



New Central Area Service Center

City of Oakland Planning Commission

April 3, 2024

Agenda

- Project Purpose
- Project Location
- Service Center Operations
- Site Plan and Renderings
- Community Benefits
- Variance Requests
- Project Schedule

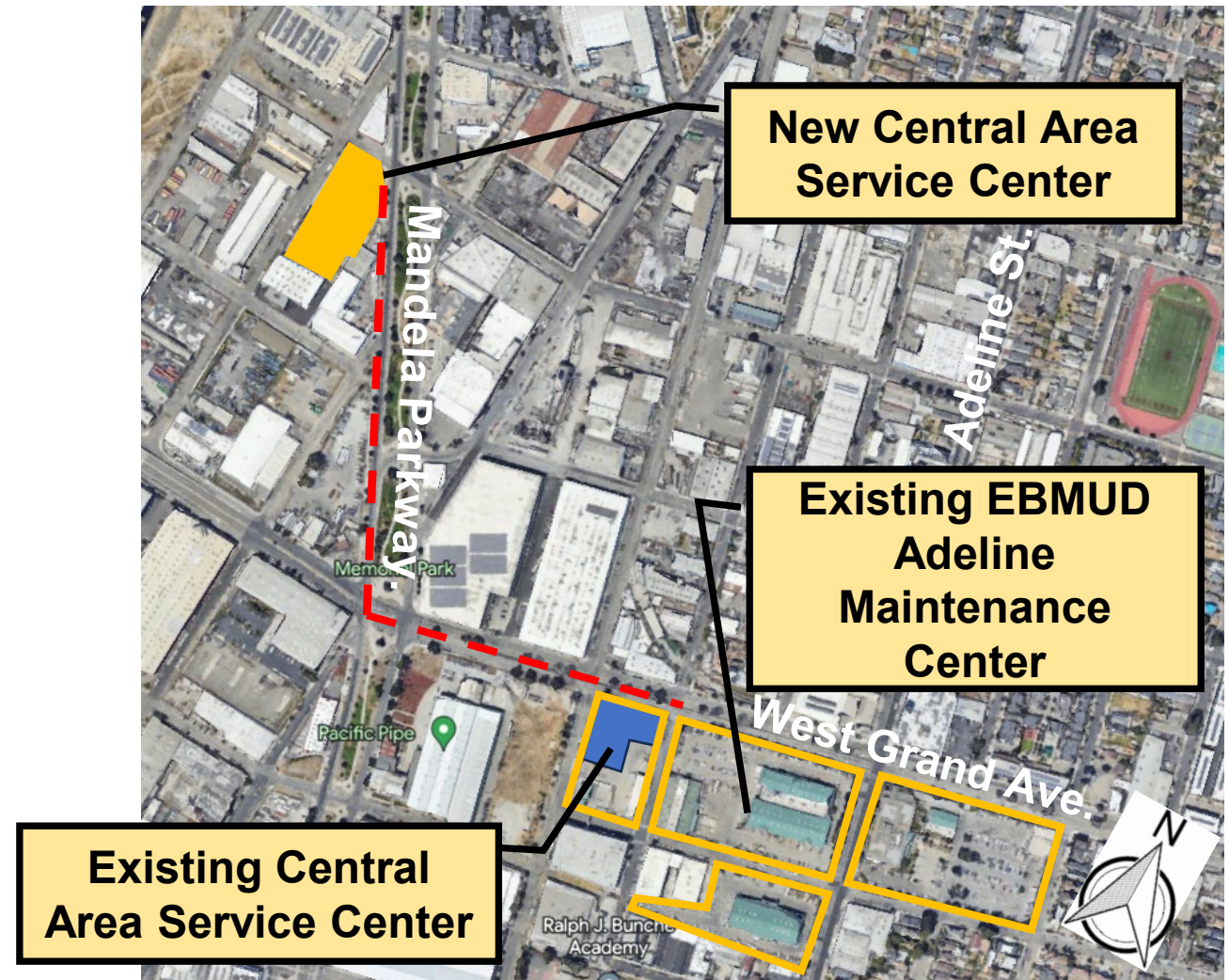
Project Purpose

- Provide a secure service yard to accommodate EBMUD's pipeline maintenance and construction needs that are vital to support the community
- West Oakland location provides benefits
 - Fast emergency response time since the area has some of the oldest pipes in the EBMUD system
 - Secure stable employment opportunities within the West Oakland area

