available and are shown to effectively reduce criteria air pollutant emissions on site or off site if emission reductions are realized within the air basin. Measures to reduce emissions on site are preferable to off-site emissions reductions. <p>h) Construction Emissions Minimization Plan <u>Requirement:</u> For projects that involve construction activities with average daily emissions exceeding the</p>				

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<p>CEQA thresholds for construction activity, currently 54 pounds per day of ROG, NOx, of PM2.5 or 82 pounds per day of PM10, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures. The Emissions Plan shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <ol style="list-style-type: none"> i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all Verified Diesel Emissions Control Strategies (VDECS), the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. <p><u>When Required:</u> Prior to issuance of a construction related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-AIR-3: Toxic Air Contaminant Controls – Construction Related (#22) a) Particulate Matter Reduction Measures <u>Requirement:</u> The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) and particulate matter less than 2.5 microns in diameter (PM2.5) in exhaust and fugitive emissions from construction activities. The project applicant shall choose</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall 	<p>Prior to approval of construction-related permit and ongoing throughout construction activities</p>	<p>Planning & Building Department, Planning and Zoning Division and Building Services Division:</p> <ul style="list-style-type: none"> • Verify that an appropriate method to achieve an acceptable interior air quality level is implemented. • Verify that the 	

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<p>to implement I or both ii and iii:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB), the Office of Environmental Health and Hazard Assessment, and the Bay Area Air Quality Management District (BAAQMD) to determine the health risk to sensitive receptors exposed to DPM and PM2.5 from exhaust and fugitive emissions from project construction. The HRA shall be based on project-specific construction schedule, equipment, and activity data. Estimated project-level health risks shall be compared to the City’s health risk significance thresholds for projects. 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 the City’s health risk significance thresholds for projects, then DPM and PM2.5 reduction measures are not required. If the HRA concludes that the health risk exceeds the City’s health risk significance thresholds for projects, DPM and PM2.5 reduction measures shall be identified to reduce the health risk to below the City’s health risk significance thresholds as set forth under subsection b below. Identified DPM and PM2.5 reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM and PM2.5 reduction measures shall be implemented during construction.</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project to reduce TAC emissions from construction equipment. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p>	<p>choose one of the Health Risk Measures listed in the SCA and submit to the City for approval.</p>		<p>outdoor areas are shielded or buffered from air pollution sources to the maximum extent feasible.</p>	

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<p>▪ All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.</p> <p>▪ Where access to grid-powered electricity is available, portable diesel engines shall be prohibited and electric engines shall be used for concrete/industrial saws, sweepers/scrubbers, aerial lifts, welders, air compressors, fixed cranes, forklifts, cement and mortar mixers, pressure washers, and pumps. Any other best available technology that reduces emissions offered at the time that future projects are reviewed may be included in the construction emissions minimization plan (e.g., alternative fuel sources, etc.). -and-</p> <p>iii. The project applicant shall implement all enhanced control measures included in SCA-AIR-1: Dust Controls – Construction Related (#20). <u>When Required:</u> Prior to issuance of a construction related permit (i), during construction (ii) <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>b) Construction Emissions Minimization Plan (if required by <i>a</i> above) <u>Requirement:</u> The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested)</p>				

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<p>for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <ul style="list-style-type: none"> 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. <p><u>When Required:</u> Prior to issuance of a construction related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. • Option 1: Retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of 	<p>Prior to issuance of a construction related permit and ongoing throughout construction activities</p>	<p>Planning & Building Department</p>	
<p>SCA-AIR-4: Reduce Exposure to Air Pollution (Toxic Air Contaminants) (#23)</p> <p>a) Health Risk Reduction Measures</p> <p><u>Requirement:</u> The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:</p> <ul style="list-style-type: none"> i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements and in accordance with Bay Area Air Quality Management District (BAAQMD) CEQA guidance for HRAs to determine the health risk of exposure of project residents/occupants/users to air pollutants and the exposure of existing off-site sensitive receptors to 				

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<p>project-generated TAC emissions. The HRA shall be based on project- specific activity data. Estimated project-level health risks shall be compared to the City’s health risk significance thresholds for projects. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below the City’s health risk significance thresholds for projects, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds the City’s health risk significance thresholds for projects, health risk reduction measures shall be identified to reduce the health risk below the City’s health risk significance thresholds. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction- related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.</p> <p>- Or -</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> ▪ Installation of mechanical ventilation systems to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Mechanical ventilation systems shall be capable of achieving the protection from particulate matter (PM2.5) equivalent to that associated with a MERV-16 filtration (as defined by American Society of Heating, Refrigerating, and Air-Conditioning Engineers standard 52.2). As part of implementing 	<p>Environmental Health and Hazard Assessment requirements and in accordance with the BAAQMD CEQA guidance. If the HRA concludes that the health risk exceeds the City’s health risk significance threshold, identify health risk reduction measures and submit to the City for review and approval. Implement the approved risk reduction measures during construction and/or operations.</p> <ul style="list-style-type: none"> • Option 2: Incorporate listed health risk reduction measures into the project. Submit the features to the City for review and approval. • Include the reduction measures on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. 			

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<p>this measure, an ongoing maintenance plan for the building’s HVAC air filtration system shall be required.</p> <ul style="list-style-type: none"> ▪ Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). ▪ Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. ▪ The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. ▪ Sensitive receptors shall be located on the upper floors of buildings, if feasible. ▪ Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra var. maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids X trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>). ▪ Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. ▪ Existing and new diesel generators shall meet CARB’s Tier 4 emission standards, if feasible. ▪ Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: <ul style="list-style-type: none"> ▪ Installing electrical hook-ups for diesel trucks at loading docks. ▪ Requiring trucks to use Transportation Refrigeration 				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Units (TRU) that meet Tier 4 emission standards.</p> <ul style="list-style-type: none"> ▪ Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. ▪ Prohibiting trucks from idling for more than two minutes. ▪ Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. <p><u>When Required:</u> Prior to issuance of a construction related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>For method a: Project Applicant:</p>	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	
<p>SCA-AIR-5: Stationary Sources of Air Pollution (Toxic Air Contaminants) (#24) <u>Requirement:</u> The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods:</p> <p>a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements and in accordance with Bay Area Air Quality Management District (BAAQMD) CEQA guidance for HRAs to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be based on project-specific activity data. Estimated project-level health risks shall be compared to the City’s health risk significance thresholds for the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below the City’s health risk significance thresholds for projects,</p>	<ul style="list-style-type: none"> • Retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) • Submit HRA to the City for review and approval • If HRA concludes that the health risk exceeds the City’s health risk significance thresholds for projects, health risk reduction measures shall be identified to reduce the health risk to the City’s health risk significance thresholds for projects 			

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<p>then health risk reduction measures are not required. If the HRA concludes the health risk exceeds the City’s health risk significance thresholds for projects, health risk reduction measures shall be identified to reduce the health risk to the City’s health risk significance thresholds for projects. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.</p> <p>- Or -</p> <p>b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <p>i. Installation of non-diesel fueled generators, if feasible, or;</p> <p>ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible. If CARB adopts future emissions standards that exceed the Tier 4 requirement, the emissions standards resulting in the lowest DPM emission shall apply.</p> <p>iii. All new diesel backup generators shall have an annual maintenance testing limit of 20 hours, subject to any further restrictions as may be imposed by BAAQMD in its permitting process.</p> <p>iv. All diesel backup generator exhaust shall be vented on the rooftops of each building where the generators are located. This could be achieved by either placing the diesel backup generators</p>	<ul style="list-style-type: none"> • Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. • The approved risk reduction measures shall be implemented during construction and/or operations as applicable. <p>For method b: Project Applicant:</p> <ul style="list-style-type: none"> • Incorporate the listed health risk reduction measures into the project. • Submit to the City for review and approval. • Included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. 			