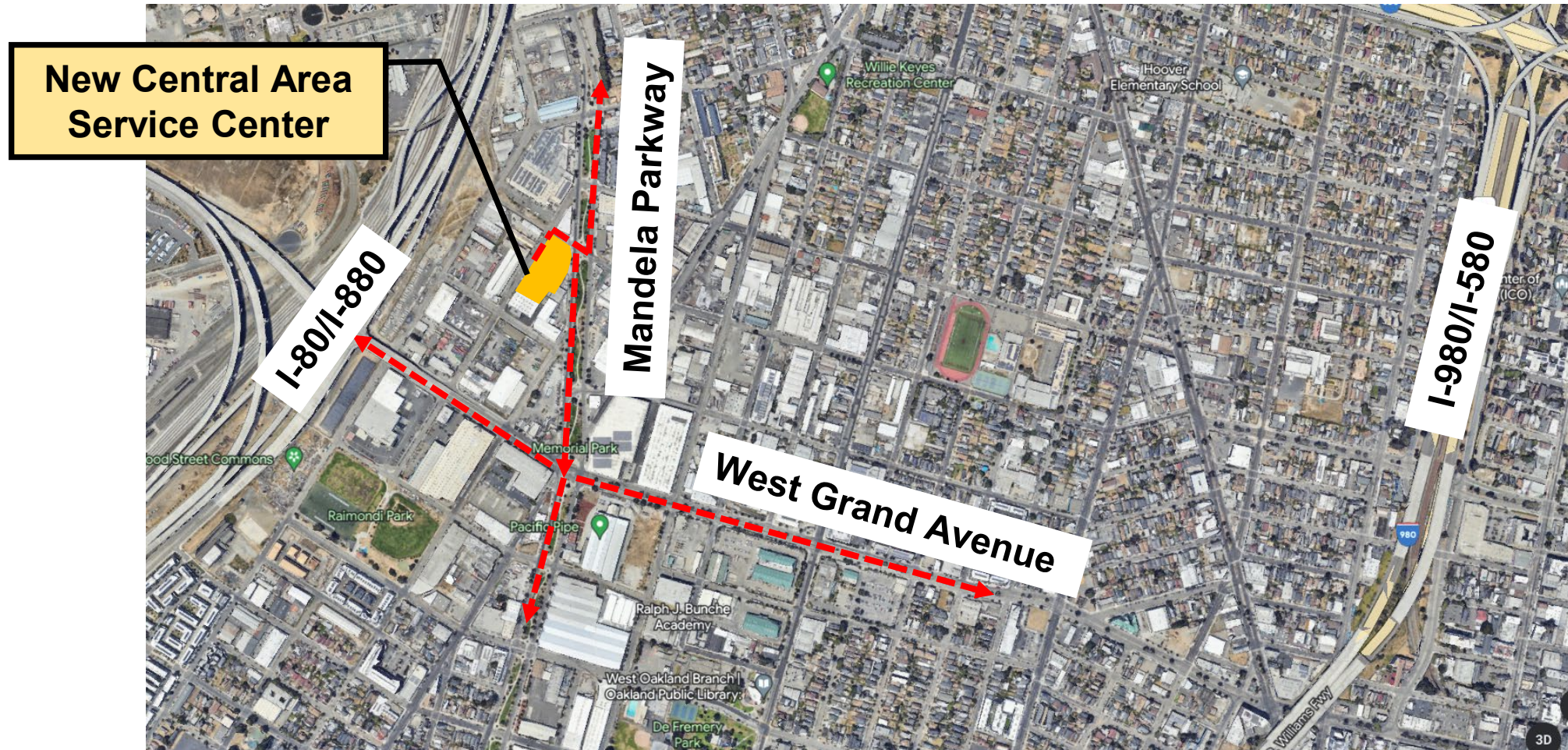


Project Location

- Property is close to Adeline Facilities and major transportation routes
 - Primary travel routes are on major arterial roads
- Maximizes operational efficiencies and storage for equipment, vehicles, and materials
- Proposed development is consistent with zoning of the parcel