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<p>themselves on the rooftops, or by constructing exhaust stacks from the diesel backup generator locations to the rooftops. Alternatively, the generators or exhaust stacks could be located in areas where the Project sponsor can quantitatively demonstrate that these locations would not result in health risks that exceed those associated with rooftop placement for both existing offsite and future onsite sensitive receptors.</p> <p>v. For each new diesel backup generator permit submitted to BAAQMD for the Project, the Project sponsor shall submit the anticipated location and engine specifications to the City for review and approval prior to issuance of a permit for the generator from the City of Oakland Department of Building Inspection. Once operational, all diesel backup generators shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The operator of the facility at which the generator is located shall be required to maintain records of the testing schedule for each diesel backup generator for the life of that diesel backup generator and to provide this information for review to the planning department within three months of requesting such information.</p>				
<p><u>When Required:</u> Prior to approval of construction-related permit</p> <p><u>Initial Approval:</u> Planning and Zoning Division</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-AIR-6: Truck-Related Risk Reduction Measures (Toxic Air Contaminants) (#25)</p> <p>a) Truck Loading Docks</p> <p><u>Requirement:</u> The project applicant shall locate proposed truck loading docks as far from nearby sensitive receptors as feasible.</p> <p><u>When Required:</u> Prior to approval of a construction</p>	<p>a. Project Applicant:</p> <ul style="list-style-type: none"> Locate proposed truck loading docks as far from nearby sensitive receptors as feasible. <p>b. Project Applicant:</p> <ul style="list-style-type: none"> Comply with all 	<p>a. Prior to approval of a construction related permit</p> <p>b. N/A</p> <p>c. Prior to building permit final; ongoing</p>	<p>a. Planning & Building Department</p> <p>b. Planning & Building Department</p> <p>c. Planning & Building Department</p>	

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<p>related permit <u>Initial Approval</u>: Bureau of Planning <u>Monitoring/Inspection</u>: Bureau of Building</p> <p>b) Truck Fleet Emissions Standards <u>Requirement</u>: The project applicant shall comply with all applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City. Methods to comply include, but are not limited to, new clean diesel trucks, higher-tier diesel engine trucks with added Particulate Matter (PM) filters, hybrid trucks, alternative energy trucks, or other methods that achieve the applicable CARB emission standard. Compliance with this requirement shall be verified through CARB’s Verification Procedures for In-Use Strategies to Control Emissions from Diesel Engines.</p> <p>c) Diesel Truck Emission Reduction Measures <u>Requirement</u>: The Project sponsor shall incorporate the following health risk reduction measures into the Project design and construction contracts (as applicable) in order to reduce the potential health risk due to exposure to toxic air contaminants. These features shall be submitted to the City for review and approval and be included on the Project drawings submitted for the construction-related permit or on other documentation submitted to the City. Emissions from Project-related diesel trucks shall be reduced through implementing the following measures, if feasible:</p> <p>i. Prohibit TRUs from operating at loading docks for more than 30 minutes by posting signs at each loading dock presenting this TRU limit.</p> <p>ii. All newly constructed loading docks that can accommodate trucks with TRUs shall be equipped with electric vehicle (EV) charging equipment for heavy-duty trucks. This measure does not apply to temporary street parking for loading or unloading.</p> <p>iii. Require that all future tenants have a plan to convert their vehicle fleet(s) to zero emission vehicles (ZEVs) no</p>	<p>applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City</p> <p>c.. Project Applicant:</p> <ul style="list-style-type: none"> • Incorporate the following health risk reduction measures into the Project design and construction contracts (as applicable) • Submit to City for review and approval. 			

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<p>later than 2040. This would be a condition of all leases at the project site.</p> <p>iv. Requiring truck-intensive tenants to use advanced exhaust technology (e.g., hybrid) or alternative fuels.</p> <p>v. Other measures that become available and are shown to effectively reduce criteria air pollutant emissions on site or off site if emission reductions are realized within the air basin. Measures to reduce emissions on site are preferable to off-site emissions reductions.</p> <p>vi. The project sponsor shall develop a Truck Route Plan that establishes operational truck routes to avoid sensitive receptors as identified in the environmental review analysis completed for the project. The purpose of the Truck Route Plan is to route trucks on streets that are located as far from offsite sensitive receptors as possible, while still maintaining the operational goals of the project. The Truck Route Plan must include route restrictions, truck calming, truck parking, and truck delivery restrictions to minimize exposure of nearby sensitive receptors to truck exhaust and fugitive particulate emissions. Prior to the commencement of operational activities, the project sponsor shall certify (1) compliance with the Truck Route Plan, and (2) all applicable requirements of the Truck Route Plan have been incorporated into tenant contract specifications.</p> <p><u>When Required:</u> Prior to building permit final; ongoing</p> <p><u>Initial Approval:</u> Bureau of Planning</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-AIR-7: Asbestos in Structures (#27)</p> <p><u>Requirement:</u> The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM). 	<p>Prior to approval of first construction-related permit</p>	<p>Applicable regulatory agency with jurisdiction</p>	

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<p>the City upon request. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Applicable regulatory agency with jurisdiction <u>Monitoring/Inspection:</u> Applicable regulatory agency with jurisdiction</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with all applicable laws and regulations regarding construction in areas of naturally-occurring asbestos. 	<p>Prior to approval of first construction-related permit</p>	<p>Applicable regulatory agency with jurisdiction</p>	
E. Greenhouse Gas Emissions and Energy				
<p>SCA-GHG-1: Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist (#45) <u>Requirement:</u> The project applicant shall implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase. a. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted</p>	<p>a. Project Applicant:</p> <ul style="list-style-type: none"> Implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase. <p>b. Project Applicant:</p>	<p>a. Prior to approval of first construction-related permit. b. Ongoing c. Ongoing</p>	<p>a. Bureau of Planning b. Planning & Building Department c. Bureau of Planning</p>	