Typical Facility Traffic Routes



Service Center Operations

- Normal Work Hours: 6 a.m. - 5 p.m.
 - Emergency crews may use the facility outside of these hours to respond to pipeline breaks
- Staffing
 - 44 crew staff
 - 5 office & support staff



Types of Vehicles and Traffic Analysis



Service Truck



Large Valve Truck



10 Yard Dump
Truck with Trailer
and Backhoe



Vactor Truck



USA Marking Van



Leak Detection Van

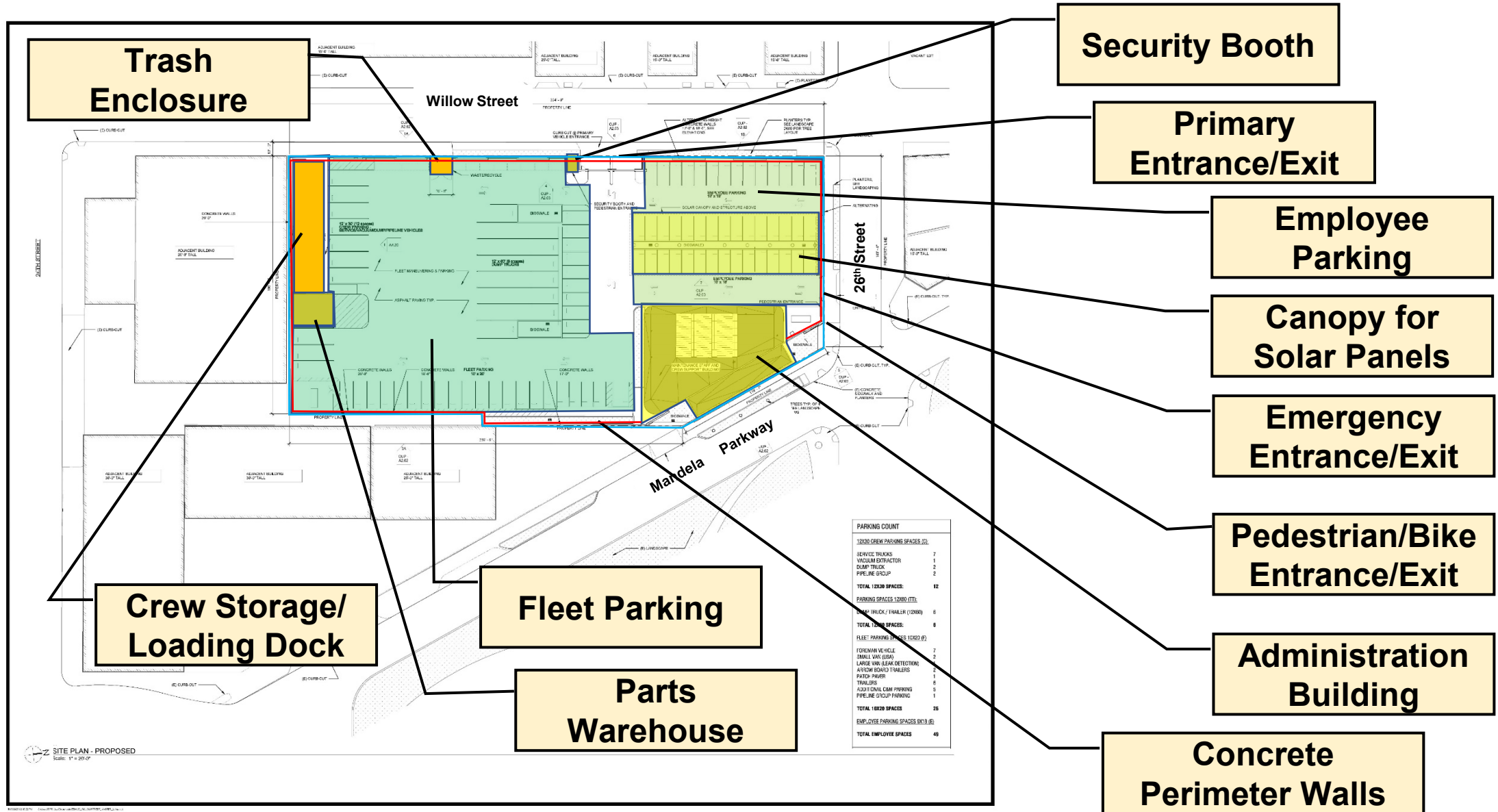
- All vehicles will be parked onsite – there will be no street parking
- Traffic analysis found traffic volume is comparable to prior use of the site

Air Quality Analysis

- The following were found to all be below the BAAQMD significance thresholds:
 - Criteria emissions
 - Greenhouse gas emissions
 - Health risk related to construction for cancer, noncancer, and $PM_{2.5}$ significance
 - Health risk related to facility operation for cancer, noncancer, and $PM_{2.5}$ significance



1000-foot Screening Radius for Health Risk Assessments



Landscape Plan



TREES



CERCIS CANADENSIS 'FOREST PANSY'
FOREST PANSY REDBUD
USE ON WILLOW STREET



PLATANUS X ACERFOLIA 'COLUMBIA'
LONDON PLANE TREE
USE ON MANDELA PARKWAY

LARGE SHRUBS



ARCTOSTAPHYLOS 'SUNSET'
SUNSET MANZANITA

MEDIUM SHRUBS, GRASSES, & PERENNIALS



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'
VARIEGATED DWARF MAT RUSH

STORMWATER PLANTING MIX



CAREX TUMULICOLA



CHONDROPETALUM TECTORUM



JUNCUS PATENS 'BLUE ELK'

Aerial View Looking Southwest

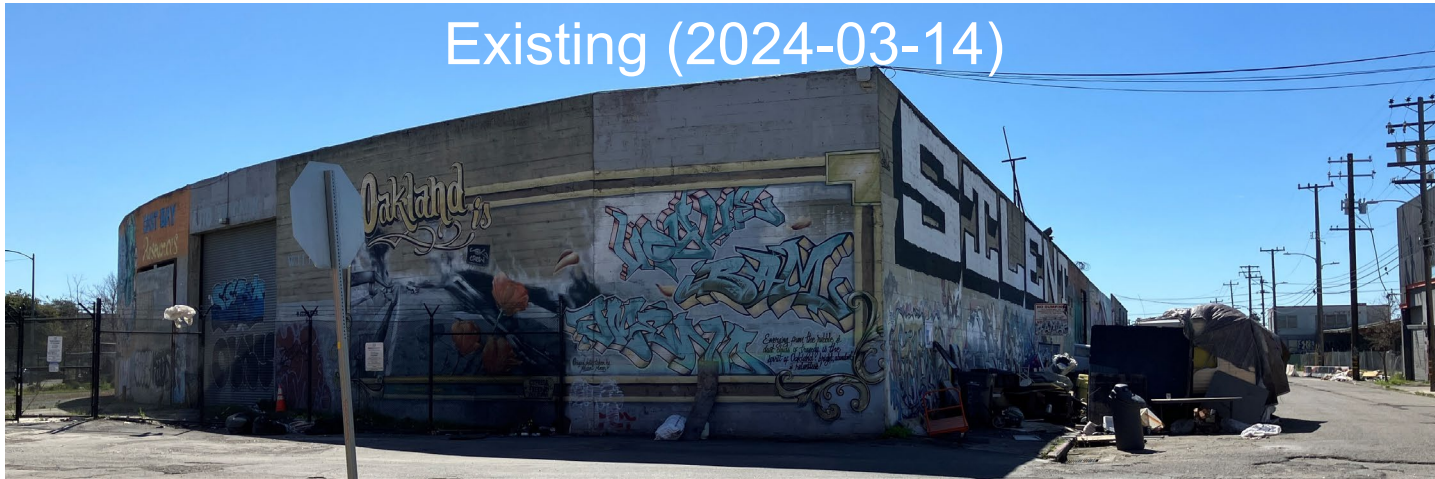


Street View of Main Entrance/Exit on Willow Street