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<p>for construction-related permits. <u>When Required:</u> Prior to approval of construction-related permit. <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Planning</p> <p>b. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be implemented during construction. <u>When Required:</u> During construction <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>c. For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, including but not limited to the requirement for transit passes or additional Transportation Demand Management measures, the applicant shall provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents. <u>When Required:</u> Ongoing <u>Monitoring/Inspection:</u> Bureau of Planning</p>	<ul style="list-style-type: none"> • Implement ECAP Consistency Checklist measures during construction. <p>c. Project Applicant:</p> <ul style="list-style-type: none"> • For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents. 			
<p>The following SCA applies under any of the following scenarios for projects which require a consistency analysis or GHG analysis under CEQA.</p> <p>a. Scenario A: Projects which (a) involve a land use development (i.e., a project that does <u>not</u> require a permit from the Bay Area Air Quality Management District (BAAQMD) to operate), (b) does not commit to all the GHG emissions reduction strategies described in the ECAP Consistency Checklist, as originally adopted by the Planning Commission on December 16, 2020 and as may be amended administratively from time to time.</p> <p>b. Scenario B: Projects which (a) involve a stationary</p>				

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<p>source of GHG (i.e., a project that requires a permit from BAAQMD to operate) and (b) after a GHG analysis is prepared would produce total GHG emissions of more than 10,000 metric tons of CO₂e annually.</p>				
<p>SCA-TRANS-4: Transportation and Parking Demand Management (TDM) Measures (#83) <i>See SCA above in Section V.C, Traffic and Transportation</i></p>				
<p>SCA-SERV-5: Construction and Demolition Waste Reduction and Recycling (#87) <i>See SCA below in Section V.M, Public Services, Utilities, and Recreation</i></p>				
<p>SCA-SERV-8: Green Building Requirements (#90) <i>See SCA below in Section V.M, Public Services, Utilities, and Recreation</i></p>				
<p>F. Soils, Geology, and Seismicity</p>				
<p><u>Mitigation Measure GEO-1</u>: Prior to the issuance of any grading or construction permits, a design level geotechnical report shall be prepared by a qualified Geotechnical Engineer or Certified Engineering Geologist with input from a structural engineer and submitted to the City’s Bureau of Building for review and approval. In addition to all other requirements, the design level geotechnical report shall specifically identify areas of the project site and adjacent areas where potentially unstable soil and/or rock formations could be impacted by project construction activities, and shall provide recommendations to minimize the potential for construction activities to trigger landslides or rockfalls, destabilize existing slopes, or result in soil collapse (e.g., shoring or retaining wall failure). The geotechnical recommendations shall include off-site protective measures (e.g., slope stabilization and/or rockfall protection), if necessary, to protect adjacent properties from potential landslides/rockfalls. The geotechnical recommendations shall be incorporated into the project</p>	<p>The qualified Geotechnical Engineer or Certified Engineering Geologist that prepares the design level geotechnical report and the City’s Bureau of Building shall inspect construction activities to ensure that the geotechnical recommendations are implemented and that slopes remain stable throughout construction activities.</p>	<p>Prior to the issuance of any grading or construction permits</p>	<p>Bureau of Building</p>	

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<p>plans and shall be implemented during construction of the project. The qualified Geotechnical Engineer or Certified Engineering Geologist that prepares the design level geotechnical report and the City’s Bureau of Building shall inspect construction activities to ensure that the geotechnical recommendations are implemented and that slopes remain stable throughout construction activities.</p> <p>Implementation of the above mitigation would reduce potential impacts associated with landslides and slope stability to a less-than-significant level.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Obtain all required construction-related permits/approvals from the City 	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Building</p>	
<p>SCA-GEO-1: Construction-Related Permit(s) (#40) <u>Requirement:</u> The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit a soils report prepared by a registered geotechnical engineering for City review and approval. Shall implement the recommendations contained in the approved report during project design and construction. 	<p>Prior to approval of first grading/construction-related permit</p>	<p>Bureau of Building</p>	

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permit <u>Initial Approval</u> : Bureau of Building <u>Monitoring/Inspection</u> : Bureau of Building				
G. Hazards and Hazardous Materials				
<p><u>Mitigation Measure HAZ-1</u>: A Phase II Environmental Site Assessment (ESA) shall be performed for the project site by a qualified environmental professional before the start of construction. The Phase II ESA shall include, but not necessarily be limited to, a geophysical survey to evaluate the potential presence of a UST in the area of Macky Hall, and sampling of soil and groundwater in the area between the Clifton Hall parcel and the northern edge of the project site. The Phase II ESA shall also include sampling of soil and groundwater in the area of Macky Hall if a potential UST is identified in the area. If a potential UST is identified by the geophysical survey or if soil or groundwater contamination is identified in any area of the project site at levels that exceed appropriate human health screening levels for residential land use (e.g., the Regional Water Board’s environmental screening levels), the appropriate regulatory agencies shall be immediately notified of the findings and further investigation and/or remediation of the project site shall be performed under regulatory agency oversight. A report documenting the findings of the Phase II ESA shall be submitted to the City for review and approval prior to the issuing of construction permits.</p>				
<p><u>Mitigation Measure HAZ-2</u>: Implementing Mitigation Measure HAZ-1 would also mitigate Impact HAZ-2; no additional mitigation is necessary.</p>				
<p>SCA-HAZ-1: Hazardous Materials Related to Construction (#47) <u>Requirement</u>: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Shall ensure that Best Management Practices are implemented by 	<p>Ongoing During construction</p>	<p>Bureau of Building</p>	

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<p>contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> a. Follow manufacturer’s recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City’s Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate. 	<p>the contractor during construction to minimize potential negative effects on groundwater, soils, and human health.</p> <ul style="list-style-type: none"> • Shall cease work in the vicinity of suspected material if found, and shall take all appropriate measures to protect human health and the environment (including notifying the City and applicable regulatory agencies and implementing required measures. 			
<u>When Required:</u> During construction				

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<p><u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-HAZ-2: Hazardous Building Materials and Site Contamination (#48) <i>a. Hazardous Building Materials Assessment</i> <u>Requirement:</u> The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency. <u>When Required:</u> Prior to approval of demolition, grading, or building permits <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p> <p><i>b. Environmental Site Assessment Required</i> <u>Requirement:</u> The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project</p>	<p>a. Project Applicant:</p> <ul style="list-style-type: none"> • Submit a comprehensive assessment report to the Bureau of Building • If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, submit specifications prepared and signed by a qualified environmental professional • Implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances <p>b. Project Applicant:</p> <ul style="list-style-type: none"> • Submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review 	<p>a. Prior to approval of demolition, grading, or building permits b. Prior to approval of demolition, grading, or building permits c. Prior to approval of demolition, grading, or building permits d. During construction</p>	<p>a. Bureau of Building b. Applicable regulatory agency with jurisdiction c. Bureau of Building d. Bureau of Building</p>	

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<p>applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Applicable regulatory agency with jurisdiction <u>Monitoring/Inspection:</u> Applicable regulatory agency with jurisdiction</p> <p><i>c. Health and Safety Plan Required</i> <u>Requirement:</u> The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p> <p><i>d. Best Management Practices (BMPs) Required for Contaminated Sites</i> <u>Requirement:</u> The project applicant shall ensure that BMPs are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following: i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be</p>	<p>and approval by the City</p> <ul style="list-style-type: none"> • Implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances <p>c. Project Applicant:</p> <ul style="list-style-type: none"> • Submit a Health and Safety Plan for the review and approval by the City <p>d. Project Applicant:</p> <ul style="list-style-type: none"> • Ensure that BMPs are implemented by the contractor during construction to minimize potential soil and groundwater hazards 			

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<p>contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.</p> <p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>				
SCA-AIR-7: Naturally Occurring Asbestos (#26)				
<i>See SCA above in Section V.D, Air Quality</i>				
H. Hydrology and Water Quality				
<p>SCA-HYD-1: Erosion and Sedimentation Control Plan for Construction (#53) <i>Erosion and Sedimentation Control Plan Required Requirement:</i> The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials onto lands of adjacent property owners or public streets or into creeks as a result of conditions created by grading and/or construction operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting; waterproof slope covering; check dams; interceptor ditches; benches; storm drains; dissipation structures; diversion dikes; retarding berms and barriers; devices to trap, store, and filter out sediment; and stormwater retention basins. Off-site work by the project applicant could be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to modification as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the</p>	<p>Erosion and Sedimentation Control Plan Required: Project Applicant:</p> <ul style="list-style-type: none"> submit an Erosion and Sedimentation Control Plan to the City for review and approval <p>Erosion and Sedimentation Control During Construction: Project Applicant:</p> <ul style="list-style-type: none"> Implement the approved Erosion and Sedimentation Control Plan 	<p>Erosion and Sedimentation Control Plan Required: Prior to approval of first demolition/grading construction-related permit</p> <p>Erosion and Sedimentation Control During Construction: During construction</p>	<p>Erosion and Sedimentation Control Plan Required: Project Applicant:</p> <p>Erosion and Sedimentation Control During Construction: Project Applicant:</p> <ul style="list-style-type: none"> Implement the approved Erosion and Sedimentation Control Plan 	

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<p>City. The plan shall specify that, after construction is completed, the project applicant shall ensure that the storm drain system is inspected and that the project applicant clears the system of any debris or sediment. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> N/A</p> <p><i>Erosion and Sedimentation Control During Construction Requirement:</i> The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet-weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building. <u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with the requirements of the Construction General Permit issued by SWRCB Submit an NOI, SWPPP, and other required Permit Registration Documents to the SWRCB Submit evidence of compliance with permit requirements to the City 	<p>Prior to approval of first grading/demolition construction-related permit</p>	<p>SWRCB; evidence of compliance submitted to Bureau of Building</p>	
<p>SCA-HYD-2: State Construction General Permit (#54) <u>Requirement:</u> The project applicant shall comply with the requirements of the Construction General Permit issued by the SWRCB. The project applicant shall submit an NOI, SWPPP, and other required Permit Registration Documents to the SWRCB. The project applicant shall submit evidence of compliance with permit requirements to the City. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> SWRCB; evidence of compliance submitted to Bureau of Building <u>Monitoring/Inspection:</u> SWRCB</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with 	<p>Prior to approval of first</p>	<p>Planning & Building Department</p>	
<p>SCA-HYD-3: NPDES C.3 Stormwater Requirements for Regulated Projects (#58)</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with 	<p>Prior to approval of first</p>	<p>Planning & Building Department</p>	

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<p><i>Post-Construction Stormwater Management Plan Required</i></p> <p>Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the NPDES. The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:</p> <ol style="list-style-type: none"> 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. vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. <p>When Required: Prior to approval of construction-related permit</p> <p>Initial Approval: Bureau of Planning; Bureau of Building</p> <p>Monitoring/Inspection: Bureau of Building</p> <p><i>Maintenance Agreement Required</i></p> <p>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:</p> <ol style="list-style-type: none"> i. The project applicant accepting responsibility for the 	<p>requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the NPDES</p> <ul style="list-style-type: none"> • Submit a Post-Construction Stormwater Management Plan to City with project drawings submitted for site improvements • Implement the approved plan during construction <p>Maintenance Agreement Required:</p> <ul style="list-style-type: none"> • Enter into a maintenance 	<p>demolition/grading construction-related permit</p> <p>Maintenance Agreement Required: Prior to building permit final</p>	<p>Maintenance Agreement Required: Bureau of Building</p>	

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<p>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.</p> <p>ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the RWQCB, San Francisco Bay Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures, and to take corrective action if necessary.</p>	<p>agreement with the City based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement</p>			
<p>The maintenance agreement shall be recorded at the County Recorder’s Office at the applicant’s expense. <u>When Required:</u> Prior to building permit final <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-HAZ-2: Hazardous Building Materials and Site Contamination (#48) <i>See SCA above in Section V.G, Hazards and Hazardous Materials</i></p>				
<p>I. Noise and Vibration</p>				
<p><u>Mitigation Measure NOI-1:</u> The Project Sponsor would be required to implement SCA-NOI-1: Construction Days/Hours (#67), SCA-NOI-2: Construction Noise (#68), SCA-NOI-3: Extreme Construction Noise (#69), and SCA-NOI-4: Construction Noise Complaints (#71), which includes preparation of a Construction Noise Management Plan with site-specific noise attenuation measures. To further reduce impacts, an acoustical analysis shall be prepared by a qualified acoustical consultant prior to first construction related-permit issuance. The acoustical analysis shall show how the measures identified in the Construction Noise Management Plan will reduce impacts to below the project-specific performance standard of 80 dBA at</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Implement SCA-NOI-1: Construction Days/Hours (#67), SCA-NOI-2: Construction Noise (#68), SCA-NOI-3: Extreme Construction Noise (#69), and SCA-NOI-4: Construction Noise Complaints 	<p>An acoustical analysis shall be prepared prior to first construction related-permit issuance</p>	<p>Planning & Building Department</p>	

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<p>each sensitive receptor. If such measures cannot reduce construction noise impacts at the nearest sensitive receptors to below 80 dBA, then the specific construction equipment operating above 80 dBA will be limited to 5 days at a time. Even with this specific performance standard and additional project specific mitigation measures, the impact may exceed the City's noise thresholds so the impact would conservatively remain significant and unavoidable.</p>	<p>(#71).</p>			
<p><u>Mitigation Measure NOI-2:</u> Use of vibratory rollers for project construction within 85 feet from the Oakland Technical High School Upper Campus shall occur when school is not in session, such as after school hours or during school breaks (e.g., summer vacation).</p>	Project Applicant	Construction when school is not in session for Oakland Technical High School	Planning & Building Department	
<p>SCA-NOI-1: Construction Days/Hours (#67) <u>Requirement:</u> The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ol style="list-style-type: none"> a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. c. No construction is allowed on Sunday or federal holidays. <p>Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Comply with restrictions concerning construction days and hours 	During construction	Bureau of Building	

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<p>meetings held on-site in a non-enclosed area.</p> <p>Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/ occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.</p> <p><u>When Required:</u> During construction</p> <p><u>Initial Approval:</u> N/A</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Implement noise reduction measures to reduce noise impacts due to construction 	<p>During construction</p>	<p>Bureau of Building</p>	
<p>SCA-NOI-2: Construction Noise (#68)</p> <p><u>Requirement:</u> The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 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. 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 				