Street View Looking South at Willow & 26th Streets

Existing (2024-03-14)



Street View at Mandela Parkway and 26th Street



Community Benefits

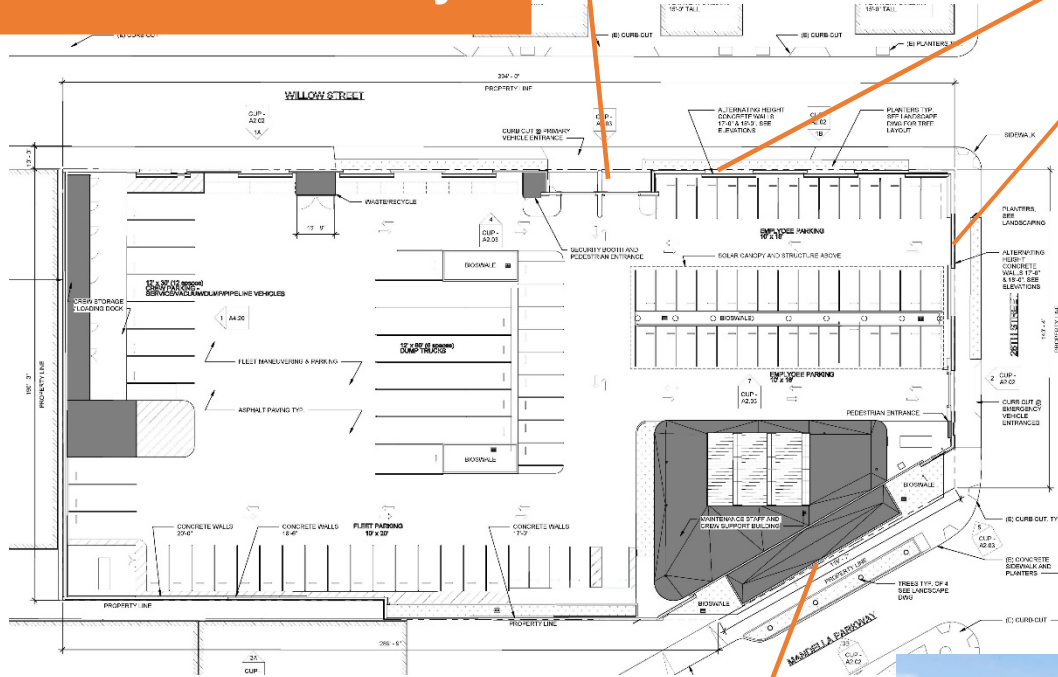
- EBMUD is a stable long-term occupant
- Enhanced pedestrian experience including upgrades to sidewalks & landscape
- Enhanced security through improved lighting and active use of the property
- May attract other businesses to the area



Minor Variance Requests

40-foot-wide driveway

Construction of a wall of up to 18-feet high within 10 feet of public rights-of-way on Willow Street and 26th Street



Zero (0)-foot street side yard setback on corner lot



Project Schedule

Milestone	Estimated Date
Approval from City of Oakland Planning Commission	April 2024
Complete Construction Documents	January 2025
Receive Building Permits	May 2025
Award Contract for Construction	September 2025
Complete Construction	September 2027
Facility Operational	November 2027



Thank you!