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<p>tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.</p> <p>c. Applicant shall use temporary power poles instead of generators where feasible.</p> <p>d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.</p> <p>e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.</p>				
<p><u>When Required:</u> During construction</p>				
<p><u>Initial Approval:</u> N/A</p>				
<p><u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-NOI-3: Extreme Construction Noise (#69) 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 90 dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall</p>	<p>a. Project Applicant:</p> <ul style="list-style-type: none"> • Prior to approval of construction-related permit the project applicant shall submit a Construction Noise Management Plan prepared by a 	<p>a. Prior to approval of demolition, grading, or building permits b. During construction</p>	<p>a. Bureau of Building b. Bureau of Building</p>	

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

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attenuation measures to be implemented. <u>When Required:</u> During construction <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building	proposed type and duration of extreme noise generating activities and the proposed public notice			
SCA-NOI-4: Construction Noise Complaints (#71) <u>Requirement:</u> The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: a. Designation of an on-site construction complaint and enforcement manager for the project; b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code 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. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building	Project Applicant: <ul style="list-style-type: none"> Submit a set of procedures for responding to and tracking complaints received pertaining to construction noise to the City for review and approval Implement the procedures during construction 	Prior to approval of first construction-related permit	Bureau of Building	
SCA-NOI-5: Exposure to Community Noise (#72) <u>Requirement:</u> The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise	Project Applicant <ul style="list-style-type: none"> Submit a Noise Reduction Plan prepared by a 	Prior to approval of first construction-related permit	Planning & Building Department	

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<p>reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <ol style="list-style-type: none"> 45 dBA: Residential activities, civic activities, hotels 50 dBA: Administrative offices; group assembly activities 55 dBA: Commercial activities 65 dBA: Industrial activities <p><u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>qualified acoustical engineer for City review and approval</p> <ul style="list-style-type: none"> Implement the approved Plan during construction 			
<p>SCA-NOI-6: Operational Noise (#73) <u>Requirement:</u> Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City. <u>When Required:</u> Ongoing <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Ensure at point of sale or lease that operator/tenants are aware of noise performance standards. 	Ongoing	Bureau of Building	
<p>SCA-NOI-7: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities (#75) The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage Macky Hall, Carriage House, and retained portion of Broadway Wall and Stairs. The Vibration</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit a Vibration Analysis prepared by an acoustical and/or structural engineering for City review and approval Implement the 	Prior to construction	Bureau of Building	

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<p>Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.</p> <p><u>When Required:</u> Prior to construction</p> <p><u>Initial Approval:</u> Bureau of Building</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>recommendations during construction</p>			
J. Biological Resources				
<p><u>Mitigation Measure BIO-1: Identify and Avoid Active Nesting Birds during Nesting Season.</u> If construction activities are scheduled to occur during the bird nesting season (February 1 through August 15), a qualified biologist shall be hired to conduct a pre-construction survey of all suitable nesting habitat (i.e., fields, trees, shrubs, buildings, etc.) within 200 feet of the project site (where accessible). Where direct access is not prohibited, a qualified biologist will scan for nests using binoculars or other surveying method determined by the biologist. The pre-construction survey shall be conducted no more than 14 days prior to the start of project-related work. If the survey indicates the presence of nesting birds, protective no-disturbance buffer zones shall be established around the nests as follows: for raptor nests, the size of the no-disturbance buffer zone shall be a 200-foot radius centered on the nest; for other birds, the size of the buffer zone shall be a 50- to 100-foot radius centered on the nest. In some cases, and as determined by the project biologist in consultation with the CDFW, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Conduct a pre-construction survey of all suitable nesting habitat (i.e., fields, trees, shrubs, buildings, etc.) within 200 feet of the project site (where accessible). If the survey indicates the presence of nesting birds, protective no-disturbance buffer zones shall be established around the nests. 	<p>Prior to construction if construction activities are scheduled to occur during the bird nesting season</p>	<p>Planning & Building Department, California Department of Fish and Wildlife</p>	
<p><u>Mitigation Measure BIO-2: Pre-Construction Survey and Avoidance Measure for Pallid Bat:</u> A qualified biologist shall be hired to conduct a pre-construction survey of all suitable bat roosting habitat (e.g., large trees, buildings, and structures) within the project site. The pre-construction survey shall be conducted no more than 14</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Conduct a pre-construction survey of all suitable bat roosting habitat 	<p>Prior to construction</p>	<p>Planning & Building Department, California Department of Fish and Wildlife</p>	

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<p>days prior to the start of project-related work. If active bat roosts are discovered or if the evidence of recent prior occupation is established, a 200-foot protective no disturbance buffer shall be established by the project biologist around the roost site until the roost site is no longer active. If an active roost needs to be removed as a part of the project, the project biologist would be required to consult with the CDFW to determine appropriate methods for the removal of the roost, for which the Project Sponsor would be required to comply.</p>	<p>(e.g., large trees, buildings, and structures) within the project site.</p> <ul style="list-style-type: none"> If active bat roosts are discovered or if the evidence of recent prior occupation is established, a 200-foot protective no disturbance buffer shall be established by the project biologist around the roost site until the roost site is no longer active. If an active roost needs to be removed as a part of the project, consult with the CDFW to determine appropriate methods for the removal of the roost and comply with them. 			
<p>SCA-BIO-1: Bird Collision Reduction Measures (#28) <u>Requirement:</u> The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit a Bird Collision Reduction Plan for City review and approval 	<p>Prior to approval of construction-related permit that includes above ground structures</p>	<p>Planning & Building Department</p>	

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<p>project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include all of the following:</p> <ul style="list-style-type: none"> i. For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule), as explained below. vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following: <ul style="list-style-type: none"> ▪ Use of 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 	<ul style="list-style-type: none"> • Implement approved Plan 			

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<p>inches horizontally, four inches vertically, or both (the “two-by-four” rule).</p> <ul style="list-style-type: none"> ▪ Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. ▪ Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans. ▪ Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule). ▪ Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides. ▪ Install opaque window film or window film with a pattern/design which also adheres to the “two-by-four” rule for coverage. <p>vii. Reduce light pollution. Examples include the following:</p> <ul style="list-style-type: none"> ▪ Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30). ▪ Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise. ▪ Reduce perimeter lighting whenever possible. ▪ Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass. ▪ Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration. <p>viii. Develop and implement a building operation and management manual that promotes bird safety.</p>				

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<p>Example measures in the manual include the following:</p> <ul style="list-style-type: none"> ▪ Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws. ▪ Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials. ▪ Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day. ▪ Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs. ▪ Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible. <p><u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Conduct pre-removal surveys by a qualified biologist if work occurs during the bird breeding season. • Submit pre-removal surveys to City of Oakland. 	<p>Prior to removal of trees</p>	<p>Planning & Building Department</p>	
<p>SCA-BIO-2: Tree Removal During Bird Breeding Season (#32) <u>Requirement:</u> To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal</p>				

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<p>surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.</p> <p><u>When Required:</u> Prior to removal of trees <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>	<ul style="list-style-type: none"> If necessary, conduct work around nesting birds within the appropriately sized buffer, as determined by biologist in consultation with the California Department of Fish and Wildlife. 			
<p>SCA-BIO-3: Tree Permit (#33) <i>a. Tree Permit Required</i> <u>Requirement:</u> Pursuant to the City’s Tree Protection Ordinance (OMC Chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building <u>Monitoring/Inspection:</u> Bureau of Building</p> <p><i>b. Tree Protection during Construction</i> <u>Requirement:</u> Adequate protection shall be provided during the construction period for any trees that are to remain standing, including the following, plus any recommendations of an arborist:</p> <p>i. Before the start of any clearing, excavation,</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Prepare and submit Tree Permit application and proposed tree removal/planting plans. Consult with arborist as needed. Conduct work, tree removal, and tree replacements pursuant to the approved tree removal/planting plans, the Tree Permit, and the 	<p>a. Prior to approval of demolition, grading, or building permits b. During construction c. Prior to building permit final</p>	<p>a. Bureau of Building, Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building b. Bureau of Building, Public Works Department, Tree Division c. Bureau of Building, Public Works Department, Tree Division</p>	

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<p>construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project’s consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.</p> <p>ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project’s consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.</p> <p>iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project’s consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project’s consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.</p>	<p>SCA.</p> <ul style="list-style-type: none"> Ensure that contractor is aware of all tree protection, tree removal, and tree replacement requirements. 			

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<p>iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.</p> <p>v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project’s consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.</p> <p>vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.</p>				
<p><u>When Required:</u> During construction <u>Initial Approval:</u> Public Works Department, Tree Division <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p><i>c. Tree Replacement Plantings</i></p>				
<p><u>Requirement:</u> Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:</p>				
<p>i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.</p>				
<p>ii. Replacement tree species shall consist of <i>Sequoia</i></p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p><i>sempervirens</i> (Coast Redwood), <i>Quercus agrifolia</i> (Coast Live Oak), <i>Arbutus menziesii</i> (Madrone), <i>Aesculus californica</i> (California Buckeye), <i>Umbellularia californica</i> (California Bay Laurel), or other tree species acceptable to the Tree Division.</p> <p>iii. Replacement trees shall be at least 24-inch box size, unless a smaller size is recommended by the arborist, except that three 15-gallon size trees may be substituted for each 24-inch box size tree where appropriate.</p> <p>iv. Minimum planting areas must be available on-site as follows:</p> <ul style="list-style-type: none"> ▪ For <i>Sequoia sempervirens</i>, 315 square feet per tree; ▪ For other species listed, 700 square feet per tree. <p>v. In the event that replacement trees are required but cannot be planted due to site constraints, an in-lieu fee in accordance with the City’s Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.</p> <p>vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within 1 year of planting shall be replanted at the project applicant’s expense.</p>				
<p><u>When Required:</u> Prior to building permit final <u>Initial Approval:</u> Public Works Department, Tree Division <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>K. Population and Housing</p>				
<p>SCA-POP-1: Jobs/Housing Impact Fee (#76) <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Jobs/Housing Impact</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Comply with the 		<p>Prior to issuance of building permit; subsequent</p>	<p>N/A</p>

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Fee Ordinance (chapter 15.68 of the Oakland Municipal Code). <u>When Required:</u> Prior to issuance of building permit; subsequent milestones pursuant to ordinance <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> N/A</p>	<p>requirements of the City of Oakland Jobs/Housing Impact Fee Ordinance.</p>	<p>milestones pursuant to ordinance</p>		
<p>SCA-POP-2: Affordable Housing Impact Fee (#77) <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code). <u>When Required:</u> Prior to issuance of building permit; subsequent milestones pursuant to ordinance <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> N/A</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance. 	<p>Prior to issuance of building permit; subsequent milestones pursuant to ordinance</p>	<p>N/A</p>	
<p>SCA-POP-3: Residential Tenants (#97) <u>Requirement:</u> The property owner shall comply with all applicable laws and requirements concerning residential tenants, including but not limited to, the City’s Rent Adjustment Ordinance (OMC chap. 8.22, Article I), Just Cause Eviction Ordinance (OMC chap. 8.22, Articles II & III), Tenant Protection Ordinance (OMC chap. 8.22, Article V) and Code Compliance Relocation Ordinance (OMC chap. 15.60). Existing and former tenants temporarily or permanently evicted, displaced or relocated due to the project or City action related to the project may be entitled to protections and benefits, including, but not limited to, relocation payments and the right to return to previous units. The property owner may be required to submit evidence of compliance with applicable tenant protection laws upon request of the City. For more information, please contact the Oakland Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland, California, 94612; (510) 238-6182. <u>When Required:</u> Ongoing <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> N/A</p>	<p>Property Owner:</p> <ul style="list-style-type: none"> Comply with all applicable laws and requirements concerning residential tenants. 	<p>Ongoing</p>	<p>N/A</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>SCA-POP-4: Affordable Residential Rental Units – Agreement and Monitoring (#103)</p> <p>a. <u>Requirement #1</u>: Pursuant to Section 17.107 of the Oakland Planning Code and the State Density Bonus Law California Government Code Section 65915 et seq. (“State Density Bonus Law”), the proposed project shall provide a minimum of 46 target dwelling units available at very low/ low/ moderate income (as 10% of the units) for receiving a density bonus, concession and/or waiver of development standards.</p> <p>b. <u>Requirement #2</u>: The approved residential affordable units that are part of this approval shall remain and continue to be affordable at the specified level in accordance with California Health and Safety Code Section 50053 and its implementing regulations for a term of not less than 55 years or a longer period of time if required by the construction or mortgage finance assistance program, mortgage insurance program, or rental subsidy program. This Condition of Approval must also be in compliance with Section 65915(c)(1) of the State Density Bonus Law specifically, as well as all other applicable provisions of the State Density Bonus Law.</p> <p>c. <u>Requirement #3</u>: Prior to submittal of a construction-related permit, the applicant shall contact the Housing and Community Development Department (Housing Development Services Division) to enter into a Regulatory Agreement based on the City’s model documents, as may be amended from time to time, governing the target dwelling units. The Agreement shall contain restrictive covenants to ensure the continued affordability of the target dwelling units at the specified rent levels for a period of not less than fifty-five (55) years pursuant Section 65915 (c)(1) of the State Density Bonus Law, and restrict the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Ensure that the housing projects meet state law affordability requirements. 	<p>First Construction-Related Permit Application and Ongoing</p>	<p>Housing and Community Development Department – Housing Development Services Division</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>occupy the target dwelling units.</p> <p>If the property has an approved condominium map and the developer chooses to rent the affordable units at initial occupancy, the units cannot convert to ownership during the term of the Agreement, even if the market rate units in the development convert to ownership.</p> <p>The Regulatory Agreement shall be recorded with the Alameda County Recorder’s Office as an encumbrance against the property, and a copy of the recorded agreement shall be provided to and retained by the City. The Regulatory Agreement may not be subordinated in priority to any other lien interest in the property.</p> <p>d. <u>Requirement #4</u>: Rental target dwelling units shall be managed / operated by the developer or developer’s agent or the developer’s successor. The developer of rental target dwelling units shall submit for review and approval by the Housing and Community Development Department and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenants’ privacy. The applicant shall pay to the Housing and Community Development Department an annual monitoring fee pursuant to the Master Fee Schedule (updated annually and available from the Budget Office of the City Oakland’s Finance Department: https://www.oaklandca.gov/departments/finance-department) for City monitoring of target dwelling units.</p> <p>e. <u>Requirement #5</u>: The floor area, number of bedrooms, and amenities (such as fixtures, appliances, location and utilities) of the affordable units shall be substantially equal in size and quality to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>shall be roughly the same as the project’s market rate units.</p>				
<p>f. <u>Requirement #6</u>: Tenant households in affordable units must have equal access to the project’s services and facilities as tenant households in all other units within the project.</p>				
<p>g. <u>Requirement #7</u>: Affordable units must be evenly distributed throughout the project.</p>				
<p>h. <u>Requirement #8</u>: Applicant shall comply with the requirements of Section 65915(c)(3)(A) of the State Density Bonus Law requiring, without limitation, replacement units in those circumstances where the parcel subject to the density bonus requests contains or contained affordable units within the last five years.</p>				
<p>i. <u>Requirement #9</u>: Applicants shall comply with all applicable provisions of State Density Bonus Law and all provisions of the City’s density bonus law that are not preempted by state law.</p>				
<p>j. <u>Requirement #10</u>: Affordable units shall be constructed concurrent with the construction of the market rate units in each phase of the project.</p>				
<p>k. <u>Requirement #11</u>: The City will not issue final certificates of occupancy for more than fifty percent (50%) of the market rate units in any phase of development until final certificates of occupancy are issued for all of the affordable units in that phase.</p>				
<p><u>When Required</u>: First Construction-Related Permit Application and Ongoing <u>Initial Approval</u>: Housing and Community Development Department – Housing Development Services Division <u>Ongoing Monitoring/Inspections</u>: Housing Development Services Division</p>				
L. Aesthetics and Shade and Shadow				
<p>SCA-AES-1: Trash and Blight Removal (#16) <u>Requirement</u>: The project applicant and his/her</p>	Project Applicant:	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>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.</p> <p><u>When Required:</u> Ongoing <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>	<ul style="list-style-type: none"> Maintain the property free of blight For nonresidential and multi-family residential projects, install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users 			
<p>SCA-AES-2: Graffiti Control (#17) <u>Requirement:</u></p> <ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. Use of paint with anti-graffiti coating. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement. The project applicant shall remove graffiti by appropriate means within seventy-two (72) 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Implement graffiti control best management practices, such as methods listed in the SCA-AES-1. Remove graffiti within 72 hours or its emergence. Obtain City permits as necessary if removal requires new surfacing. 	Ongoing	<p>Bureau of Building:</p> <ul style="list-style-type: none"> Verify graffiti control best management practices are being implemented during plan review and site visits. Track any reported new graffiti incidents to verify they are removed with appropriate means within 72 hours. 	

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<p>hours. Appropriate means include the following:</p> <ul style="list-style-type: none"> i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system. ii. Covering with new paint to match the color of the surrounding surface. iii. Replacing with new surfacing (with City permits if required). <p><u>When Required:</u> Ongoing <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-AES-3: Landscape Plan (#18) a. Landscape Plan Required <u>Requirement:</u> The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> N/A</p> <p>b. Landscape Installation <u>Requirement:</u> The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid. <u>When Required:</u> Prior to building permit final <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p> <p>c. Landscape Maintenance</p>	<p>a. Project Applicant:</p> <ul style="list-style-type: none"> • Prepare and submit a final landscape plan consistent with the approved landscape plan and landscape requirements of the Planning Code. • Include landscape plan in the set of drawings submitted during permit application. <p>b. Project Applicant:</p> <ul style="list-style-type: none"> • Determine whether to implement or fund the landscape plan. • Implement the 	<p>a. Prior to approval of demolition, grading, or building permits Prior to building permit final</p> <p>b. Ongoing</p>	<p>a. Planning & Building Department:</p> <ul style="list-style-type: none"> • Review and approve final landscape plan. <p>b. Planning & Building Department:</p> <ul style="list-style-type: none"> • Verify that landscape materials are planted and comply with the final landscape plan. or • Verify that a City-accepted funding instrument is in place and Landscape Plan is implemented by a licensed contractor <p>c. Bureau of Building</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p><u>Requirement:</u> All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.</p> <p><u>When Required:</u> Ongoing</p> <p><u>Initial Approval:</u> N/A</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>approved landscape plan or pay for its implementation using a City-accepted funding instrument.</p>			
<p>SCA-AES-4: Lighting (#19)</p> <p><u>Requirement:</u> Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.</p> <p><u>When Required:</u> Prior to building permit final</p> <p><u>Initial Approval:</u> N/A</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant</p>	<p>Prior to building permit final</p>	<p>Bureau of Building</p>	
<p>SCA-AES-5: Public Art for Private Development (#98)</p> <p><u>Requirement:</u> 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.</p> <p>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,</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Provide proof of full payment of the in-lieu contribution and/or provide plans for review by the Planning Director, showing the installation or improvements required by the Ordinance 	<p>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</p>	<p>Planning & Building Department</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>showing the installation or improvements required by the Ordinance prior to issuance of a building permit.</p> <p>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.</p> <p><u>When Required:</u> 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</p> <p><u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>				
M. Public Services, Utilities, and Recreation				
<p>SCA-SERV-1: Compliance with Other Requirements (#3) The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Buildings, 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 processes in accordance with the procedures contained in Condition #4.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Comply with all applicable laws 	Ongoing	<p>Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department, and any other relevant City departments</p>	
<p>SCA-SERV-2: Construction Management Plan (#13) Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit a Construction Management Plan for review and approval. 	<p>Prior to the issuance of the first construction-related permit</p>	<p>Planning & Building Department, Fire Department, Public Works Department, and any other relevant City departments</p>	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit a Fire Safety Phasing Plan for City review and approval • Shall implement the approved Plan 	<p>Prior to approval of demolition, grading, or building permits</p>	<p>Oakland Fire Department, Bureau of Building</p>	
<p>SCA-SERV-3: Fire Safety Phasing Plan (#50) <u>Requirement:</u> The project applicant shall submit a Fire Safety Phasing Plan for City review and approval, and shall implement the approved Plan. The Fire Safety Phasing Plan shall include all of the fire safety features and emergency vehicle access incorporated into each phase of the project and the schedule for implementation of the features. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Oakland Fire Department <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance 	<p>Prior to issuance of building permit</p>	<p>N/A</p>	
<p>SCA-SERV-4: Capital Improvements Impact Fee (#78) <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code). <u>When Required:</u> Prior to issuance of building permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> N/A</p>				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>SCA-SERV-5: Construction and Demolition Waste Reduction and Recycling (#87) <u>Requirement:</u> The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (Chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Public Works Department, Environmental Services Division <u>Monitoring/Inspection:</u> Public Works Department, Environmental Services Division</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Prepare and submit (electronically or in-person) a Construction and Demolition Waste Reduction and Recycling Plan (WRRP). Implement the approved WRRP. 	<p>Prior to approval of demolition, grading, or building permits</p>	<p>Public Works Department, Environmental Services Division:</p> <ul style="list-style-type: none"> Review and approve the WRRP. 	
<p>SCA-SERV-6: Underground Utilities (#88) <u>Requirement:</u> The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Make plans and allocate re-sources to underground all new utilities. Comply with standard specifications during the installation of all utilities. 	<p>During construction</p>	<p>Bureau of Building:</p> <ul style="list-style-type: none"> Review and approve utility plans. 	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
<p>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. <u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p>				
<p>SCA-SERV-7: Recycling Collection and Storage Space (#89) <u>Requirement:</u> The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (Chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least 2 cubic feet of storage and collection space per residential unit is required, with a minimum of 10 cubic feet. For nonresidential projects, at least 2 cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of 10 cubic feet. <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> Prepare, submit, and implement project plans demonstrating compliance with the Oakland Recycling Space Allocation Ordinance. 	<p>Submit plans prior to approval of construction-related permit Prior to approval of demolition, grading, or building permits</p>	<p>Planning & Building Department:</p> <ul style="list-style-type: none"> Review and approve project plans for compliance with the Ordinance. 	
<p>SCA-SERV-8: Green Building Requirements (#90) <i>a. Compliance with Green Building Requirements During Plan-Check</i> <u>Requirement:</u> The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (Chapter 18.02 of the Oakland Municipal Code). 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</p>	<p>a. Project Applicant:</p> <ul style="list-style-type: none"> Prepare and submit CALGreen compliance documentation specified in SCA with permit application. <p>b. Project Applicant:</p> <ul style="list-style-type: none"> Prepare and submit CALGreen and Oakland Green Building 	<p>a. Prior to approval of demolition, grading, or building permits b. Submit documents during Planning and Zoning permit and building permit reviews. Implement requirements during</p>	<p>a. Planning & Building Department:</p> <ul style="list-style-type: none"> Review and approve CALGreen documentation. <p>b. Bureau of Building</p> <ul style="list-style-type: none"> Review and approve CALGreen and the Oakland Green Building Ordinance documentation. <p>c. Bureau of Planning:</p>	

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<p>of the current version of the California Building Energy Efficiency Standards.</p> <ul style="list-style-type: none"> ▪ Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. ▪ Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. ▪ Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. ▪ Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. ▪ Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. ▪ Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> ▪ CALGreen mandatory measures. ▪ Green building point level/certification requirement of 53 points, approved during the Planning entitlement process. ▪ All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously 	<p>Ordinance documents to the City.</p> <p>c. Project Applicant:</p> <ul style="list-style-type: none"> • Coordinate with Green Building Certifier to complete certification and submit documentation to the appropriate body. • Submit certification and compliance with Green Building Certification Institute to the City. 	<p>construction</p> <p>c. Following the building permit final inspection as specified</p>	<ul style="list-style-type: none"> • Review and approve the Certificate from the Green Building Certification Institute. 	

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<p>approved points that will be eliminated or substituted.</p> <ul style="list-style-type: none"> ▪ The required green building point minimums in the appropriate credit categories. <p><u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Building <u>Monitoring/Inspection:</u> N/A</p>				
<p><i>b. Public Notification Required</i> <u>Requirement:</u> The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</p> <p>The following information shall be submitted to the City for review and approval:</p> <ol style="list-style-type: none"> i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. 				
<p><u>When Required:</u> During construction <u>Initial Approval:</u> N/A <u>Monitoring/Inspection:</u> Bureau of Building</p> <p><i>c. Compliance with Green Building Requirements After Construction</i> <u>Requirement:</u> Prior to finalizing the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum</p>				

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<p>required point level.</p> <p><u>When Required:</u> Prior to Final Approval</p> <p><u>Initial Approval:</u> Bureau of Planning</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Prepare and submit a Sanitary Sewer Impact Analysis. • Comply with wastewater flow estimates identified in the Analysis. • Pay Sanitary Sewer Impact Fee as needed for system improvements. 	<p>Prior to approval of demolition, grading, or building permits</p>	<p>Public Works Department, Department of Engineering and Construction:</p> <ul style="list-style-type: none"> • Review and approve Sanitary Sewer Impact Analysis. 	
<p>SCA-SERV-9: Sanitary Sewer System (#92)</p> <p><u>Requirement:</u> The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City’s Master Fee Schedule for funding improvements to the sanitary sewer system.</p> <p><u>When Required:</u> Prior to approval of construction-related permit</p> <p><u>Initial Approval:</u> Public Works Department, Department of Engineering and Construction</p> <p><u>Monitoring/Inspection:</u> N/A</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit Storm Drainage Design Plans pursuant to City guidelines and performance measures. 	<p>Prior to approval of demolition, grading, or building permits</p>	<p>Bureau of Building</p> <ul style="list-style-type: none"> • Review and approve Storm Drainage Design Plans 	
<p>SCA-SERV-10: Storm Drain System (#93)</p> <p><u>Requirement:</u> The project storm drainage system shall be designed in accordance with the City of Oakland’s Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.</p> <p><u>When Required:</u> Prior to approval of construction-related permit</p> <p><u>Initial Approval:</u> Bureau of Building</p> <p><u>Monitoring/Inspection:</u> Bureau of Building</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Comply with California’s WELO to 	<p>Prior to construction:</p> <ul style="list-style-type: none"> • Submit Project Information and 	<p>Planning & Building Department</p>	
<p>SCA-SERV-11: Water Efficient Landscape Ordinance (#95)</p> <p><u>Requirement:</u> The project applicant shall comply with</p>				

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<p>California’s Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below: http://www.water.ca.gov/wateruseefficiency/landscape_ordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf.</p> <p>For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less, the project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California’s Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.</p> <p><i>Prescriptive Measures:</i> Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California’s Model Water Efficient Landscape Ordinance (see page 38.14(g) in the link above).</p> <p><i>Performance Measures:</i> Prior to construction, the project applicant shall prepare and submit a Landscape Document Package for review and approval, which includes the following:</p> <p>a. Project Information</p> <ol style="list-style-type: none"> i. Date, ii. Applicant and property owner name, iii. Project address, iv. Total landscape area, v. Project type (new, rehabilitated, cemetery, or home owner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Project contacts. 	<p>reduce landscape water usage.</p> <ul style="list-style-type: none"> • Submit Project Information and documentation showing compliance. • Submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. 	<p>documentation showing compliance.</p> <ul style="list-style-type: none"> • Prepare and submit a Landscape Document Package. 		

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ix. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."				
b. Water Efficient Landscape Worksheet				
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, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee <u>When Required:</u> Prior to approval of construction-related permit <u>Initial Approval:</u> Bureau of Planning <u>Monitoring/Inspection:</u> Bureau of Building				
SCA-HYD-1: Erosion and Sedimentation Control Plan for Construction (#53) <i>See SCA above in Section VH, Hydrology and Water Quality</i>				
SCA-HYD-3: NPDES C.3 Stormwater Requirements for Regulated Projects (#58) <i>See SCA above in Section VH, Hydrology and Water Quality</i>				
SCA-GHG-1: Greenhouse Gas Reduction Plan (#45) Project Compliance with the Equitable Climate Action				

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Plan (ECAP) Consistency Checklist See SCA GHG-1 above.				
